CITY OF GREATER GEELONG

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 10 February 2015

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

COUNCIL:

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

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CLOSE OF MEETING

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, 10 FEBRUARY 2015 COMMENCING AT 7.00P.M.

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

Also present: G Miles (Chief Executive Officer), D Frost (Acting General Manager Strategy & Performance), P Bettess (General Manager Planning and Tourism), J McMahon (Acting General Manager City Services), L Quinn (Acting General Manager Community Services), J Brown (Manager Administration and Governance), R Bourke (Governance Co ordinator), 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: Cr R Macdonald

LEAVE OF ABSENCE:

Cr Harwood moved, Cr Richards seconded –

That Leave of Absence be granted to Cr Macdonald from 27 March to 5 April 2015, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Farrell moved, Cr Ansett seconded -

That the Minutes of the Ordinary Meeting held on 27 January 2015 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 14 – Consideration of Tender Submission for Tender T1400054 – Supply and Delivery of Quarry and Associated Products in that some of the tender submitters are significant customers of his employer.

Cr Heagney declared an Indirect Interest by Close Association in Agenda Item 7 – Future of Council's Long Day Child Care Centres in that her children attend one of the Council run Centres.

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.

Andro Jurkovic submitted a question prior to the Council Meeting but as he was not present a written response will be forwarded.

Colin Wallace asked the following:

Cr Stretch Kontelj in the Geelong Advertiser last Friday 6th February 2015 has a bit to say about Keith Fagg and why he resigned as Mayor.

In the lead-up to the by-election that followed Keith Fagg's resignation, Jock Irvine, councillor for Austin Ward and a candidate for the mayoral position, said on November 8th 2013 in an interview on Bay FM radio that Keith Fagg had told him: if I had twelve councillors like you, Jock, I'd still be there.

Cr Stretch Kontelj, the longest serving councillor and deputy mayor during most of the Keith Fagg mayoralty, says he was aware of rough treatment given to Mayor Keith Fagg, but fails to mention if he did anything about it. What did Cr Stretch Kontelj do about it?

Cr S Kontelj responded he was not going into any further debate and suggested contact be made with Keith Fagg for his response. Keith Fagg is entitled to take up the issue himself as he always was and still is.

PETITIONS: Nil.

1. AMENDMENT C266 PT. 2: CANTERBURY ROAD WEST, LARA – CONSIDERATION OF PANEL REPORT AND ADOPTION

Portfolio:	**Planning - Cr Heagney**
Source	**Planning and Tourism - Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference	**Subject: Council Reports 2015** **Application: C266 (Part2) and Planning Permit 780/2013 – Reports Council and Other**

Purpose

This purpose of this report is to enable Council to consider the Panel Report regarding Planning Scheme Amendment C266 Pt 2 and draft Planning Permit 780/2013. The Report recommends adoption of the Amendment with a request that the Minister issue the Planning Permit in accordance with the recommendations of the Planning Panel.

Summary

- An Amendment request was made by TGM Group Pty Ltd on behalf of Point Cook Pty Ltd, the owner of the land at 60-68 Canterbury Road West, Lara.
- The Amendment proposes to rezone the proponents land from Farming zone (FZ) to General Residential zone, Schedule 1 (GRZ1).
- In addition to the re-zoning the amendment also sought to apply the Special Building Overlay (SBO) together with a Schedule to the SBO (SBO2) to the re-zoned land and adjoining vacant General Residential zone (GRZ) Schedule 1 land at 26 – 48 Canterbury Road West.
- As no objecting submissions were received to the application of the SBO and introduction of the new SBO2 Schedule, that aspect of the amendment request was adopted by Council as C266 Part 1.
- As one submission was received objecting to the re-zoning this matter and the permit for subdivision were referred to a Planning Panel for consideration.
- Consistent with the findings of the Planning Panel, this report recommends that Council adopt the amendment and request the Minister for Planning to approve the Amendment and issue a Planning permit for the subdivision of the land.

Cr Heagney moved, Cr Ansett seconded -

That Council resolves to:

1) adopt Amendment C266 Part 2 in the form as outlined in Appendix 1 of this report;

2) submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval; and

3) recommend to the Minister for Planning that:

a) Planning Permit 780/2013 be approved in the form outlined in Appendix 3 to this Report; and

b) the Plan included as Appendix 4 be endorsed as the Endorsed Plan required by permit condition 1.

Carried.

Background

As previously indicated, Amendment C266 (Part 1) applied the Special Building Overlay (SBO) and a new Schedule 2 to the Overlay (SBO2) to 50 – 68 Canterbury Road and adjoining General Residential zone (GRZ) land to the east, at 26 – 48 Canterbury Road West.

The application of the SBO and schedule was based on a flood and drainage study undertaken to establish that these lots could be successfully drained and developed in an integrated manner with the 'Grand Lakes Estate' to the west of 50 – 68 Canterbury Road West.

Having established that the land can be drained in this manner and applied the SBO to the land to control minimum floor heights consistent with the findings of the drainage study, it is now appropriate to re-zone 50 – 68 Canterbury Road West (see Attachment 2) consistent with its central location in a long identified residential growth area.

Discussion

A total of 8 submissions were received to the amendment. Submissions from the Corangamite Catchment Management Authority, Barwon Water, VicRoads, the Country Fire Authority and the Environment Protection Authority did not object to the Amendment or Draft Planning Permit. Two supporting submission, were received, one from the proponents on behalf of the owner of 50 – 68 Canterbury Road West, which also suggested several changes to the detailed wording of conditions in the draft permit, and one from the owner of 26 – 48 Canterbury Road West.

In addition 1 submission objecting to the re-zoning and draft planning permit was also received.

Issues raised by submittor:

The objecting submission raised the following concerns:

- Was told when purchasing the property that the land could not be developed as it was on a flood plain.
- Will lose view and privacy.
- Did not receive notice of the subdivision.
- The round-about at the corner of Forest Road and Canterbury Road will not cope with the additional traffic.
- Forest Road is already too busy since the Grand Lakes development was constructed.
- Lot sizes are too small.
- Inadequate shops and other infrastructure.
- Inadequate transport services and services for youth.

Officers' response as presented to the Planning Panel:

- The objector's property adjoins 26 – 48 Canterbury Road West, which is already located in the GRZ (Schedule 1).
- The draft permit for subdivision does not apply to this land, but to 50 – 68 Canterbury Road West.
- The re-zoning and planning permit for subdivision of 50 – 68 Canterbury Road West will not impact on the objector's property, which already abuts land in the GRZ.

- As the draft permit for subdivision is being considered in combination with a planning scheme amendment there is no provision for the erection of a notice on the land to which the permit applies.

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

- All owners and occupiers of land adjoining or located opposite the land to be re-zoned.

This did not include the objectors land, which is neither opposite nor adjoining 50 – 68 Canterbury Road West, and

- The owners and occupiers of all properties affected by the proposed Special Building Overlay.

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

- While it is appreciated that the views expressed in relation to traffic, lot sizes, transport and infrastructure are genuinely held by the objector there are sound planning reasons for supporting the re-zoning and subdivision of the land in the manner set out in the Amendment and draft planning permit.

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

Panel Findings:

Consistent with the submissions of Council officers and the Planning Consultant representing both the proponent and the owner of the adjoining vacant residential land, the Panel found:

Visual and amenity issues.

"The Panel observes that the subject land adjoins other residential land already located in the General Residential Zone and has been earmarked for residential rezoning in Lara Structure Plan. The lot sizes meet the relevant planning guidelines and draft permit conditions reflect this. It is a logical infill inclusion to the surrounding area.

The Panel concludes that there is no visual or residential amenity reason to reject this proposal."

Traffic issues.

"The Panel was advised that the traffic analysis took into account the development of all of the residential land north of Canterbury West Road.

No evidence was provided to the contrary and the observation of the Panel on and near the site did not cause it to have any alarm about the level of traffic moving through the roundabout.

The Panel observed traffic movement on the morning of 1 October 2014 as part of its site inspections, and there appeared to be no issue with movement or congestion at that time.

The Panel concludes that there is no traffic reason to reject this proposal."

Planning Permit Conditions.

Following exhibition of the amendment and staged subdivision plan, revised draft permit conditions were agreed between Council Officers and the proponent.

These revised conditions and the staging plan were presented to the Planning Panel for its consideration with the support of both Council officers and the proponent.

The Planning Panel recommended that Planning Permit 780/2013 be issued in accordance with the agreed revised conditions, which are included as Appendix 3 of this report.

Environmental Implications

The amendment will not have any adverse effects on the environment.

Financial Implications

There are no financial implications for the Council.

No impact to budget.

Policy/Legal/Statutory Implications

- The Panel found that, consistent with the advice of Council officers and the submission of the proponent, the Amendment is supported by the following clauses in the SPPF:
- Clause 11.02-1 Supply of land – this clause seeks to ensure ongoing supply of residential land supported by infrastructure.
- Clause 11.02-2 Planning for growth areas – this clause seeks to limit the impact of urban development on non-urban areas by allowing development to take place within a designated township boundary.
- Clause 15.01-1 Urban design – this clause aims to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- Clause 15.03-2 Aboriginal Cultural Heritage – this clause seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- Clause 16.01-1 Integrated Housing – this clause is focused on ensuring housing developments are integrated with infrastructure and services, regardless of their location.
- Clause 19.03 Stormwater – this clause is focused on managing stormwater from the site through incorporating water-sensitive urban design techniques and integrating stormwater treatment into the landscape.
- The Amendment supports the following local planning objectives:
- Clause 21.06-2 Urban growth – provision of a mix of housing suited to the needs of a diverse range of household types
- Clause 21.06-3 Urban consolidation – the encouragement of urban consolidation and a range of development densities
- Clause 21.06-4 Neighbourhood character – development of land that seeks to ensure development appropriately responds to the existing character of the area
- Clause 21.08 Development and community infrastructure – the need to provide for the efficient use of services and conservation of water
- Clause 21.08-5 Accessibility – the need to facilitate the development of access opportunities for all members of the community

Clause 21.13 Lara – the proposal accords with this policy as:

- The rezoning, subdivision and residential development of the subject land will maintain a compact urban form
- The rezoning will ensure an adequate supply of residential zoned land
- The proposed rezoning provides opportunity to integrate with the surrounding residential area
- It will provide efficient and convenient integrated movement opportunities for vehicles, cyclists and pedestrians
- It ensures sequential zoning and development in accordance with the Lara Structure Plan 2011
- It will locate residential land close to educational, community and recreational facilities.

Alignment to City Plan

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

Officer Direct or Indirect Interest

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

Risk Assessment

No risks have been identified as being associated with implementing the recommendation contained in this report.

Social Considerations

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

The proposal will 'infill' the remaining area on the north side of Canterbury West Road to achieve a good residential planning outcome.

Human Rights Charter

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

Consultation and Communication

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

Appendix 1 - Amendment C266 Pt 2 to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C266 (Part 2)

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

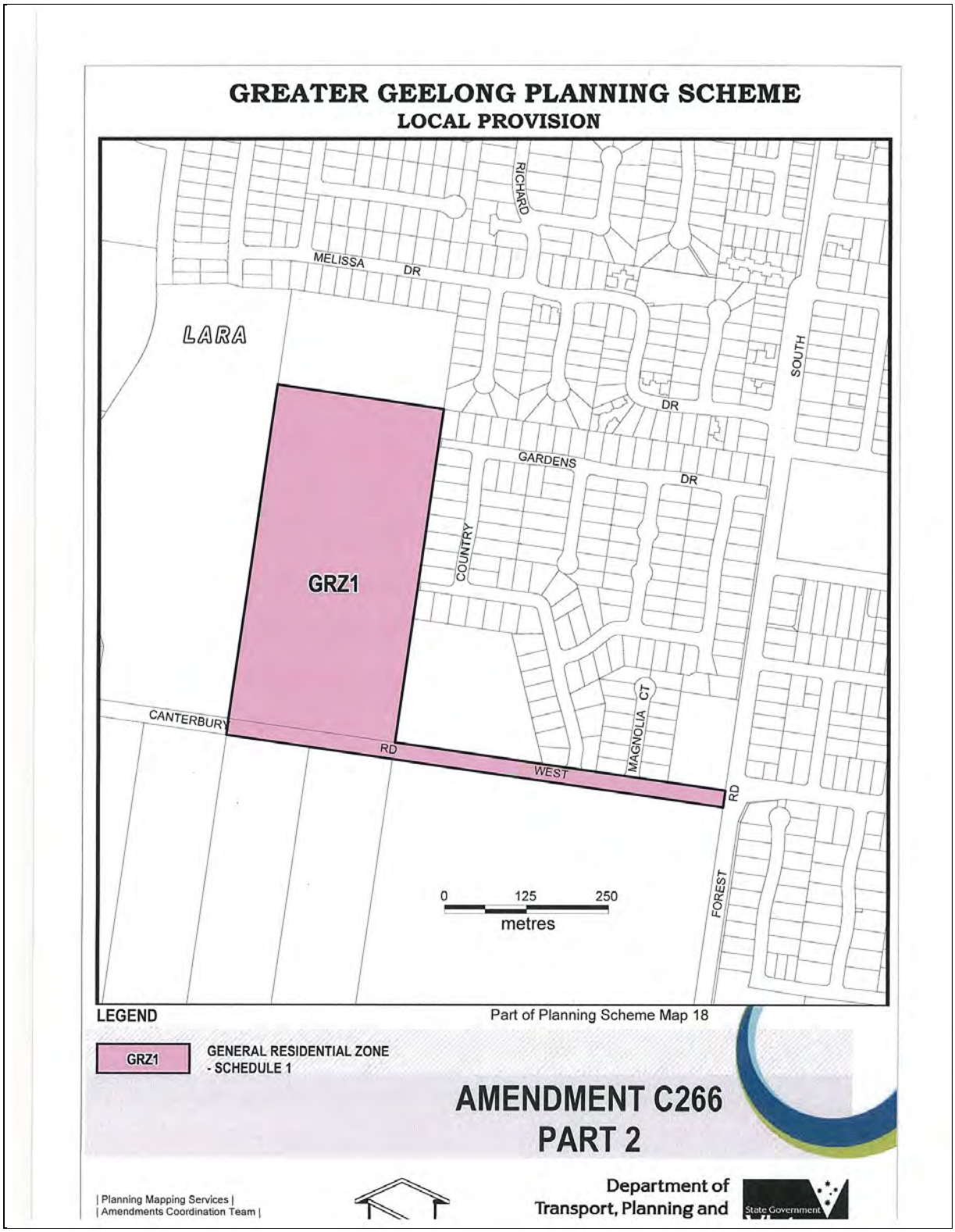
Planning Scheme Maps

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

Zoning Maps

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

End of document


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
RICHARD
MELISSA DR
LARA
SOUTH
DR
GARDENS
DR
COUNTRY
GRZ1
CANTERBURY
RD
WEST
MAGNOLIA CT
RD
FOREST
0 125 250
metres
LEGEND
Part of Planning Scheme Map 18
GRZ1
GENERAL RESIDENTIAL ZONE
- SCHEDULE 1
AMENDMENT C266
PART 2
| Planning Mapping Services |
| Amendments Coordination Team |
Department of
Transport, Planning and
State Government

Appendix 2 - Aerial Photo of 266 Pt 2 and surrounds



Appendix 3 Planning Permit 780/2013

Planning and Environment Regulations 2005 Form 9
(Panel version, October 2014, based on exhibited version and as amended by Council)

PLANNING PERMIT

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

Permit No: 780/2013

Planning Scheme: Greater Geelong Planning Scheme

Responsible Authority: City of Greater Geelong

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

THE PERMIT ALLOWS: MULTI LOT SUBDIVISION AND ASSOCIATED WORKS AND THE REMOVAL OF VEGETATION IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

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

Engineering Conditions

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

3. Prior to the commencement of site works, detailed engineer designed road and drainage construction plans must be submitted to and approved by the Responsible Authority. The drainage design must accord with the following documents:

   a) Infrastructure Design Manual and associated CoGG Design Notes;
   b) Grand Lakes Hydraulic Modelling and Impact Report – Addendum 7 (BMT/WBM);
   c) Grand Lakes Estate Wetlands Stage 2 (TGM ref 005040-01).

4. The drainage design of the subdivision shall accord with the Grand Lakes Modelling & Impact Report by BMT WBM – Addendum Number 7, July 2013.

5. Stormwater treatment shall be undertaken in accordance with TGM DWG's 005040-01 Rev 04 as approved by Council 17/12/2010 and supporting calculations for the Grand Lakes Estate.

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

   Note: An inspection is required to satisfy this condition.

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

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

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

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

   All to the satisfaction of the Responsible Authority.

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

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

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

Prior to Certification

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

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

General Conditions

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

   a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and

b) A suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

16. 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.

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

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

Landscape Master Plan

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

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

Landscape Plan

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

public reserves and road reserves. The landscape plan must show the following to the satisfaction of the responsible authority:

a) All existing vegetation to be retained, protected and/or removed, including methods of tree protection (in accordance with AS 4970-2009) to be used during construction;
b) Proposed topography and earthworks. Any embankment should be accessible to ride-on mowers;
c) Any drainage infrastructure within public reserves;
d) Detail of landscaping and planting within all public open spaces and road reserves;
e) A planting schedule of all trees, shrubs, grasses and ground covers, including botanical names, common names, supply sizes and plant numbers. All street trees and other trees are to be planted and are to be in a minimum 45 litre container with a minimum planted height of 1.5 metres;
f) The proposed layout, materials and finishes of all surfaces, structures, play spaces, fences, maintenance access points and parks and street furniture;
g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
h) Additional supporting information, such as certified structural designs or building forms;
i) A playground design complying with AS4685:2004 Playground Equipment Safety and AS/NZS4422:1996 Playground Surfacing;
j) The maintenance schedule for all proposed landscaping, including hard and soft landscape elements;
k) Location of temporary materials storage (e.g. soils and road construction materials).

Completion of Landscape Works

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

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

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

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

Note 1: The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete landscape works; the maintenance bond or bank guarantee must be 100 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

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

Maintenance of Landscaping Works

24. All works forming part of the endorsed landscaping plans must be maintained for a minimum period of 24 months, to the satisfaction of the Responsible Authority. The maintenance period will commence on the date of issue of the Statement of Compliance for all, or a particular stage, of a subdivision only where the landscaping works have been completed to the satisfaction of the Responsible Authority. Where the landscape works are bonded or covered by a bank guarantee, the maintenance period will commence from the time that the landscape works have been awarded Practical Completion by the Responsible Authority.

During the maintenance period:

a) any dead, diseased or damaged plants, landscaped areas and hard landscape elements are to be repaired or replaced by the permit holder and at no cost to council;
b) playgrounds must be inspected and maintained in accordance with Council's Landscape Standards Manual dated June 2013, or any replacement landscape standard guidelines or manual which may be adopted by the Council and maintained to ensure public safety for the duration of the landscape maintenance period.
c) unless otherwise agreed in writing the developer shall remain responsible for any and all liability arising from maintenance of the site and assets until a handover inspection has taken place and written acceptance of handover has been issued.

Note 1 A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The landscape maintenance bond will be returned on acceptance of handover.

Note 2 No handovers will be accepted during the summer period, between 30 November and 1 March.

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

Street Names – Place Signs

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

Street Lighting

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

Public Open Space Contribution

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

Development Contributions

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

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

Barwon Water Conditions

General

30. The owner shall create easements for Pipelines or Ancillary Purposes in favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision.

31. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

Water

32. The payment of New Customer Contributions for each additional lot created and/or each additional metered connection for water supply within the subdivision.

33. An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing location of all new tappings relative to the allotment boundaries, and its number(s), is to be submitted, where a meter is not being fitted. Note that tappings and services are not to be located under existing or proposed driveways.

34. Reticulated water mains or a water extension are required to service the proposed development.

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

Sewer

36. The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment.

37. The payment of New Customer Contributions for sewer for each additional lot created and/or each additional metered connection within the subdivision.

38. Reticulated sewer mains or a sewer main extension are required to service the proposed development.

39. For the economical and efficient servicing of this development, Barwon Water may require the owner or permit holder to acquire an easement through other land to the west in the vicinity of this development not owned by the applicant to connect this development to Barwon Water sewerage system. This clause empowers the permit holder to acquire these easements compulsorily on behalf of Barwon Region Water Corporation in accordance with Section 36 of the Subdivision Act 1988.

40. These easements shall be for Pipelines or Ancillary Purposes and shall be made in favour of and without cost to Barwon Region Water Corporation; that is, the owner or permit holder shall pay all costs associated with creating these easements including payment of any compensation to other land owners for these easements.

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

Tenix Conditions

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

Powercor Conditions

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

43. The applicant shall:

    a) provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
    b) where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be bought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
    c) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.
    d) Any construction work must comply with the Officer of the Chief Electrical Inspector "No Go Zone" rules.
    e) Set aside on the plan of subdivision for the use of Powercor Australia ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

f) Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.

g) Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.

h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

i) Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

j) Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

Expiry

44. 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.

Appendix 4 Plan referred to in Condition 1 of Planning Permit 780/2013



2. AMENDMENT C297 & PERMIT 765/2013 COLES SUPERMARKET, DRYSDALE - CONSIDERATION OF PANEL REPORT AND ADOPTION

Portfolio:	**Planning - Cr Heagney**
Source	**Planning & Tourism - Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference	**Council Reports 2015** **Amendment C297 & Permit 765/2013**

Purpose

This report considers the Panel Report to Amendment C297 and Planning Permit 765/2013 and recommends adoption of the Amendment and approval of the Permit.

Summary

- Amendment C297 seeks to rezone vacant land at 32 Murradoc Road, Drysdale, from the Commercial 2 Zone to the Commercial 1 Zone.
- The Amendment is combined with a planning permit to construct a full-line Coles supermarket at 24-26, 28-30 and 32 Murradoc Road, Drysdale.
- Public exhibition of the Amendment commenced on 3 July 2014 and closed on 4 August 2014 and included an information session at the Springdale Neighbourhood Centre.
- Council received 20 submissions, 16 in support or not objecting and 4 opposing the Amendment. The contentious issue is whether or not there is sufficient economic and policy justification for another supermarket in Drysdale at this time and consequential impacts to local traders and Jetty Road developers.
- Council resolved on 23 September 2014 to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning. The Panel Hearing was held on 25, 26 and 27 November 2014.
- The Panel concluded that the proposal is strongly supported by State and Local Planning Policy, is strategically justified and warranted, and will strengthen the role and function of the Drysdale Town Centre. The Panel was satisfied that the existing road network will adequately accommodate traffic generated by the new supermarket.
- The Panel considers that the role and function of the Jetty Road Neighbourhood Activity Centre will not be compromised although its trading performance will be affected in the short term.
- Overall the Panel recommended that Amendment C297 be adopted as exhibited, and that minor revisions are made to the draft Planning Permit.
- The Panel's recommendations are supported. The Amendment can now be adopted and together with the Permit, forwarded to the Minister for approval.

Cr Heagney moved, Cr Ellis seconded -

That Council resolves to:

1) **adopt Amendment C297 in the form as outlined in Appendix 1 of this report;**

2) **recommend to the Minister for Planning that Planning Permit 765/2013 be granted pursuant to Section 96G of the *Planning and Environment Act* 1987 (the Planning Permit is in Appendix 2 of this report); and**

3) **submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

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

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

Appendix 3 is an aerial map of the immediate area and Appendix 4 shows the existing zoning.

In addition to the buildings and works, the permit is to allow the display of identification signage, a reduction of car parking requirements, the alteration of access to a road in a Road Zone Category 1 and to create a carriageway easement.

The development plan (Appendix 5) shows that the proposed Coles supermarket, including a Liquorland, will have a total floor area of 3,892 square metres supported by 146 car parking spaces. The car parking layout is integrated with the adjacent ALDI store, as are entry/exit arrangements off Murradoc Road. A 2 metre wide dedicated pedestrian boardwalk is located parallel to the supermarket and parking areas to allow passage through the site.

Public exhibition of Amendment C297 commenced on 3 July 2014 and closed on 4 August 2014. An information session was also held at the Springdale Neighbourhood Centre.

Council received 20 submissions, 16 in support or not objecting and 4 opposing the Amendment and Permit. Council resolved on 23 September 2014 to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning. A Panel Hearing occurred over 3 days on 25, 26 and 27 November 2014.

The contentious issue to be addressed by the Panel was whether or not there is sufficient economic and policy justification for another supermarket in Drysdale at this time, and consequential impacts on local traders and Jetty Road developers.

Discussion

A two person Panel chaired by Planning Panels Chief Member Kathryn Mitchell conducted the Hearing. There were three parties in attendance: Greater Geelong represented by Council officers; Coles Property Group (proponent) represented by Susan Brennan Senior Counsel; and Dalgo P/L and Libnom P/L (primary objector and owner of land in the Jetty Road Urban Growth Area) represented by Nick Tweedie

Senior Counsel. All parties called expert witnesses to give economic evidence at the Hearing.

The Panel provided its report to Council on 22 December 2014.

The key findings are:-

- There is strong State and Local Planning Policy support.
- The development of a full-line Coles supermarket on the subject site, at this time, is strategically justified and warranted.
- Based on the economic evidence presented and tested during the Hearing, the Panel is satisfied that approval of the proposed Coles supermarket will strengthen the role and function of the Drysdale Town Centre.
- Further, the Panel is satisfied that the role and function of the Jetty Road NAC will not be compromised by the development of the proposed Coles supermarket in the Town Centre although the trading performance of the Woolworths supermarket at Jetty Road may likely be affected in the short term.
- The Panel notes that all economic witnesses agreed that the Woolworths supermarket at the Jetty Road NAC will not be jeopardised by approval of the Coles supermarket, although some of the accompanying specialty stores are likely to experience high vacancy levels in the short term.
- The Panel is satisfied that the existing road network will adequately accommodate traffic generated by the proposed supermarket on the subject land, and that the Application responds appropriately to traffic and urban design initiatives identified in the Drysdale Urban Design Framework.
- The Panel accepts the submissions of Council and the proponent that development of a full-line supermarket on the subject site will represent a net community benefit.

A copy of the Panel Report's Executive Summary is in Appendix 6.

The Panel's findings and recommendations are supported. The Panel has recommended minor revisions to the planning permit which are accepted. The Amendment can now be adopted and together with the Permit forwarded to the Planning Minister for approval.

Environmental Implications

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

Financial Implications

No impact to budget.

Policy/Legal/Statutory Implications

Zone provisions

The Amendment will rezone the land at 32 Murradoc Road to the Commercial 1 Zone (C1Z), in line with the remainder of the development site.

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

State Policy Clause 11.01-2 Activity Centre Planning

The objective of this policy is to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

Strategies include the undertaking of strategic planning for the use and development of land in and around the activity centres and to give clear direction in relation to preferred locations for investment.

The Drysdale Town Centre is the service hub for the northern Bellarine and the addition of the Coles supermarket will strengthen its role. The recent Drysdale UDF identifies the subject land for a new supermarket within this precinct.

State Policy Clauses 15.01-1 Urban design and 15.01-2 Urban design principles

These policies promote good urban design that creates a safe and functional environment. The proposed development is considered to generally accord with the design principles listed in Clause 15.01-2 by incorporating the following features:

- An integrated car parking layout and access arrangements with the adjoining ALDI store, including the creation of a carriageway easement.
- A dedicated north-south 2 metre wide unencumbered boardwalk to provide convenient pedestrian and cycle access from Murradoc Road, through the Coles site, to the newly developing residential estate to the rear.
- A contemporary building design with clear glazing and entry façade fronting Murradoc Road and glazing along the western elevation (fronting the pedestrian walkway).
- A site stormwater management plan that captures and treats runoff and 100 year ARI overland flows by using a bio-retention lineal treatment system under the boardwalk.
- A 12 metre wide open landscaped setback from Murradoc Road consistent with the neighbouring ALDI store and Drysdale UDF guideline.
- Sheer concrete eastern boundary wall and loading bay to visually offset the existing industrial warehouse building on the adjoining property to the east and minimise amenity impacts.
- Landscaping and lighting to ensure the site provides adequate safety, surveillance and visual amenity.

Clause 15.01-2 also states that planning authorities should emphasise urban design policies and frameworks for key locations or precincts. Both the Design and Development Overlay Schedule 33 *Drysdale Town Centre* and the Drysdale UDF are directly applicable to this proposal and the proposal is considered to be compliant.

Municipal Strategic Statement Clause 21.07 Economic Development

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

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

Municipal Strategic Statement Clause 21.14 The Bellarine Peninsula

Drysdale/Clifton Springs is recognised as a hub for development and service provision on the Bellarine. One of the strategies for Drysdale/Clifton Springs is to reinforce the Drysdale Town Centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road.

The map at Clause 21.14-10 identifies the site for rezoning to the Commercial 1 Zone.

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

Local Policy Clause 22.03 Assessment Criteria For Retail Planning Applications

This local policy sets out retail assessment criteria which are to be used as a basis for considering applications for new or expanded retail floor space. The information submitted to support the Amendment and Permit, supported by the independent economic impact assessment commissioned by Council, is considered appropriate.

Alignment to City Plan

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

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

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

Human Rights Charter

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

Consultation and Communication

Council officers have written to the Amendment submitters to advise them of the release of the Panel Report. Submitters will be notified of the final decision of Council and the Minister for Planning.

Appendix 1 - Amendment C297 to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C297

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

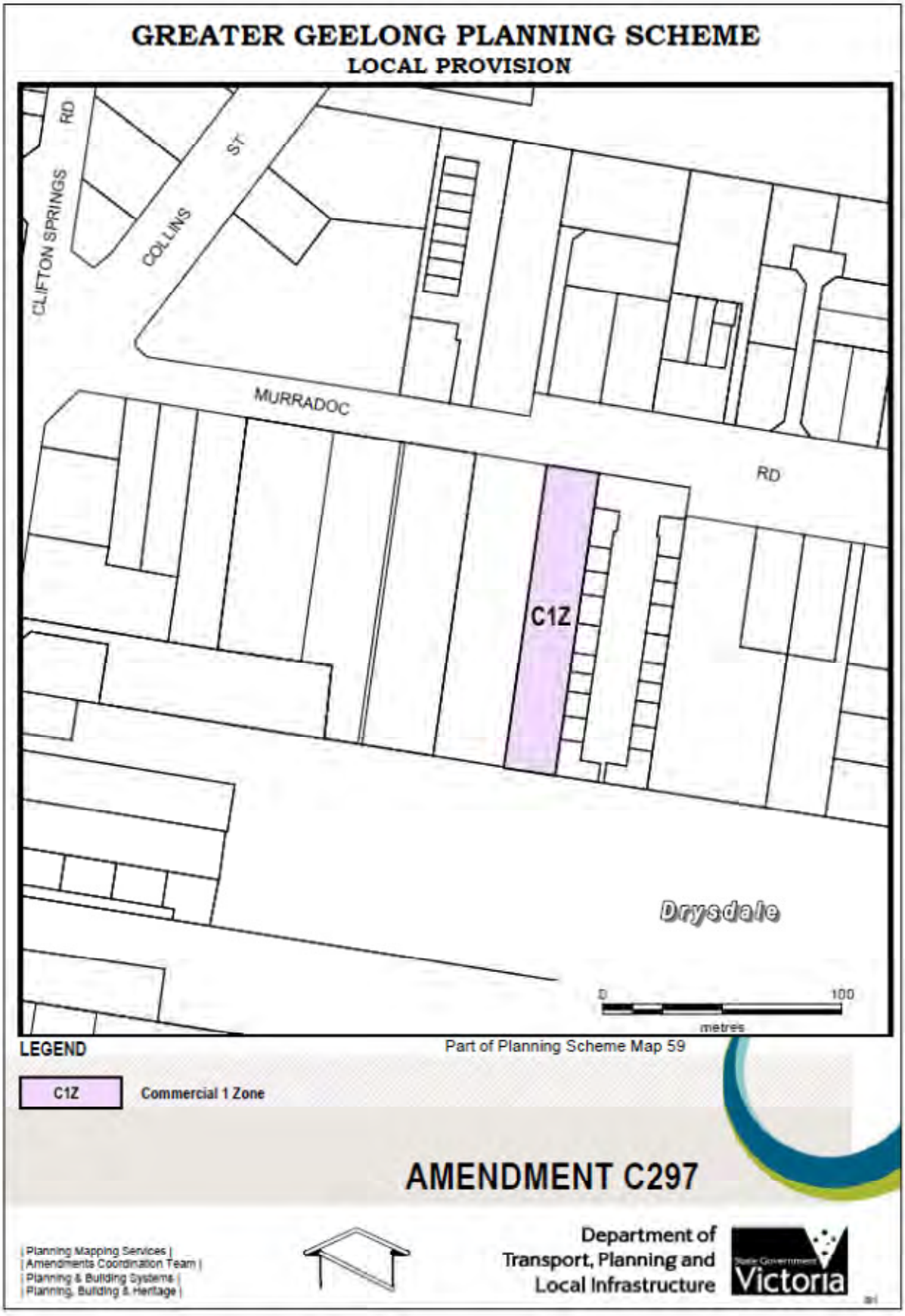
Planning Scheme Maps

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

Zoning Maps

1. Planning Scheme Map No 59 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C297".

End of document


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
CLIFTON SPRINGS RD
COLLINS ST
MURRADOC RD
C1Z
Drysdale
0
100
metres
LEGEND
Part of Planning Scheme Map 59
C1Z
Commercial 1 Zone
AMENDMENT C297
Planning Mapping Services
Amendments Coordination Team
Planning & Building Systems
Planning, Building & Heritage
Department of Transport, Planning and Local Infrastructure
State Government Victoria

Appendix 2 - Permit for Approval

PLANNING PERMIT

Permit No.	**765/2013**
Planning Scheme	**Greater Geelong Planning Scheme**
Responsible Authority	**Greater Geelong City Council**

ADDRESS OF THE LAND	**24-32 MURRADOC ROAD, DRYSDALE**
THE PERMIT ALLOWS	**BUILDINGS AND WORKS TO CONSTRUCT A SUPERMARKET, REDUCTION OF THE STANDARD CAR PARKING REQUIREMENTS, ERECTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE (INCLUDING ILLUMINATED SIGNAGE), CREATION OF EASEMENT AND CREATION AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE, CATEGORY 1** **GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PLANS

Amended plans

1. Prior to the commencement of the development, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans dated 12 December 2013 but modified to show:

   a) Any acoustic measures for the rooftop condenser recommended by the acoustic report in Condition 5.

   b) An arrangement of materials to provide further articulation along the southern elevation of the building and decrease in the overall height of the wall to a maximum of 7.0 metres.

   c) Provision of at least 15 bicycle parking spaces, including 6 spaces for staff, and provision of a staff change room with shower facilities.

   d) Lockable gate and fence controlling access to the area between the southern boundary and the southern elevation of the building (adjacent to the pedestrian path).

   e) Location of lighting within the car park and the entire length of the pedestrian pathway.

   f) Plans showing the treatment of the southern elevation including landscaping.

Endorsed plans

2. The development and creation of easement as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

PRIOR TO WORKS COMMENCING

Engineering

3. Prior to works commencing, detailed engineer designed drainage plans must be submitted to the Responsible Authority for approval. The plans must show all proposed works internal and external to the site and demonstrate compliance with relevant Council and Australian Standards and include, unless otherwise approved by the Responsible Authority:

    a) On-site detention to limit site discharge to equivalent pre-development rates for storm, events up to and including the critical 20-year ARI event;
    b) Treatment measures (WSUD) to achieve current best practice pollutant removal targets;
    c) Provision for overland flow through the site, with the capacity for a 1% AEP peak flow of 0.54m^3/s and that the proposed finished floor level of the supermarket (including the access points to the supermarket) have a minimum of 300mm freeboard above the applicable 1% AEP peak flow flood level;
    d) Connection to the existing easement drain located on the southern boundary; Interim arrangements for the discharge of major flows to the abutting land to the south;
    e) Any alterations to linemarking and signage within the road reserves; and
    f) Concrete footpath across the Murradoc Road frontage;

    to the satisfaction of the Responsible Authority

4. Prior to the works commencing, a detailed Construction Management Plan must be submitted to the Responsible Authority. The plan must have regard to relevant EPA publications and CCF Environmental Guidelines for Civil Construction, and must detail measures to ensure:

    a) Only clean rainwater is discharged to Council's stormwater drainage system;
    b) No solid waste, sediment, sand soil, clay or stones from the site enters the stormwater drainage system, adjoining properties or accumulates on abutting roads;
    c) Waterways and Council assets are protected from adverse impact. Details of action to be undertaken should damage occur must be provided;
    d) All machinery and equipment is cleaned on site, not on adjacent roads or footpaths; and
    e) All litter is contained on site.

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

Acoustic Measures

5. Prior to works commencing, an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to the Responsible Authority. The report must outline the appropriate level of acoustic abatement required to ensure no unreasonable detriment occurs to the adjacent residential interface as a result of the rooftop condenser and loading and deliveries to the satisfaction of the Responsible Authority.

Protection of trees during construction

6. Prior to the works commencing, tree protection zones must be established around the large Eucalypt tree at the front of the site within the road reserve and the planted trees within the adjoining property to the south. The tree protection zones must be suitably fenced, along the alignment of the drip line of the trees to the satisfaction of the Responsible Authority.

7. Within the tree protection zones there must be no vehicular or pedestrian access, trenching or soil excavation, storage of waste, all to the satisfaction of the Responsible Authority. The tree protection zones must be maintained throughout the development phase, to the satisfaction of the Responsible Authority.

PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

Section 173 Agreement

8. Prior to the occupation of the development, the applicant must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

    a) That public access through the site from Murradoc Road to the residential land to the south will be available at all times, in the form of the pedestrian path shown on the endorsed plans.

    b) That the path will be maintained in a safe and traversable state, including the installation of signage indicating access through to the adjoining residential area, provision of lighting and pruning of adjacent plantings to a low level.

    The agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987.

Engineering

9. Unless otherwise approved by the Responsible Authority, prior to the occupation of the development, the areas set aside for the parking of vehicles, access lanes and pedestrian paths as shown on the endorsed plans must, to the satisfaction of the Responsible Authority:

    a) Be constructed;
    b) Be properly formed to such levels that they can be used in accordance with the plans;
    c) Be surfaced with an all weather seal coat;
    d) Be drained;
    e) Be line marked to indicate each car space and all access lanes;
    f) Be clearly marked to show the direction of traffic along access lanes and driveways;
    g) Have signage installed for all designated staff car parking spaces, as shown on the endorsed plans;

h) Have line markings (or some other treatment, as appropriate) undertaken to indicate pedestrian priority at the points where the pedestrian pathways cross the vehicle access ways; and
i) Be lit.

10. Prior to the occupation of the development, all drainage and road construction works internal and external to the site must be completed in accordance with the endorsed plans, at the developer's full cost, to the satisfaction of the Responsible Authority.

11. Prior to the occupation of the development, a footpath must be constructed adjacent to the site on Murradoc Road, in accordance with engineering plans approved by the Responsible Authority, to the satisfaction of the Responsible Authority.

12. Prior to the occupation of the development all vehicle crossings shall be constructed in accordance with Council specifications. Any redundant crossings must be removed and necessary reinstatement works undertaken to match the surrounding construction in the street, to the satisfaction of the Responsible Authority.

Pedestrian Path

13. Prior to the occupation of the development, the internal pedestrian path must be constructed to the southern boundary. A temporary barrier must be installed at the southern boundary to restrict pedestrian movement to the residential land to the south until such time that the land to the immediate south is developed.

Completion of landscaping

14. Prior to the occupation of the development, the landscaping works as shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.

Waste Management

15. Prior to the occupation of the development, a waste management plan must be submitted to and approved by the Responsible Authority. The plan must provide details of a regular garbage collection service to each of the uses on the subject land, including information regarding the type of refuse bins, type/size of trucks, means of accessing bins and frequency of refuse collection, to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority

Walls on boundaries

16. Prior to occupation of the development all external walls on or facing property boundaries must be cleaned and finished to the satisfaction of the Responsible Authority.

GENERAL

Loading

17. Prior to the occupation of the development, an appropriate acoustic screen shall be constructed around the loading and ~~deleveries~~ deliveries area as per the recommendation of the report of a suitably qualified acoustic engineer, as required by condition 5 and to satisfaction of the Responsible Authority.

18. Prior to the occupation of the development an articulated vehicle operational management plan, that specifies access arrangements and delivery times, is to be prepared to the satisfaction of the Responsible Authority.

19. Waste and compactor collection must only take place between the following hours:
7.00am and 8.00pm (Monday to Saturday)
9.00am and 8.00pm (Sundays and Public Holidays).

Car spaces, access lanes, pedestrian paths and driveways

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

Concealment of equipment

21. With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings, vents, plant and equipment servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

NOISE

22. Noise levels emanating from the premises must not exceed those required to be met under the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.

ADVERTISING SIGNS

23. The location and details of the signage, including those of the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.

24. All sign(s) must be constructed and maintained to the satisfaction of the Responsible Authority.

25. The signage hereby permitted must not contain any flashing or intermittent flashing light.

26. The signage hereby permitted must be located wholly within the boundaries of the land.

27. The signage lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining properties or roads to the satisfaction of the Responsible Authority.

CONSOLIDATION

3228. Unless otherwise approved in writing by the Responsible Authority, within three (3) months of the date of Issue of this permit, Lot 3 on Plan of Subdivision 604121W, Lot 4 on Plan of Subdivision 604121W and Lot 1 on Title Plan 001878J, must be consolidated under the Subdivision Act 1988 to the satisfaction of the Responsible Authority.

VICROADS CONDITIONS

2929. The redundant vehicle crossovers shall be removed with kerb and channel reinstated to the satisfaction of VicRoads.

~~29~~30. The proposed crossovers shall be constructed in accordance with the submitted plans (Ref No. 2012-159 Drawing No.TP03) to the satisfaction of VicRoads and the Responsible Authority.

EXPIRY

Development and creation of easement

~~30~~31. This permit will expire if one of the following circumstances applies:

a) The development is not commenced within two (2) years of the date of this permit.

b) The creation of the carriageway easement is not registered on Title within two (2) years of the date of this permit.

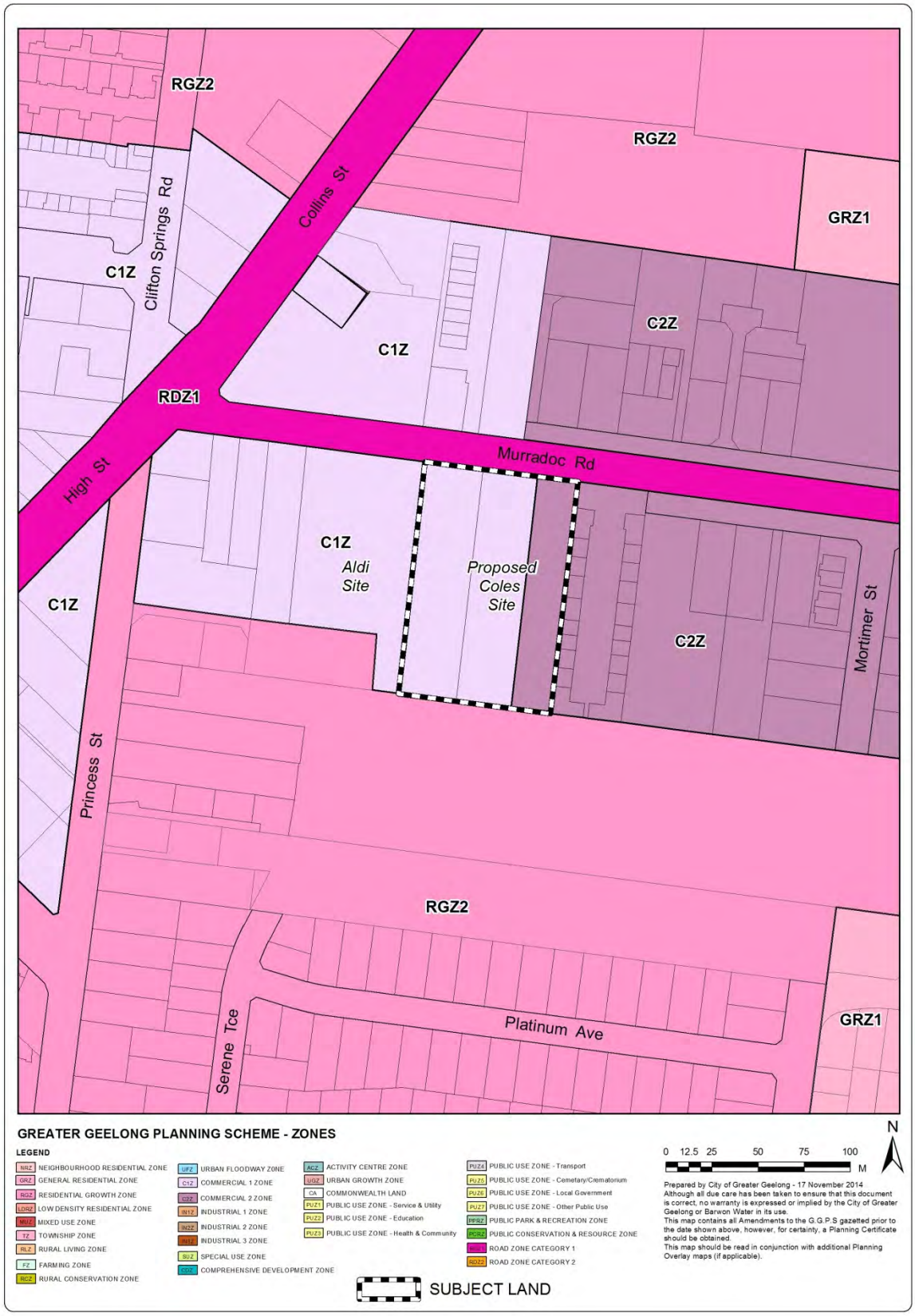
c) The development is not completed within four (4) years of the date of this permit.

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

Signage

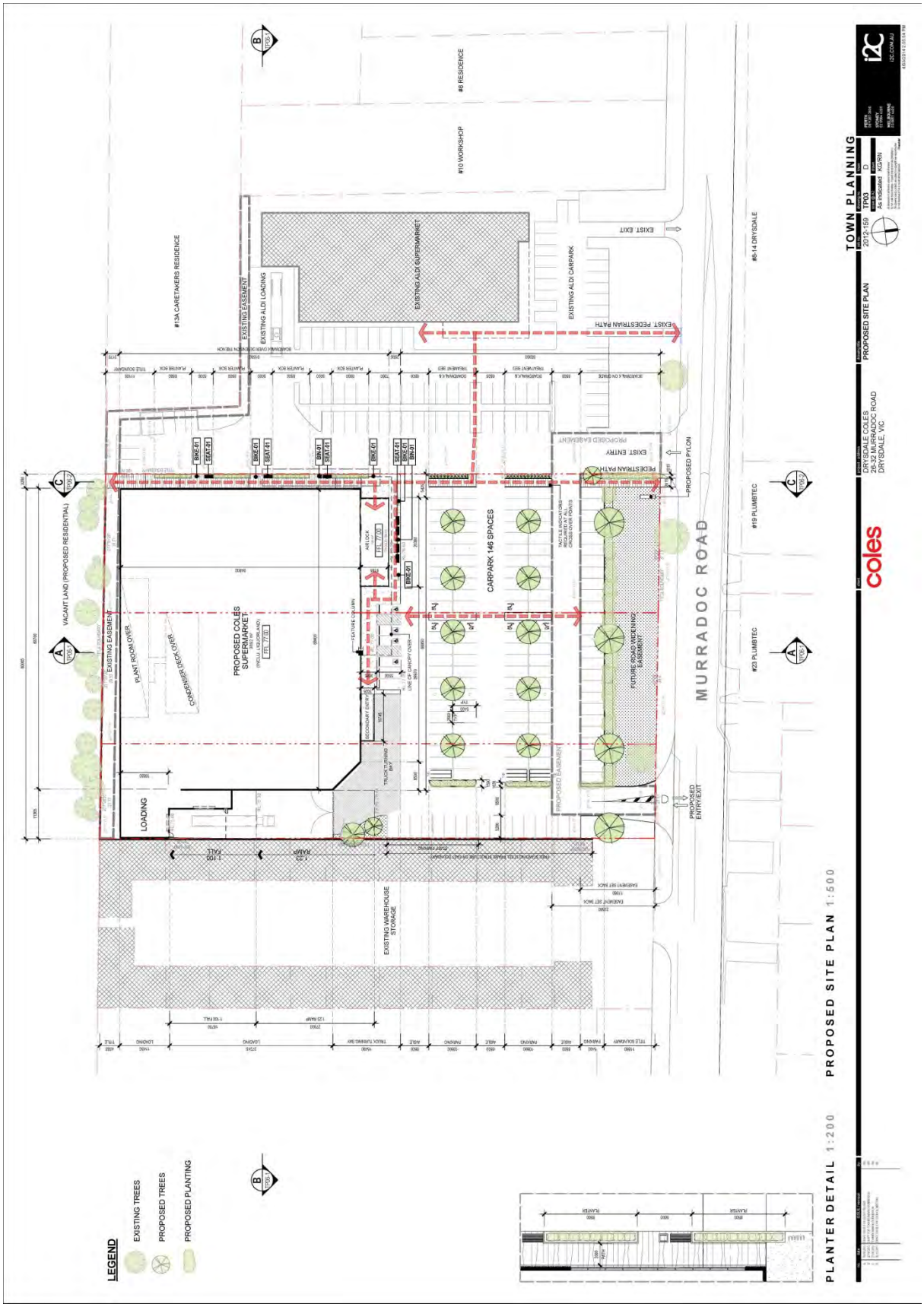
~~31~~32. Unless otherwise extended in writing by the Responsible Authority, this permit, as it relates to signage expires fifteen (15) years from the date of issue, at which time the signage and all supporting structures must be removed and the site made good to the satisfaction of the Responsible Authority.

Appendix 3 - Aerial Map



Appendix 4 - Existing Zoning Map

Appendix 5 - Proposed Coles Development Plan



Appendix 6 - Panel Report Executive Summary

Executive Summary

Amendment C297 to the Greater Geelong Planning Scheme proposes to rezone land at 32 Murradoc Road, Drysdale from the Commercial 2 Zone to the Commercial 1 Zone. The Amendment is accompanied by Planning Permit Application 765/2013. The rezoning and Permit Application seek to facilitate the development of a 3,892 square metre Coles supermarket in the Drysdale-Clifton Springs Town Centre.

There is broad community support for the proposed development, reflected in the 16 supporting submissions received in response to the exhibition of the combined Amendment and Planning Permit Application. Key benefits of the development cited in submissions included that there will be improved retail competition given that the existing retail offer is dominated by Woolworths, it will strengthen the role and function of the Drysdale Town Centre, and it will create additional short and long term employment.

Four opposing submissions were lodged, including two submissions by local traders in the Drysdale Town Centre that expressed concern regarding economic impacts arising from the new supermarket. A third local trader was concerned about the impact on traffic flow. The key opposing submitter was Dalgo Pty Ltd and Libnom Pty Ltd which are land owners and developers within the Jetty Road Neighbourhood Activity Centre and wider Jetty Road Growth Area. Their key concern is that approval of the Amendment and Planning Permit Application, at this time, will cause an unacceptable impact on the retail hierarchy and in particular on the development and functioning of the Jetty Road Neighbourhood Activity Centre. The Panel notes that neither Woolworths nor Aldi opposed the Amendment or Permit Application.

Having considered the submissions and evidence, the Panel concludes that there is strong State and Local Planning Policy support for the proposed development. Further, the Panel is satisfied that the development of a full-line Coles supermarket on the subject site is strategically justified and warranted, and that the development will strengthen the role and function of the Drysdale Town Centre. The Panel considers that the role and function of the Jetty Road Neighbourhood Activity Centre will not be compromised by the proposed development although its trading performance will be affected in the short term. In reaching this conclusion the Panel notes that all economic witnesses agreed that the Woolworths supermarket at the Jetty Road Neighbourhood Activity Centre will not be jeopardised by approval of the Coles supermarket, although some of the accompanying speciality stores may be likely to experience high vacancy levels in the short term.

The Panel is satisfied that approval of Amendment C297 and the accompanying Planning Permit Application 765/2013 will facilitate a retail outcome that will improve retail competition for residents on the Bellarine Peninsula and also strengthen Geelong's retail hierarchy. The Panel accepts the submissions of Council and the proponent that development of a full-line supermarket on the subject site will represent a net community benefit.

Based on the reasons set out in this Report, the Panel recommends:

1. **Adopt Amendment C297 to the Greater Geelong Planning Scheme as exhibited, and replace the exhibited version of Planning Permit 765/2013 with the Panel Recommended Version contained in Appendix C of this Report.**

3. AMENDMENT C306 CURLETTS ROAD AREA, LARA - CONSIDERATION OF SUBMISSIONS AND ADOPTION

Portfolio:	**Planning - Cr Heagney**
Source	**Planning and Tourism - Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference	**Application: C306**

Purpose

The purpose of this report is for Council to consider submissions and adopt Amendment C306 to the Greater Geelong Planning Scheme.

Summary

- Amendment C306 proposes to rezone land in the Curletts Road, Forest Road North, Osterlund Court and Winderemere Road area of Lara (the "Curletts Road area") from Rural Living Zone to Low Density Residential Zone and apply the Design and Development Overlay to the land to be rezoned. Appendix 1 shows the subject land.
- The Amendment has been requested by TGM Group (Planning Consultants) on behalf of multiple landowners in the Curletts Road area.
- Strategic justification for the Amendment is confirmed by the adopted Lara Structure Plan April 2011 and the State and Local Planning Policy Frameworks contained in the Greater Geelong Planning Scheme.
- The Low Density Residential Zone is the most appropriate zone in order to retain the rural-edge feel of the area and due to the inability of the area to connect to the reticulated sewerage network, including other site constraints such as drainage and flooding.
- A Design and Development Overlay (DDO) is being applied to guide the subdivision of the land.
- On 22 July 2014, Council resolved to support the public exhibition of Amendment C306 and it was exhibited from 18 September to 20 October 2014.
- A total of 9 submissions were received including: two in support (subject to changes), three objections, and four that did not object or provided comments.
- The three objecting submissions were from landowners within the proposed rezoning area who did not wish their properties to be included (see map in Appendix 2). Council officers have reviewed these submissions and recommend removing the objectors' properties from the amendment.
- The two supporting submissions requested changes to the DDO to remove the requirement to "Avoid the use of battleaxe lots and common access driveway". Council officers have made some change to the DDO (Appendix 3) to make it more flexible and the changes have been accepted by the submitters.
- The submissions have now been resolved and are not required to be referred to an Independent Panel. Council officers recommend that the amendment be adopted with the changes as detailed in this report.

Cr Heagney moved, Cr Ansett seconded -

That Council:

1) **adopts Amendment C306 as outlined in Appendix 4 of this report;**

2) **submits the adopted Amendment with the prescribed information to the Minister for Planning requesting approval; and**

3) **advises the Minister's department that it supports the land being rezoned to Low Density Residential Zone (Schedule 1) with a minimum lot size of 0.4 ha in the event that Amendment C309 is approved prior to Amendment C306.**

Carried.

Background

Amendment C306 resulted from an application by TGM Group on behalf of multiple landowners in the Curletts Road area. TGM submitted the application to Council in November 2013.

The area subject to Amendment C306 (as exhibited) is shown in Appendix 1 and includes 25 properties as follows:

- 10, 20, 30, 40, 46, 50, 50, 60 Osterlund Court
- 72-76, 75, 78, 80, 82, 84, 85, 95, 105,125 Curletts Road
- 90, 110, 120, 130, 145 Forest Road North
- 235, 245 Windermere Road

The subject land, as shown in Appendix 1, is in the Rural Living Zone (RLZ) and is approximately 31ha in area. For the most part, existing lots contain a residential dwelling and associated outbuildings.

A number of lots are affected by two zones, being the RLZ and the Urban Floodway Zone. These properties are generally located at the eastern and southern extent of the subject land

The amendment proposes to rezone the properties from RLZ to Low Density Residential Zone (LDRZ).

The amendment will also apply a Design and Development Overlay (DDO34). This will help coordinate the subdivision design of the land for low density residential development.

The rezoning will enable landowners to subdivide their properties to a minimum lot size of 4,000 sq.metres (0.4ha).

Future permit applications for subdivision will need to respond to the design objectives and requirements of the Design and Development Overlay Schedule 34.

The design objectives include:

- To subdivide in an orderly manner reflective of the purpose of the zone.
- To acknowledge the rural-edge character of the area.
- To ensure that subdivision responds to environmental and physical features of the land.

Amendment C306 was placed on exhibition from 18 September to 20 October 2014. Notices were placed in the Geelong Advertiser, the Independent and sent to all relevant public authorities and prescribed Ministers. Letters were sent to the landowners subject to the amendment and some adjoining properties.

Discussion

As a result of public exhibition a total of 9 submissions were received including: two in support (subject to changes), three objections, and four that did not object or provided comments. A summary of all the submissions and a Council officer response is in Appendix 5.

The following section discusses the key issues raised in the submissions that either objected or requested changes:

Removal of properties from Amendment

The three objecting submissions were from landowners within the proposed rezoning area who did not wish their properties to be included. These properties are on the edge of the proposed Low Density Residential Zone area and two are also partially affected by the Urban Floodway Zone (see map in Appendix 2). The subject properties are:

- 30 Osterlund Court
- 40 Osterlund Court
- 90 Forest Road North

Council officers have reviewed these submissions and recommend removing the properties from the amendment. The properties have little prospect for subdivision and are on the edge of the rezoning area next to Rural Living Zone properties (RLZ). Council officers believe retention in the RLZ is a realistic and acceptable planning outcome given the site constraints.

A letter was sent to the three landowners on 9 December 2014 advising that their land will be removed from the amendment. A follow up phone call was made to submitter number 7 who owns the property at 90 Forest Road North. His submission also referred to an adjoining property. The submitter confirmed that if his property is taken out of the amendment this satisfies his submission.

Changes to Design and Development Overlay (DDO) Requirements

The two supporting submissions requested changes to the DDO to remove the requirement to “Avoid the use of battleaxe lots and common access driveway”. Council officers have agreed to make some changes to the DDO to make it more flexible and the changes have been accepted by the submitters. Appendix 3 shows the changes that were made to the DDO Schedule including some additional changes made by Council officers to make the document more useable.

The requirement to “Avoid Battleaxe Lots” has been changed to include “should” instead of “must” and “where practical”.

Section 23 of the *Planning and Environment Act 1987* details how a planning authority must consider submissions, as follows:

(1) After considering a submission which requests a change to the amendment, the planning authority must—

(a) change the amendment in the manner requested; or

(b) refer the submission to a panel appointed under Part 8; or

(c) abandon the amendment or part of the amendment.

The Amendment has been changed to satisfy the submissions and Council is now able to adopt the amendment as recommended in this report.

Of relevance to Amendment 306 is a Council initiated amendment (C309) which proposes to implement into the Planning Scheme the outcomes of the Low Density Residential Zone (LDRZ) Review 2013. C309 applies to land currently in the Low LDRZ across the municipality. As exhibited, C309 proposes to rezone LDRZ land to either Schedule 1 (minimum lot size 0.4ha) or Schedule 2 (minimum lot size 0.2ha).

In the event that C309 is approved prior to this amendment (C306), it will be necessary for the State Government to change the rezoning map to include the Curletts Rd properties in the LDRZ Schedule 1. An additional resolution (number 3) is recommended to deal with this matter.

Environmental Implications

The intensification of residential land use on the subject land is considered a good environmental outcome as it better utilises rural living land close to existing services.

The Amendment does contain some native vegetation but not to an extent that would preclude the rezoning and subdivision of the affected land.

Part of the affected land is designated flood prone under the Building Regulations 2006. The effect of this comes into force where a landowner seeks to obtain a building permit. The DDO also deals with this matter by way of implementing design requirements to be considered through the assessment of a permit application for subdivision.

The exclusion of properties along Windermere Road opposite the Serendip Sanctuary generally aligns with the principal of creating a setback between the sanctuary and increased residential use of land to the south.

There are no other notable environmental implications

Financial Implications

There are no notable financial implications involved in the processing of the planning scheme amendment.

Policy/Legal/Statutory Implications

The Amendment complies with the State provisions of the Greater Geelong Planning Scheme, including:

Clause 11 Settlement, Clause 15 Urban Design and Clause 19.03 Stormwater.

The Amendment is consistent with the Local provisions of the Scheme including the following policies:

Clause 21.05-7 Flooding- ensures the future subdivision of the land does not impact the function of flood prone land.

Clause 21.06-2 Urban growth- ensures development occurs within designated settlement boundaries.

Clause 21.06-3 Urban consolidation- provides for the consolidation of existing urban areas in a manage way and to encourage an appropriate range of development densities.

Clause 21.08-5 Accessibility- ensures access to existing facilities for all members of the community.

Clause 21.13 Lara- in so far as implementing the Directions of the Lara Structure Plan which supports the rezoning of the subject land to Low Density Residential Zone.

Alignment to City Plan

The report aligns with the City Plan's strategic direction *Sustainable Built and Natural Environment*. This direction seeks to protect and enhance natural ecosystems and to encourage sustainable design and reduced resource consumption.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no notable risks that would inhibit the use of the land for low density residential purposes.

It is noted that the land is currently identified as Bushfire Prone. However, the land is not affected by the Bushfire Management Overlay (BMO).

Social Considerations

There are no foreseeable negative social implications arising from the rezoning of the subject land.

Human Rights Charter

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

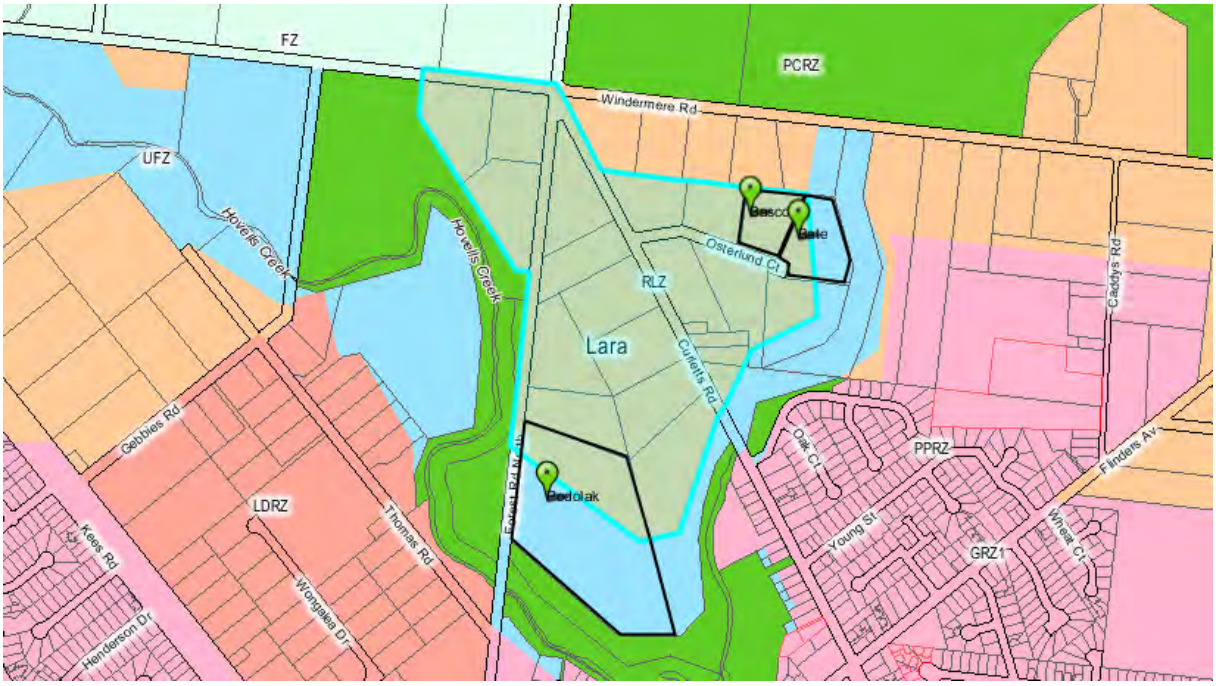
Consultation and Communication

The Amendment has been exhibited in accordance with the provisions of the Planning and Environment Act. Further written and verbal communication has been undertaken with submitters to resolve issues raised in the submissions.

Appendix 1 – Area covered by Amendment C306 (as exhibited)



Appendix 2 – Properties removed from Amendment C306 after exhibition



Appendix 3 – Proposed DDO changes

DD/MM/2014 Proposed C306

SCHEDULE 34 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO34.**

Low Density Residential Zone precinct at Curletts Road, Forest Road North, Osterlund Court and Windermere Road, Lara

1.0 Design objectives

DD/MM/2014 Proposed C306

To facilitate the orderly lower density residential development of the area.

To ensure the rural-edge feel of Lara is retained through the low density development of the area.

To ensure that subdivision of the area adequately responds to the environmental and physical features of the land including management of stormwater and flooding.

2.0 Buildings and works

DD/MM/2014 Proposed C306

Permit requirements

A permit is not required for buildings and works.

3.0 Subdivision

DD/MM/2014 Proposed C306

Permit requirements

A permit is required to subdivide the land.

Subdivision of land should meet~~must be in accordance with~~ the following requirements:

- Avoid the use of battleaxe lots and common property where practical.
- Minimise the number of vehicle crossings within the existing road network. This may result in shared crossings/accessways, and the relocation of existing crossings, where necessary.
- Each lot must be capable of supporting a building envelope and wastewater disposal envelope outside the 1% AEP flood event~~designated flood prone area~~, where relevant.
- ~~An application for subdivision of land designated as flood prone must be accompanied by:~~
  - ~~A Stormwater Management Plan including the following minimum information:~~
    - ~~a) Site analysis (feature survey, identificaition of existing drainage system in and adjacent to the site, existing services, other constraints);~~
    - ~~b) Proposed point of discharge for all lots;~~
    - ~~c) Details of proposed cut/fill;~~
    - ~~d) Identification of any additional easements required;~~
    - ~~e) Identification of any off-site works required to drain the lots.~~

4.0 Application requirements

An application for subdivision must be accompanied by the following information to the satisfaction of the Responsible Authority

- A Stormwater Management Plan for land designated as flood prone including the following minimum information:
  - a) Site analysis (feature survey, identificaition of existing drainage system in and adjacent to the site, existing services, other constraints);
  - b) Proposed point of discharge for all lots;
  - c) Details of proposed cut/fill;
  - d) Identification of any additional easements required;

e) Identification of any off-site works required to drain the lots.

54.0 Decision guidelines

DD/MM/2014
Proposed C306

Before deciding on an application the Responsible Authority must consider:

- The design objectives and requirements of this schedule.
- The susceptibility of future development to flooding and flood damage.

Appendix 4 – Amendment to be adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C306

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

2. Amend Planning Scheme Map No 18 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C306".

Overlay Maps

3. Amend Planning Scheme Map No 18DDO in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C306".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Overlays – Clause 43.02, insert a new Schedule 34 in the form of the attached document.

End of document

DD/MM/2015
Proposed C306

SCHEDULE 34 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO34**

Low Density Residential Zone precinct at Curletts Road, Forest Road North, Osterlund Court and Windermere Road, Lara

1.0 Design objectives

DD/MM/2015
Proposed C306

To facilitate the orderly lower density residential development of the area.

To ensure the rural-edge feel of Lara is retained through the low density development of the area.

To ensure that subdivision of the area adequately responds to the environmental and physical features of the land including management of stormwater and flooding.

2.0 Buildings and works

DD/MM/2015
Proposed C306

Permit requirements

A permit is not required for buildings and works.

3.0 Subdivision

DD/MM/2015
Proposed C306

Permit requirements

A permit is required to subdivide the land.

Subdivision of land should meet the following requirements:

- Avoid the use of battleaxe lots and common property where practical.
- Minimise the number of vehicle crossings within the existing road network. This may result in shared crossings/accessways, and the relocation of existing crossings, where necessary.
- Each lot must be capable of supporting a building envelope and wastewater disposal envelope outside the 1% AEP flood event, where relevant.

4.0 Application requirements

An application for subdivision must be accompanied by the following information to the satisfaction of the Responsible Authority:

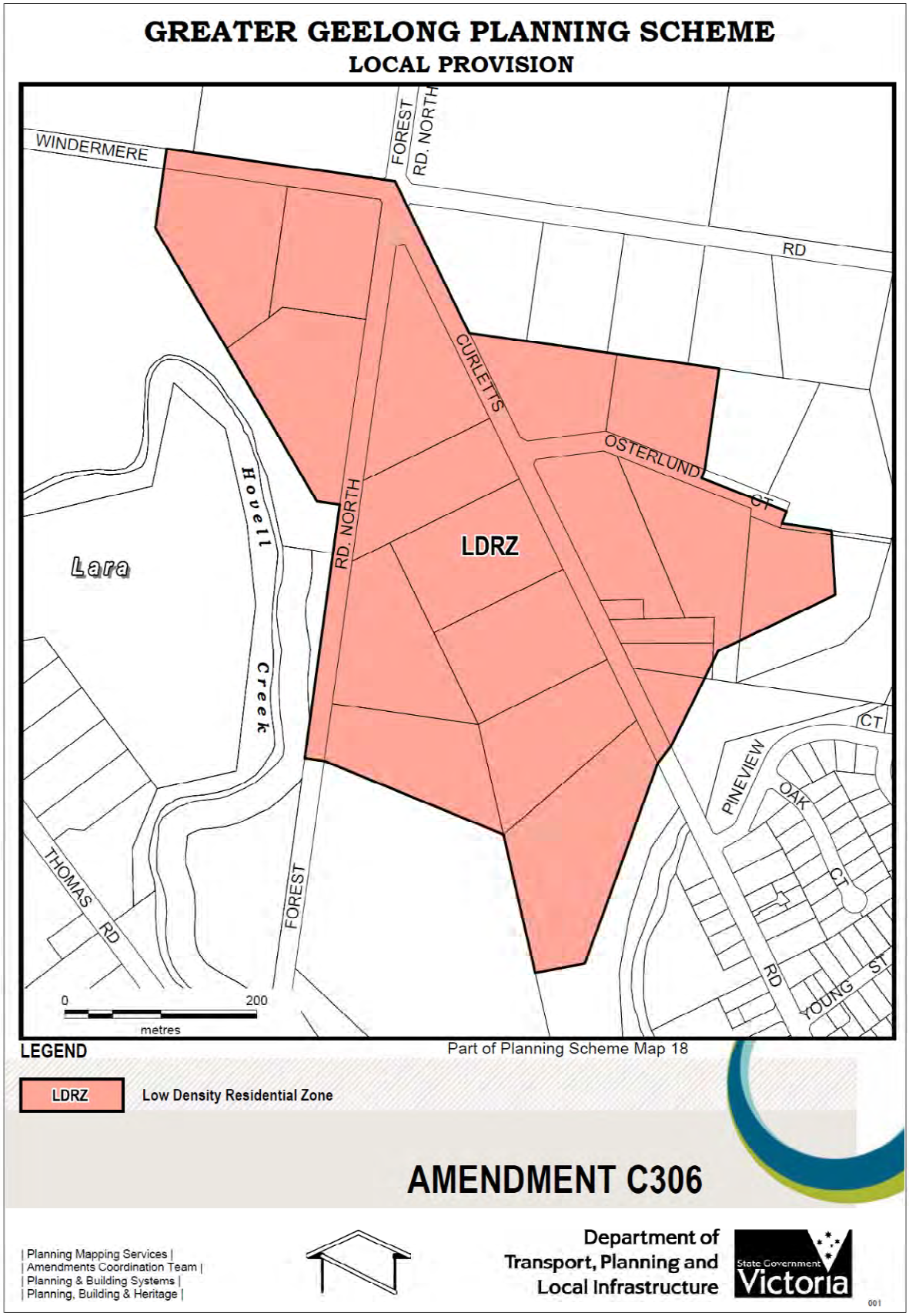
- A Stormwater Management Plan for land designated as flood prone including the following minimum information:
  a) Site analysis (feature survey, identificaition of existing drainage system in and adjacent to the site, existing services, other constraints);
  b) Proposed point of discharge for all lots;
  c) Details of proposed cut/fill;
  d) Identification of any additional easements required; and
  e) Identification of any off-site works required to drain the lots.

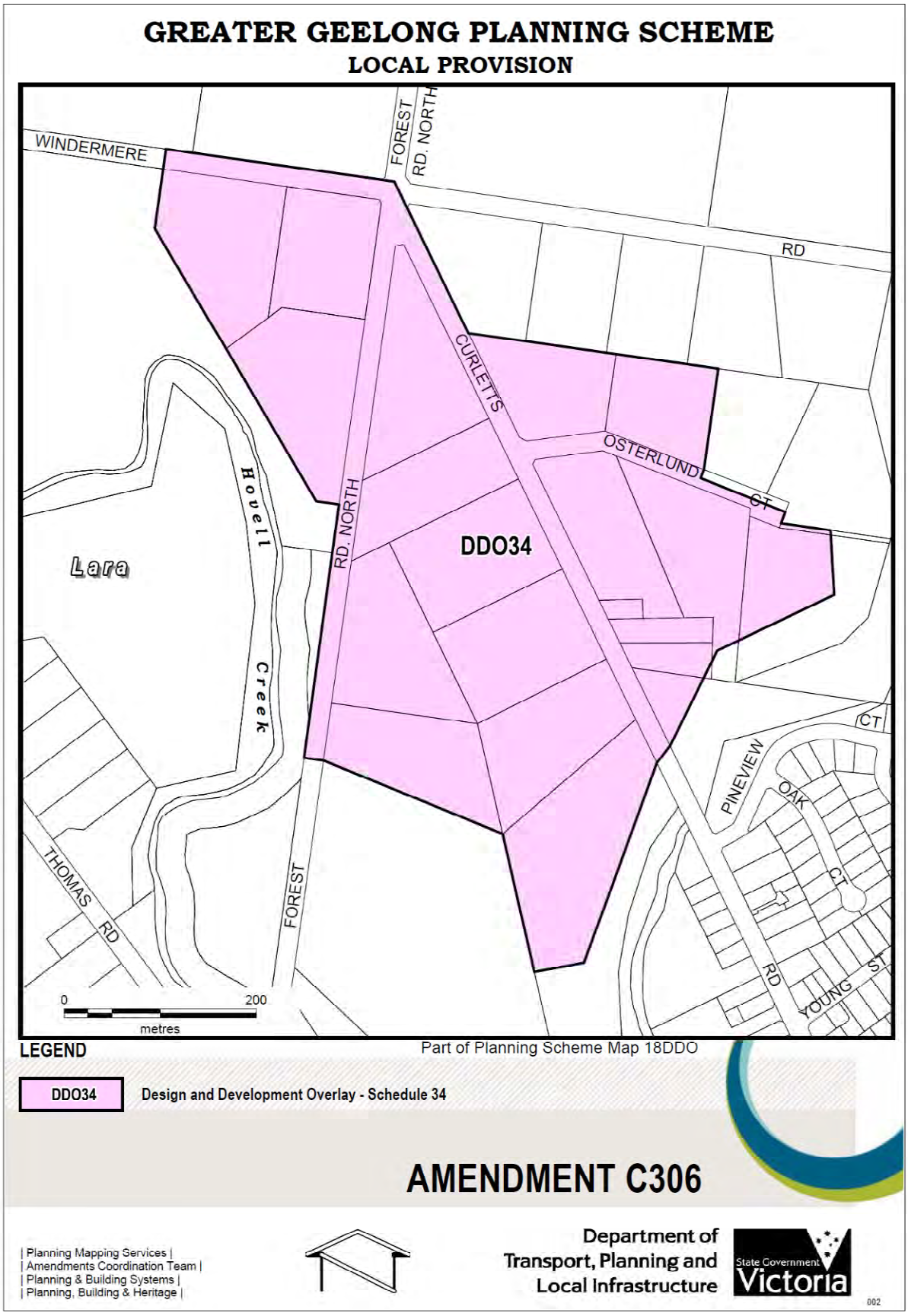
5.0 Decision guidelines

DD/MM/2015
Proposed C306

Before deciding on an application the Responsible Authority must consider:

- The design objectives and requirements of this schedule.
- The susceptibility of future development to flooding and flood damage.


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
WINDERMERE
FOREST RD. NORTH
RD
CURLETTS
OSTERLUND CT
RD. NORTH
LDRZ
Lara
Hovell Creek
CT
PINEVIEW
OAK
CT
THOMAS RD
FOREST
RD
YOUNG ST
0
200
metres
LEGEND
Part of Planning Scheme Map 18
LDRZ
Low Density Residential Zone
AMENDMENT C306
| Planning Mapping Services |
| Amendments Coordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |
Department of
Transport, Planning and
Local Infrastructure
State Government
Victoria
001


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
WINDERMERE
FOREST RD. NORTH
RD
CURLETTS
OSTERLUND CT
RD. NORTH
DDO34
Lara
Hovell Creek
PINEVIEW CT
OAK CT
YOUNG ST
RD
FOREST
THOMAS RD
0
200
metres
LEGEND
Part of Planning Scheme Map 18DDO
DDO34
Design and Development Overlay - Schedule 34
AMENDMENT C306
| Planning Mapping Services |
| Amendments Coordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |
Department of Transport, Planning and Local Infrastructure
State Government Victoria
002

Appendix 5 – Summary of Submissions and Response

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
1	Barber	Graham	85 Curletts Road	LARA VIC 3212	Support / request changes	In favour of amendment on following grounds: • Currently land is underutilised when considering future population growth • Land has already been identified for infill development • Infrastructure of Lara is adequate to accommodate the amendment without adverse effects or additional infrastructure Not in favour of the Design and Development Overlay (DDO) in current format as it is overly onerous and restrictive, including: • Submitter does not agree with DDO wording "Avoid battleaxe lots" says there is no logical or sensible reason to avoid these • Submitter does not agree with wording "Avoid Common Property" and "Minimise Vehicle Crossings". Prefers a logical and common sense approach and "can do" approach rather than "can't	Submission resolved by changes to the amendment. In relation to comments on the DDO from this submitter and the proponent (Submission 8) Council officers have reviewed the DDO wording. The requirement to "Avoid Battleaxe Lots" has been changed to include "should" instead of "must" and "where practical". A tracked changes version of the DDO is in **Appendix 3**. The submitter was advised of the changes and wrote to Council on 1/12/14 withdrawing his submission.

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
						do".	
2.	Barwon Water	Peter Morgan	P O Box 659	GEELONG VIC 3220	No Objection	Does not object. Refers to previous correspondence of 27 Feb 2014 advising: • Water Supply – is available from existing infrastructure • Sewerage – the site is not currently serviced with reticulated sewerage. Notes that on site septic systems are feasible, however should this cage sewerage services could be provided if fully funded by developers.	The comments are noted. No response required.
3.	Bascomb	G & R	30 Osterlund Court	LARA VIC 3212	Object	Objects to inclusion of 30 Osterlund Court in the rezoning on following grounds: • Rezoning takes away the amenity of the area • Subdivision of the block difficult due to shape of block and siting of buildings. • Part of subdivided block as indicated on proposed plan is in the flood zone. • Subdividing would result in tree removal, additional crossover, an 'axe handle' access driveway • Impacts on rates.	Submission resolved by changes to the amendment. Submitter's property and 2 others have been removed from the rezoning (see map in **Appendix 2**). Property has little prospect for subdivision and is on the edge of the rezoning area next to Rural Living Zone properties (RLZ). Council officers believe retention in the RLZ is acceptable. A letter was sent to the submitters on 9/12/14 advising that their land will be removed from the amendment.

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
4.	Bate	Elizabeth	40 Osterlund Court	LARA VIC 3212	Object	Objects to inclusion of 40 Osterlund Court in the rezoning on following grounds: • Property is 14,861 sq m, only 5,371 sq m is included in rezoning. Minimum lot size of 4,000 sq m means submitters would not be able to subdivide therefore seems unreasonable to include property in amendment. • Indicative subdivision plan by TGM did not include 40 Osterlund Crt • Rezoning would still only allow one home to be built on property • Increase in rates • Inconsistency in proposed boundary. Requests that her property be omitted.	Submission resolved by changes to the amendment Submitter's property and 2 others have been removed from the rezoning (see map in **Appendix 2**). Property has little prospect for subdivision, is partly in the Urban Floodway Zone and is on the edge of the rezoning area next to Rural Living Zone properties (RLZ). Council officers believe retention in the RLZ is acceptable. A letter was sent to the submitters on 9/12/14 advising that their land will be removed from the amendment.
5.	DTPLI & PTV	Jozef Vass	P O Box 775	GEELONG VIC 3220	No Objection	No objection. Advises there are no bus services operating in this area but there is potential for a future bus route on Curletts Rd.	The comments are noted. No response required.
6.	EPA	Joanne Coupar	Cnr Lt Malop & Fenwick Street	GEELONG VIC 3220	No Objection	No concerns with the amendment.	The comments are noted. No response required.

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
7.	Podolak	Edward	90 Forest Road North	LARA VIC 3212	Object	Objects to the amendment, for the following reasons: • Roads and infrastructure on Forest Rd Nth are already insufficient • His property at 90 Forest Rd Nth and adjoining property 110 is subject to flooding • Proposed concept plan shows no subdivision for 90 Forest Rd Nth and this property cannot be subdivided due to being flood land • Property last flooded in 2005 • CoGGs reason for wanting to rezone is for financial gain • Concerned at continual fixing of fences damaged by floods • Pays rates but no solutions provided to rectify flooding • Is it morally acceptable to rezone proven flood zone land into LDRZ? • Does not wish now or in future to subdivide or rezone his land. • CoGG has no right to bully, harass or intimidate him to do something he clearly does not wish to do. Submission includes photos, maps & correspondence relating to flooding events.	Submission resolved by changes to the amendment Submitter's property and 2 others have been removed from the rezoning (see map in **Appendix 2**). Property has little prospect for subdivision, is partly in the Urban Floodway Zone and is on the edge of the rezoning area next to Rural Living Zone properties (RLZ). Council officers believe retention in the RLZ is acceptable. A letter was sent to the submitters on 9/12/14 advising that their land will be removed from the amendment. Council officers also contacted the submitter by phone and he confirmed that removal of his property from C308 resolved his objection.

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
8.	TGM	Chris Marshall	P O Box 1137	GEELONG VIC 3220	Support	This submission is from the applicant for the rezoning. Submission expresses general support for the amendment. Opposed to DDO requirement "Avoid the use of battleaxe lots and common property". Includes advice from Stuart Morris QC on the DDO requirement.	Submission resolved by changes to the amendment. In response to this submission Council officers reviewed the DDO wording. Requirement to "Avoid Battleaxe Lots" has been changed to include "should" instead of "must" and "where practical". A tracked changes version of the DDO is in **Appendix 3.** The submitter was advised of the changes and wrote to Council on 9/12/14 expressing support.
9.	Wathaurung Aboriginal Coop	John Young	P O Box 734	BALLARAT VIC 3353	No objection / Comments	Advises that subject land is in area of cultural heritage sensitivity under R.23 of the Aboriginal Heritage Regulations 2007. Rezoning is not a high impact activity; however, R.46 of the Aboriginal Heritage Regulations 2007states that 'the subdivision of land into three or more lots is a high impact activity if – a) the planning scheme that applies to the activity area in which the land to be subdivided is located provides that at least 3 of the lots may be used for a dwelling or	A Preliminary Cultural Heritage Assessment was undertaken by Terra Culture in April 2014. Further CHMPs may be required at the subdivision stage. No further action required in response to this submission..

No	Surname	First Name	Address	Suburb	Type	Summary of Submission	Response
						may be used for a dwelling subject to the grant of a permit; and b) the area of at least 3 of the lots is less than 8 ha. Proposes a preliminary heritage assessment be undertaken. A mandatory Cultural Heritage Management Plan (CHMP) will be required at the time of subdivision within 200m of Hovells Creek and, in some instances, more than 200m.	

4. AMENDMENT C280 ASH ROAD (WEST) REZONING - CONSIDERATION OF SUBMISSIONS

Portfolio: **Planning - Cr Heagney**
Source **Planning and Tourism - City Development**
General Manager: **Peter Bettess**
Index Reference **Application: C280**

Purpose

The purpose of this report is to consider the submissions received about Amendment C280 which proposes rezoning the land in Ash Road (west) Leopold, to recommend some changes to the exhibited amendment and to refer the submissions to an Independent Panel for review.

Summary

- Amendment C280 resulted from an application made by St Quentin Consulting on behalf of Paisley Manor Pty Ltd owners of the land at 90-108 Ash Road Leopold to rezone 10 properties totalling 25 hectares from Farming Zone to General Residential Zone (Schedule 1) together with an accompanying Development Plan Overlay. The subject land is west of Ash Road, immediately east of the near fully developed Estuary Estate.
- The Development Plan Overlay (DPO) Schedule has been prepared based on a draft outline development plan. The exhibited documentation also included a draft Shared Infrastructure Funding Plan (SIFP) and accompanying model Section 173 Agreement to formalise equitable developer contribution arrangements among all landowners.
- Amendment C280 was placed on public exhibition from 9 October to 10 November 2014. A total of 22 submissions were received of which 6 were from public authorities offering no objection, 6 from residents of the adjoining residential and rural living areas raising amenity and health issues, and 9 from landowners in the rezoning area supporting the rezoning of the land but raising concerns about the form of the DPO, SIFP and outline development plan. One nearby landowner has objected to the rezoning of all but the applicants land.
- The rezoning of this area is consistent with Council's adopted planning policy for Leopold. Its development provides for a continuation of the urban growth front across the southern edge of the township.
- To address some of the points of submission, it is recommended that Council support changes to the amendment. Changes include the size and location of open space; reconfiguring the northern drainage basin and adding extra land to allow Walkers Road to become the main connector road.
- As there are objecting submissions which are unable to be resolved it is necessary to refer all the submissions to an Independent Panel appointed by the Minister for Planning.

Cr Heagney moved, Cr Irvine seconded -

That Council having considered all submissions to Amendment C280 to the Greater Geelong Planning Scheme, resolves to -

1) support changes to the amendment to:

- **reduce the size of the southern co-located public open space area**
- **reduce the width of the southern pathway/buffer reserve**
- **delete the small park for the protection of a River Red Gum Tree**
- **make some changes to the DPO about roads adjoining public open space and drainage reserves**
- **seek to re-size the northern drainage basin reserve to fit onto one current landholding**
- **remove the properties at 130 and 132 Ash Road from the SIFP**
- **include the full cost of acquisition of the property at 132 Ash Road in the SIFP to allow sufficient land for the Walkers Road upgrade and intersection**
- **re-position the northern open space so that a minimum of 0.6 hectare is located on the land at 90-108 Ash Road**
- **make some changes to the Outline Development Plan and the SIFP to reflect changes in response to the submissions**
- **and make some minor modifications to the DPO Schedule to require sealed transitions in upgrades to Ash Road at the time of subdivision of adjacent land, to address the design of basins for mosquito breeding reduction, address flooding contingencies during construction of the drainage infrastructure.**

2) request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;

3) refer all submissions to the Panel; and

4) submit to the Panel its response to the submissions generally as outlined in this report.

Carried.

Background

An application has been made by St Quentin Consulting on behalf of the owner of 90-108 Ash Road (Paisley Manor Pty Ltd), Leopold to rezone 10 properties totalling 25ha from Farming Zone to General Residential together with an accompanying Development Plan Overlay. The subject land is west of Ash Road immediately south of existing residential development and to the east of the developing Estuary Estate in Leopold. The applicant's land holding comprises 5.9 hectares or approximately 23.6% of the proposed rezoning area. In pre-application meetings, officers requested the applicant to address all land on the western side of Ash Road within the town's settlement boundary in the rezoning application. The land is in ten different ownerships and is used for residential, rural living and agricultural purposes.

Appendix 1 shows the land subject of the rezoning application and existing zonings. It has been substantially cleared of native vegetation apart from a few scattered remnant trees and some intact indigenous vegetation. Appendix 2 is an aerial photo of the subject land and surrounding area.

The application was accompanied by specialist planning, vegetation, aboriginal cultural heritage, traffic and engineering reports together with a draft outline development plan for the area.

Since this application was originally submitted to Council there have been ongoing discussions and negotiations with the applicant about the draft outline development plan and delivery by the developer(s) of the necessary community infrastructure in a timely manner. In this area these arrangements have been complicated by the number of individual property owners (ten) and the need to fairly apportion developer contribution costs among the individual landowners.

Identified shared infrastructure requirements include:

- Provision of 2 stormwater retarding basins
- Provision of 2 local parks, continuation of a shared pathway reserve to the south and a pocket park for remnant tree protection (minimum 10% of the overall area)
- Upgrade of the queuing right hand turn lane on the Bellarine Highway at the intersection with Ash Road.
- A shared pathway along Ash Road.
- $900 per dwelling community infrastructure levy.

A Draft Shared Infrastructure Funding Plan (SIFP), which was prepared by the applicant in consultation with Council, sets out the shared developer contribution arrangements apportioning the costs equitably amongst the ten landowners. Officers reviewed these costs against industry standards and Council experience and provided input to the preparation of the final draft. The SIFP, along with an accompanying template Section 173 Agreement to formalise these arrangements, were exhibited as part of the amendment documentation.

It is intended that the Section 173 Agreements with the individual landowners be signed prior to the adoption of the Amendment.

Appendix 3 is a copy of the exhibited Amendment C280.

Discussion

Amendment C280 was placed on public exhibition between 9 October and 10 November 2014. Notices were placed in the Geelong Advertiser and set to all affected landowners and occupiers and all relevant public authorities.

As a result of the exhibition of the Amendment Council has received a total of 22 submissions were received of which 6 were from public authorities offering no objection, 6 from residents of the adjoining residential and rural living areas raising amenity and health concerns, and 9 from landowners in the rezoning area supporting the rezoning of the land but raising concerns about the form of the DPO, SIFP and outline development plan. One nearby landowner has objected to the rezoning of all but the applicants land.

Appendix 1 is a schedule which summarises all submissions received. One landowner within the rezoning area did not make a submission.

The following section of this report discusses the key themes of the submissions followed by the officer's response to them.

- Objection to the rezoning proposed by Amendment C280;
- The distribution and amount of open space across the rezoning area;
- The alignment of the collector road – extension and widening of Walkers Road;
- Size and siting of drainage assets;
- Changes to the Development Plan Overlay Schedule 33;
- Concern about Existing Dam (on Maroulis Land);
- Consultation Process;
- Inclusions and exclusion of items in the Shared Infrastructure Funding Plan and land valuations; and
- Management of boundary issues such as fencing and construction management.

Objection to the rezoning proposed by Amendment C280

One resident of The Avenue, Leopold and co-executor of the land at 191 Ash Road, to the south of the rezoning area, has objected to all the properties to the south of 90-108 Ash Road being rezoned to Residential. The submitter's concerns include the loss of the rural flavour and open rural feel of this part of Leopold as it slopes down towards Lake Connewarre. The submitter instead submits that the land should be rezoned to Rural Living, meaning it will still be subdivided into smaller lots for these landowners and that it will be more sympathetic to the rural nature of the area.

Officer Response

A 94 hectare area of south/east Leopold was identified in the 2006 Leopold Structure Plan as Area 4 as a future residential development opportunity and growth location for Leopold. This designation has continued in the January 2013 Leopold Structure Plan with recommendations to rezone the area to Residential 1 Zone and accompanying relevant overlays. Clause 21.14-2 of the Municipal Strategic Statement (MSS) within the Planning Scheme has the specific strategy for Leopold of:

"Support the development of the Ash Road Growth Area and other areas identified for residential development on the Structure Plan map."

From a strategic planning viewpoint there is strong State and Council policy justification to support this proposed rezoning. Retention of the rural feel of the area through the application of the Rural Living Zone is inconsistent with policy and is not supported.



The distribution and amount of open space across the rezoning area;

Most of the submissions from owners of the land subject of the amendment have commented upon the amount and distribution of open space across the rezoning area. Submissions state that there is sufficient open space in this area of Leopold so none is required to be provided here, whilst others have opposed the proposed positioning of open space across the area. Submissions have commented that the open space to the north of Walkers Road disproportionately affects smaller landholders, favouring the proponent applicant with the largest land parcel. For the area to the south of Walkers Road, a submitter argues that the open space should not be co-located with the drainage reserve but rather should be located on neighbouring properties to allow it to be surrounded by roads on four sides and to be more fairly apportioned across other landowners. For the open space buffer along the southern boundary of the site, one submitter questions the need for it at all, whilst another (Tract) considers it to be too big and should be reduced from a 15 metre wide strip to a 6 metre wide strip.

Officer Response

Officers have reviewed the open space needs for the area taking into consideration the provision of open space in surrounding developments and the proposal to locate a 2 hectare district park in the next growth area to the east of Ash Road through to Mollers Lane. Advice from open space planning is that a 1 hectare size park is still required in the rezoning area to the north of the Walkers Road to provide for local and easy access for future residents. The future location of the district park is not yet planned and the upgrade to Ash Road to provide access to the residential development planned for both sides will provide a barrier to easy access.

Southern Open Space

Officers have considered the amount of open space provision to the south of Walkers Road and have concluded that the southern open space can be reduced to 0.5 hectare as it is to be co-located with the southern drainage basin. This represents a reduction of 0.351 hectares of open space. Whilst there is a well argued point by Tract Consultants on behalf of the owners of 160-172 Ash Road to move the southern open space northwards to be more centrally located to the area south of Walkers Road, officers support retaining it in the exhibited position. Co-locating the open space with the southern drainage reserve allows for a substantial reduction in the area of open space required as the 2 parcels will effectively operate as a single, seamless park. If a stand alone park was required, this would need to be one hectare in size; in the collocated context, it is only required to be 0.5 hectares. The requirements of clause 56.05-2 of the Planning Scheme also direct that open space should be "*integrated with floodways and encumbered land that is accessible for public recreation"* and be "*integrated with urban water management systems, waterways and other water bodies*". Co-locating open space also provides benefits and efficiencies for maintenance, provides a greater sense of space and amenity for users and extends the area available for use. The drainage basin is intended to only store water for relatively short periods of time after rain, with its main function to retard the flow to the outlet. It is not intended to operate as a permanent water body and be wet all the time. Designed with safety in mind these spaces are safe for children to visit and use. A suggestion was made by the owners of the southern most property for offsetting this open space to the north so that 6 'prime' development lots could be achieved between the basin reserve, the open space reserve and the pathway/buffer reserve. Officers are not supportive of this proposal as it would not neatly meet the requirements of the Planning Scheme for open space to be suitably dimensioned and dilutes the effect and benefits of the co-location.

Southern Buffer

The southern boundary open space pathway is performing a 'linking function' and a buffer to the rural area to the south, but will not have any drainage function like the link way on the southern side of the Estuary Estate. For this reason, it is recommended that the land area be reduced to a 10 metre wide strip rather than the exhibited 15 metre wide strip. This represents a reduction of 0.134 hectares metres of open space, whilst still maintaining sufficient space for landscaping, a 2.5metre wide shared path and grassed area to the road kerb. It is noted that the shared path on the southern boundary of the Estuary Estate meanders within the reserve, hence uses a large portion of its 15m width. Retaining a wider reserve than that requested by the submitter will also ensure consistency in urban design outcomes.

Pocket Park

Officers support the deletion of the 594 m^2 pocket park for the River Red Gum tree north of Walkers Road as the tree has been removed from the site. It therefore no longer requires a public open space reserve.

Northern Open Space

It is recommended that the northern open space be relocated so that at least 0.6 hectare is located on the proponent's land at 90-108 Ash Road with the balance located on the land at 110-116 Ash Road. This will reduce the amount of open space affecting this latter property and will remove it completely from the land at 118-128 Ash Road. The intent of this change to the amendment is for 10% of the applicant's land to be provided as open space so that a park can be delivered on site when this land develops. This park can be delivered in two stages, with the balance to be provided when land to the south develops. The effect of this change is that at the start of subdivision in this area a reasonable sized park will be able to be delivered with the balance provided as the next land parcels develop.

As a collective, these changes result in a reduction of open space across the rezoning area of 0.5444 hectares. This will increase the development area for landowners; reduce the open space costs in the SIFP whilst maintaining adequate open space provision for the future residents of the area.

The alignment of the collector road – extension and widening of Walkers Road

Some submitters oppose the proposal to continue the Estuary Boulevard eastward to join with a widened Walkers Road and intersecting with Ash Road. This proposal will seriously impact on the two smallest properties within the rezoning area with the required road widening affecting not only the properties, but also parts of the house structures. Another submitter, owner of the land at 118-126 Ash Road, also opposes this route for loss of land from their property for the road widening when alternatives are available.

Suggested alternatives (including diagrams) for routing this collector road through the rezoning area have been put forward by 2 submitters. These would involve diverting the through road further to the south, with Walkers Road either being truncated into a court bowl or extended and curved in a north westerly direction to meet a planned north south road adjacent to the northern drainage basin.

The submission from Mr Szakiel has raised issue about the proposed DPO Schedule making provision for separate development plans to be approved north and south of Walkers Road.

Officer response

The route of the through collector road was established in the planning work done for the Estuary Estate a few years ago. In the first information session for Amendment C280, the continuation of the Estuary Boulevard through to join up with Walkers Road was outlined. At the time of exhibition the landowners of the 2 smallest properties alerted to the fact that the widening of Walkers Road to a 22 metre road reservation would significantly impinge on their properties and houses. The through route is still the favoured option as it will also provide an opportunity to continue the road further eastwards as part of the future development east of Ash Road towards Mollers Lane. The 'curved' nature of the Estuary Boulevard has been implemented to respond to the topography of that land, and there is not the corresponding need in this development area to do the same. It is reasonable to continue Estuary Boulevard along the straight route joining with and using an existing road reservation for the route.

Officers have investigated how a widened road could be achieved within the existing road reservation at the point closest to Ash Road. Engineering advice is that it is not

possible to achieve a two lane road, verge and shared pathway in the current space of 15 metres, even leaving out on-street parking lanes.

To achieve the through route along the exhibited alignment will necessitate the acquisition of either of the small properties at 130 and 132 Ash Road.

The owner of 132 Ash Road is willing to consider his property being purchased in the future to allow Walkers Road to connect to Ash Road. As a result the cost of acquisition of 132 Ash Road will be added to the Shared Infrastructure Funding Plan.

The provision for separate development plans to be prepared for the areas north and south of Walkers Road is reasonable; it leaves a question about how the upgrade and extension to Walkers Road will be delivered. To remove any concern about this, it is proposed to require the first stage development plan to include a strategy for delivering an upgraded Walkers Road to a collector road standard.

Size and siting of drainage assets

Two submissions address the issue of the size and siting of the drainage reserves in this area. Firstly, the submission from an owner adjoining the proposed site of the northern basin (S. & R.McCurdie) expresses serious concerns about the location of the basin and its integrity over the long term as it is in proximity to his house.

Secondly, Tract has also submitted that the southern basin is unnecessarily oversized and should be reviewed, requesting that it be re-designed based on the 2008 SMEC Urban Pre-development Drainage design which recommended a Q100 value (flow rate for the 1 in 100 year flood event) of 1.170 cumecs (cubic metres per second). This would in turn reduce size of the southern basin and its reserve area.

Officer Response

Northern Basin Location

It is not unusual for a detention basin to be located upstream and adjacent to existing housing, provided some basic precautions are taken in siting, design and construction. The northern basin has been designed to accommodate flows generated by the 1% Annual Excedence Probability (AEP) rainfall event in line with industry best practice. It is difficult to absolutely guarantee overflow will never occur as there is always a chance, however slight, that a greater than 1% AEP rainfall event will occur. In such an event, the risk of flooding to established housing is minimised through the structural design of the basin walls and by providing a spillway directed toward the road network.

Detention basins can hold significant amounts of water, hence are subjected to the same risk assessment as dams. Seepage and groundwater conditions are expected to be no different than if the submitter adjoined an area of open space.

The overall drainage design must ensure there is no adverse impact on adjoining properties by, amongst other criteria, limiting run-off from the development site to rates no greater than pre-development.

Size of Southern Basin

The Estuary Drainage Master Plan and the drainage infrastructure constructed as part of the Estuary Estate allowed for an undeveloped (i.e. farmland) 100 year ARI flow rate of 1.17 cumecs from catchment D (area of 12.5 hectares). Approximately half of catchment D is to be developed with the balance to remain rural with this area outside the current Leopold settlement boundary. Q100 flows from the rural land will not drain into the proposed southern basin but will drain directly into the corridor on the southern boundary of the Estuary Estate. The approach taken by Peter Berry is that a flow rate of 0.585 cumecs can be attributed to the rural land, by simply halving the calculated flow rate for undeveloped catchment D. The permissible discharge rate from the basin must therefore be 0.585 cumecs so that the total Q100 flow from developed and undeveloped land is no greater than 1.17 cumecs.

Whilst this is a conservative and simple approach, the proposed basin sizing is supported by engineering officers.

Changes to the Development Plan Overlay Schedule 33

The submission from Tract has sought the DPO Schedule to be changed to contain some commentary supporting reduced road widths adjacent to public open space or drainage reserves, and for open space to be bounded on at least three sides by streets to provide an improved urban design outcome for the new residential area.

DEPI has submitted that it is not clear how their suggested approach for the phased construction of stormwater infrastructure elements has been dealt with or whether it will be addressed more directly at the subdivision stage.

Officer Response

Road Reserve Widths

Officers agree in part with the submission by Tract consultants that road reserve widths can be reduced to 13 metres where the land abuts open space. This is supported for the roads abutting the pathway/buffer reserve, the northern drainage basin and the co-located southern drainage basin and open space, and is provided that services are still located within the road reserve and not within the open space. Officers disagree with this for the northern open space where it is mid-block and changing the road reserve width 3 times along a single length of road is not supported.

Roads Surrounding Open Space

The draft outline development plan and accompanying DPO Schedule 33 have provided for the minimum from the City of Greater Geelong's Sustainable Communities (Infrastructure Development Guidelines – October 2010) which encourage new public reserves to have at least two/three street frontages. It is unfortunate that this is expressed in this way as it promotes a bare minimum standard that planners believe to be less than ideal. It is the strong preference of strategic and open space planning officers for open space reserves to be bounded on four sides and this is likely to be reflected in the current review of the Guidelines, at the least, the requirement for three street frontages as a minimum is expected to be strengthened. With the changes to the open space distribution to the north of Walkers Road, there will be scope for the open space there to be bounded on three sides by roads and this will result in an improved urban design outcome for the area. Officers support the suggested wording proposed in the Tract submission, "*Public open space areas, including the basin reserves, with street frontages on at least three boundaries. Where spaces are located adjacent to existing boundaries not fronting a street, open space areas including the basin reserves may provide not less than two street frontages. Where possible, open space should not be bordered by back fences*;".

Construction priority for southern basin

Officers support the points made by Tract to prioritise the construction of the southern water basin and to minimise development until the southern water basin is constructed. These are already reflected in the SIFP Table 5, in which the basin must be constructed at the time of the first subdivision in the catchment. This can be reinforced in the DPO Schedule.

Construction management

DEPI has expressed concern that experience elsewhere is that where stormwater detention basins have flooded following heavy rain during construction, prior to the basins being connected to discharge facilities. This flooding has delayed completion of the basins themselves, and floodwater treatment and disposal has posed challenges for developers. It is their belief that this arises from contemporary construction phasing approaches associated with water sensitive urban stormwater systems. This situation is particularly of concern to DEPI as the receiving waters will be Reedy Lake/Lake Connewarre which is a RAMSAR site.

As the development plan and planning permit approvals processes address the construction environment management plans (CEMP) as standard conditions, the DPO Schedule has not included the requirement for a construction management plan. Any development will need to be undertaken in accordance with EPA and other development guidelines and comply with current construction management techniques. A small addition to the Stormwater Management Plan section of the DPO Schedule can be made to include a requirement that the development outlines in detail the construction and maintenance requirements of the drainage basins, in particular while development is proceeding and to incorporate contingency measures for floodwater treatment where flooding occurs prior to all infrastructure being connected.

Concern about Existing Dam (on Maroulis Land)

Tract has also outlined concerns about the size of the southern drainage basin and the interim liability of the existing farm dam on properties developing to the west in the Estuary Estate. Concerns have also been raised by Tract on behalf of the Maroulis family that development in the Estuary Estate adjacent to a current dam on their property could be vulnerable to flooding from the dam, particularly as it sits above the newly developing properties and was not designed for the >1% ARI event. As this is the location of the proposed southern drainage basin, which is not disputed, there is concern that the current dam is not designed to cater for the 1% ARI event and that if any land south of Walkers Road is developed prior to the upgrade of the dam to a suitable standard that it will further endanger the properties currently being developed to the west within the Estuary Estate. Tract is seeking Council to add wording to the DPO33 to ensure that the required Integrated Water Management Plan has due regard for the potential impacts downstream of the developing properties in the southern catchment, including:

- Prioritising the construction of the southern water basin…
- Minimising development… until the southern water basin is constructed

Further, Tract seeks that Council puts in place the following actions:

- writing to the owners in the Estuary Estate outlining the risks and hazards associated with the dam..and how Council is mitigating this…
- halting construction of these neighbouring properties until the southern drainage basin is constructed

Officer Response

It is noted there are concerns relating to the capacity of the existing dam on the southern property to handle 1% AEP flows. The open space strip on the southern boundary of the Estuary Estate functions as an overland flow path for major flows and appears to have been configured to accept run-off from the dam's spillway. If the owner is aware of structural and/or design deficiencies, under provisions of the Water Act it is the owner's responsibility to rectify such deficiencies and maintain a safe structure. Notice of exhibition of the Amendment and copy of the draft outline development plan was sent to all abutting landowners within the Estuary Estate; so they would be aware of the location of the southern drainage basin and the collocated open space.

Officers have held discussions in the past with landowner Mr Maroulis about the issue of his dam adjacent to the neighbouring properties in the Estuary Estate and are aware of his concerns. No conditions were required to be placed onto the planning permit addressing this issue or halting/delaying the construction of nearby properties. The design of the Estuary Estate has allowed for both an overflow from the existing dam and a designated flow path when the southern drainage basin is constructed and this provides a path for any excess water.

Consultation Process

Some submissions from landowners in the rezoning area have been critical of the lack of engagement between the applicant, Council and them during the preparation and consideration of the rezoning application. Fadgyas Planning Associates specifically asked for submissions to not just be referred straight to a Panel, but rather for Council to consider changes to the amendment first in acknowledgement of the lack of consultation during the preparation of the amendment for exhibition. Other submitters wanted to have engagement and more say in the development of the draft outline development plan earlier in the process rather than during the exhibition period of the amendment, and have expressed frustration that the planning costs are being shared in the SIFP but not the contribution to the development of the plan.

Officer Response

Working with an applicant across an area encompassing a number of landowners has been difficult to negotiate. The outline development plan prepared by the applicant shows all the appropriate infrastructure such as open space, drainage and key roads. The location of these items was partially dictated by topography and the logical extension of the development form within the Estuary Estate. With the exception of open space there is not a great deal that could have been changed or influenced if the process had been done differently.

This was not a precinct structure plan exercise or a strategic planning process that Council was dealing with; rather officers have been dealing with an applicant of a rezoning application. There have been other more successful approaches to rezoning land across multiple smaller land ownerships such as Manzeene Avenue in Lara and Trethowan Avenue in Ocean Grove. In both those cases a lot of work was put in by a single or small grouping of landowners working together to get the majority on board with the rezoning application and process and whilst time consuming, have yielded the benefit of a smoother and less acrimonious amendment process. It is fair to comment that officers would be reluctant to undertake this process again where a single landowner made a rezoning application for a wider area with multiple other landowners.

The parameters of the development were outlined to all landowners at the very first information session held in April 2011, including the location of drainage basins, need for 10% open space, continuation of pedestrian access from Estuary Estate and Walkers Road continued to join with Estuary Estate. These have not fundamentally changed since that time, but an "enquiry by design" early on in the process may have been of benefit in engaging the landowners.

Inclusions and exclusion of items in the Shared Infrastructure Funding Plan and land valuations

Some submissions have sought changes to the items that have been included and excluded from the SIFP.

Submissions from Tract and Simon Carter have requested that planning costs be removed as they believe the applicant had committed to funding these as part of the application to rezone.

The submissions from Simon Carter and Gwen Prosser request that the costs of the through collector road also be included in the SIFP like the costs to upgrade the Ash Road/Bellarine Hwy intersection have been included. It is submitted that this is 'shared' infrastructure for the whole development and that the burden should not just fall onto the adjoining landowners.

The submission from Tract also requests that half of the cost of the roads abutting public open space be included in the SIFP as had been flagged in the Peter Berry Stormwater and Services Report accompanying the application.

Tract further submits that the SIFP be clarified to ensure that indexation is appropriately informed by revised land valuations and that generally this section of the SIFP be revised to clarify its intent.

Tract has challenged the Westlink Consulting Valuation Report that supports the SIFP, in particular the assumption that the land to the south of the rezoning area is likely to develop at a later stage and therefore has been attributed a lesser per hectare valuation rate of $750,000 compared with the $900,000 for the northern most property (the applicant's land). This in turn affects the contribution calculations.

The inclusion of the $900 community infrastructure contribution in the SIFP is opposed by Tract, submitting that this should be paid only at the building permit approval stage for dwellings within the area.

The submission from Kaz Szakiel has commented that the costings for the development are wrong as the planned subdivision relied upon in the supporting Stormwater Management Strategy and Services Report by Peter Berry and associates is superseded by the proposed outlined development plan. It is his submission that the DCP updated and it and the amendment be re-exhibited. Similarly the submission from Simon Carter questions the amount of the costings for some items as being excessive.

Officer Response

Planning Costs

Planning costs are a normal and reasonable cost to include in a SIFP or the alternative of a development contributions plan. The two submitters that have raised this issue have reiterated verbally to officers that the applicant made the commitment at the pre-application information session and that all landowners agreed to this. This is not a universal recollection amongst all landowners so can not be verified and Council does not have any evidence in writing that this was agreed amongst all the landowners. Despite this, the nature of the application changed during the consideration process as it was determined that the development could not be delivered without a SIFP. In this

context the costs of preparing the SIFP, its supporting documents, and the S173 Agreement are to be shared by all parties.

The applicant has advised that planning costs included in the SIFP include:

- Costs in preparing the Amendment request:
- Sub-Consultant costs including Traffic – Cardno, Archaeology – Terra Culture (Heritage Assessment Report), Culture Heritage Management Plan (CHMP) Ecology & Heritage (note: specifically excludes 21-29 Walkers Rd), Wathaurung Aboriginal Corporation costs of reviewing and approving CHMP, Arboriculture – Shepard Tree Management, Ecology – Ecology and Heritage, Drainage and stormwater management – Peter Berry, Preparation of Shared Infrastructure Plan – Urban Enterprise, Landscape design – Mexted Rimmer
- Projected applicant future costs (including an estimate of cost of representation at Panel)
- Projected Sub-Consultant costs

All landowners will be deriving a benefit from the rezoning application that has been undertaken by one of the landowners, and it is common for both the benefit and cost to be shared.

Road Construction Costs

Officers do not support the inclusion of half the costs associated with the construction of roads adjacent to public reserves. The layout as proposed in the outline development plan is dictated by contemporary and proper design that incorporates safety, amenity, aesthetics and casual surveillance into new residential areas, and into the design and location of open space. As noted earlier in this report, it is agreed to reduce the road widths of roads adjacent to open space, especially on the southern most lot in recognition of the costs of developing roads next to public open space and drainage reserves.

Community Infrastructure Contribution

Officers support the retention of the $900 community infrastructure contribution per residential lot within the SIFP and to be paid at the time of subdivision in lump sum amounts. This is considered more efficient and providing certainty of funding for Council and avoids the drip-feed of hundreds of $900 amounts over several years.

Land Valuations

Officers will consult with Westlink Consulting about the assumptions used in the preparation of the valuations.

Clarifications

With the changes proposed to this amendment to respond to the submissions it will be necessary to revise the SIFP and the draft outline development plan. This will be done prior to a Panel Hearing and communicated back to the submitters. Further changes may also be necessary as a result of any Independent Panel recommendations.

The costings prepared for the draft SIFP have been internally tested by officers and are within the range of costings for other urban growth areas and developments. The initial subdivision plan included in the Peter Berry Report has certainly changed compared with the exhibited draft outline development plan, but it is deemed to be conservative in its design, and any differences between the two versions are considered to be marginal in the context of modelling.

The SIFP should be a very clear and unambiguous document and will be checked by officers to confirm its clarity. A verbal suggestion arising from a meeting with Fadgyas Planning Associates was to review the draft Section 173 Agreement to use more plain English language so that it more capable of being understood by the landowners who will be asked to sign it. This is a reasonable suggestion and officers will work with Maddocks lawyers to improve the language and legibility of the final Agreements.

Management of boundary issues such as fencing and construction management

Submissions from residents and landowners surrounding the rezoning area have made comments about the impact of the development on their security, privacy and health through the management of dust, rubbish and mosquitoes. These submissions have requested the developer to pay for the installation of either timber paling fences or chain wire mesh fencing along the southern boundary of the pathway/buffer reserve.

Experience during development of the Estuary Estate over the past few years has led some submitters to seek Council to nominate a specific person to which complaints and concerns about issues during construction can be directed to. Dust suppression and control of rubbish during high wind events is sought through limits on development and noise to be controlled through strict hours of operation.

Two submitters have commented about the need to control the means of mosquitoes breeding in the drainage basins, as this is of great concern to public health with the proximity of the basins to surrounding residents.

Officer Response

Construction Amenity Impacts

With any major subdivision development dust will be generated. Development Plan approvals and planning permits for subdivision contain standard conditions for construction management plans to be prepared and implemented during the subdivision construction phase. These are to demonstrate how the construction site is to be managed and off-site impacts avoided. The plans are monitored by Council's subdivision inspectors who are regularly out in field to monitor and ensure that contractors are doing the right thing and abiding by their obligations. Construction management plans are developed according to the site constraints, access, local issues, and local conditions and are site specific. For dust suppression, water carts are required to be on site, work is to be planned around forecast weather events, avoiding the stripping of all on-site vegetation at once and hydro-mulching are the commonly used techniques included in construction management plans. There has been ongoing improvement in this process for Council in recent years. Council has an after hours call number for any complaints where operators are not adhering to the agreed plan. This goes to a specific Unit, Infrastructure Management Unit, rather than a specific person as requested by the submitters. Contact is also available through the enforcement officers within Statutory Planning.

Saturday construction is allowed for but with a later start time, and EPA Guidelines set out the parameters for noise emissions.

Mosquito Breeding

More constructed wetlands or drainage basins are being developed within residential estates and if not carefully managed, they can become mosquito breeding sites. Generally, mosquitoes will breed if there is shallow water with no wave action, so wetlands with steeper edges and deepish, open water generally do not breed. Mosquitoes will breed also around pockets of vegetation that remain wet or marshy, so limiting the marsh like vegetation, would be good preventative measure.

Council's experience is that a lot of the constructed wetlands around Geelong, whatever their purpose, do not breed mosquitoes in the first few years after development as they are generally constructed well. The problems happen after a few years as the site becomes unmaintained, and the vegetation grows to limit the wave action and access to the wetland for monitoring and maintenance. The wetland system on Melaluka Rd Leopold is a good example of this.

If the site is for a water catchment basin, that only fills after heavy rainfall, they generally do not breed mosquitoes unless it is a really wet year and the site remains full of water for a long period of time.

Council monitors and treats mosquito breeding sites for mosquito larvae on a regular basis around Leopold and the rest of the Bellarine Peninsula. The major mosquito breeding sites are in the large wetland areas of Lake Connewarre, Reedy Lake and Swan Bay, and these are the targets of Council's aerial treatment program.

Council also monitors various wetlands and drainage basins around Geelong and treats them by ground based methods with larvicides as needed, this includes many sites in Leopold. This rezoning area could be added to Council's list to monitor, but obviously, it will be best if the site did not breed mosquitoes in the first place.

Guidelines are available on how to design and construct major drainage elements to minimise mosquito risk. The Development Plan Overlay will be changed to include requirement for the design and construction of the drainage basins to include measures to discourage mosquito breeding.

Bio retention elements are designed to retain water for no longer than 72 hours, insufficient time to allow mosquito breeding. Open drainage channels and basin bottoms are graded so that water drains toward an outlet and is not held for long enough to become stagnant. If wet patches do remain in other areas, this will be no worse than in parkland areas or backyards.

Fencing along the Southern Boundary

Officers do not support the installation of solid timber paling fences along the southern boundary of the shared pathway/buffer reserve. The existing reserve abutting the southern edge of the Estuary Estate has been developed without the installation of solid fencing, rather favouring the standard rural post and wire fencing. This reserve is to be landscaped with vegetation to provide screening between the private land and the reserve, whilst maintaining casual surveillance. Experience in Armstrong Creek growth area is that passive open space between residential and farming areas is not fenced with solid fencing. Management of fencing during subdivision construction, particularly for any land south of Walkers Road, will be a matter for consideration in a construction management plan. Change to the amendment is not recommended.

Other Matters

Submitters to the south of the rezoning area have raised the need to upgrade and seal Como Road and the need to continue the footpath along Ash Road south of the rezoning area to the Lake Connewarre lookout.

DEPI has noted that the since the rezoning application was prepared, Amendment VC105 has come into effect and given this, DEPI recommends that the '*Flora and Fauna Assessment, and Net Gain Analysis Ash Road, Leopold'* prepared by Ecology Partners (July 2011) to support the rezoning be revised to conform to current standards. Whilst not vital to support the Amendment, an early revision will ensure that native vegetation information and required offsets will meet the Native Vegetation Policy *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013).

Officer Response

Como Road has a partial seal only at the eastern end where it meets Ash Road. Further works to upgrade Como Road are unlikely to be a priority for Council as other road upgrades across Geelong are more pressing in need. Should traffic conditions change for Como Road as development of the southern part of the rezoning area progresses, Council can evaluate priorities at that time, but for development in the northern area, any changes to Como Road are unnecessary. Owners in Como Road have the option of working together as a group and lobbying for a special rate and charge scheme to be prepared for a road upgrade at any time.

It is a long term view to extend the footpath along Ash Road south of the rezoning area to connect with the Lake Connewarre lookout. This will however require a critical mass of people in the area and it is premature to undertake this now.

Officers agree with the recommendation of DEPI on the need to update the environment report accompanying the rezoning application to ensure that it capable of being implemented in accordance with the new native vegetation policies. This can be undertaken post the independent panel hearing.

Environmental Implications

As the receiving waters for this area is Reedy Lake and Lake Connewarre which is part of a RAMSAR wetland, approval from the Federal Department of Environment is required under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The applicant has separately lodged an application with the Commonwealth with reference to potential impacts to listed RAMSAR wetlands. The assessment under that Act is progressing but no time frame for approval has been given. It is not anticipated there will be any significant implications for the rezoning as this process was similarly undertaken for the adjoining Estuary Estate a few years ago. Any conditions/requirements from a Commonwealth approval could be accommodated within the DPO Schedule prior to its adoption.

It is proposed to construct two retarding/bio retention basins in the area having regard to water sensitive urban design guidelines. The system will direct the 1 in 100 year stormwater runoff to these basins which will retard outflows and treat the water before discharging downstream.

Several remnant trees that are in poor condition will be lost as part of this development. Offsets for lost native vegetation will be required offsite as part of the DPO.

The Development Plan Overlay schedule includes requirements relating to protection of remnant vegetation and management of stormwater to prevent downstream pollution.

The Leopold Structure Plan states that: "*Land on the Bellarine Peninsula including Leopold has a history of potato growing and in some cases this included the use of dieldrin and DDT. Council must be satisfied there are no contamination issues with the land in accordance with Ministerial Direction No. 1 – Potentially Contaminated Land. An Environmental Audit Overlay may be required as part of a rezoning proposal to satisfy this requirement.*"

A technique that has been used in the Jetty Road growth area in Drysdale/Clifton Springs includes a requirement in the Development Plan Overlay for the contamination issues to be addressed prior to the approval of a development plan. This technique avoids the use of an Environmental Audit Overlay as part of the rezoning process.

Financial Implications

The draft Shared Infrastructure Funding Plan (SIFP) identifies all the capital financial requirements for the provision of infrastructure across the Ash Road west growth area. The draft SIFP details the specifics of the development contributions to relevant infrastructure and spread across all properties affected by the amendment. In exceptional circumstance if developers are unable to deliver the works in-kind, development contributions will be collected by Council and works delivered by Council.

The costs associated with a Panel Hearing will be met by the proponent of the Amendment.

Policy/Legal/Statutory Implications

The Amendment is consistent with the State Planning Policy implementing the objectives and strategies of Clause 11 Settlement, (in particular Urban Growth Clause 11.02, Open Space Clause 11.03 and Regional Development Clause 11.05), Clause 12.01 Biodiversity, Clause 15 Built Environment & Heritage, Clause 16 Housing and Clause 19 Infrastructure.

The Amendment also is consistent with the Local Planning Policy Framework, in particular Clause 21.06 *Settlement & Housing* identifies Leopold as one of the City's designated primary urban growth areas. Clause 21.14 *The Bellarine Peninsula* sets out objectives and strategies for development of the Peninsula and each of the towns as contained in the adopted Structure Plans. The proposed rezoning is consistent with the adopted 2013 Leopold Structure Plan and as such is consistent with Clause 21.14 of the LPPF, both advocating that the area be rezoned for conventional residential development.

The Amendment is also consistent with a range of other environmental, infrastructure, developer contributions and open space policies contained in the MSS.

Alignment to City Plan

The Amendment supports the *Growing our Economy* and *Sustainable Built and Natural Environment* strategic directions of City Plan.

The rezoning will maintain the supply of residential land in Leopold, and will facilitate investment in an area identified in Council's Municipal Strategic Statement for growth.

The Development Plan Overlay Schedule and Shared Infrastructure Funding Plan promote development of a sustainable built environment. This will be achieved by delivering local parks, integrated management of stormwater and open space, additions to the Leopold Strategic Footpath network and development contributions for community infrastructure.

Officer Direct or Indirect Interest

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

Risk Assessment

The Amendment is accompanied by a Shared Infrastructure Funding Plan that will either have developers build and provide the infrastructure as the area develops or if all endeavours to achieve this are exhausted, provide the equivalent funds to Council to provide and construct at a later time. There is a risk that developers may not deliver the infrastructure and that Council will need to undertake this.

Social Considerations

The Leopold Structure Plan, which supports this Amendment, has addressed the social implications of identifying areas for future growth.

Development of the subject land will add to the Leopold Strategic Footpath Network, provide local open space and is proximate to the sub-regional sporting facilities developed in the Estuary Estate.

A community infrastructure contribution of $900 per residential lot will also be gained with allocation to infrastructure in the Leopold area.

The response to the submissions has considered the impacts of the Amendment on the existing property owners and their residences and changes have been made to reduce the areas of conflict.

Human Rights Charter

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

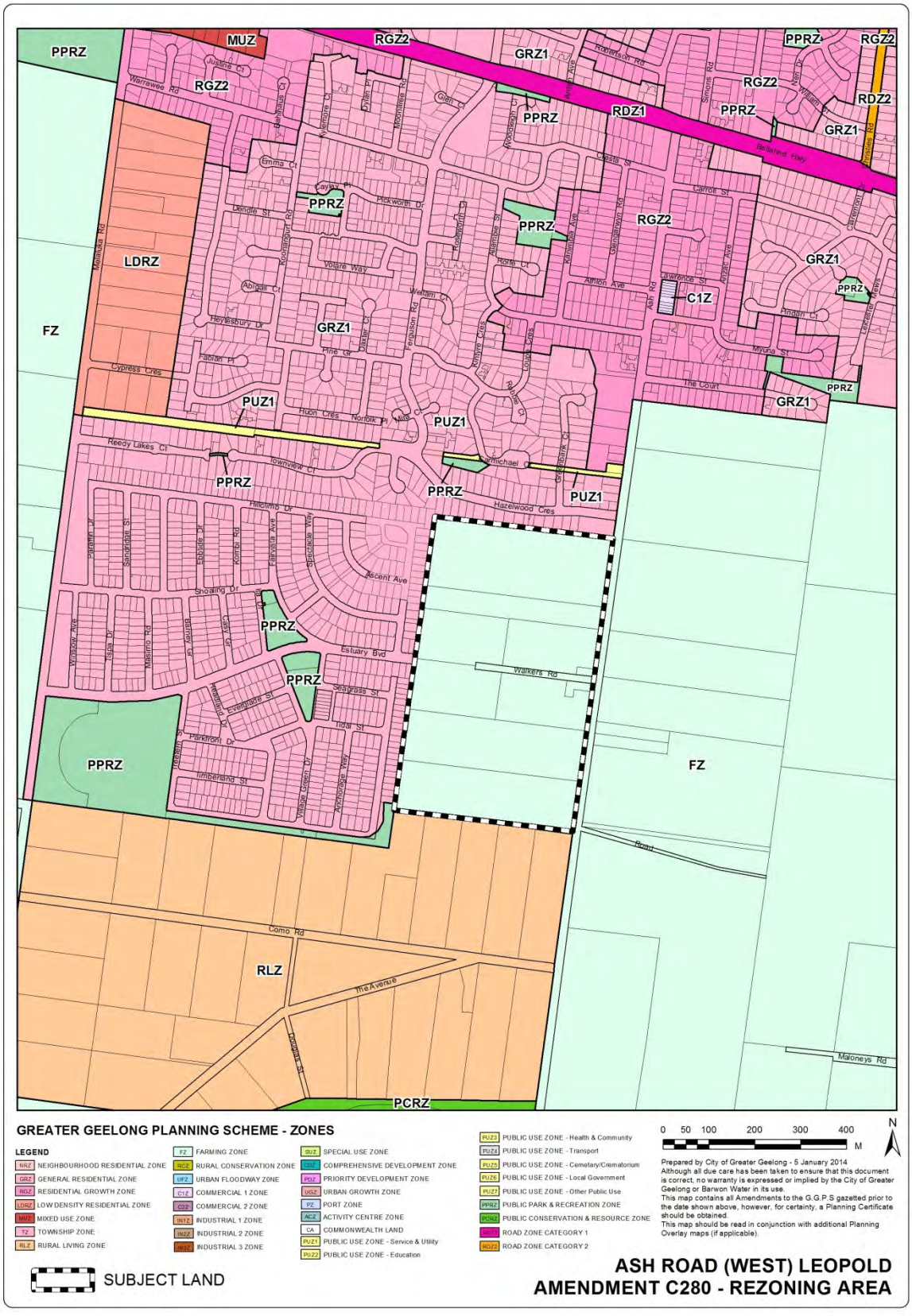
Consultation and Communication

The Amendment has been exhibited in accordance with the provisions of the Planning and Environment Act 1987 to provide for full public comment. A key element of the exhibition process included written notification to all landowners affected by the Amendment. At the conclusion of the exhibition period, officers contacted all landowners within the rezoning that had not made a submission to enquire whether one would be forthcoming and to also explain that for them to be a party to any Independent Panel Hearing, they should lodge a submission. Two landowners took up this suggestion and made submissions.

Follow up meetings have been held with all submitters whose land is being rezoned by this Amendment to discuss their submissions and possible changes to respond to their submissions.

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

Appendix 1 – Subject Land



GREATER GEELONG PLANNING SCHEME - ZONES

LEGEND

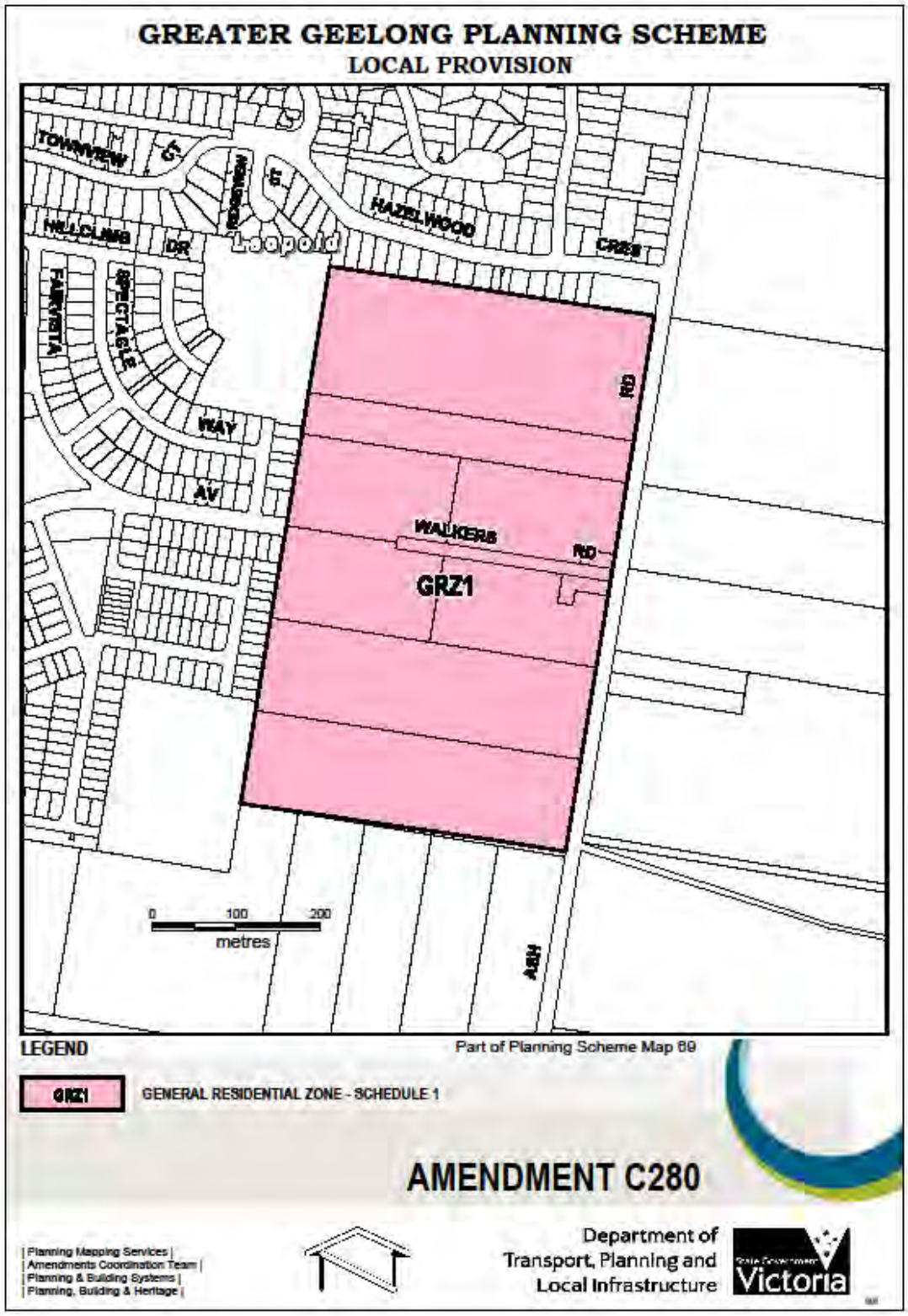
- NRZ NEIGHBOURHOOD RESIDENTIAL ZONE
- GRZ GENERAL RESIDENTIAL ZONE
- RGZ RESIDENTIAL GROWTH ZONE
- LDRZ LOW DENSITY RESIDENTIAL ZONE
- MUZ MIXED USE ZONE
- TZ TOWNSHIP ZONE
- RLZ RURAL LIVING ZONE
- FZ FARMING ZONE
- RCZ RURAL CONSERVATION ZONE
- UFZ URBAN FLOODWAY ZONE
- C1Z COMMERCIAL 1 ZONE
- C2Z COMMERCIAL 2 ZONE
- IN1Z INDUSTRIAL 1 ZONE
- IN2Z INDUSTRIAL 2 ZONE
- IN3Z INDUSTRIAL 3 ZONE
- SUZ SPECIAL USE ZONE
- CDZ COMPREHENSIVE DEVELOPMENT ZONE
- PDZ PRIORITY DEVELOPMENT ZONE
- UGZ URBAN GROWTH ZONE
- PZ PORT ZONE
- ACZ ACTIVITY CENTRE ZONE
- CA COMMONWEALTH LAND
- PUZ1 PUBLIC USE ZONE - Service & Utility
- PUZ2 PUBLIC USE ZONE - Education
- PUZ3 PUBLIC USE ZONE - Health & Community
- PUZ4 PUBLIC USE ZONE - Transport
- PUZ5 PUBLIC USE ZONE - Cemetary/Crematorium
- PUZ6 PUBLIC USE ZONE - Local Government
- PUZ7 PUBLIC USE ZONE - Other Public Use
- PPRZ PUBLIC PARK & RECREATION ZONE
- PCRZ PUBLIC CONSERVATION & RESOURCE ZONE
- RDZ1 ROAD ZONE CATEGORY 1
- RDZ2 ROAD ZONE CATEGORY 2

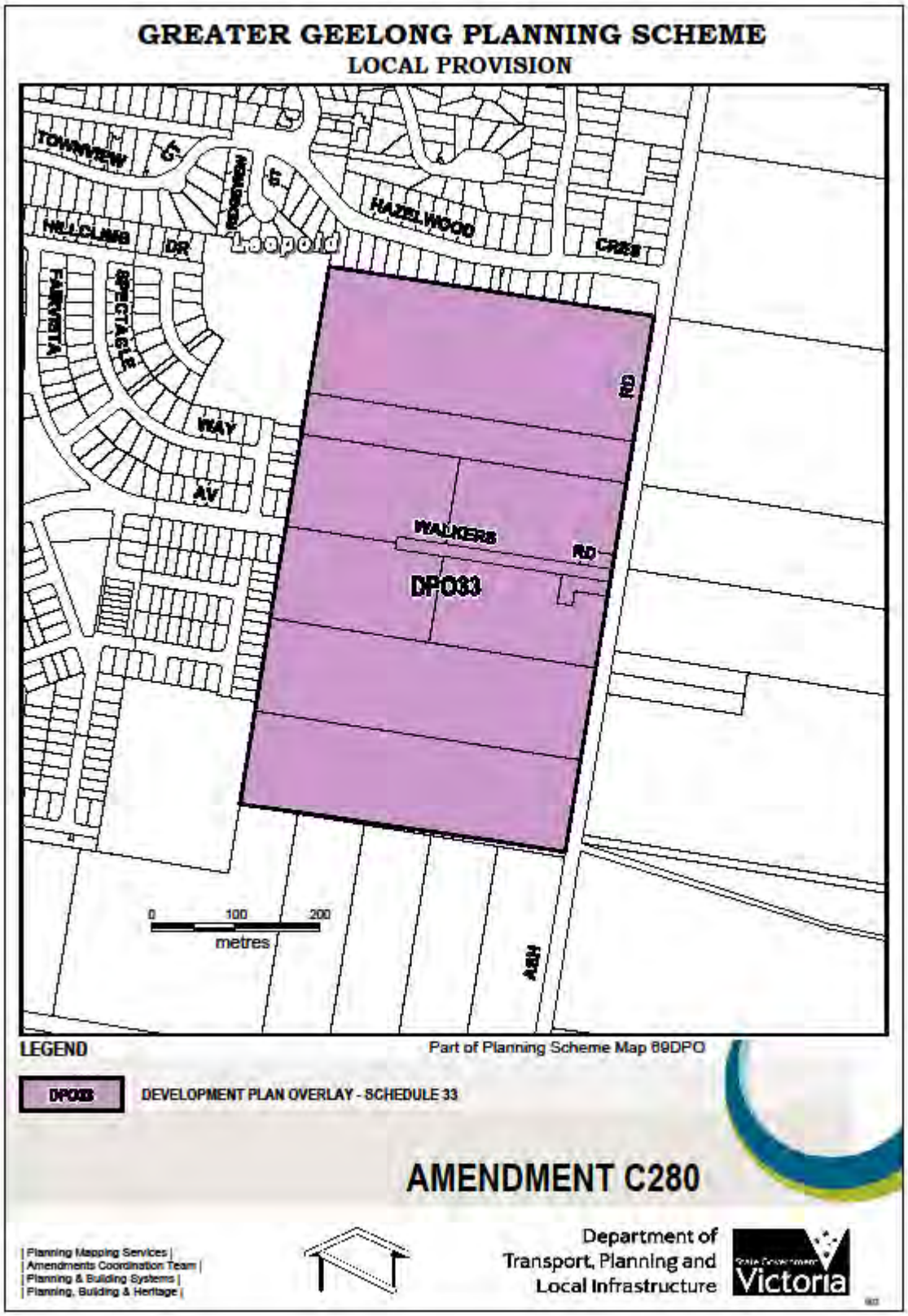
ASH ROAD (WEST) LEOPOLD
AMENDMENT C280 - REZONING AREA

Appendix 2 – Aerial View of Subject Land



Appendix 3 – Exhibited Amendment




GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
TOWNVIEW
HILLCLIMB
DR
Leopold
HAZELWOOD
CRES
FAIRVISTA
SPECTACLE
WAY
AV
RD
WALKERS
RD
DPO33
0
100
200
metres
ASH
LEGEND
Part of Planning Scheme Map 69DPO
DPO33
DEVELOPMENT PLAN OVERLAY - SCHEDULE 33
AMENDMENT C280
| Planning Mapping Services |
| Amendments Coordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |
Department of
Transport, Planning and
Local Infrastructure
Victoria

SCHEDULE 33 TO THE DEVELOPMENT PLAN OVERLAY

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Shown on the planning scheme map as **DPO33**

ASH ROAD WEST, LEOPOLD

This Schedule applies to the area on the west side of Ash Road.

The aim of this Schedule is to ensure that development occurs in accordance with broad development principles as shown in the Ash Road West Outline Development Plan 2014 and to ensure delivery of essential community infrastructure as set out in the Ash Road Final Shared Infrastructure Funding Plan.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been approved for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing buildings and works or development.

2.0 Conditions and requirements for permits

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A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan, Ash Road Final Shared Infrastructure Funding Plan.

A permit for subdivision as it relates to 21-29 Walkers Road must contain a condition for the preparation of a Cultural Heritage Management Plan.

A permit for subdivision must include conditions relating to:

- The outcomes of the assessment of the proposed action against matters of national environmental significance listed under the En*vironment Protection and Biodiversity Conservation Act 1999*, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

A permit for subdivision must contain a condition which requires the owner to enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide development contributions for:

- Road works;
- Drainage works;
- Public open space; and
- Community infrastructure;

as outlined in the approved Development Plan and Ash Road Shared Infrastructure Funding Plan.

3.0 Requirements for development plan

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Separate development plans may be prepared and approved for land to the north and south of Walkers Road.

The Development Plan can be implemented in stages.

The Development Plan may be amended with the approval of the responsible authority.

The Development Plan must be generally in accordance with the Ash Road West Outline Development Plan as shown in clause 4.0 and include the following:

An **Urban Design Masterplan** that includes:

- The location of all proposed land uses including roads, public open space, drainage reserves, and other known authority reserves;
- Contours of land at 0.5m intervals;

- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types. The layout is to maximise solar efficiency to as many lots as possible;
- Lots to have a frontage to Ash Road to avoid rear fences fronting Ash Road;
- A walking and cycling network which will provide;
  - a continuous shared pedestrian and cycle path along the Ash Road frontage
  - an appropriate interface to rural living lots located to the south of the site, designed to operate as a recreational link for pedestrians and cyclists;
- Public open space, including the basin reserves, with street frontages on at least two boundaries. Where possible, open space should not be bordered by back fences;
- Opportunities to locate any medium density development adjacent to open space areas; and
- The stages by which the development of the land is to proceed.

A **Road Network and Traffic Management Plan** that includes:-

- An internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site;
- Upgrade of the existing section of Walkers Road to the same standard and cross section as Estuary Boulevard;
- Extension of Walkers Road westward to seamlessly link with Estuary Boulevard to the west;
- Identification of upgrades to the external road network to the satisfaction of the responsibly authority including;
  - Upgrade to the Ash Road / Bellarine Highway intersection to meet VicRoads standards
  - Upgrade of Ash Road to urban standard
- Traffic Management controls for the internal road network.
- Details of the Ash Road/Walkers Road upgraded intersection treatment and intersection treatments for any new roads connecting directly into Ash Road.

The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit.

An **Integrated Water Management Plan** that takes an integrated approach to stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Reference to:
  - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;
  - Clause 56-07 of the Greater Geelong Planning Scheme;
  - City of Greater Geelong Stormwater Management Plan, 2002;
  - The Infrastructure Design Manual and associated Design Notes.
- A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact.
- A Water Sensitive Urban Design that:
  - Demonstrates the methods of collection, treatment and disposal of stormwater run-off in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment.
  - Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan.
  - Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.
  - Includes relevant outcomes of the assessment of the proposed action against matters of national environmental significance listed under the En*vironment Protection and*

Biodiversity Conservation Act 1999, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

An **Open Space and Landscape Masterplan** that includes:

- An open space contribution (in cash or land or a combination of cash and land) to a minimum of 10% of the developable residential land. Land credited as Public Open Space must be unencumbered and useable. Encumbered land shall not be credited as Public Open Space. (The northern basin reserve is an entirely encumbered reserve, whilst the area of the southern basin reserve above the 1:100 year event can be credited as public open space.)
- A 2.5 metre wide concrete shared pedestrian/cycle path within a minimum 15 metre wide reserve along the southern boundary of the site, connecting to the path in the Estuary Estate.
- A pocket park to protect the remnant River Red Gum in the north west corner of the site incorporating a built structure free space, circular in shape, which measures 10 metres in radius from the trunk of the tree to accommodate the expanding canopy and root zone of the tree. Development in the vicinity is to ensure that the installation of any services doesn't compromise the structural root zone (SRZ) of the tree;
- A Landscape Masterplan for all areas of Public Open Space (including linear linkages and WSUD basins) detailing proposed planting and the location of proposed improvements;
- Plans for all open space areas showing the location of proposed improvements including playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems, drinking fountains, drainage lines and detention basins.
- The extensive use, where possible, of local indigenous plant species throughout the development site; and
- The Open Space and Landscape Masterplan is to ensure that areas set aside for useable public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas shall accord with Crime Prevention Through Environmental Design (CPTED) principles.

A **Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

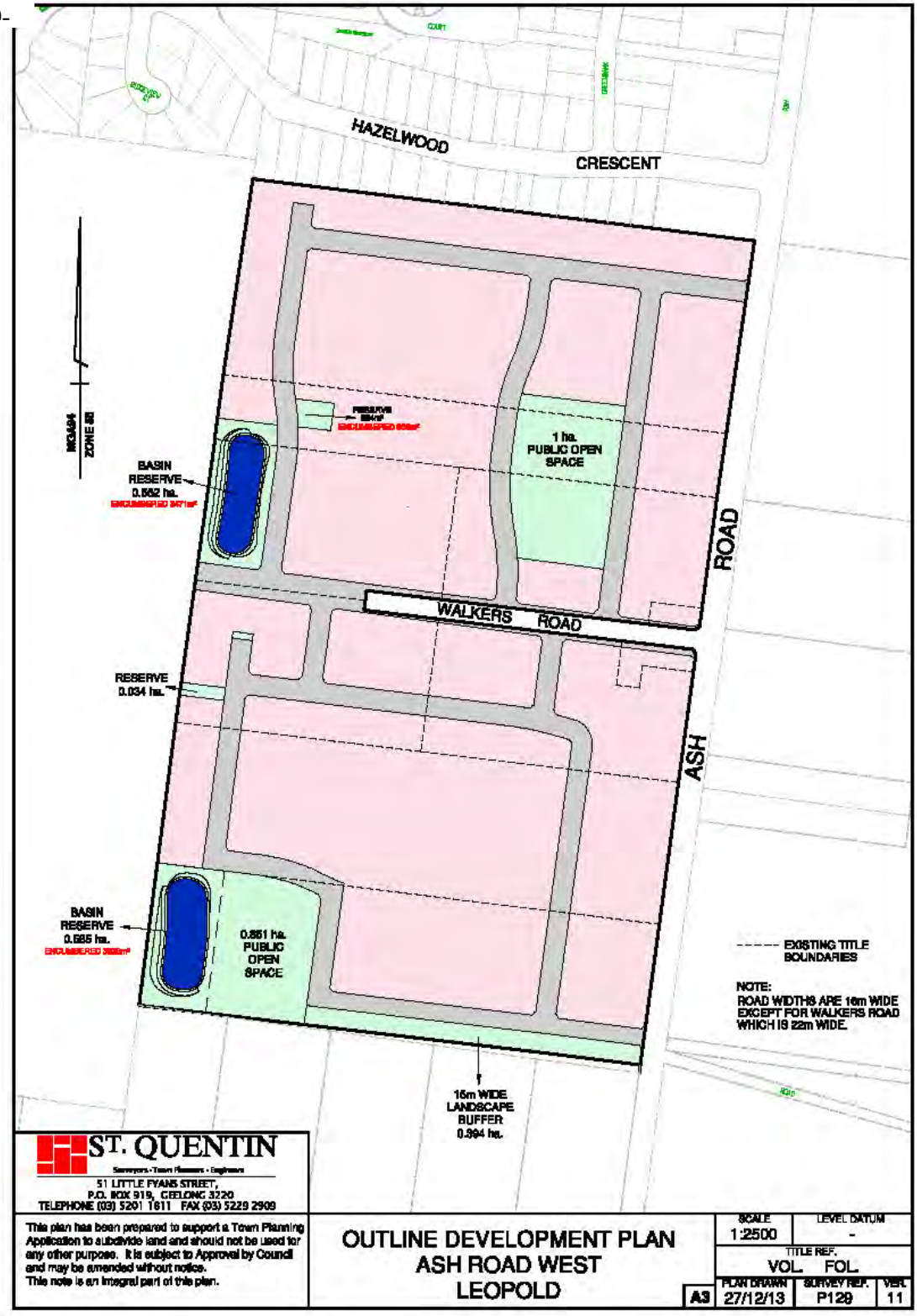
An **Environmental Assessment** that must include:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council. If the responsible authority is satisfied that significant levels of contamination have been found:
  - 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 the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

A **Final Shared Infrastructure Funding Plan** (to be identified as the Ash Road Final Shared Infrastructure Funding Plan) which updates as necessary the Draft Shared Infrastructure Funding Plan.

4.0 Ash Road West Outline Development Plan

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Appendix 4 – Summary of Submissions

Submitter Name	Address	Summary of Submission
Barwon Water	P O Box 659 GEELONG VIC 3220	• Rezoning is in line with Structure Plan. • Potable water can be supplied via a high level feeder along Ash and Walkers Roads. • Majority of area is directly serviced by gravity sewer and is in catchment 1. • Two small areas in north and south corners will require pumping into the existing network and are in catchments 2 and 3. These will flow into a new sewer pump station and pumped by rising mains into the sewer in Estuary Boulevard and Walkers Road. • Funding of these will be administered as part the Essential Services Commission requirements at time of the Barwon Water offer to service stages of the proposed development.
Black, Jennifer	19 Hazelwood Crescent LEOPOLD VIC 3224	• No objection. • Offers comments about mosquito management for the health and well being of the area.
Carter, Simon & Earl	21-29 Walkers Road LEOPOLD VIC 3224	• Proponent advised at initial meeting he would incur all planning and the upgrade of Ash Road intersection costs. The costs have now been passed onto properties with no consultation and this is unfair and deceitful. • Documents do not cover all information required and contain out of date information and includes some excessive costings. • A holistic plan is required. Walkers Road upgrade plans and costings are not included with adjoining land owners advised they will be responsible for the costs of this infrastructure. • Walkers Road costs should be included as a shared costs as some owners will have to give up land for widening, it is a connector road, will allow access for Estuary Estate homes to access Ash Road and will be a bus route and services run along the southern side. • Residents should be provided with the estimated road costs, a traffic report on proposed use, and an explanation of why Ash Road intersection needs to be upgraded and part of the shared contributions when Walkers Road is not.
Corangamite Catchment Management Authority – Dr Geoff Taylor, Floodplain Statutory Manager	64 Dennis Street COLAC VIC 3250	• No objection • Notes that based on available information there are no known designated waterways or mapped floodplain at the site, but doesn't mane site is not subject to flooding during significant weather events. • CCMA satisfied that as part of the DPO a detailed assessment of the flood hydrology and hydraulics will be undertaken and addressed.

Submitter Name	Address	Summary of Submission
		• Stormwater will be required to be retarded and treated back to pre-development flows and that any necessary overland flow paths/floodway will need to meet best practice safety requirements. • Notes that consideration should be given to the recently released Australian Rainfall and Runoff-Safety Criteria
Colas, Ray	5 Birchbank Court LEOPOLD VIC 3224	• Owner of 22-30 Walkers Road. • Rezoning of 90-108 Ash Road required the support of all the landowners in order to be viable as a development. • Landowners were of view that the developers were interested in purchasing land parcels, and agreed that the rezoning was a good idea and would allow developers to act on their behalf. • Information or consultation from developers was not available until presented by Council at information session. • Applicant has presented an efficient plan for their land and allocated open space to other landowners, impacting on land values and making them less commercially attractive. • Lack of interest from developers means that 9 owners will have to become 'developers' to proceed, with limited funds and resources to extract from their land. • Council needs to revisit compensation package to ensure all landowners fair equally with no individual gaining at the expense of another. • Land parcels with no encumbrances need to contribute to those that have the entire infrastructure allotted. • Collective value of development has not been proportioned fairly and impacts on some owners more severely.
Department of Primary Industries, Geoff Brooks, Manager Regional Planning Approvals, Barwon South West Region	P O Box 103 GEELONG VIC 3220	• Amendment mostly reflects the 2012 pre-exhibition input from DEPI. Suggested approach for phased construction of stormwater infrastructure elements is not clear but notes could be addressed more directly at subdivision. • With changes brought about by approval of VC105 in the intervening period, the *"Flora and Fauna Assessment, and Net Gain Analysis Ash Road, Leopold*" prepared by Ecology Partners (July 2011) supporting the amendment application, should be revised to conform to current standard. Whilst not vital to support the amendment, early revision will ensure any required offsets and native vegetation information meets the *Native Vegetation Policy Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013).
EPA	State Government Offices	Has no concern with the amendment.

Submitter Name	Address	Summary of Submission
	Cnr Little Malop and Fenwick Streets GEELONG VIC 3220	
Fadgyas Planning Associates	P O Box 8182 NEWTOWN VIC 3220	• Acts for Dorothy Jones, owner and resident of 110 Ash Road Leopold. • Lack of consultation about the amendment. • Little justification for open space in ODP. Additional open space should be provided on the east side of Ash Road to provide centralized convenience to the wider catchment. • If needs to be in subject area, better located in north eastern corner. • Open space along the southern boundary has little logical or practical basis. • If northern open space retained then should be reshaped so that westerly abutting road is straightened out. • Small reserve for tree protection should be deleted as tree removed (was not local, indigenous or safe). • Constraint on development of land by open space requirements and road framework that limits the development of the property independently of other land/owners. • Seeks Council to resolve concerns rather than just refer straight to a panel.
Hewitt, Claire and Graham	30 Como Road LEOPOLD VIC 3224	• Will be adversely affected by rezoning. • Requests 1.8 m paling fence to be erected along full length of northern boundary of property to provide security and privacy. • Requests an enforceable commitment, with penalties, by the developers that adequate amounts of water is applied to dirt mounds on windy days; that earth moving is not undertaken on windy days; and that the site is regularly cleared of rubbish. Stage 1 of the development impacted them with massive amounts of dust and rubbish. • Council through permits require the developers, Urban Pacific Group, to include in their South Leopold Master Plan Stage 2 development the full costs of future sealing of Como Road. The development of this area will be the sole cause of increased traffic loads in the area and therefore primary pressure for sealing Como Road. Existing residents should not have to bear the financial burden caused by the subdivision.
Leen, John and Lyn	40 Como Road LEOPOLD VIC 3214	• Amendment will impact on semi-rural lifestyle of their property. • Security to north boundary vulnerable to theft and trespass from proposed adjoining open space pathway and road.

Submitter Name	Address	Summary of Submission
		• Pollution caused during construction of subdivision and houses from dust and rubbish, especially in strong winds. Previous experience with Estuary Estate was unsatisfactory. • Requests Council has a dedicated person responsible for liaison with residents and to enforce pollution fines. • Requests developers (at their expense) to erect a 2.4 metre high timber fence across full extent of rear of property prior to any construction works.
Lyons, F.S & R.A.	P O Box 162 QUEENSCLIFF VIC 3225	• Previous experience with the Estuary Estate was rubbish from the development sites blown onto their land. • Concerned about people entering their property from the walking track. • Requests the developer to erect an 8ft wooden or mesh wire fence along their northern property boundary.
McCurdie, Steve and Ronda	133 Hillclimb Drive LEOPOLD VIC 3224	• No issues with proposed rezoning but have concerns about the development plan overlay. • Concerned about the location of northern basin above and within 10 metres of their house. • Concerned about the risk of overflow and is seeking guarantee that this will never occur. • Concerned that the basin will never undermine any part of their property in the future – seeks assurances now rather than recourse in the event of a future problem. • Council must be able to guarantee these two issues now or this drainage option should not proceed. • Drainage basin poses a risk for mosquito breeding. Establishing a mosquito breeding ground in middle of residential area is unacceptable. Strong control system from Council needs to be implemented as soon as basin is collecting water to control mosquitoes and rodents. • Land drying after rainfall can often have an offensive smell and with the capturing of 80% of total suspended solids in runoff, this will be left to degrade over time outside their house. • Council must implement control measures to ensure this doesn't happen in the middle of a residential area. If smells can't be eliminated then this drainage option should not proceed. • Engineering guidelines should ensure that existing properties do not endure additional water runoff during or after construction. • Dust control guidelines need to be more effective or policed better than was the case with development in the Estuary Estate in late 2013 and early 2014. People should be able to live normal lives with minimal disruption. • Construction hours should be confined to 7.30am to 6pm and no operations on weekends or public holidays, inclusive of any on-site activity. • Council should nominate a staff member to be contacted by the public to investigate and

Submitter Name	Address	Summary of Submission
		breaches of these guidelines and enforce compliance.
Mifsud, Paul and Mary	20 Como Road LEOPOLD VIC 3214	• Not opposed to the development. • Has concern for privacy from new estate and walkways, security and safety, noise and litter. • Requires at the developers expense, a minimum 2.1m high timber fence along their northern boundary.
Pohlman, John	44 The Avenue LEOPOLD VIC 3224	• Co-executor of father's estate at 191 Ash Road. • Does not support the rezoning of land south of 90-108 Ash Road to General Residential, instead the land should be rezoned to Rural Living. • Area has an essential rural flavour that complements the 'drop down' to Lake Connewarre and will detract from the view and feeling of the area. • Rezoning to Rural Living will ensure the applicant can still proceed to develop, Walkers Road will not have to be widened, small acreages will maintain rural nature whilst allowing owners to sell portions of their land, reduced traffic on Ash Road, particularly to the established area to the north, precedent of rural living in the area, land should not be left in Farming Zone as is all below minimum lot size. • Makes some general comments about the services and infrastructure in the area. Whilst there has been much subdivision in the area there have been not much improvements to the neighbouring rural area, such as lack of footpaths, Ash Road south of Hazelwood remains a one lane road and Como Road remains unsealed. Wants to see this addressed with upgrades to infrastructure. • Does not want the upgrades to Ash Road to be done in a piecemeal way like what was done for Melaluka Road with the Estuary Estate development – wants to have it done in one hit.
Prosser, Gwen	7 Kerrins Court HIGHTON VIC 3216	• Owner and occupier of 118-128 Ash Road • Development plan overlay does not represent a 'fair and equitable' distribution of public open space. • Lack of consultation about the amendment. • Siting of 1 hectare open space north of Walkers Road disadvantages her land. At less than 5 acres, 24.3% of land is to be set aside for open space, whilst only 1.68% of proponent's 14 acre property is to be affected by open space. This severely limits the development potential of her land and is inconsistent with the objectives of Planning Victoria. • Development impact of this amount of open space would be the loss of about 8 potential lots and the compensation would only be the equivalent of 2 of these. • Open space could be moved anywhere north of Walkers Road and remain compliant with open

Submitter Name	Address	Summary of Submission
		space planning principles. • Suggests 2 possible alternatives: – either moving the 1 hectare block north of Walkers Road to the proposed northern internal road on property 1 of the development, or – moving the 1 hectare block 33 metres into property 1 to equitably straddle the boundaries of 3 lots, leaving 10% of her land as open space. • The middle north south road on the proposed ODP has a significant 'bulge' compromising the shape and size of 3 or 4 prime development blocks on her land. Should be straightened, and applicant has agreed. • Extension and widening of Walkers Road has not considered the two residences at the corner of Ash and Walkers Road, which would likely have to be demolished. • Existing family homes should be preserved when there are alternatives. • Proposed widening of Walkers Road will require an additional 3 metres to be taken from the southern boundary of her property, reducing the net development area, decreasing the value of her overall development. No compensation is mentioned in the documentation. • Shared Infrastructure Funding Plan does not include the costs of land and construction of Walkers Road, which should be as this is catering for a wider catchment and providing a wider benefit. Should be 50% funded by developers and 50% funded by Council. • Local 'hoon' activity may be encouraged by changes to Walkers Road. Walkers Road should be made into a Court or extended as a 16m wide internal road within the development. • Reroute the widened extension of Estuary Boulevard to Ash Road across vacant land to the south/east, primarily across properties 7and 8.
Prosser, Linda	7 Kerrins Court HIGHTON VIC 3216	• Owns land at 130 Ash Road for past 20 years – was grandparent's 30 year home before that. • Sole property asset of owner and widening of Walkers Road would affect financial livelihood with no possibility of recouping the loss. • Small lot of 680sqm and is unlikely to be developed. • Walkers Road has been a short no through road since the 1960s • No consultation with landowners about the extension and widening of Walkers Road to link to Estuary Boulevard and no acknowledgement of impacts in amendment documents. • Widening of Walkers Road to 22 metres would align against the front door and south facing wall/roof and driveway would have to be demolished. Better alternatives exist for a connector road from Estuary Boulevard to ash Road across vacant land to the south • Suggests two alternatives for achieving connector road:

Submitter Name	Address	Summary of Submission
		• Develop Walkers Road as a court with no through traffic, and re-route a connector road elsewhere in the development, most likely across vacant land to the south of Walkers Road or • Walkers Road could then be extended as an internal road, connecting to the internal north/south road adjacent to the basin reserve (remaining at 16 metres wide) and reroute the widened extension of Estuary Boulevard to Ash Road across vacant land to the south east. • Alternatives would discourage 'hoon' racing across the development. • Properties to the south east have minimal encumbrances so the re-routing of the connector road would not compromise any existing primary residences. • DPO33 should be amended to reflect these changes. • Property should be excluded from the SIFP as is a small, residential lot with no intention to be a developer. Would be disadvantaged by SIFP and S173 Agreement if forced to sell property in future, reducing the attractiveness of any sale. The contributions should be recalculated for the remaining properties.
Roberts, Lindley and Raelene	146-158 Ash Road LEOPOLD VIC 3224	• Supports the amendment as it applies to their property for the following reasons: • Property produces an income which will be ongoing • Amendment shows no major roads passing through their land and road access for neighbours is not via their land • neighbours will be able to develop their land independently whilst they continue to farm • sheds required for farming purposes can be retained regardless of surrounding developments • intend to remain in home of 34 years and have space for children and grandchildren to enjoy • Development plan allows their home and garden to remain unchanged regardless of surrounding developments.
Szakiel, Kazimierz	132 Ash Road LEOPOLD VIC 3224	• Owner/occupier of property for 40 years. • Not opposed in principle to the rezoning or expansion of Leopold's urban area but highlights concerns about the DPO and SIFP. • Dissatisfied with consultation with landowners in the area • DPO seriously impacts on the viability of his property as a residential lot and creates planning blight over the property until the full development of the Ash Road precinct is realised. An in ground swimming pool and garage would be destroyed and the fence line of Walkers Road would be aligned along the living room wall of the house. • Widening of Walkers Road is not accurately defined and will cause loss of amenity and residential viability of property. • Changes to the Walkers Road and Ash Road intersection are not adequately explained, costed

Submitter Name	Address	Summary of Submission
		or elaborated to be able to assess impact on his property. • Walkers Road will connect with the Estuary Estate and will allow access for 980 homes from the combined two estates, and provide a bus route, greatly increasing traffic volumes and noise affecting the peace and quite they enjoy in the area. • The widening and construction of Walkers Road and intersection treatments with Ash Road should be included as shared infrastructure items in the SIFP to enable him to be fairly and reasonably compensated. • The Stormwater Management Strategy and Services Report is fundamental to the assessment and allocation of costs for the SIFP. As it contains a different subdivision pattern to the plan proposed in the DPO, the costs associated with developing the area would be wrong but have been translated into the SIFP and applied to landowners. This should be amended and the SIFP and Amendment re-exhibited. • Questions the DPO provision for a separate development plan to be prepared to the north and south of Walkers Road given the need to widen this road. • Seeks a realignment of the Walkers road intersection with Ash Road to avoid his land and the property at 130 Ash Road, to be located either north or south of these properties.
Tract Consultants	P O Box 1716 GEELONG VIC 3220	• On behalf of the Maroulis Family at 160-172 Ash Road • In principle support for the rezoning but objections to some aspects of the DPO. • Seeks further consultation with landowners to achieve best possible planning outcome including equitable distribution of infrastructure. • Seeks changes to the DPO33: – to require public open space to be bounded by street frontages on three sides, except where fronting basin reserves – for the Road Network and Traffic Management Plan to contain some commentary supporting reduced road widths adjacent to public open space or drainage reserves. • Additional wording be added to the Integrated Water Management Plan requirements to ensure that the plan has regard for the potential impacts downstream of developing properties within the southern drainage catchment prior to the appropriate upgrading of the existing dam on their land, and that Council write to the property owners in the Estuary Estate regarding the risks and hazards associated with the southern dam and how Council is mitigating any potential risks and or halt the construction of the properties adjacent to the dam until the proposed water basin is constructed. • Open Space and Landscape Master Plan be modified to co-located the northern public open

Submitter Name	Address	Summary of Submission
		space with the northern drainage reserves and capture the land containing the River Red Gum, and reduced the southern 15m wide buffer reserve to a 6m landscape buffer with a 2.5m shared path, as this is an excessive impost on the land owner. • Southern basin is unnecessarily oversized and should be re-designed based on the SMEC Urban Pre-Development Drainage design which recommended a Q100 value of 1.170cumecs. This could be achieved by increasing the outlet pipe capacity. • SIFP does not have due regard for the equitable sharing of infrastructure. Some landowners are significantly advantaged by the location of infrastructure, with this owner having 41.7% of their land encumbered by infrastructure compared with the applicant (1.7%) and the other largest landowner (0%), with other percentages in between. • The SIFP should be clarified to ensure that indexation is appropriate informed by a revised land valuation. • The SIFP should be updated to include half of the cost of road construction adjacent to public reserves as recommended in the Stormwater Management Strategy and Services Report. • The planning costs in the SIFP are not an agreed shared cost, claiming that the applicant was to bear all the planning costs associated with the amendment and this was agreed with all the landowners. These should be removed from the SIFP and wholly apportioned to the proponent. • The community contribution per residential lot should be removed from the SIFP and required to be paid at the time of building permits being issued for dwellings within the development plan area. • The Land Valuation Report has included assumptions that affect the land valuations prepared for the largest properties to the south of Walkers Road and which are lower than that for the proponent's land. This should be addressed and the valuation rates per hectare locked in at a rate in line with the northern properties. Specific amounts are proposed in the submission. • The ODP should be changed to relocate the southern open space to ensure a 400m walking catchment is still achieved, to provide maximized street frontages and to improve the equitable arrangement of infrastructure. An alternate design proposes that the southern open space be relocated further north so that it sites primarily on the property known as 146-158 Ash Road.
VicRoads	P O Box 775 GEELONG VIC 3220	No objection.
Wathaurung Aboriginal	P O Box 734 BALLARAT VIC	• Notes the approval cultural heritage management plan for all of the area except 21-29 Walkers

Submitter Name	Address	Summary of Submission
Corporation	3353	Road • Notes identification of 4 isolated artefacts • Notes management recommendations for the reburial in open space near southern site boundary • Land at 21-29 Walkers Road is an area of cultural heritage sensitivity and an approved CHMP will be required prior to any subdivision • Attached plan showing area of sensitivity

5. AMENDMENT C309 LOW DENSITY RESIDENTIAL ZONE REVIEW - CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT

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

Purpose

This report considers the Panel Report on Amendment C309 and recommends adoption of the amendment with changes.

Summary

- The Amendment proposes to implement into the Planning Scheme the outcomes of the Low Density Residential Zone (LDRZ) Review 2013.
- The Amendment applies to land in the Low Density Residential Zone (LDRZ) across 19 sites in the municipality. As exhibited, the amendment proposes to rezone each of these sites to either LDRZ1 (minimum lot size 0.4ha) or LDRZ2 (minimum lot size 0.2ha).
- The Amendment also amends Clause 22.04 Discretionary Uses in Rural Living and Low Density Residential Zones to change the title, widen the application of the policy, and add a new objective and policy.
- Council initiated the Amendment following State Government reforms to the residential zones which amended the default subdivision size for land in the LDRZ which is connected to reticulated sewerage to 0.2ha, previously 0.4ha.
- Amendment C309 was placed on public exhibition from 19 June to 21 July 2014. Forty seven submissions were received of which 8 either supported or offered no objection and 39 of which objected to the Amendment.
- Council considered the submissions at its meeting on 23 September 2014 supporting changes to the exhibited amendment to include the Cityview Drive area in Wandana Heights, the Cypress Court area in Leopold and the southern part of the Huntingdon Street area in Drysdale in LDRZ2 and to include the Tanderra Court area in Clifton Springs in LDRZ1 rather than LDRZ2.
- With these changes supported, Council resolved to refer the unresolved submissions to an Independent Panel appointed by the Minister for Planning.
- Having considered the amendment, submissions and presentations put to it, the Panel has recommended the Amendment be adopted with changes supported by Council.

Cr Heagney moved, Cr Ellis seconded -

That Council:

1) adopt Amendment C309 in the form outlined in Appendix 2 of this report; and

2) submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval.

Carried.

Background

Council is the proponent for Amendment C309 and initiated the Amendment following reforms to the residential zones which amended the default subdivision size for land in the LDRZ which is connected to reticulated sewerage to 0.2ha, previously 0.4ha. The Victoria Planning Provisions (VPPs) allow for Councils to include schedules to apply to the LDRZ for a different minimum subdivision size where special circumstances apply.

Council assessed all areas of LDRZ across the municipality in its *Low Density Residential Zone Review 2013*, and recommended which areas could be included in the new minimum subdivision area of 0.2ha, and which would be in 0.4ha because of other special circumstances.

Each area was reviewed in the context of planning policy, planning scheme provisions, known drainage and flooding issues, fire prone land, existing lot sizes including the ability to further subdivide and the location of significant vegetation

The Review found that there are significant drainage issues within many of the LDRZ area. The drainage infrastructure for these areas has typically been designed to accommodate average lot sizes of 0.4ha, with infrastructure in these areas often consisting of earth swales or cut off drains, directing overland flows to similar low capacity table drains in the road reserve. Increases in hard surface areas through additional dwellings, buildings, paving, driveways etc can result in increased runoff and additional demand on the drainage system. Other issues affecting further subdivision of LDRZ areas include flooding and the potential loss of significant vegetation.

Of the 15 areas with access to sewer the Review recommended five to have the minimum subdivision area reduced to 0.2ha. Council later resolved to apply the LDRZ1 to the City View Drive area in Wandana Heights, and the exhibited Amendment consequently shows four areas proposed in the LDRZ2.

Discussion

Amendment C309 was placed on exhibition between 19 June and 21 July 2014. Notices were placed in the Geelong Advertiser, the Independent and sent to all relevant public authorities and prescribed Ministers.

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

The key issues raised in objecting submissions included concern that areas connected to reticulated sewerage were not being included in LDRZ2, that retention of the LDRZ1 in some areas was an inefficient use of land, that the Wandana Heights area should be include in LDRZ2 as recommended by Council's Review, and that the Tanderra Court area should not be in included in LDRZ2 but rather in LDRZ1. The majority of opposing submissions were from resident landowners of the Tanderra Court area.

The issues raised in the submissions were considered by Council at its meeting on 23 September 2014. After considering the submissions, Council resolved to make changes to the Amendment. These changes included applying LDRZ2 to the Cityview Drive area in Wandana Heights, the Cypress Court area in Leopold and the southern part of the Huntingdon Street area in Drysdale, and to apply LDRZ1 to the Tanderra Court area in Clifton Springs. These post-exhibited changes resolved 35 of the 39 objecting submissions.

Council resolved to refer all unresolved submissions to an Independent Panel appointed by the Minister for Planning.

The issues raised by the remaining submitters were as follows:

- Barrabool Crescent area, Leopold – the land complies with the criteria for LDRZ2, and drainage issues can be managed by design.
- Coppards Road West area, Moolap – land is appropriate for higher density development and drainage issues can be dealt with.
- Belle Vue Drive area, Ocean Grove – LDRZ1 is an inefficient use of land and infrastructure, disputes that there are drainage constraints and disputes there are streetscape or vegetation impact constraints.

A Directions Hearing on 20 October 2014 was conducted at Council offices in Geelong. This was followed by the Panel Hearing on 11 November 2014.

The Panel submitted its report to Council on 27 November 2014.

The Panel drew the following conclusions on the areas of dispute as follows:

Barrabool Crescent area, Leopold

"The Panel notes that the Leopold Structure Plan envisages higher density residential development in this area. Any such rezoning would need to be the subject of a separate planning scheme amendment.

The Panel accepts Council's submission that future urban consolidation in this area at General Residential Zone densities is likely to be more viable if larger lot sizes are retained in the short term. Further subdivision now to 0.2ha lots would likely compromise future subdivision layouts, resulting in lower lot yields. Solutions to drainage issues are also likely to be more feasible if shared over a greater number of lots."

"The Panel concludes that the land in the Barrabool Crescent area, Leopold should be zoned LDRZ1."

Coppards Road West area, Moolap

"The Panel notes the significant cost of providing drainage infrastructure in the Coppards Road West area and accepts Council's advice that this is a barrier to further subdivision."

"The Panel concludes that the land in the Coppards Road West area, should be zoned LDRZ1."

Belle Vue Drive area, Ocean Grove

"Based on the information presented to the Panel by Mr Payne, the Panel believes that Council may have overstated the potential number of lots that could realistically be subdivided if the area was in the LDRZ2. The extent of drainage issues that would arise from any further subdivision of this area is not clear. The Panel has not been presented with any evidence that there would be an impact on 'significant environmental or landscape attributes' if the land was to be zoned LDRZ2.

The Panel notes that Council is currently reviewing structure plans in this area, and believes that it would be appropriate to include a review of the Belle Vue Drive area, and potentially other LDRZ areas north of Ocean Grove, to investigate more fully what the impacts on drainage, vegetation and landscape attributes would be if the area was further subdivided.

In the meantime, the LDRZ1 should be applied."

"The Panel concludes that the land in the Belle Vue Drive area, Ocean Grove should be zoned LDRZ1.

The Panel concludes that there is insufficient information at this time to determine whether this area, and other LDRZ areas north of Ocean Grove, have potential for further subdivision. Council should consider further investigation of this issue in any review of structure plans for the area."

The Panel report recommends that the Amendment including the changes supported by Council be adopted. Its overall conclusions are that:

"The Panel has reviewed the work undertaken by Council to review each of the 19 areas of LDRZ land in the City of Greater Geelong and is satisfied that the LDRZ1 or LDRZ2 have been appropriately applied in each case, taking into account the post-exhibition changes proposed by Council.

Based on the reasons as set out in Chapters 3, 4 and 5, the Panel finds that each of the 'disputed' areas should remain in the LDRZ1, at least until further work demonstrates that a different zone or schedule is more appropriate."

The Panel goes on to recommend:

"that Amendment C309 to the Greater Geelong Planning Scheme be adopted as exhibited subject to the following changes as proposed post-exhibition by Council and as shown in Appendix B of this report:

a) Include the City View Drive area of Wandana Heights in the LDRZ2
b) Include the Cypress Court area of Leopold in the LDRZ2 (southern part of Melaluka Road area)
c) Include the southern part of the Huntingdon Street area in Drysdale in the Low Density Residential Zone 2
d) Include the Tanderra Court area in Clifton Springs in the LDRZ1"

A copy of the Panel's report has previously been circulated to all Councillors. Appendix 1 is the Executive Summary of the Panel's report.

The Panel's recommendations are supported and reflect the changes to the amendment that Council supported in response to the submissions. Appendix 2 is the Amendment recommended for adoption, including the changes recommended by the Panel.

Environmental Implications

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

Financial Implications

There are no financial implications arsing from adoption of this amendment.

Policy/Legal/Statutory Implications

The Panel has supported the amendment including the post-exhibition changes supported by Council.

Alignment to City Plan

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

Officer Direct or Indirect Interest

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

Risk Assessment

The adoption of this amendment is considered to be low risk.

Social Considerations

Amendment C309 is unlikely to result in any adverse social impacts on adjoining land owners. A planning permit will be required to subdivide land, at which time any amenity impacts on the surrounding area will be assessed.

Human Rights Charter

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

Consultation and Communication

The Amendment has been exhibited in accordance with the provisions of the Planning and Environment Act and exemptions provided by the Minister for Planning. All submitters were provided with an opportunity to submit written submissions to an Independent Panel appointed by the Minister for Planning.

APPENDIX 1 – EXTRACT FROM PANEL REPORT

Executive Summary

(i) Summary

Amendment C309 (the Amendment) to the Greater Geelong Planning Scheme applies to land in the Low Density Residential Zone (LDRZ) across 19 sites in the City of Greater Geelong. The Amendment, as exhibited, proposes to rezone each of these sites to either LDRZ1 (minimum lot size 0.4ha) or LDRZ2 (minimum lot size 0.2ha).

The Amendment also amends Clause 22.04 *Discretionary Uses in Rural Living and Low Density Residential Zones* to change the title, widen the application of the policy, and add a new objective and policy.

Greater Geelong City Council initiated the Amendment following reforms to the residential zones which amended the default subdivision size for land in the LDRZ which is connected to reticulated sewerage to 0.2ha, previously 0.4ha.

Council conducted a review of all areas of LDRZ across the municipality in its *Low Density Residential Zone Review 2013*. The Review recommended areas to be included in the new minimum subdivision area of 0.2ha, and which should retain 0.4ha because of other special circumstances. Of the fifteen areas reviewed with connection to sewer, or potential to easily connect, the Amendment, as exhibited, proposed four to have the minimum subdivision area reduced to 0.2ha.

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

In response to submissions, Council proposed to change the Amendment to include the Tanderra Court area in Clifton Springs in the LDRZ1 rather than LDRZ2. Council also determined to include the City View Drive area in Wandana Heights, the Cypress Court area in Leopold, and part of the Huntingdon Street area in Drysdale in the LDRZ2, rather than LDRZ1.

These post-exhibition changes resolved 35 of those 39 objecting submissions, leaving four unresolved submissions referred to the Panel. A Panel comprising Trevor McCullough was appointed under delegation from the Minister for Planning to consider the unresolved submissions.

The main issues raised by the remaining submitters, all requesting the LDRZ2 be applied on their land, were as follows:

- Land complies with the criteria for LDRZ2
- Drainage issues can be managed
- LDRZ1 is an inefficient use of land and infrastructure.

Based on the reasons as set out in this report, the Panel finds that each of the 'disputed' areas should remain in the LDRZ1, at least until further work demonstrates that a different zone or schedule is more appropriate.

The Panel has reviewed general issues in relation to the strategic context of the Amendment, and provides an assessment of these matters.

The Panel is satisfied that the LDRZ1 or LDRZ2 have been appropriately applied to each LDRZ area, taking into account the post-exhibition changes proposed by Council.

(ii) Recommendation

The Panel recommends that Amendment C309 to the Greater Geelong Planning Scheme be adopted as exhibited subject to the following changes as proposed post-exhibition by Council and as shown in Appendix B of this report:

a) Include the City View Drive area of Wandana Heights in the Low Density Residential Zone 2

b) Include the Cypress Court area of Leopold in the LDRZ2 (southern part of Melaluka Road area)

c) Include the southern part of the Huntingdon Street area in Drysdale in the LDRZ2

d) Include the Tanderra Court area in Clifton Springs in the LDRZ1

APPENDIX 2 – AMENDMENT TO BE ADOPTED

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C309

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 15 attached maps.

Zoning Maps

5. Planning Scheme Map Nos.18, 19, 41, 42, 43, 47, 56, 57, 59, 60, 69, 81, 82, 87 and 88 are amended in the manner shown on the 15 attached maps marked "Greater Geelong Planning Scheme, Amendment C309".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

6. In Local Planning Policy Framework – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.

7. In Zones – Clause 32.03, replace Schedule (unnumbered) with a new Schedule 1 in the form of the attached document.

8. In Zones – following Clause 32.03, insert a new Schedule 2 in the form of the attached document.

End of document

22.04 USE AND DEVELOPMENT ~~DISCRETIONARY USES~~ IN RURAL LIVING AND LOW DENSITY RESIDENTIAL AREAS

28/01/2010
Proposed C309### ~~C129(Part 1)~~

This policy applies to use and development applications in the Rural Living and Low Density Residential Zones.

Policy Basis

The Rural Living Zone provides for residential use in a semi-rural environment and provides the opportunity to establish small hobby farms. There are expectations that the amenity of rural living areas will be high, at least the same as for any other form of residential zone.

The Low Density Residential Zone provides for low density residential development on lots with an area of around 0.4 hectares. The zone has been provided at selected locations as a means of preserving identified environmental characteristics such as high-quality vegetation or to ensure effective disposal of either wastewater or stormwater drainage. Low density residential locations are often constrained by servicing issues.

The Rural Living Zone and the Low Density Residential Zone are similar in that they are not intended as locations to accommodate large-scale urban uses which accommodate large numbers of people and generate traffic and car parking demand. These sorts of urban uses should be directed to urban zones.

Rural living and low density residential areas are also unsuitable for activities that can cause severe amenity problems, particularly through noise nuisances, such as animal boarding. Such uses are likely to require large land holdings and greater separation from nearby dwellings to ensure that there is no intrusion on neighbours that is detrimental to their amenity. Accordingly these uses are more suitable to establishing in the Farming Zone.

The density of development in the Rural Living Zone and Low Density Residential Zone is typically low with only one dwelling on each allotment. Further intensification of the dwelling density in these zones is inconsistent with the purpose of the zones and may lead to expectations for smaller lot subdivision which is not supported.

Objectives

- To protect the amenity of rural living and low density residential locations from activities incompatible with the primary residential purpose of the zones.
- To maintain the semi rural and low density character of these locations.
- To protect areas of high environmental quality.
- To ensure effective disposal of wastewater and stormwater drainage.
- To ensure the subdivision of land creates lots which have a clearly identifiable street frontage.

Policy

Where a permit is required for a use or development including subdivision, it is policy to:

- Discourage uses which are likely to disturb the residential amenity such as animal boarding and dog keeping.
- Discourage intensive urban activities providing accommodation for large numbers of people or which attract substantial numbers of visitors to a site.
- Discourage second dwellings on a lot.
- Require new vehicle access ways to have a minimum width of 4 metres where the length of the driveway exceeds 30 metres.
- Require new lots to have a minimum street frontage of 4 metres.

SCHEDULE 1 TO THE LOW DENSITY RESIDENTIAL ZONE

15/07/2013

Shown on the planning scheme map as **LDRZ1**.

	Land	Area
Minimum subdivision area (hectares).	All land	0.4ha

Dimensions above which a permit is required to construct an outbuilding
None specified

SCHEDULE 2 TO THE LOW DENSITY RESIDENTIAL ZONE

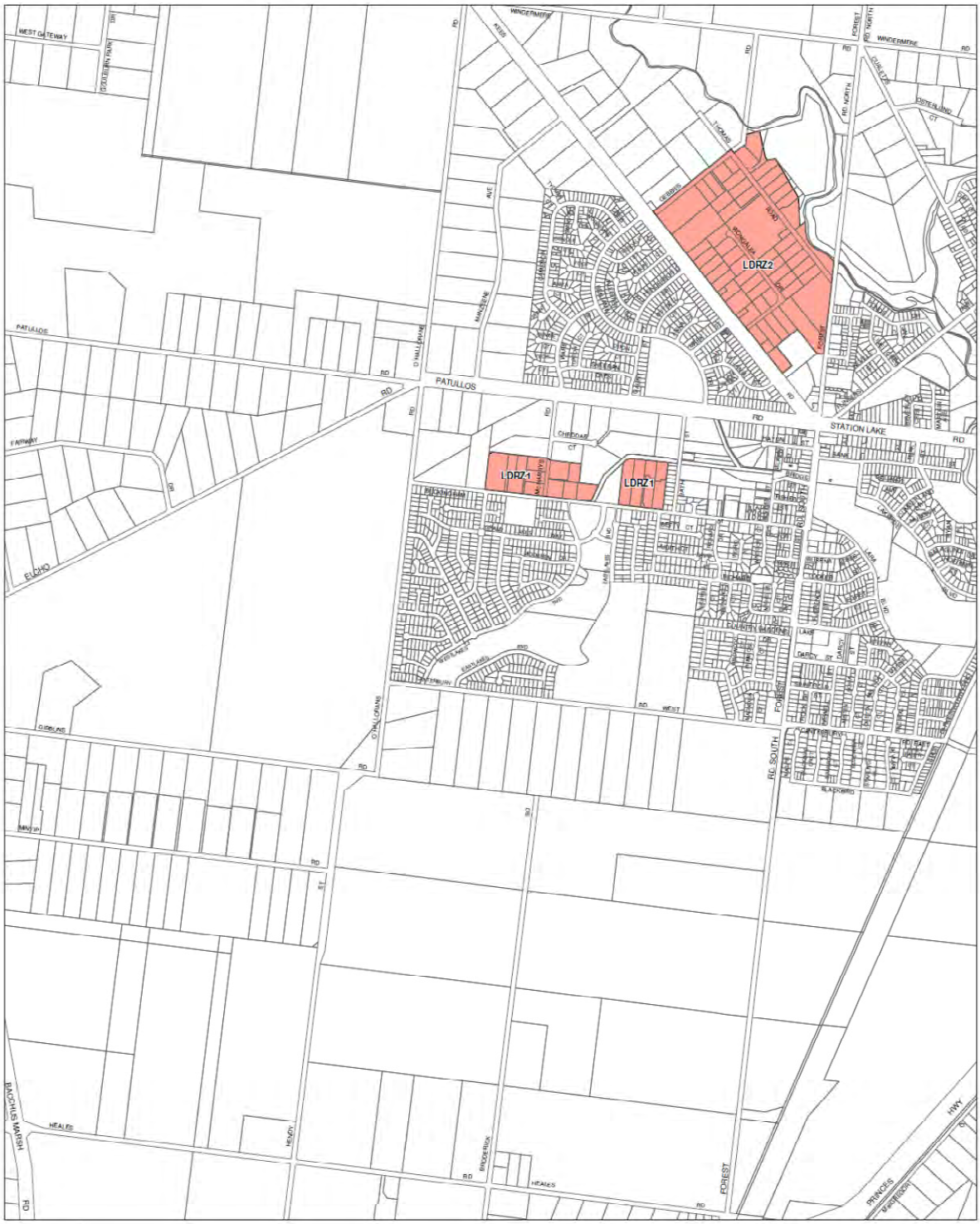
15/07/2013

Shown on the planning scheme map as **LDRZ2**.

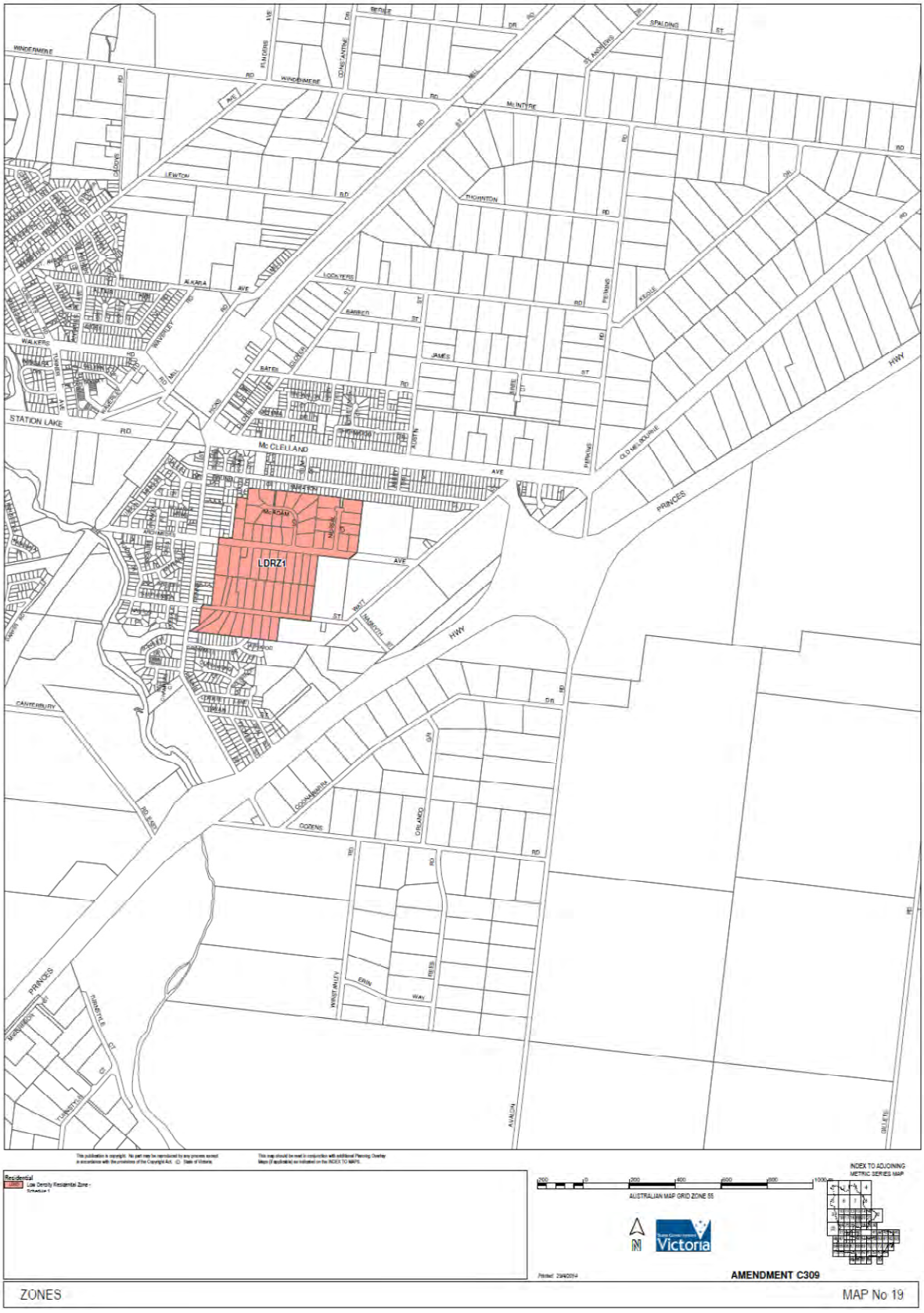
	Land	Area
Minimum subdivision area (hectares).	All land	0.2ha

Dimensions above which a permit is required to construct an outbuilding
None specified

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



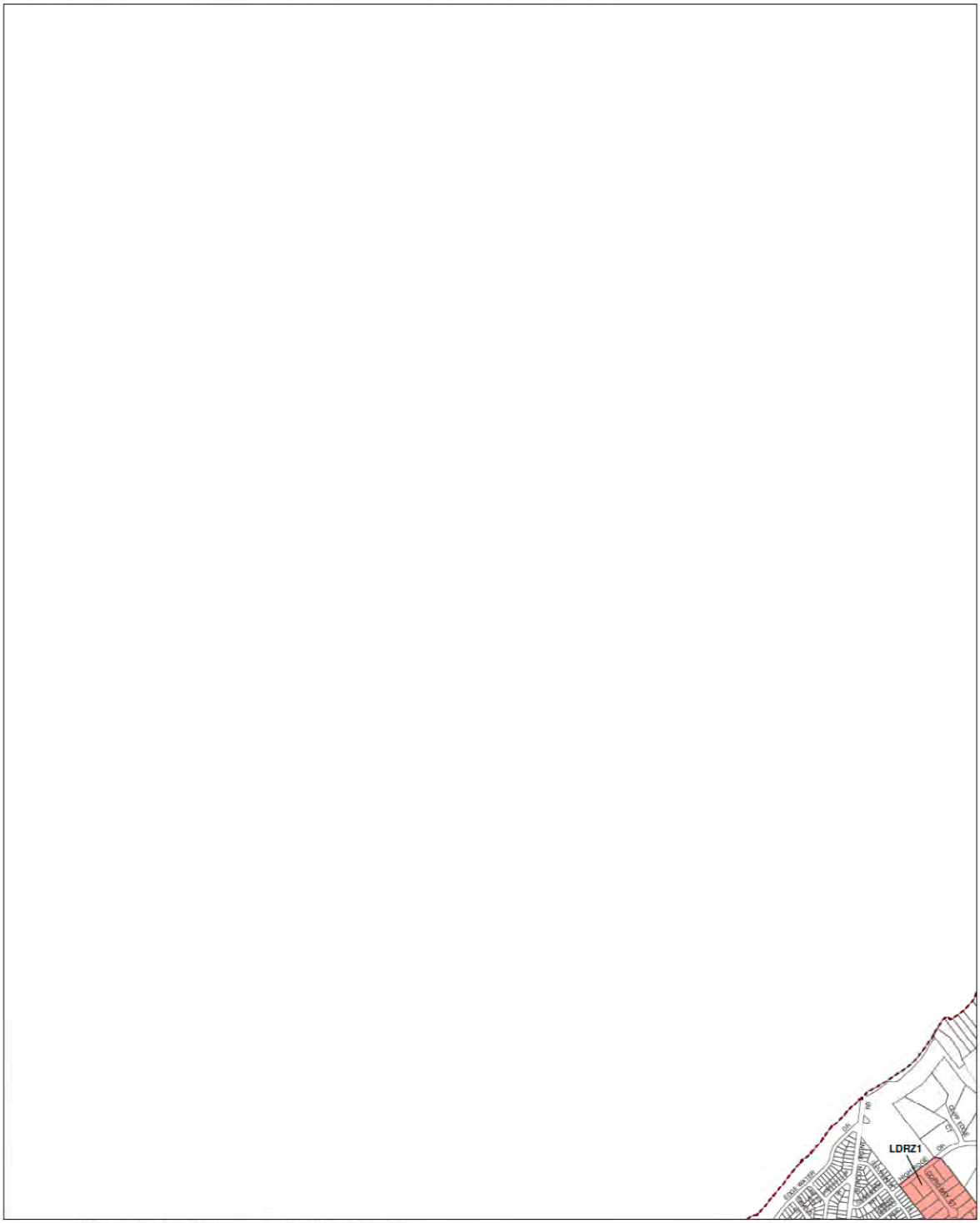
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



ZONES

MAP No 19

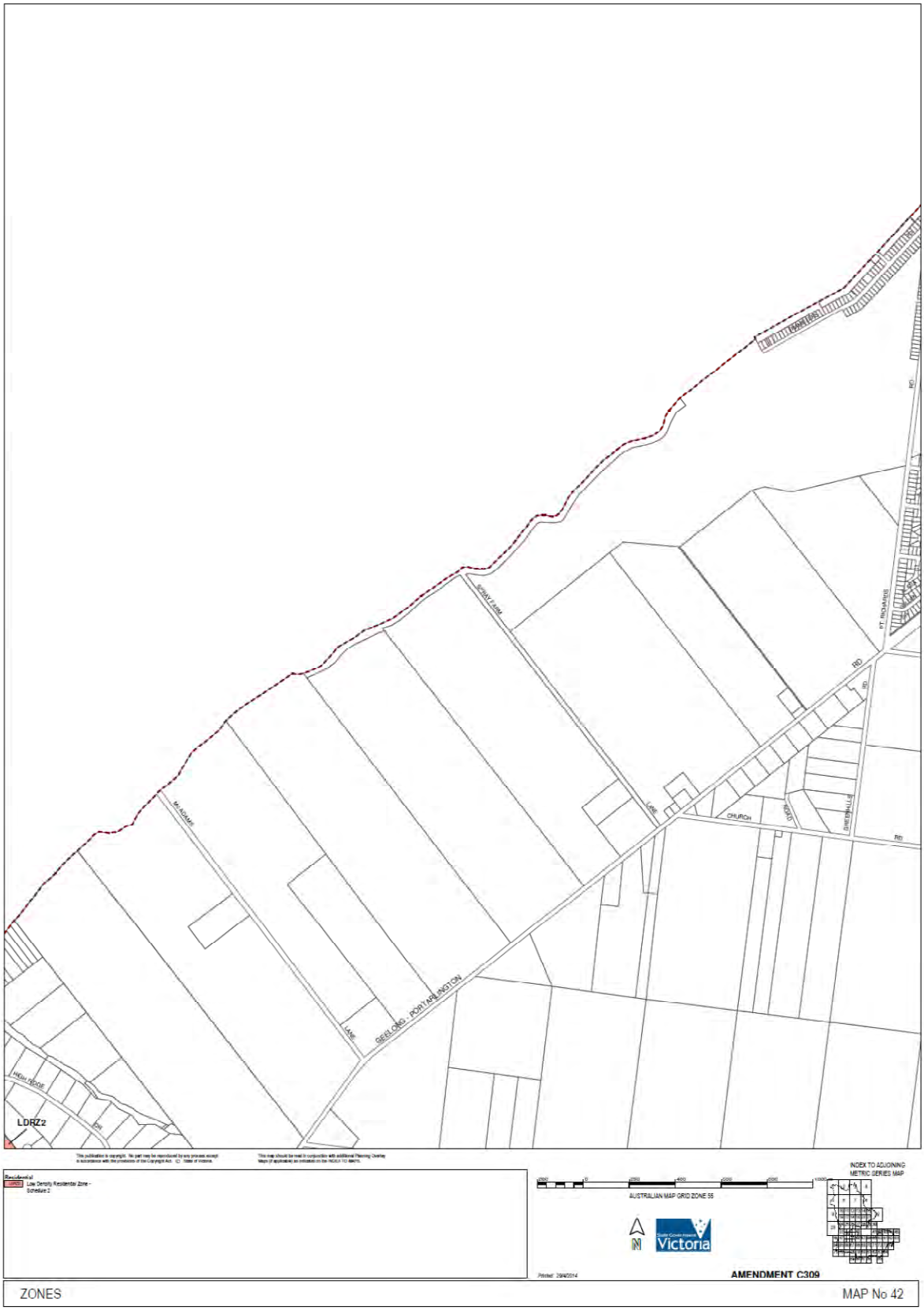
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



ZONES

MAP No 41

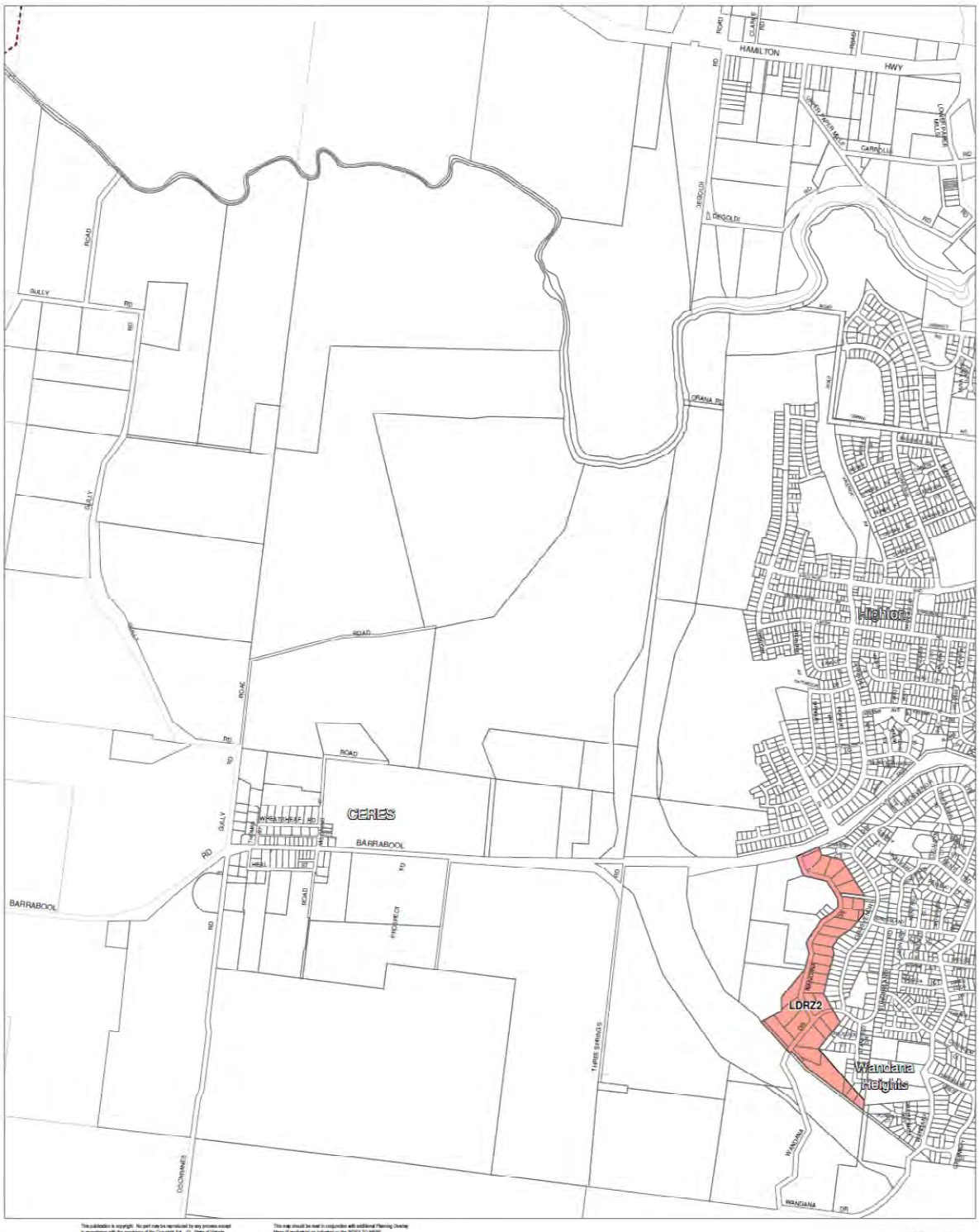
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

Residential
LDRZ Low Density Residential Zone - Schedule 2

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

N

Victoria

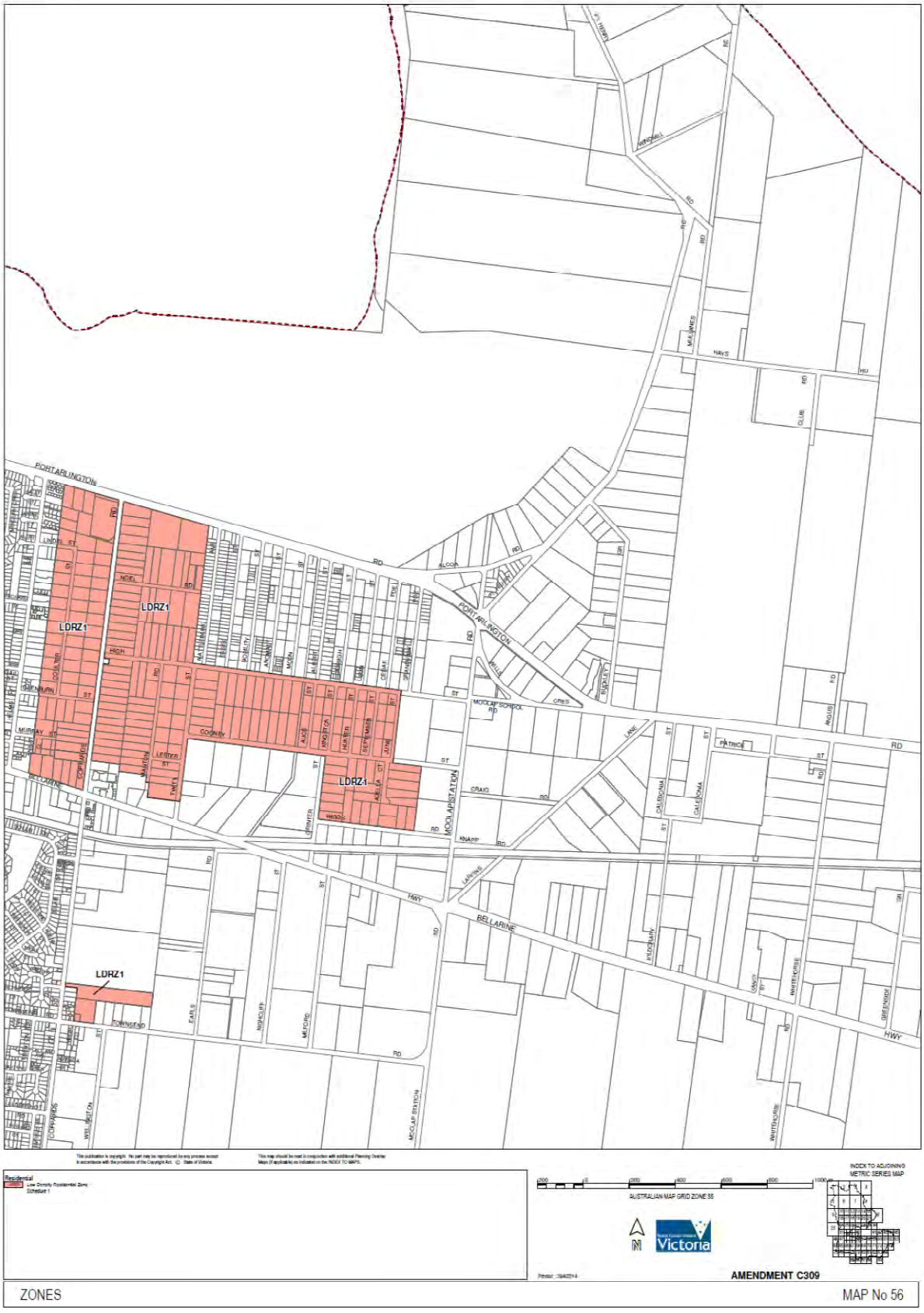
Printed: 28/08/2014

AMENDMENT C309

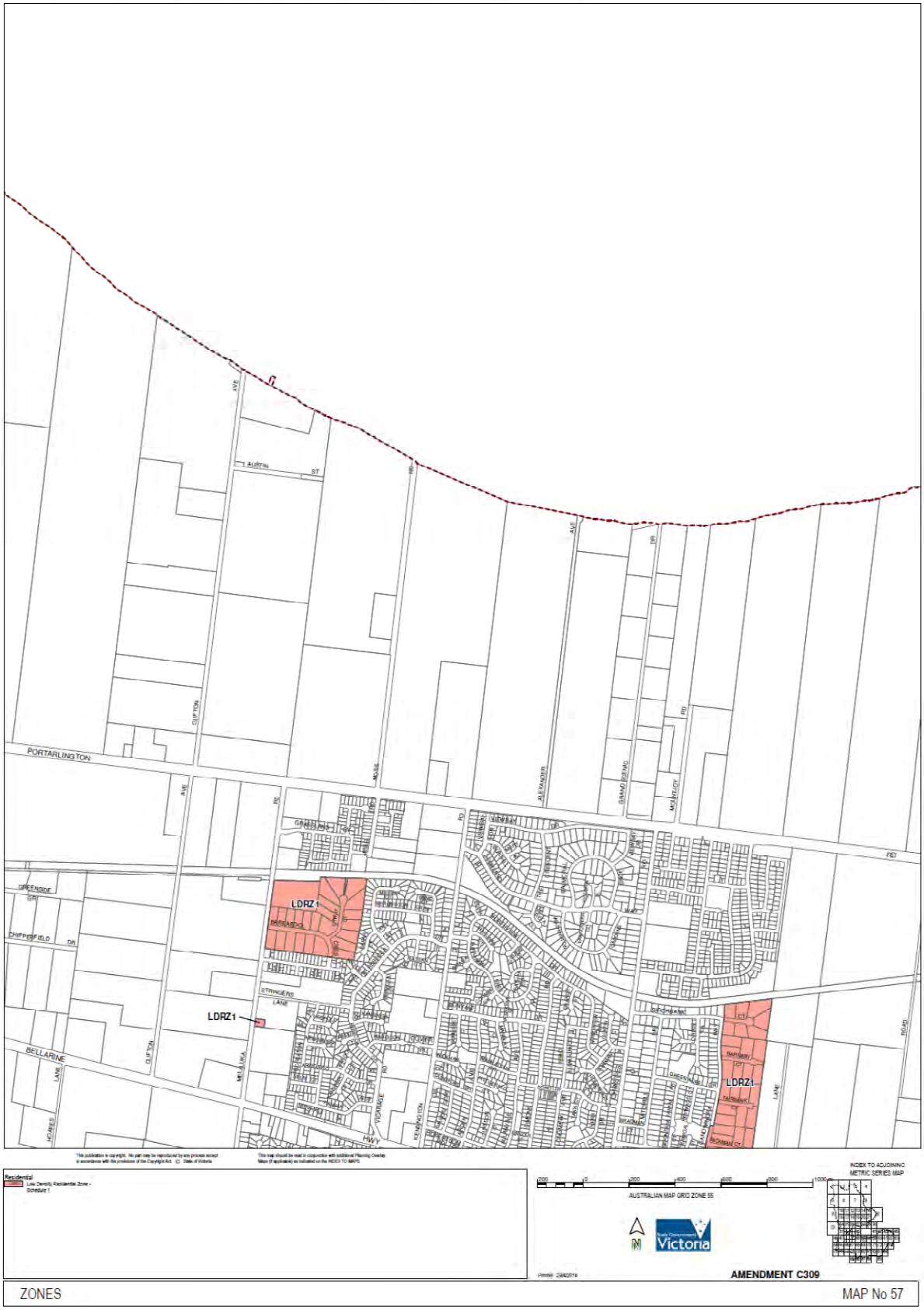
ZONES

MAP No 47

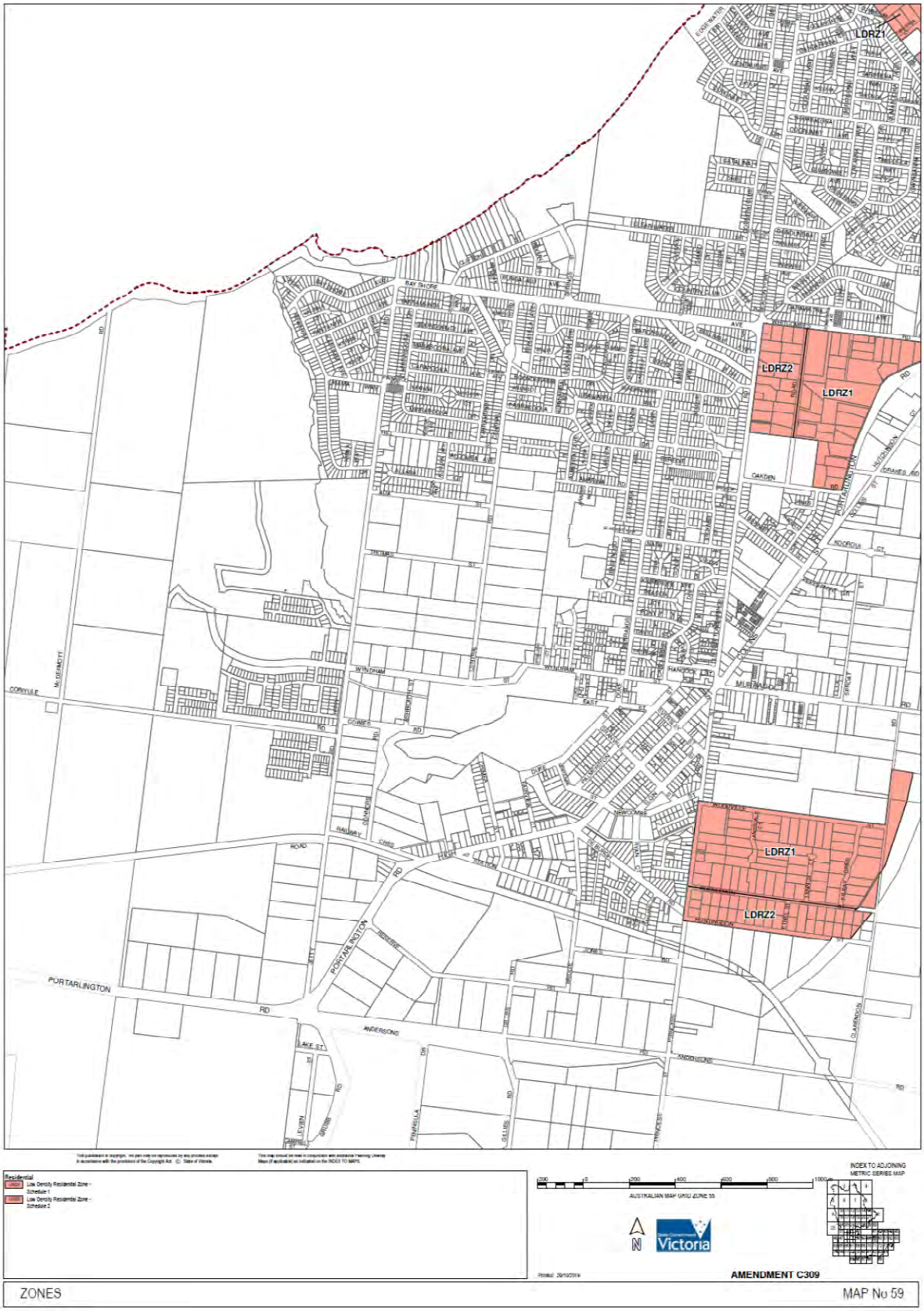
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



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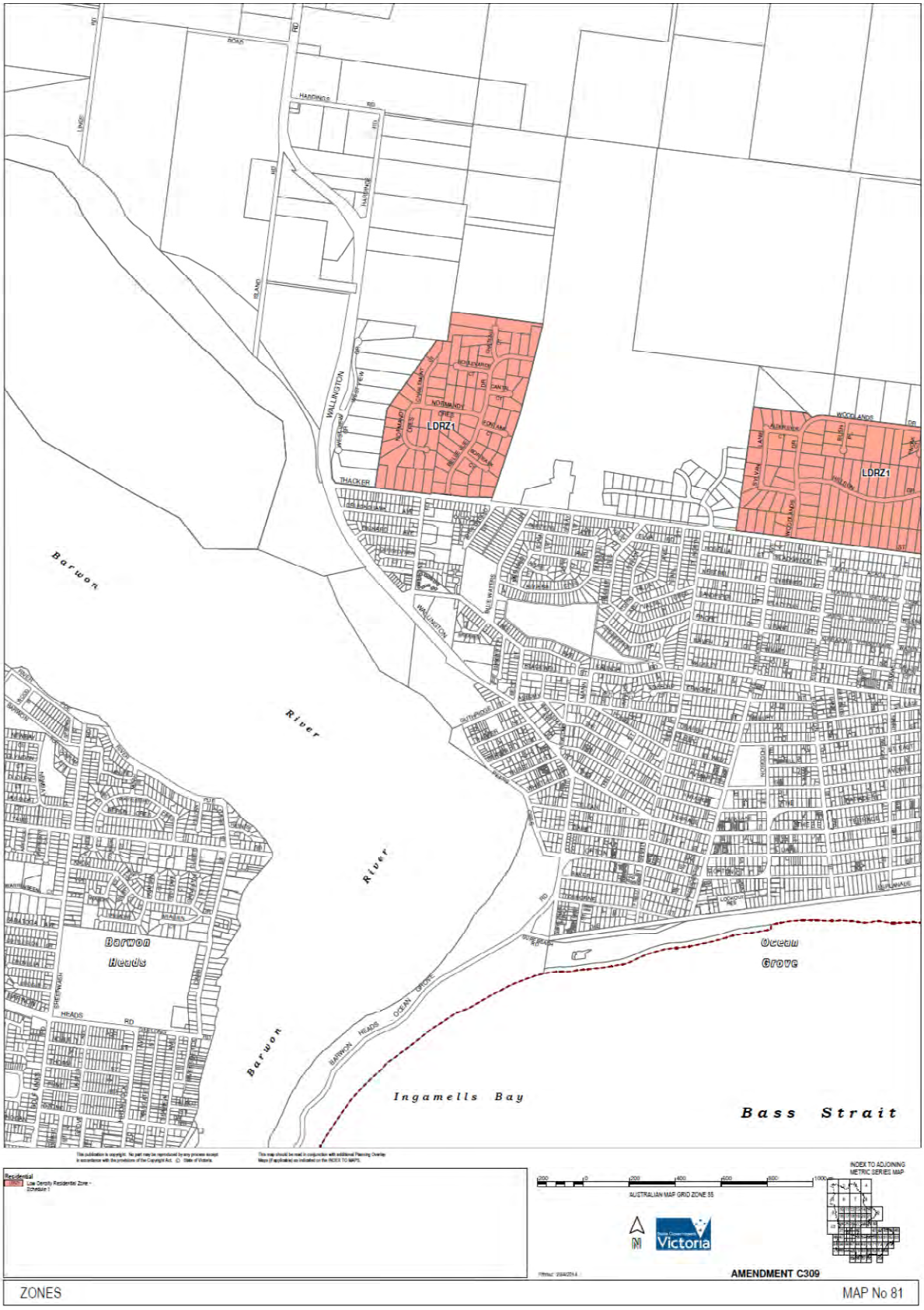
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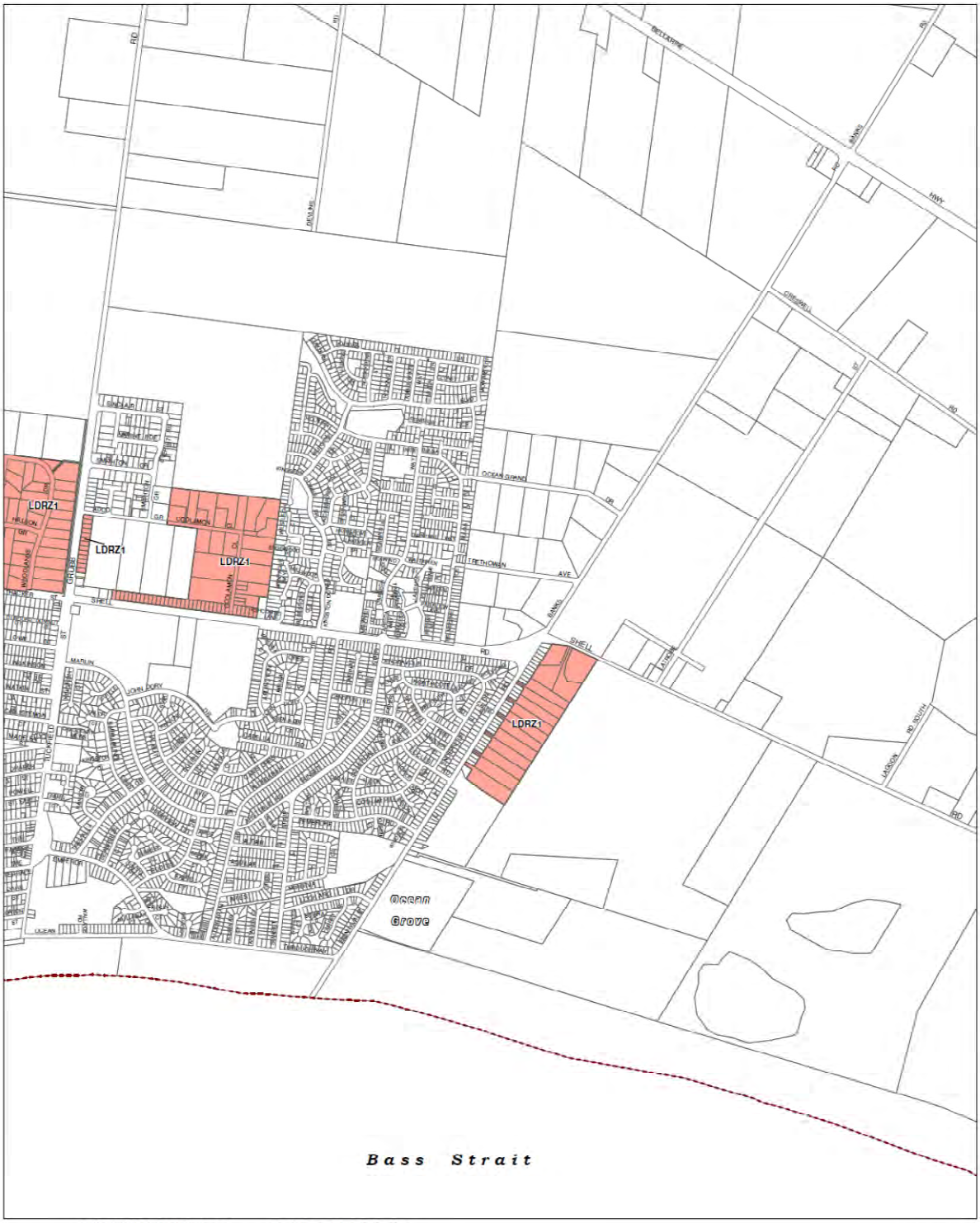
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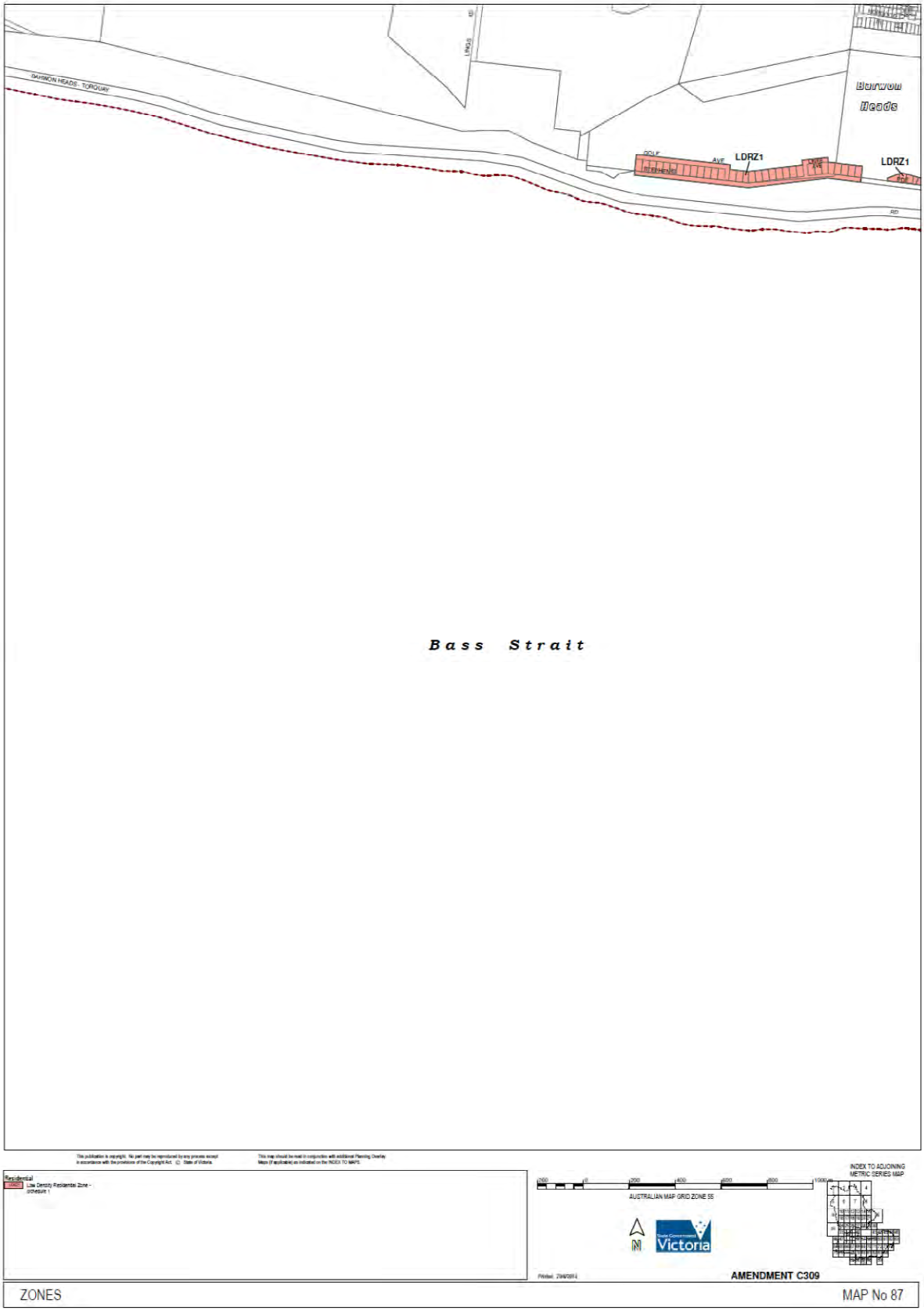
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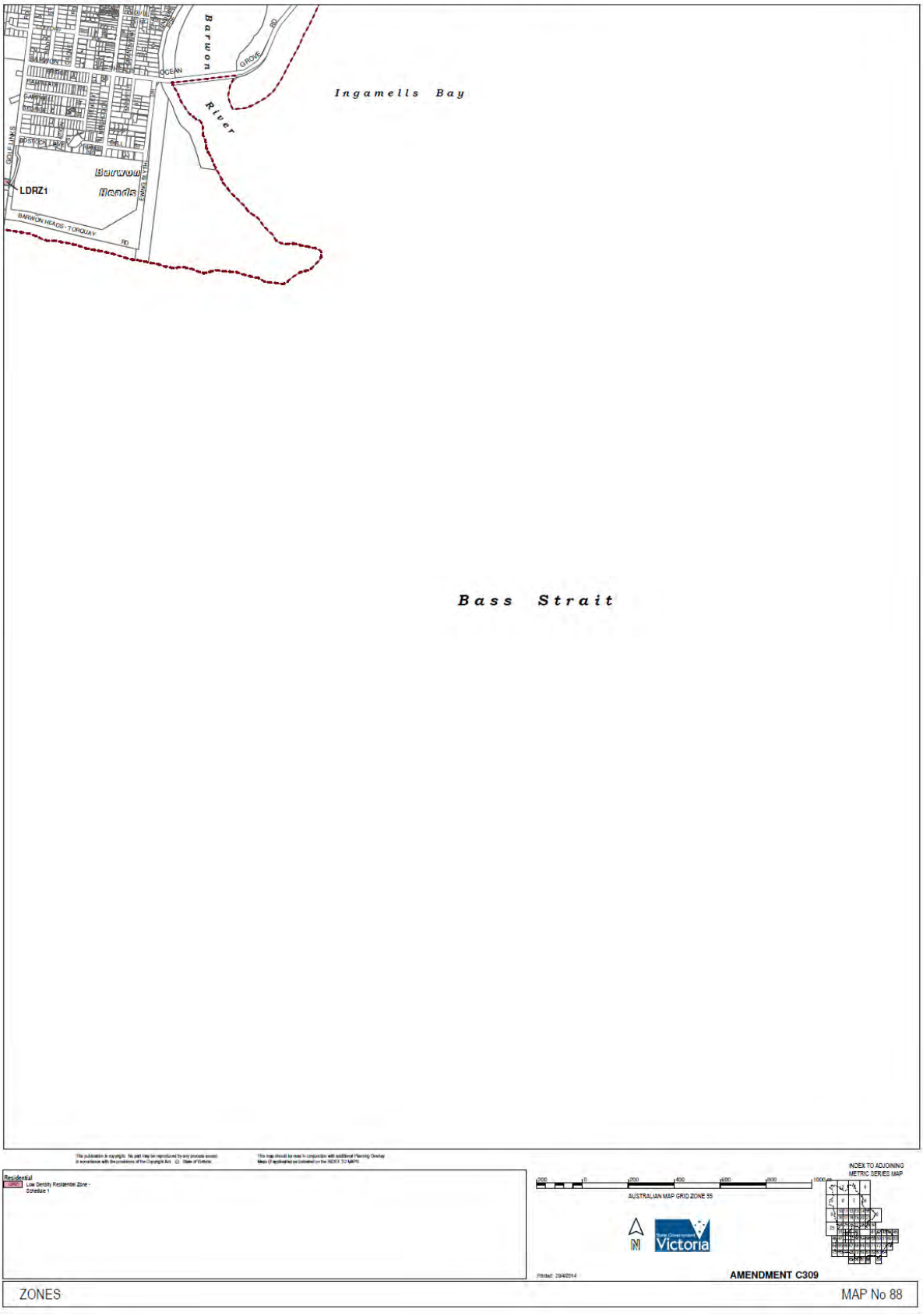


AMENDMENT C309

ZONES

MAP No 87

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



Low Density Residential Zone – Minimum Lot Size Review

1. Summary

In July 2013, the Minister for Planning released a reform of planning zones across Victoria including the Low Density Residential Zone (LDRZ). Within the LDRZ the minister has reduced the minimum lot size from 0.4 hectares to 0.2 hectares where reticulated sewerage is available. Within the City of Greater Geelong there are 19 LDRZ areas. After reviewing the opportunities and constraints for each of these areas it is recommended that the minimum subdivision size for 5 of the 19 areas is reduced from 0.4 hectares to 0.2 hectares.

2. Background

The Low Density Zone (LDRZ) is typically located on the fringes of existing townships in the municipality that are constrained for conventional residential development by environmental or infrastructure limitations, particularly drainage. These properties are often valued for the lifestyle opportunities they provide and are, in conjunction with the Rural Living Zone, considered to provide a buffer between residential areas and farming land.

In June 2011 the Planning Minister commissioned the Victorian Planning System Ministerial Advisory Committee to examine all aspects of the planning system, including possible zone reform. The reforms proposed a number of changes including amending the Low Density Residential Zone (LDRZ) to allow a reduction in the minimum lot size from 0.4 hectares to 0.2 hectares in areas where sewer is available.

The draft changes did not provide Council with any opportunity to prevent areas that had access to sewer but had other significant constraints from having a reduced minimum subdivision area.

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

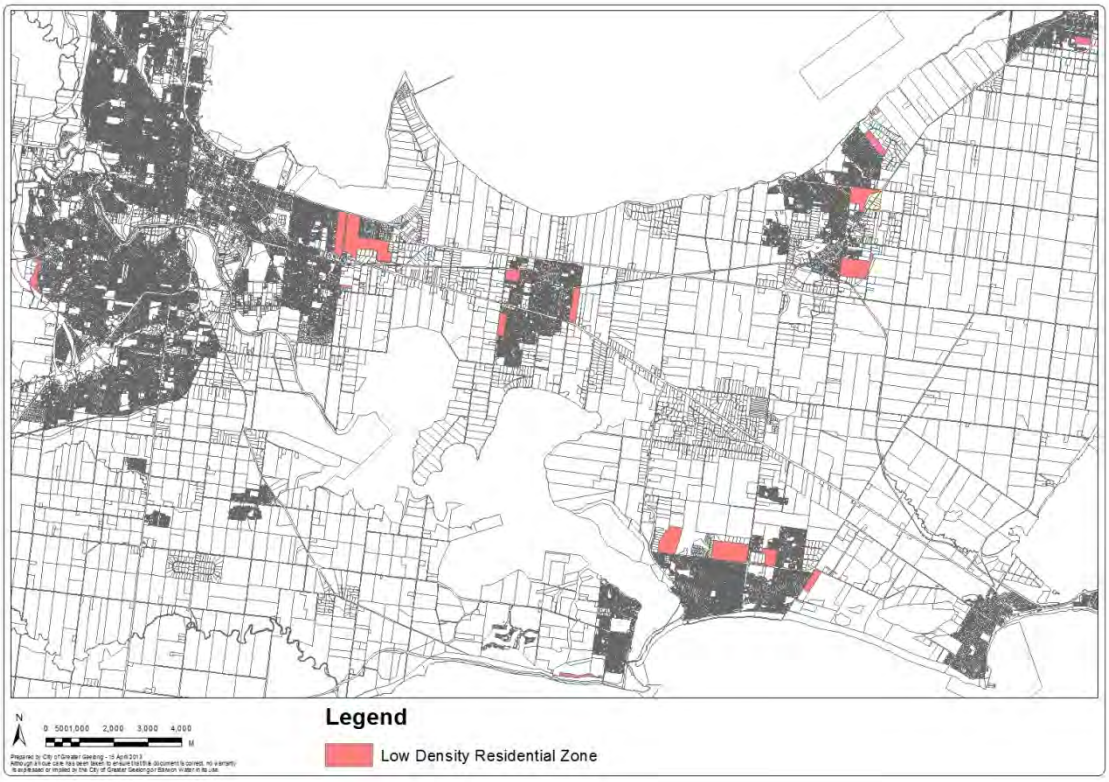
The government released 'Reformed Residential Zones for Victoria – A discussion paper on reforming Victoria's Planning Zones' in July 2013. This report considered the advisory committee's recommendations and individual submissions and made changes to various zones, including changes to the LDRZ into the Victoria Planning Provisions. The change to the LDRZ included the introduction of a schedule which allows Council to designate the areas where a 0.4 hectare minimum should be maintained.

3. Introduction

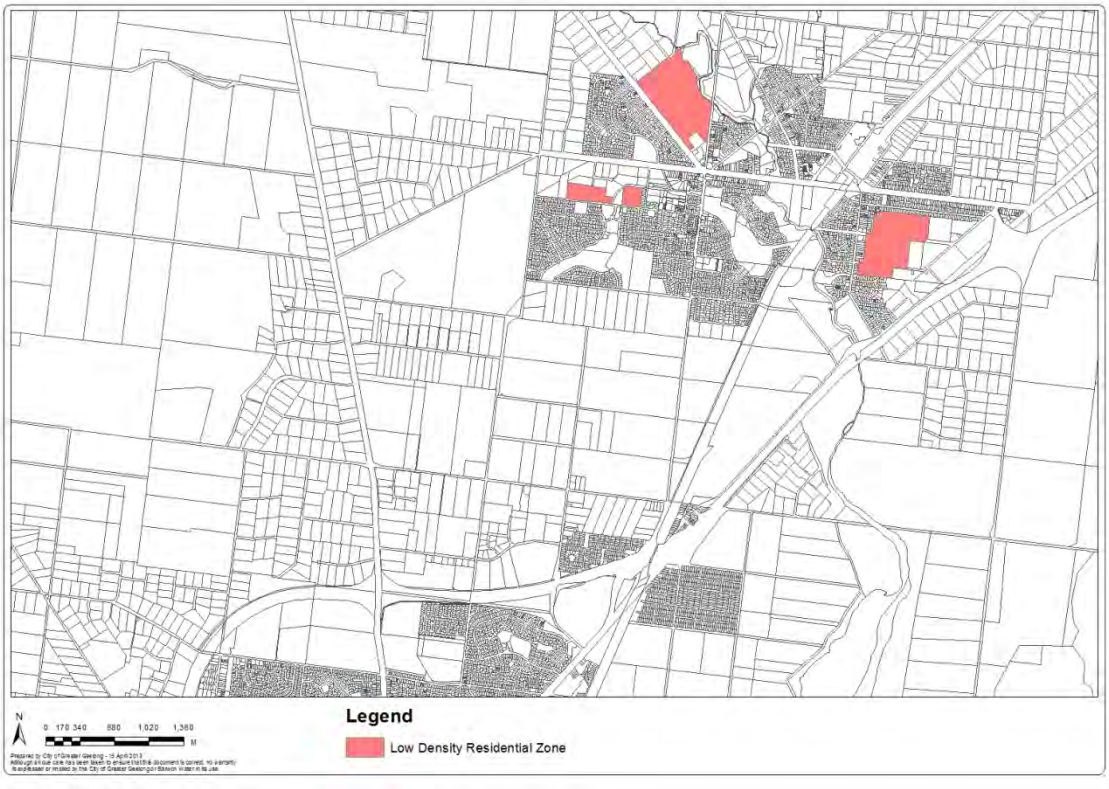
The purpose of the Low Density Residential Zone is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all waste water.

The Greater Geelong municipality has approximately 1076 LDRZ lots across 19 different areas. Fifteen of these areas have access to sewer. Within these areas a total of 592 lots are over 0.4 hectares. The revised LDRZ provisions would allow a permit to be sought to further subdivide each lot into a minimum of 0.2 hectares.

In some instances the LDRZ has been applied to lots that are connected to reticulated sewerage but have flooding, drainage and significant vegetation issues. Given the constraints in these areas a reduction in the minimum lot size could have a significant impact. Further investigation of these areas is required to determine if further subdivision is suitable. Map 1 and 2 below show the location of the LDRZ areas within Greater Geelong.



Map 1 – Location of the Low Density Residential Zone in Geelong and the Bellarine Peninsula



Map 2 – Location of the Low Density Residential Zone in Lara

Where sewer is not available the LDRZ will continue to require each new lot to be at least 0.4 hectare. Sewerage from these lots is disposed of using septic tanks. Environment Protection Authority guidelines relating to the use of septic tanks recommends a minimum lot size of 0.4 hectares to enable a site to adequately dispose of sewerage. Health and management issues can arise if unsewered lots are less than 0.4 hectares.

4. Methodology

This review aims to assist Council in understanding how a reduction in the minimum lot size might impact upon Low Density Zoned land within the municipality. The review will provide justification to maintain or reduce the minimum lot size within the LDRZ areas.

This report seeks to understand the opportunities and constraints within each of the LDRZ areas and to recommend where within the municipality there is capacity to reduce the minimum subdivision area to 0.2 hectares.

Each area has been reviewed in the context of existing State and Local Planning Policy, zoning and overlay controls, known drainage and flooding issues, fire prone land, existing lot sizes including the ability to further subdivide and the location of significant vegetation. The review also considered existing policy directions for each area where they have been included within the Planning Scheme or Structure Plans.

The consequences for allowing further subdivision of each area have been considered and a recommendation including justification has been provided for each area.

5. Planning Scheme Considerations

Zone

All land is located within the Low Density Residential Zone the purpose of which is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all waste water.

Overlays

The following overlay controls affect land within the LDRZ. A map which identifies the controls affecting each LDRZ area can be found in section 8 of this report.

Clause 42.01 – Environmental Significance Overlay

The purpose of Clause 42.01 of the Environmental Significance Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas where the development of land may be affected by environmental constraints.
- Ensure that development is compatible with identified environmental values.

Clause 43.01 – Heritage Overlay

The purpose of Clause 43.01 of the Heritage Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Clause 42.03 – Significant Landscape Overlay

The purpose of Clause 42.03 of the Significant Landscape Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify significant landscapes.
- Conserve and enhance the character of significant landscapes.

The LDRZ in Barwon Heads is positioned on a coastal dune and therefore has significant environmental values.

Clause 42.02 – Vegetation Protection Overlay

The purpose of Clause 42.02 of the Vegetation Protection Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Protect areas of significant vegetation.
- Ensure that development minimises loss of vegetation.
- Preserve existing trees and other vegetation.
- Recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

- Maintain and enhance habitat and habitat corridors for indigenous fauna.
- Encourage the regeneration of native vegetation.

Clause 44.06 – Bushfire Management Overlay (Wildfire Management Overlay)

The purpose of Clause 44.06 of the Bushfire Management Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Assist to strengthen community resilience to bushfire.
- Identify areas where the bushfire hazard requires specified bushfire protection measures for subdivision and buildings and works to be implemented.
- Ensure that the location, design and construction of development considers the need to implement bushfire protection measures.
- Ensure that development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 45.01 – Public Acquisition Overlay

The purpose of Clause 45.01 of the Public Acquisition Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land which is proposed to be acquired by an authority
- Reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

Clause 43.04 – Development Plan Overlay

The purpose of Clause 43.04 of the Development Plan Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

Clause 43.02 – Design and Development Overlay

The purpose of Clause 43.02 of the Design & Development Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 44.04 – Land Subject to Inundation Overlay

The purpose of Clause 44.03 of the Land Subject to Inundation Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- Protect water quality in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Clause 44.03 – Floodway Overlay

The purpose of Clause 44.03 of the Floodway Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- Ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- Reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- Protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Clause 44.05 – Special Building Overlay

The purpose of Clause 44.05 of the Special Building Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Planning Policy

There are a number of existing policies within the Geelong Planning Scheme relating to LDRZ land. A summary of the relevant policy is listed below:

State Planning Policy Framework

12.01-2 - Native Vegetation Management

Objective

- To achieve a net gain in the extent and quality of native vegetation.

Strategies

- Apply the three step process as set out by Victoria's Native Vegetation Management – a Framework for Action. These are:
  - Step 1: As a priority, avoid adverse impacts on native vegetation, particularly through clearance.

  If the removal of native vegetation can not be avoided:
  - Step 2: Minimise impacts through appropriate consideration in the planning process and expert input to project design or management; and
  - Step 3: Identify appropriate offset options.

13.02-1 - Floodplain Management

Objective

To assist the protection of:
- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

- Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in Planning Scheme maps. Land affected by flooding is land inundate by the 1 in 100 year flood event or as determined by the floodplain management authority.
- Avoid intensifying the impacts of flooding through inappropriately located uses and developments.
- Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.
- Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

13.05-1 – Bushfire Planning Strategies and Principles

Objective

- To assist to strengthen community resilience to bushfire.

Strategies

Overreaching strategies include;

- Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

- Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.
- Bushfire hazard identification and risk assessment strategies
- Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Assess the risk to life, property and community infrastructure from bushfire at a regional municipal and local scale.
- Identify in Planning Schemes areas where the bushfire hazard requires that:
    - Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures.
    - Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Strategic and settlement planning strategies

- Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.
- Consult with the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures.
- Ensure that planning to create or expand a settlement in an area at risk from bushfire:
    - Addresses the risk at both the local and broader context.
    - Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.
    - Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.
    - Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.
    - Ensure future residents can readily implement and manage bushfire protection measures within their own properties.

Planning Scheme implementation strategies

- Specify in Planning Schemes the requirements and standards for assessing whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted.
- Ensure that Planning Schemes, in particular the Municipal Strategic Statement, Local Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.
- Ensure that Planning Schemes support bushfire management and prevention and emergency services actions and activities.
- Ensure that Planning Schemes do not prevent the creation of required defendable space around existing development through the removal and management of vegetation.

Development control strategies

- In area identified in the Planning Scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

- Only permit new development where:

- The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.
- The risk to existing residents, property and community infrastructure from bushfire is not increased.

- When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed.

Local Planning Policy Framework

Key policies affecting LDRZ in Geelong include:

21.05-2 - Waterways

The objective of Clause 21.05-2 of the Municipal Strategic Statement is to:

- Protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- Protect connectivity between waterways and wetlands.
- Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

Strategies

- Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.
- Ensure waterways and wetlands are not drained or adversely affected as a result of development.
- Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.
- Ensure identified groundwater catchments are protected from surface contamination.
- Effectively manage stormwater runoff from development.

21.05-3 - Biodiversity

The objective of Clause 21.05-3 of the Municipal Strategic Statement is to:

- Protect, maintain and enhance the biodiversity of the municipality.

Strategies

- Ensure that land use and development enhances areas of native vegetation and other habitats.
- Ensure that land use and development minimises the fragmentation of areas of native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.
- Ensure that land use and development does not aggravate existing salinity impacts or lead to the generation of newly affected areas, particularly through rising groundwater levels.

21.05-7 – Flooding

The objective of Clause 21.05-7 of the Municipal Strategic Statement is to:

- Protect floodplains.
- Minimise the potential for damage and risks to public safety and property from flooding.

Strategies

- Ensure that land use and development is compatible with flood prone land.
- Discourage land use and development in floodplains where flood function may be impaired.
- Recognise flood hazards associated with waterways and ensure the free passage of water whilst protecting development from flooding impacts.

21.05-8 – Wildfire

The objective of Clause 21.05-8 of the Municipal Strategic Statement is to:

- Minimise the impacts of wildfire

Strategies

- Identify areas at risk of wildfire.
- Ensure that development in identified areas considers the impacts of wildfire.

21.06-4 - Neighbourhood Character

The objective of Clause 21.06-4 of the Municipal Strategic Statement is to:

- Manage the impact of urban change on existing neighbourhoods.
- Ensure that new development responds to the existing neighbourhood character.
- Protect areas with a significant garden character.

Strategies

- Ensure that development is responsive to the established character of the area.
- Support medium density housing in the Residential 3 Zone in accordance with the schedule to the zone.
- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas and in Residential 2 Zones will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
- Allow for appropriate transition between residential zones.
- Ensure that development on the edges of Residential 1 and Residential 2 Zones is responsive to and respectful of the neighbourhood character in any adjoining Residential 3 Zone.
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
- Avoid gated communities.
- Maintain the character of the Rural Living and Low Density Residential Zoned areas.

21.04 - Bellarine Peninsula

This policy looks specifically at Council's land use directions for the Bellarine Peninsula. This policy includes all the recommendations from the various structure plans for each of the townships on the Bellarine. Where land use direction has been provided within a Structure Plan for areas within or adjacent to the LDRZ further discussion has been included in section 8 of this report.

22.04 - Discretionary Uses in Rural Living and Low Density Residential Areas.

This policy applies to use and development applications in the Rural Living and Low Density Residential Zones. This policy summarises why the LDRZ has been used in various locations throughout greater Geelong;

> The Low Density Residential Zone provides for low density residential development on lots with an area of around 0.4 hectares. The zone has been provided at selected locations as a means of preserving identified environmental characteristics such as high-quality vegetation or to ensure effective disposal of either wastewater or stormwater drainage. Low density residential locations are often constrained by servicing issues.

The policy seeks to protect the character of the LDRZ areas and minimise the number of dwellings within the LDRZ by limiting one dwelling to each lot.

6. Referral Advice

Referral comments were received from Council's Engineering Department and Barwon Water in response to a potential reduction in lot size for LDRZ areas within Greater Geelong. A summary of their response is provided below and area specific advice is provided within the section 8 of this report

Engineering Department

In summary the Engineering Department have advised:

It is considered expectations of how LDRZ lots may develop will remain the same no matter the lot size i.e. typically large house footprint, extensive shedding and/or recreation facilities (pool, tennis court). Increased lot density can therefore result in significant increases in site coverage, resulting in increased runoff and additional demand on the drainage system.

Many of the areas in question are older subdivisions that have developed on an ad-hoc basis with little regard for land capability based on topography, soil characteristics and natural drainage patterns. The existing drainage systems are rudimentary, consisting of earth swales / cut off drains, directing overland flows to similar low capacity table drains in the road reserve. This is based on an historic 'rule of thumb' that developed lots ≥0.4ha can generally mimic natural conditions, which assumes sufficient buffers between dwellings to dissipate concentrated flows and significant unpaved areas for infiltration. Flood mapping has been undertaken in parts of the municipality, with known problem areas and/or those likely to develop given priority. It should be noted that areas not designated flood prone are not necessarily flood free.

In recognition of owner expectations outlined above, Engineering has insisted on underground drainage to urban standard in recent LDRZ subdivisions, based on an average 0.4ha lot size (as previously permitted in the LDRZ).

Further subdivision of lots may expose Council to undertaking downstream works where it is not desirable or otherwise warranted. Drainage/flood studies carried out to date have shown that attempting to retrofit mitigation measures into areas with limited vacant land for basins, etc. have significant capital cost for little real benefit. Any works are unlikely to completely eradicate problems.

Barwon Water

Overall Barwon Water generally supports the City of Greater Geelong's (CoGG) submissions which requested that 'a schedule be introduced tot eh LDRZ to maintain the current minimum lot size at 4,000sqm with the opportunity to reduce this to 2,000sqm in particular areas' where there is strategic justification.

Barwon Water's policy with respect to Low Density Residential Development is that, "subdivisions creating lots with sizes up to and including 4,000sqm must be provided with reticulated sewerage services unless the subdivision is too remote from the Barwon Water Sewerage system." Therefore the proposed reduction to 2,000sqm where sewer is available is generally acceptable to Barwon Water.

Barwon Water's main concern would be for areas where sewerage is not available. A reduction in lot size could lead to an increase of subdivision applications. This could lead to increased pressure to service these areas with reticulated sewerage.

In certain areas, smaller lots (<4,000sqm) without reticulated sewerage can experience problems with on site domestic wastewater management. In those cases, reticulated sewerage can often be the first assumed solution (the 'easy solution) to any pollution problem. To ensure the lot size does not contribute to the problem, requests to reduce the minimum lot size to 0.2 hectares should be rejected for all areas where sewerage is unavailable.

Barwon Water has no plans to provide sewer to any existing unsewered LDRZ areas. Should developers wish to subdivide these areas to 0.2ha, thus necessitating sewerage, this would need to be carried out at the developers cost. If sewerage is not provided, further subdivision should not be permitted.

Areas which are sewered, may require additional sewer extensions to facilitate the increase in density to 2,000sqm. Again these sewer extensions would need to be funded by the developer.

Therefore, from a servicing point of view, Barwon Water supports the Council's position seeking strategic justification and confirmation of sewerage provisions prior to allowing LDRZ to reduce the minimum lot size from 4,000sqm to 2,000sqm.

7. Relationship Between Planning and Building Regulations

Flooding controls

Council and the Corrangamite Catchment Management Authority have conducted a number of flood studies across the municipality which investigated flooding from waterways and the capacity of or need for drainage infrastructure. These areas are considered to be designated flood areas under the Building Regulations. Council is currently in the process of reviewing its designated flood areas and incorporating these areas into the Geelong Planning Scheme as a Special Building Overlay to make them more easily identifiable for the community.

Bush Fire Prone Land

In the Building Regulations there is provision for councils to designate Bushfire Prone Areas (BPA). The BPA was initially created by placing a 100 metre buffer around areas that have high density tree coverage, such as State Forests and National Parks. In 2010 the State Government declared over 90 per cent of the state of Victoria to be classed as a Bushfire Prone Area.

The State Government are currently reviewing the BPA areas in the context of the Bush Fire Management Overlay within the Planning System to ensure a greater consistency between building and planning regulations.

The BPA place design specific requirements on new buildings and extensions to buildings, to protect life and property from wildfire. If the BPA requirements are met they do not necessarily prevent new buildings including dwellings from being built or extended in a BPA.

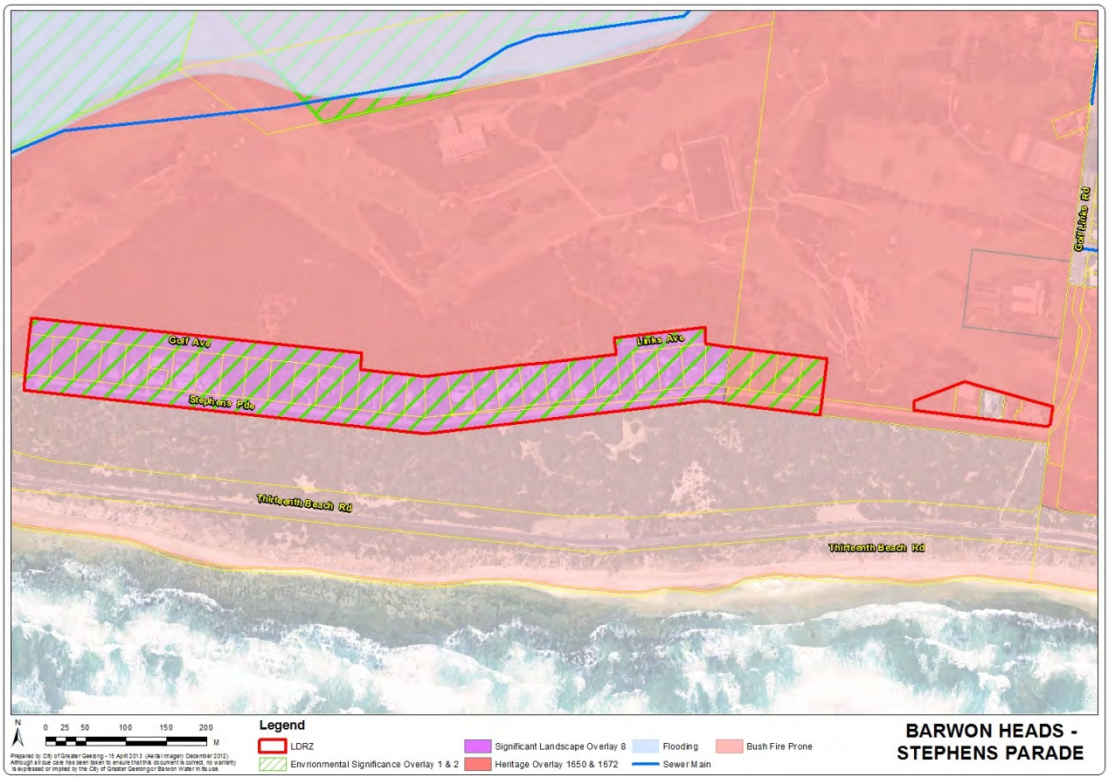
If a site is also affected by a Bushfire Management Overlay under the Geelong Planning Scheme, a planning permit is typically required for a new building or extension. A number of additional considerations including the siting, access to and from a site, vegetation typology etc is also taken into consideration. A planning permit may support or refuse a new building within a Wildfire Management Overlay.

8. Discussion

Each of the LDRZ areas is discussed below including a description of the area, a list of opportunities and constraints, a map showing any planning controls affecting the site and surrounding area and a recommendation regarding a future minimum lot size.

Barwon Heads

Stephens Parade



Map 3 – Barwon Heads - Stephens Parade

This area is located along the costal dunes at the southern end of Barwon Heads, south of the Barwon Heads Golf Course. The area consists of 37 lots all of which are less than 0.2 hectares in area and could not be further subdivided. The area is affected by a number of Environmental Overlay controls to protect the coastal dune system. A Heritage Overlay also affects properties surrounding and on the east side of the area. A large amount of significant vegetation is present. The area is located within a Bushfire Prone Area under the Building Regulations but is not affected by a Bushfire Management Overlay within the Planning Scheme.

Councils Engineering Department has advised that there is no underground drainage system and that the natural drainage pattern appears to be through the adjacent golf course.

Barwon Water has advised that the area is not sewered.

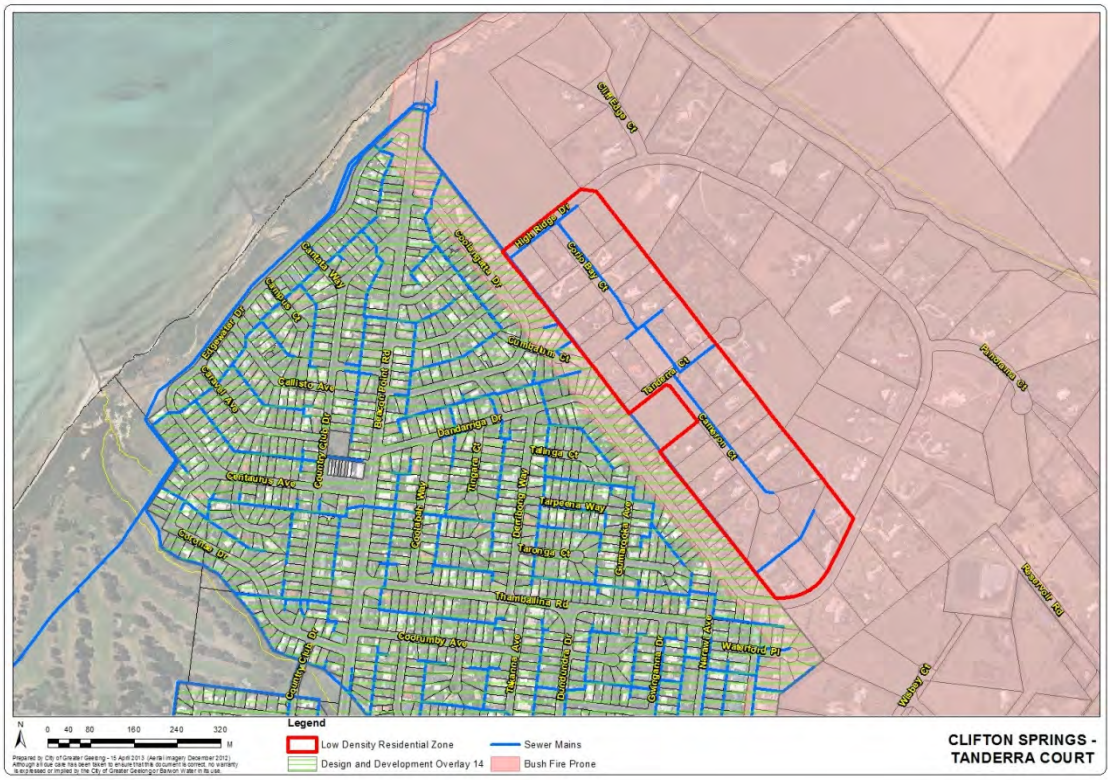
All lots are less than 0.2 hectares and therefore would automatically prevent further subdivision of land

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Clifton Springs

Tanderra Court



Map 4 – Clifton Springs - Tanderra Court

The LDRZ area is located in the north east corner of Clifton Springs. The area is surrounded by conventional residential land to the south west and Rural Living Zoned land to the north east. The area consists of 36 lots, 10 of which are over 0.4 hectares in area and could be further subdivided. The area is located within a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay within the Planning Scheme. There appears to be pockets of native vegetation however the majority appears to be planted vegetation. Battleaxe lot configurations would be the most likely outcome if the minimum subdivision area was reduced.

Councils Engineering Department have raised no objection to the minimum lot size being reduced to 0.2 hectares.

Barwon Water has advised that the area is sewered and has raised no objection to the minimum lot size being reduced to 0.2 hectares.

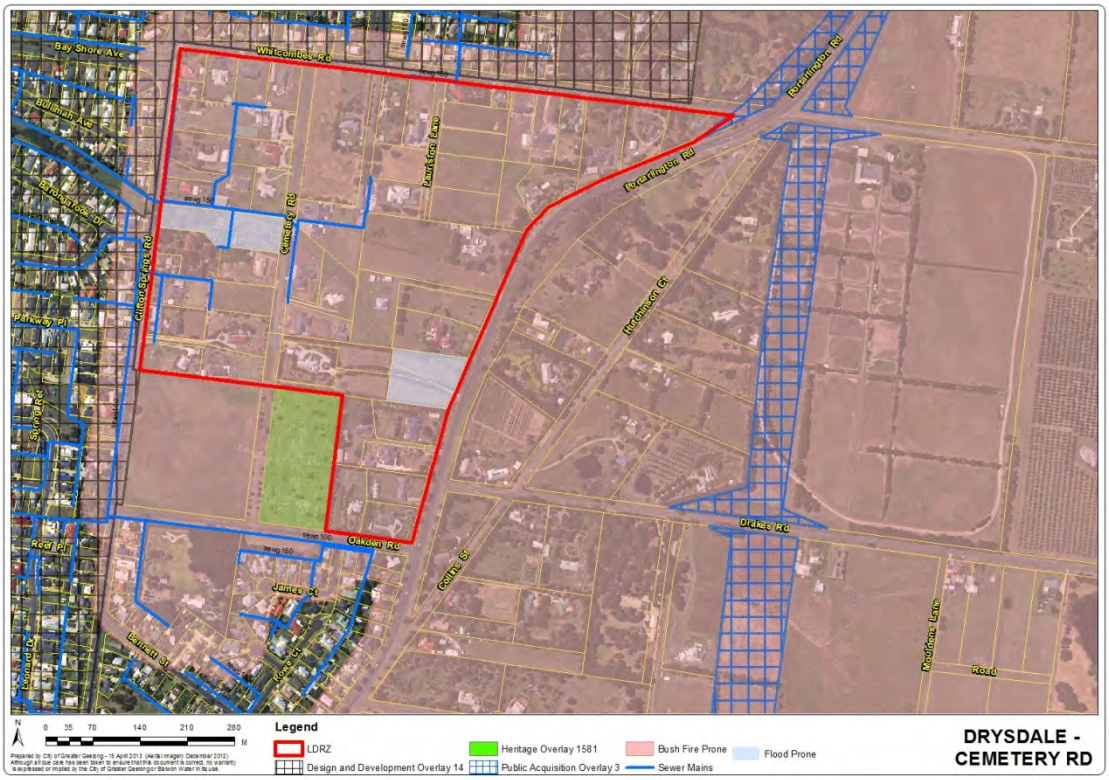
There are considered to be minimal impacts in this area should the minimum lot size be reduced to 0.2 hectares.

Recommendation

The minimum subdivision area for each lot to be created is reduced to 0.2 hectares.

Drysdale

Cemetery Road



Map 5 – Drysdale - Cemetery Road East and West

The Cemetery Road LDRZ is located approximately 1km north of the Drysdale Town Centre. The area consists of 62 Properties of which 42 are over 0.4 hectares in area and could be further subdivided. The area is well established with only 4 vacant lots remaining. There are two larger lots (1.7ha & 2ha) which may provide an opportunity to achieve a consolidated subdivision outcome. There are 4 parcels of land that are flood prone but the wider area is not affected by flooding. The area is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bushfire Management Overlay under the Planning Scheme. There is no significant vegetation other than planted vegetation. Battleaxe lot configurations would be the most likely outcome if the minimum subdivision area was reduced.

Councils Engineering Department have raised no objection to the minimum lot size being reduced to 0.2 hectares.

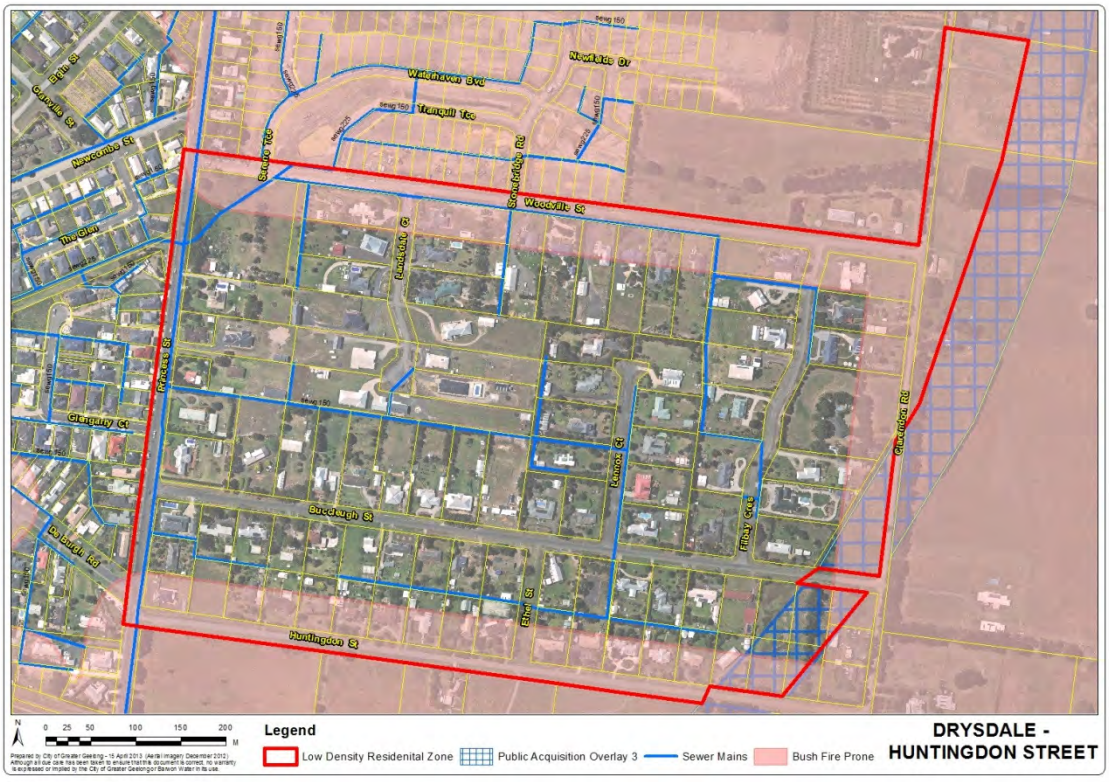
Barwon Water has advised the area is partially connected to sewer. No objection is raised to a reduced lot size for land west of Cemetery Road however Barwon Water has not supported a reduction on the east side of Cemetery Road because there is limited room for additional sewers.

Recommendation

Land West of Cemetery Road – The minimum subdivision area for each lot to be created be reduced to 0.2 hectares.

Land East of Cemetery Road – Maintain a minimum subdivision area of 0.4 hectares.

Huntingdon Street



Map 6 – Drysdale - Huntingdon Street

This area is located on the western edge of the Drysdale. The area consists of 103 lots, 48 of which are over 0.4 hectares could be further subdivided if the minimum lot size was reduced. The majority of lots have access to sewer. Land on the edge of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

If the minimum lot size was reduced to 0.2 hectares there would be a number of lots which could be subdivided in half. This could lead to numerous battleaxe subdivision configurations.

Councils Engineering Department have advised that the area between Newcomb Street and DeBurgh Road (located east of the LDRZ) is known to flood although it has not been officially mapped. The existing road layout and drainage system have been designed to accommodate an average of 0.4 hectare lots. The Engineering Department have recommended that the area retain a 0.4 hectare subdivision area because of these issues.

Barwon Water has raised no objection to the subdivision area being reduced to 0.2 hectares.

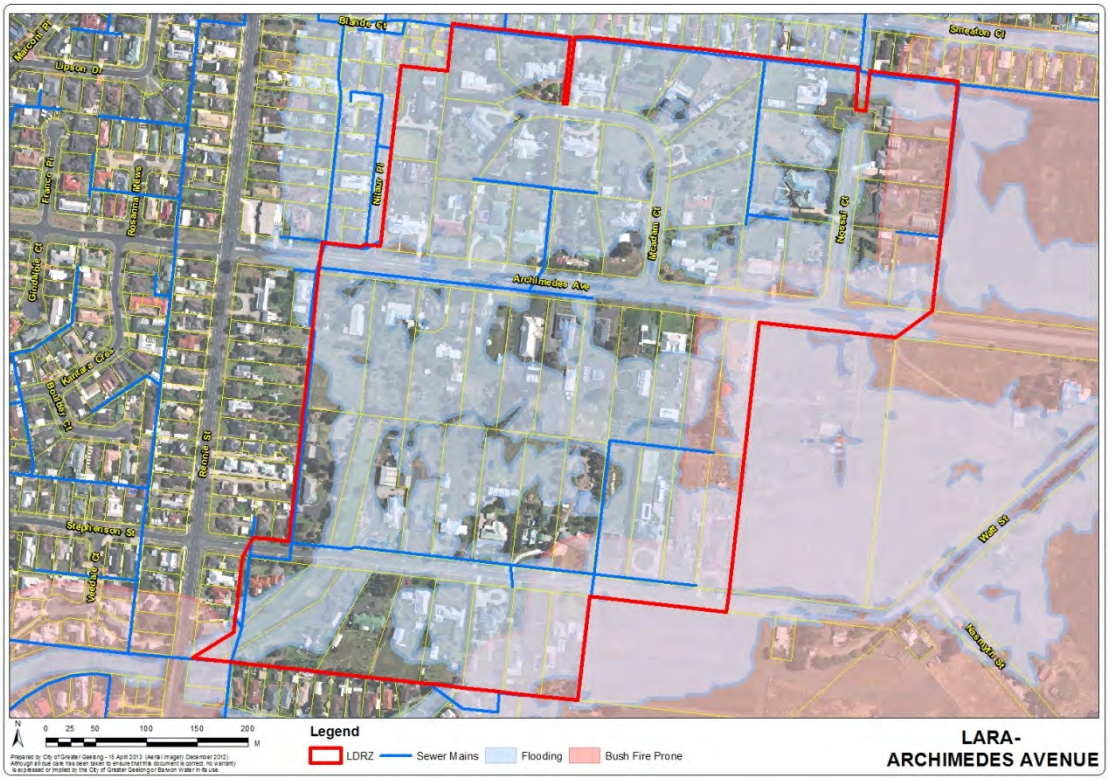
If the area was further subdivided there would be cumulative drainage impacts on the surrounding catchment and therefore the area should maintain a 0.4 hectare minimum.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Lara

Archimedes Avenue



Map 7 – Lara - Archimedes Ave

This LDRZ area is located south east of the town centre. The Lara Structure Plan nominates the area as 'retain for low density character'. Of the 66 lots within this area 40 of them are greater than 0.4 hectares and could be further subdivided if the subdivision area was reduced. Subdivision of land is likely to create battleaxe shaped allotments. The area is connected to sewer but is significantly affected by flooding. Land located to the west of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have advised that the area is flat with a lack of overland flow paths. There is difficulty in draining this area.

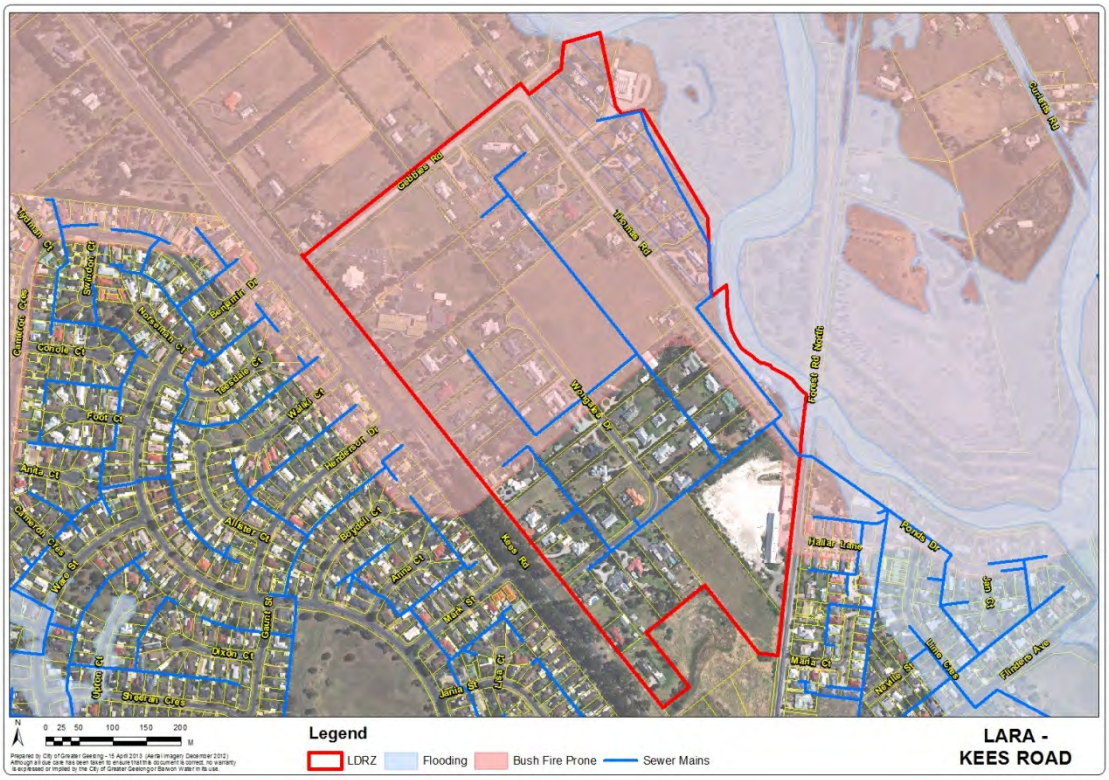
Barwon Water has advised the area is connected to sewer and have raised no objection to the minimum lot size being reduced to 0.2 hectares.

Given the drainage and flooding issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Kees Road



Map 8 – Lara - Kees Road

This area is located to the north east of Kees Road in Lara. Of the 63 properties located within this area 44 of them are greater than 0.4 hectares in area and could be further subdivided if the minimum lot area was reduced.

Land within the north-eastern corner of the area is flood prone (Thomas Street). The north western section of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

There are some environmental sites within the area, two of which are located within the school grounds and one along the Kees Road roadside.

Council Engineering Department have advised that the area is generally flat and contains a lack of overland flow paths. There may be capacity in places to accommodate further subdivision of land.

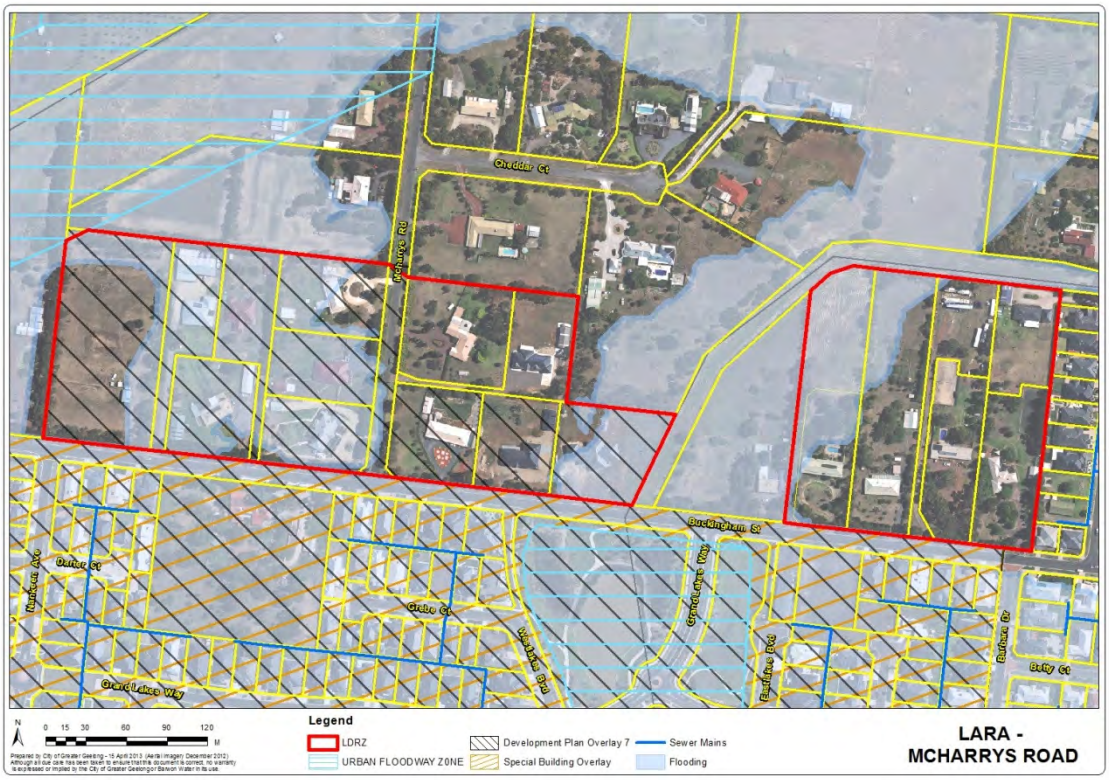
Barwon Water has advised that sewer is available and has no objection to the minimum lot size being reduced to 0.2 hectares.

There are no significant issues to prevent the further subdivision of land.

Recommendation

The minimum subdivision area for each lot to be created is reduced to 0.2 hectares.

McHarrys Road



Map 9 – Lara – McHarrys Road

This area is located to the west of the township of Lara, and south of Patullos Road. The Lara Structure Plan nominates the area as 'retain low density character'. There are 18 lots within this area and all lots are over 0.4 hectares in area. Five lots have already been subdivided via a battleaxe arrangement. Around 50% of the properties are nominated as flood prone.

Council's Engineering Department have advised that the Elcho Drain which is adjacent to this area is known to flood. There is also a wide ranging flood extent due to flat grades. Historically the area has developed with wide drainage and floodway easements to cater for major flows. It is recommended that the 0.4 hectare minimum be retained.

Barwon Water has advised that the area is not sewered and therefore recommends that the area retain a minimum 0.4 hectare subdivision area.

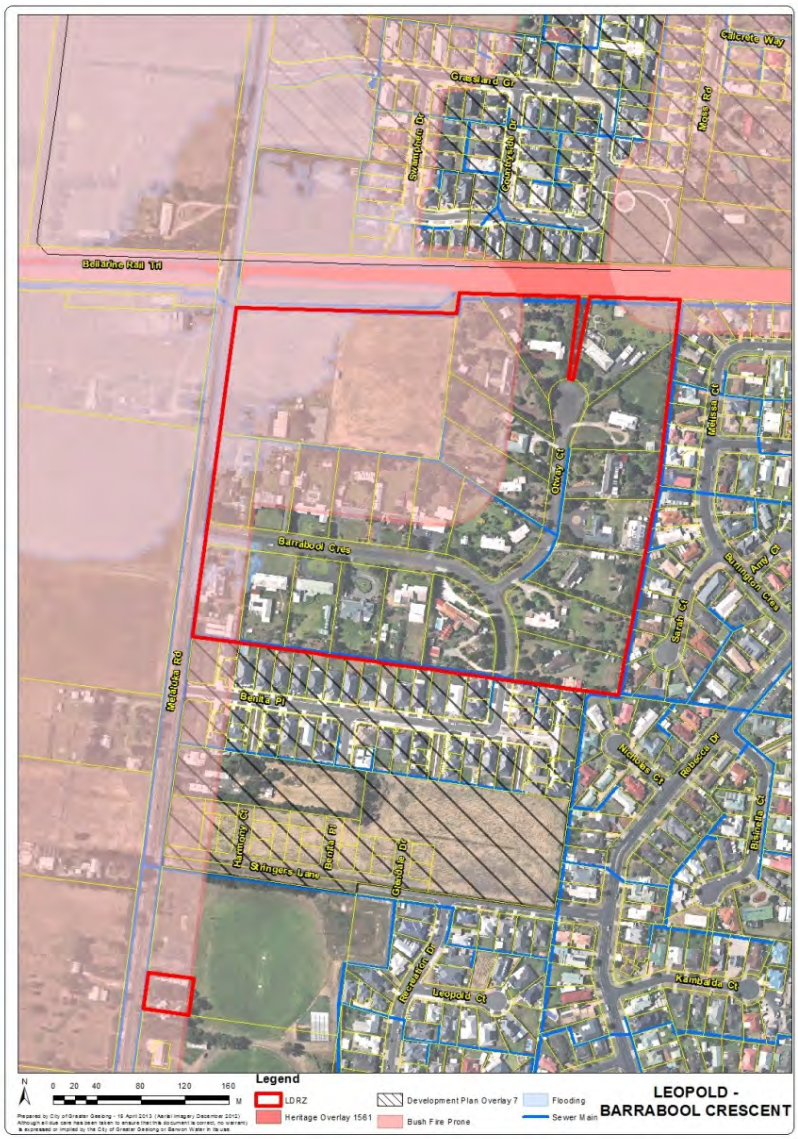
As this area is not sewered it would not meet the requirements set out in the LDRZ for a reduced subdivision area.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Leopold

Barrabool Crescent



Map 10 – Leopold – Barrabool Crescent

This area is located on Melaluka Road between the Bellarine Hwy and Portarlington Road. The heritage listed Bellarine Rail trail is located directly to the north of the area. The Leopold Structure Plan has nominated this area as a future 'Urban consolidation opportunity subject to further investigation'. This would involve investigation into possible drainage solutions for the overall area. Of the 25 lots within this area 9 of them are over 0.4 hectares in area and could be further subdivided if the minimum area was reduced. There is one large allotment of 2.5 hectares which could be subdivided into a minimum of 6 lots. The lots which have frontage to Melaluka Road are nominated as flood prone with one of these lots being a childcare centre. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

There is also a small parcel of land located at 103 Melaluka Road. This site is 1382 sqm in area and could not be further subdivided.

Council's Engineering Department have advised that the area is generally flat, with a traditional rural drainage system. There is difficulty in providing a new drainage system

through surrounding farming zoned land. It is recommended that the minimum subdivision area remain at 0.4 hectares.

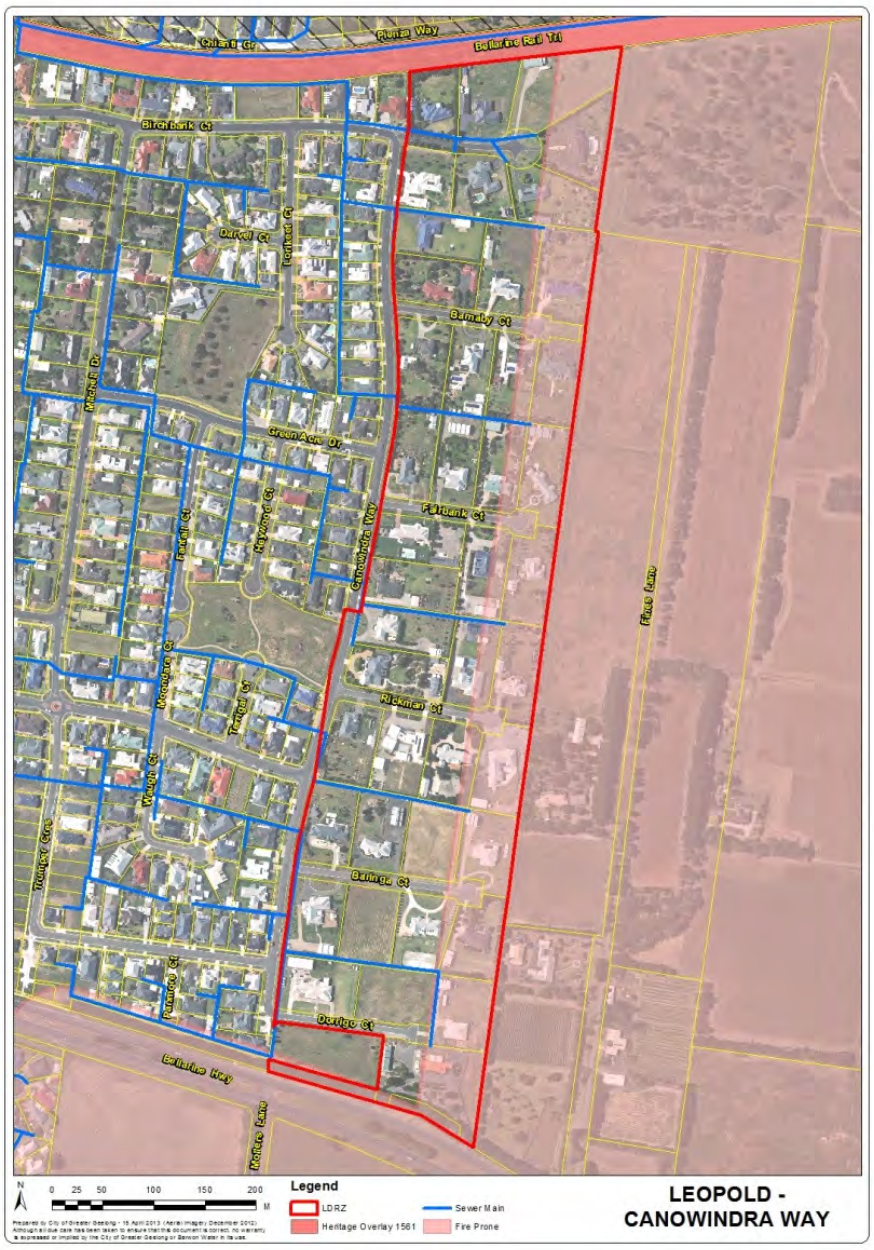
Barwon Water has advised that the area is connected to sewer and have raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Canowindra Way



Map 11 – Leopold – Canowindra Way

Canowindra Way is located on the eastern edge of Leopold, on the northern side of the Bellarine Highway. The Leopold Structure Plan recommends the retention of the LDRZ in this location. There are 43 properties in this location and 29 of them are over 0.4

hectares in area and could be further subdivided if the minimum subdivision area was reduced. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council's Engineering Department has advised that the area was originally subdivided in 2001-2004. The drainage system was designed to accommodate 0.4 hectare lots and any increase in density would require a redesign of the overall drainage system which would require further investigation including an area for a drainage basin.

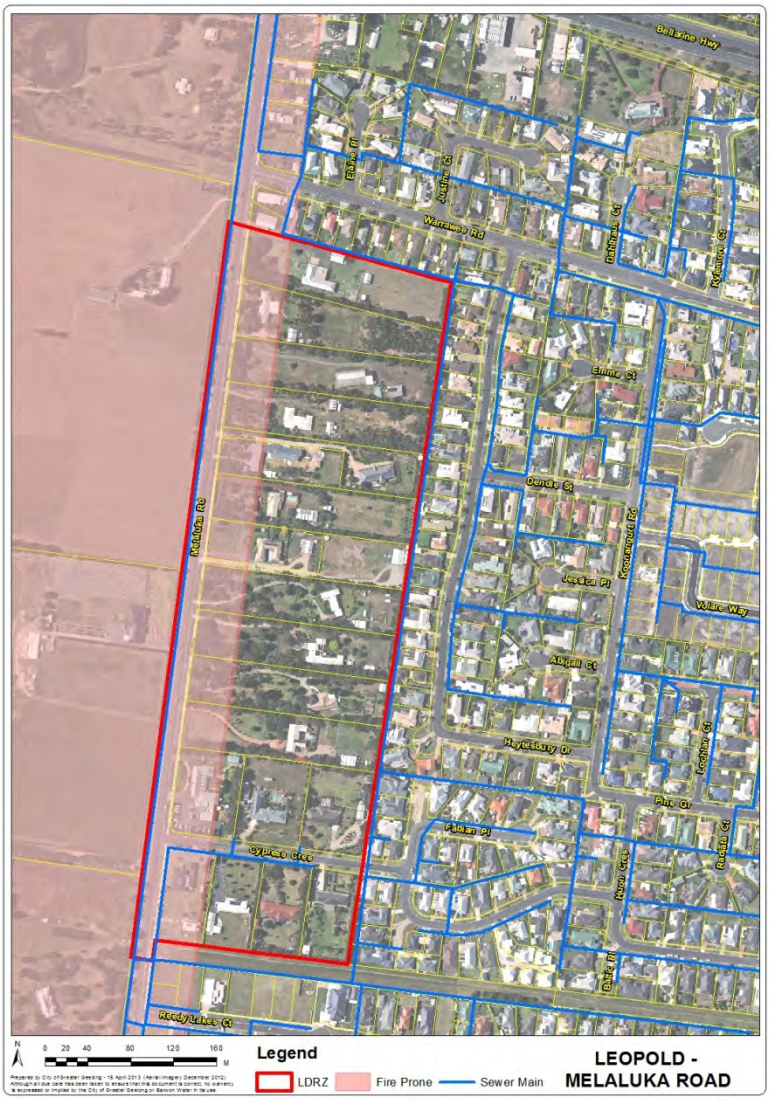
Barwon Water has advised that the area is sewered and have raised no objection to the minimum lot area being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Melaluka Rd



Map 12 – Leopold – Melaluka Road

This area is located south of the Bellarine Highway. The area consists of 20 properties 16 of which are over 0.4 hectares in area and could be further subdivided if the minimum area was reduced. This area has been nominated in the Leopold Structure Plan as an 'Urban consolidation opportunity subject to further investigation'. Further investigation of this area would include an assessment of drainage and consolidation opportunities. Further subdivision of land could potentially result in numerous battleaxe configured allotments. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department have advised that the area has a rural drainage system which discharges to Reedy Lake. Further Investigation into a drainage solution for the area would need to be considered before lots could be further subdivided.

Barwon Water has advised that the area is not sewered however there is sewerage pipes within Melaluka Road and therefore the area could be connected to sewer. Barwon Water has no objection to the minimum subdivision area being reduced.

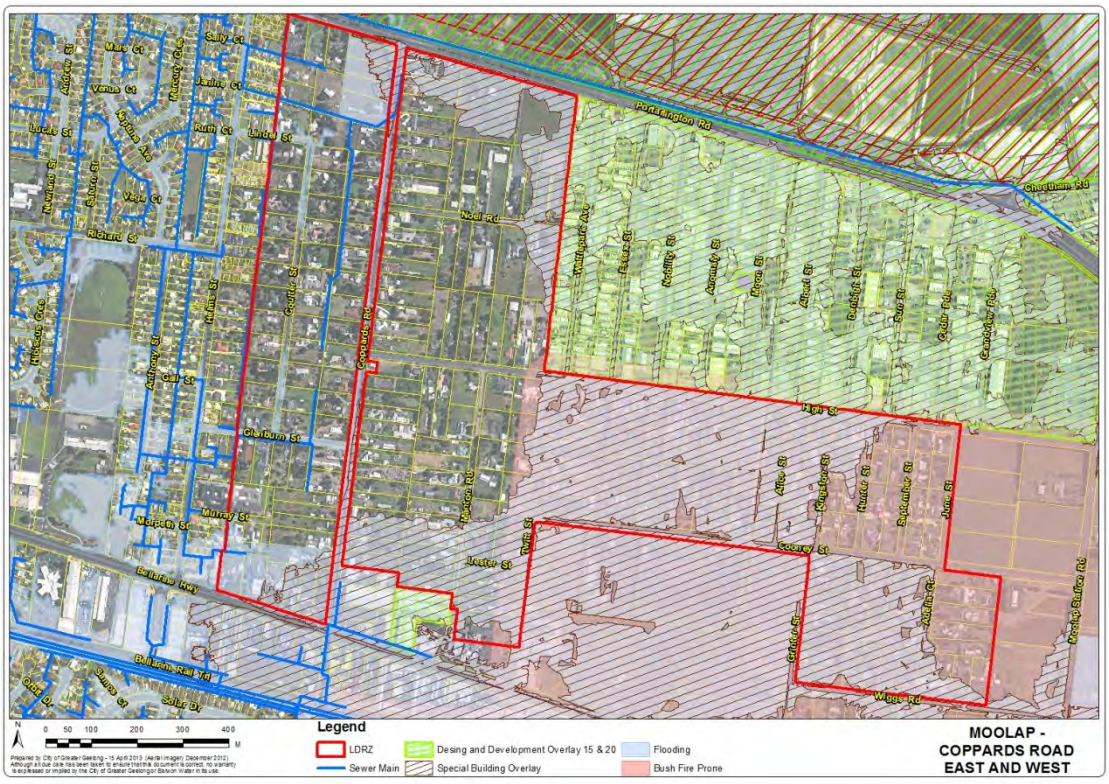
Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Moolap

Coppards Road East and West



Map 13 – Moolap – Coppards Road East and West

The Coppards Road area is located to the east of residential Geelong and provides a buffer between residential Geelong and the industrial areas of Moolap. Of the 264 lots within the area, 195 of them are over 0.4 hectares and would be able to be further

subdivided if the minimum subdivision area was reduced to 0.2 hectares. The Eastern Boundary Review investigated the location of the Urban Growth Boundary on the eastern side of Geelong. It was recommended that this area remain outside the growth boundary of urban Geelong due to drainage and flooding constraints as well as proximity to industrial areas of Moolap. A large portion of the area west of Coppards Road is affected by a Special Building Overlay because of inadequate stormwater drainage infrastructure. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department have advised that the area is generally flat with limited capacity in the existing drainage infrastructure. A flood study identified that flood mitigation options are limited in Coppards Road West with limited measures to reduce flood impacts on LDRZ lots

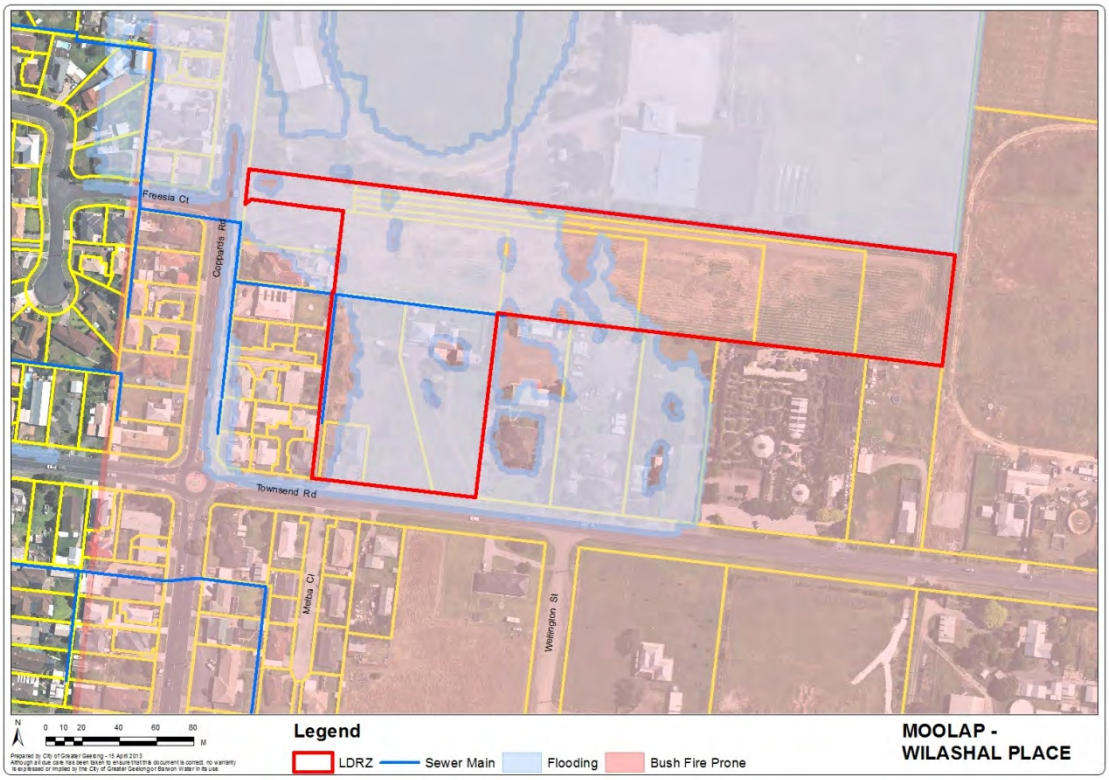
Barwon Water has advised that there is sewer available to properties within Coppards Road West and no objection is raised to reducing the minimum lot size. However there is no sewer available to properties to the east of Coppards Road and there is significant costs and environmental health issues associated with providing sewerage to this area.

Given the drainage, flooding and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares for both Coppards Road East and West.

Wilashal Place



Map 14 – Moolap – Wilashal Place

Wilashal Place is located south of the Bellarine Highway and consists of 8 allotments one of which has recently been subdivided. With the exception of 183 Townsend Road, each lot within this LDRZ area is at least 0.4 hectares and could be further subdivided if the minimum subdivision area was reduced to 0.2 hectares. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have recently approved drainage for the area based on the most recent subdivision any increase in density in this area could impact on drainage within the area.

Barwon Water has advised the area is connected to sewer and have raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

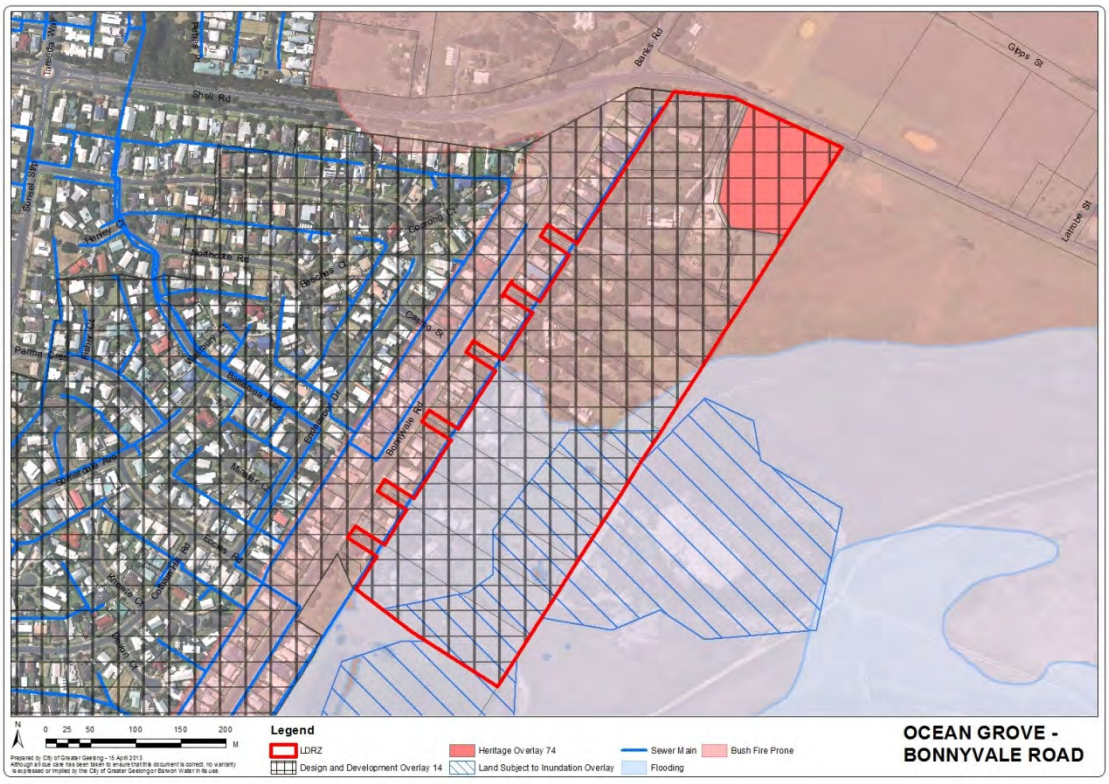
The recent subdivision in this area has created an unusual subdivision layout, with 5 lots accessible via a small section of common property branching into a narrow but very long accessway for each lot. These lots could be further subdivided and this would raise concern with being able to clearly identify an entry to each property as well as impacts on drainage. Given these issues it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Ocean Grove

Bonnyvale Road



Map 15 – Ocean Grove – Bonnyvale Road

The area is located on the south eastern edge of Ocean Grove. The area consists of 16 lots all of which are over 0.4 hectares in area and could be further subdivided if the minimum lot size was reduced to 0.2 hectares. The area is vegetated with some

pockets of significant vegetation particularly at the rear of properties. Approximately 50% of properties are affected by flooding and the Land Subject to Inundation Overlay. All properties are affected by the Design and Development Overlay 14 which relate to view sharing. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have advised the area is serviced by a rural drainage system. The area is low lying and adjacent drainage channels drain towards the urban south eastern drain in Ocean Grove. There are also wide drainage easements covering swampy areas toward rear boundary. It is recommended the area maintain a 0.4 hectare minimum subdivision area.

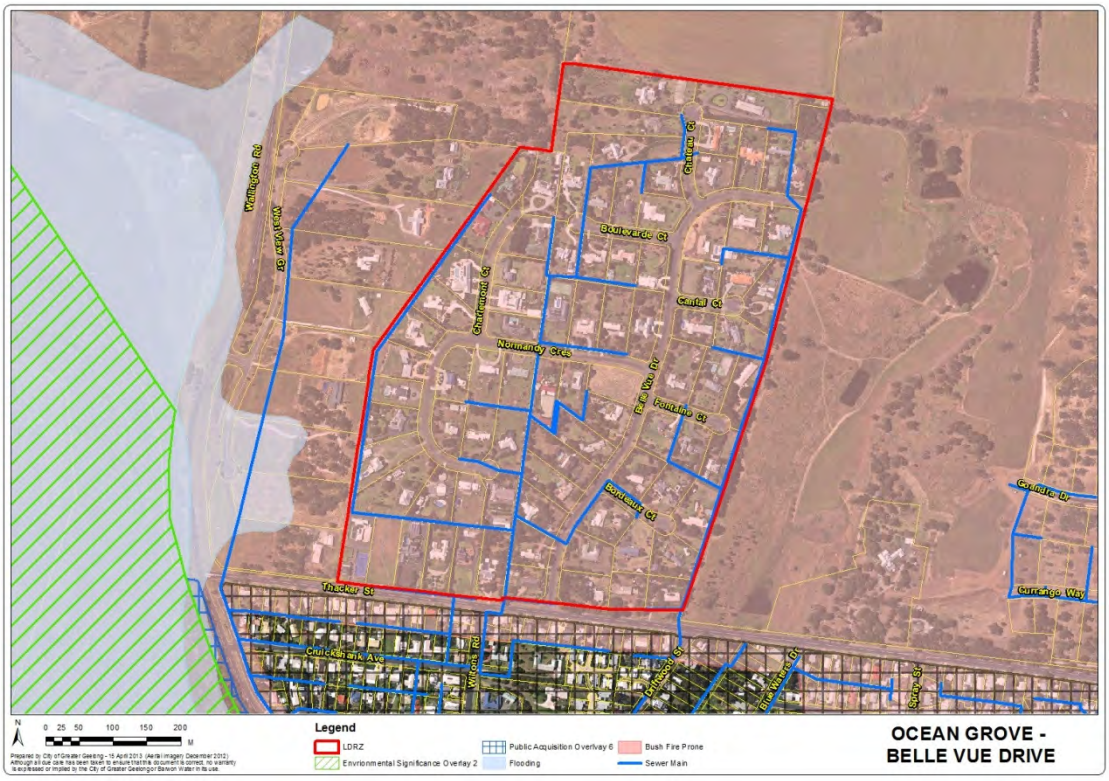
Barwon Water has advised this area is not connected to sewer. The area drains to the east away from existing system. It would require a new dedicated pipeline to service this area which could be cost prohibitive.

Given the drainage and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Belle Vue Drive



Map 16 – Ocean Grove – Belle Vue Drive

This area is located in the North West corner of Ocean Grove. The Ocean Grove Structure Plan does not recommend the further subdivision of this land for 'conventional' residential densities given existing drainage issues and the proximity to environmental values. Of the 88 properties within this area 54 of them are over 0.4 hectares in area and could be further subdivided if the minimum subdivision area was reduced. The area is also nominated as a Bushfire Prone Area under the Building

Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme.

Councils Engineering Department has advised the area partially drains to Blue Waters Lake located to the south west of the area. There is underground and surface drainage infrastructure present which is likely to have been constructed in the 1980's. The drainage system has limited capacity. It is recommended that the area maintain a 0.4 hectare minimum.

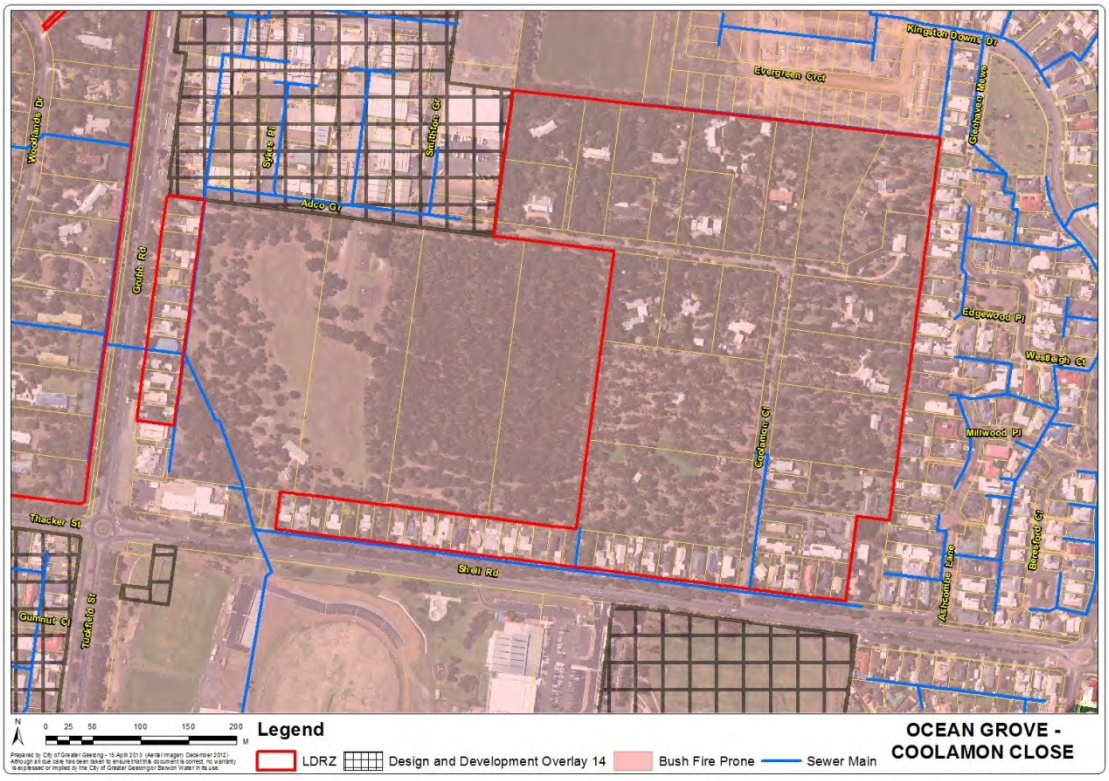
Barwon Water has advised the area has access to sewer and no objection has been raised to the minimum lot size being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Coolamon Close



Map 17 – Ocean Grove – Coolamon Close

This area is located directly north of the Ocean Grove Aquatic Centre, on the corner of Shell Road and Grubb Road. There are approximately 76 lots within this area and 20 of them are over 0.4 hectares in area and could be further subdivided if the minimum subdivision area was reduced to 0.2 hectares. Lots fronting Shell and Grubb Roads are typically less than 1000sqm. This area is heavily vegetated with some significant vegetation making further subdivision of the large lots difficult. Given the large amount of vegetation the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department has advised that the area has a rural type drainage system, and Coolamon Road is unsealed. It is recommended that the area maintain a 0.4 hectare minimum.

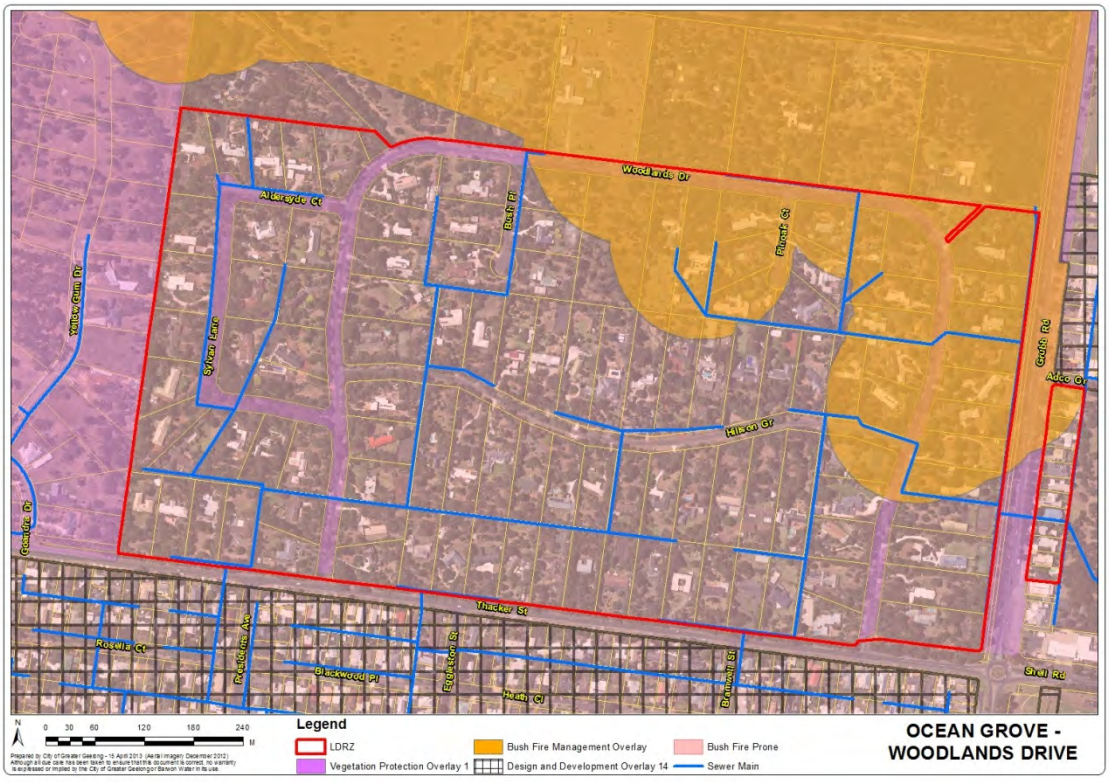
Barwon Water has advised that the area is only partly sewered and that there are infrastructure constraints. Barwon Water has recommended the area maintain a 0.4 hectare subdivision minimum.

Given the drainage and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Woodlands



Map 18 – Ocean Grove – Woodlands Drive

This are is located on the corner of Thacker Street and Grubb Road. The area consists of 115 lots of which 100 are over 0.4 hectare in area and could be further subdivided if the minimum subdivision area was reduced. The area is heavily vegetated and a Vegetation Protection Overlay is located within the roadside reserves. The north east corner of the area is partially affected by a Bush Fire Management Overlay and the whole area is Bushfire Prone.

Councils Engineering Department have advised that the area drains to Blue Waters Lake located to the south west of the area. There are ongoing drainage maintenance issues within estate due to the existing vegetation. It is recommended that the area maintain a minimum 0.4 hectare subdivision area.

Barwon Water has advised that the area is connected to sewer and there is capacity within the existing sewerage system to accommodate smaller lot sizes. Barwon Water have raised no objection to the minimum lot size being reduced to 0.2 hectares

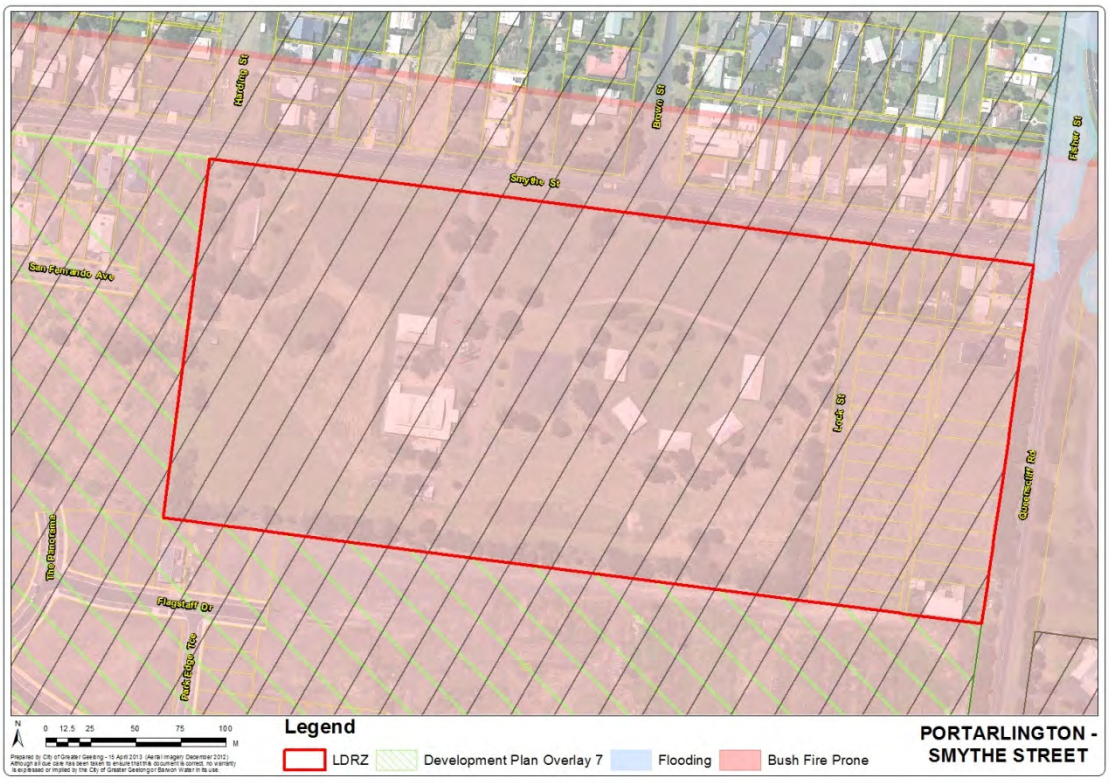
Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Portarlington

Smythe Street



Map 19 – Portarlington – Smythe Street

This area is located on the corner of Smythe Street and Queenscliff Road in Portarlington. This area consists of the 'Portarlington Holiday Units and Pool' and an additional 3 properties located along the eastern boundary of the area. The eastern edge of the site has been previously subdivided into a number of smaller lots between 350 and 440sqm although these lots are only in 3 land holdings. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme.

The minimum lot size could be reduced to 0.2 hectares in area, however long term the area would be better utilised for more intensive residential development. This issue would need to be considered as part of the next Structure Plan review.

Councils Engineering Department have advised that this large site is not serviced internally and that the site could impact on drainage downstream which is under capacity. The Portarlington East Drainage/Flood Study has been carried out and has identified localised flooding immediately downstream in Queenscliff Rd and Fisher Street. The site is large enough to provide a future drainage solution.

Barwon Water has advised that the area is partially sewered but it is not connected throughout the whole area. A future developer would need to fund upgrades to the

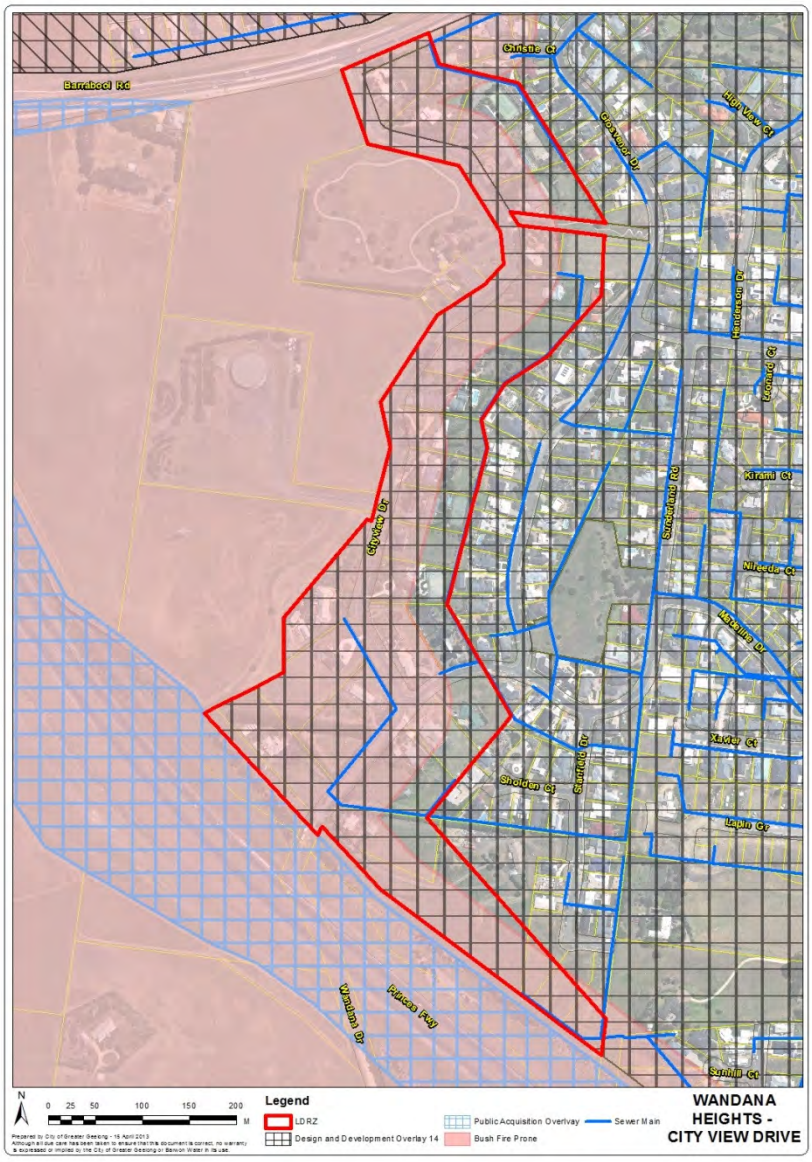
existing sewerage network. No objection is raised to the minimum subdivision area being reduced to 0.2 hectares.
Given the ability to provide adequate drainage and sewerage to the area it is recommended the minimum lot size be reduced to 0.2 hectares.

Recommendation

Reduce the minimum subdivision area to 0.2 hectares.

Wandana Heights

City View Drive



Map 20 – Wandana Heights – City View Drive

This area is located on the western edge of Geelong adjacent to the Geelong Ring Road. This area is located along a ridgeline with steep, sloping blocks. The area consists of 32 lots of which 13 are over 0.4 hectares and could be further subdivided if the minimum lot size was reduced. Some of the larger lots may be difficult to further subdivide given the sloping nature of the sites. The area is also partially nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme. The area is affected by a Design

and Development Overlay 14 because the area has significant views towards the Barrabool Hills, Geelong and the bay.

Councils Engineering Department has advised the catchment is currently being flood mapped although mapping will not extend this far up the hill. The study may identify mitigation works on the downstream main drainage assets. No objection is raised to the minimum subdivision area being reduced to 0.2 hectares.

Barwon Water has advised that the area is sewered and has raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

Given the ability to provide adequate drainage and sewerage to the area it is recommended the minimum lot size be reduced to 0.2 hectares.

Recommendation

Reduce the minimum subdivision area to 0.2 hectares.

9. Overall Recommendations

The following table is a summary of recommendations for each of the LDRZ areas.

LOCATION	RECOMMENDED SUBDIVISION AREA	
	0.2 Hectares	0.4 Hectares
Barwon Heads		
Stephens Parade		
Clifton Springs		
Tanderra Crt		
Drysdale		
Cemetery Road - East		
Cemetery Road - West		
Huntingdon Street		
Lara		
Archimedes Ave		
Kees Rd		
McHarrys Rd		
Leopold		
Barrabool Cres		
Canowindra Way		
Melaluka Rd		
Moolap		
Coppards Road – East		
Coppards Road - West		
Wilashal Pl		
Ocean Grove		
Bonnyvale Rd		
Belle Vue Dr		
Coolamon Cl		
Woodlands		
Portarlington		
Smythe St		
Wandana Heights		
City View Dr		

Table 1 – Overall Recommendations

10. Implementation

It is recommended that a schedule be introduced into the LDRZ based on the details in Table 1. There will be some areas that have access to reticulated sewerage, but will maintain a 0.4 hectare subdivision area due to inadequate drainage infrastructure. If there is interest from landholders to subdivide these areas in the future, further investigation into the merits of reducing the lot size could be undertaken. This should be done for a whole LDRZ area not on a site by site basis to ensure that drainage and lot layout is appropriately addressed. If there is a strategic basis for this change a subsequent Planning Scheme amendment can be sought.

There is concern that in locations where the minimum lot size is reduced to 0.2 hectares it will result in numerous battleaxe lot configurations (one lot behind the other). This often creates narrow street frontages and long driveways for the new lot(s) that can then be hard to identify from the street. To ensure access to new allotments can be easily and safely identified it is recommended that Clause 22.04 Discretionary Uses in Rural Living and Low Density Residential Areas be amended to require lots to have a minimum street frontage and driveway width of 4 metres. This width will also be wide enough to accommodate a fire truck and other emergency vehicles.

It is recommended that the title to Clause 22.04 be amended from Discretionary Uses in Rural Living and Low Density Residential Areas to Development in Rural Living and Low Density Residential Areas.

In areas where the minimum subdivision area is to be reduced some drainage assets may still require upgrades. Councils Engineering Department will need to consider this issue on a site by site basis when a planning application has been lodged with Council. Conditions on a planning permit may require a land owner to undertake works or contribute to drainage improvements within the area.

Conclusion

The LDRZ within Geelong generally has significant drainage, vegetation and flooding issues. The drainage infrastructure for these areas has typically been designed to accommodate average lots sizes of 0.4 hectares. To allow the minimum subdivision area to be reduced to 0.2 hectares across all of the LDRZ areas within Geelong would have significant drainage impacts for the broader catchment areas.

Several LDRZ areas are connected or able to be connected to reticulated sewerage however other constrains including drainage and the presence of vegetation have made further subdivision of these areas undesirable. Drainage studies would need to be undertaken for each area to determine an appropriate drainage solution before further subdivision could be supported.

Based on the analysis contained within this report it is recommended that the schedule to the LDRZ be amended to allow 5 of the LDRZ areas as identified in Table 1, to be further subdivided. It is also recommended that minor changes be made to Clause 22.04 - Discretionary Uses in Rural Living and Low Density Residential Areas to guide further subdivision within these areas.

6. MANAGING FUTURE GROWTH PROGRESS UPDATE

Portfolio: **Planning - Cr Heagney**
Source **Planning and Tourism - Planning Strategy**
General Manager: **Peter Bettess**
Index Reference **Council Reports 2015**

Purpose

The purpose of this report is to provide Council with an update on the Managing Future Growth project. This project seeks to set a framework for the future planning and delivery of the two Further Investigation Areas identified in the G21 Regional Growth Plan and known as Lovely Banks and Batesford South.

Summary

- The G21 Regional Growth Plan (RGP) identified two Further Investigation Areas (FIAs) to be examined for their potential to provide capacity for the region's population to grow beyond 500,000. The two areas are west and north of the Geelong Ring Road at Lovely Banks and Batesford South. The RGP noted that these areas would only be required in the longer term. This is reflected in Clause 11 of the State Planning Policy Framework which describes the areas as "*long term growth options*".
- In September 2014 Council considered a report on the scope of the Managing Future Growth Project. Three key tenets of work were proposed to be undertaken; financial impacts of the development of the two FIAs on Council's budget, methodology to deliver land for development in the FIAs, and an investigation of how development could be financed to ensure that infrastructure provision does not lag behind population growth. By resolution of Council, the scope was broadened to include a focus on the identification of boundaries for the FIAs.
- In October 2014, in the lead up to the State election, the former Minister for Planning prepared, adopted and approved without notice an amendment to the Greater Geelong Planning Scheme to rezone land at Lovely Banks from Farming Zone to Urban Growth Zone. The zoning of land at Batesford South was not changed.
- The Minister's decision was based on his desire to provide diversity in growth fronts across Geelong and to ensure that Geelong is positioned to accommodate redirected population growth from Melbourne.
- Consequently, the scope of Council's Managing Future Growth project has changed. The priority now is to concentrate on analysing the land capability of the area within the boundary of the Urban Growth Zone at Lovely Banks. This will demonstrate which areas can be developed and which areas are constrained and may not be capable of being developed due to drainage or environmental constraints. It will also explore the need for safety buffers around the high pressure gas pipeline and how access might be provided in and around the area.

- The scope of the project has now extended beyond what was funded in the 2014/15 budget. Council will need to look to the State Government to provide the necessary funding support to undertake strategic planning for the area.
- Within Lovely Banks, infrastructure will be required such as schools, roads and public transport which will also need to be provided by the State Government.
- In addition to the planning work and infrastructure provision, Council should also encourage the State to support the wider community through greater investment in the economy to grow the employment base locally to ensure that jobs are created in Geelong, enabling new residents in Lovely Banks to live and work in Geelong.

Cr Heagney moved, Cr Irvine seconded -

That Council:

1) note the revised scope of the Managing Future Growth project to focus on:

- **analysis of the land capability of the area within the Urban Growth Zone at Lovely Banks enable subsequent framework plan development; and**
- **define Council's future financial obligations to service development in the two FIAs identified in the G21 Regional Growth Plan; and**
- **continue to examine potential growth area boundaries of the Western FIA (Batesford/Bell Post Hill) to enable future framework planning as a next project phase within budget capacity.**

2) seek funding assistance from the State Government for completion of the Managing Future Growth Project; and

3) engage with State Government to explore opportunities to secure funds to deliver State Government infrastructure in the FIAs and to secure greater investment in the local economy to ensure job creation in Geelong keeps pace with population growth given Geelong's role to accommodate redirected growth from Melbourne.

Carried.

Background

The Managing Future Growth project was initially funded as part of Council's 2014/15 budget, to develop a strategic delivery plan for the two FIAs identified in the G21 Regional Growth Plan for long term growth. This was intended to provide Council with an understanding of the financial obligations that it would face if the FIAs were developed and explore funding options. The key aim was to enable Council to make informed decisions about how and when land is released without placing unsustainable financial pressures on its budget and explore funding options. The focus on financial issues only was considered appropriate at that time as Clause 11 of the State Planning Policy Framework identifies the two FIAs as "*long term growth options*" and the analysis of land supply shows that the G21 Region has between 20-30 years of residential land supply.

The context of the project changed substantially when the Minister for Planning wrote to Council in May 2014 to seek Council's support for the acceleration of land delivery in these areas. Council's response noted that further strategic planning work was required before an Urban Growth Zone could be applied as stipulated in the G21 Regional Growth Plan Implementation Plan. The response highlighted that unlike Melbourne, the absence of a Growth Areas Infrastructure Contribution (GAIC) means that the benefit of the uplift in value of the land following rezoning does not accrue to the Geelong community.

Council's view was that if the Urban Growth Zone was applied it would need to include clear policy statements around timing to ensure that Council is able to fund the necessary infrastructure and to ensure that the planning studies identified in the G21 Regional Growth Plan Implementation Plan are completed prior to any precinct structure planning process being undertaken.

The Minister for Planning's response acknowledged the issues raised by Council but also raised the role of regional cities and the government's view that "*Geelong must play an increasingly important 'second city' role in redirecting growth to regional Victoria*". The response also noted the potential of the Metropolitan Planning Authority (MPA) to assist.

In light of the correspondence received from the Minister, a revised scope of works for the Managing Future Growth project was documented in a report to Council on 23 September 2014. This proposed three key components:

- Define Council's future financial obligation to service development in the two Further Investigation Areas;
- Define the best methodology to deliver land for development consistent with the objectives in the G21 Regional Growth Plan Implementation Plan; and
- Investigate how development could be financed, to ensure infrastructure investment doesn't lag behind population growth and ensure Council has the capacity to service development.

Council resolved to note the three components of the project but also to extend the scope to prioritise the definition of boundaries of the future growth areas. This would require a level of land capability analysis not previously envisaged or budgeted for.

In October 2014 the Minister for Planning wrote to Council to advise that he had used his powers of intervention and prepared, adopted and approved without public notice Amendment C322 to the Greater Geelong Planning Scheme which rezoned land in Lovely Banks from Farming Zone to Urban Growth Zone. This amendment is different to other amendments as Council had not requested the rezoning, nor had a third party requested the rezoning. The Minister's letter noted that he expected "*that council's Managing Future Growth Project will inform any adjustments of the area I have rezoned through preparation of a detailed Growth Area Framework Plan*".

The Minister provided Council with a copy of his reasons for intervention which detail why he chose to rezone the land (see Attachment 1). It refers to:

- the opportunity presented by the two FIAs to diversify the local housing market to the north and west of Geelong;
- the strategy to rebalance Victoria's population growth from Melbourne to rural and regional Victoria; and
- the opportunity to add to the supply of urban growth areas.

The constraints on the land at Lovely Banks were also detailed including the major south-west gas pipeline, the need for buffers to existing industry and the potential presence of significant grassland habitat. The Minister concluded that his action was appropriate as further assessment of these issues and an opportunity for consultation with stakeholders will occur in the planning process which follows the rezoning, through the preparation of a Framework Plan and detailed precinct structure planning.

No changes were made to the planning controls of the FIA at Batesford South. Neither the explanatory report nor the Minister's reasons for intervention explained why Lovely Banks was chosen to be rezoned and the FIA at Batesford South was excluded.

Landowners and their representatives from the Batesford South area have met with Council officers to discuss their desire to see their land holdings rezoned. In the future it is possible that Council may receive requests for planning scheme amendments to rezone land for all or part of the Batesford South area. Further reports to Council would be prepared in this event.

The Lovely Banks FIA is now further advanced in the planning process than the Batesford South FIA as a result of the Minister's decision. The G21 Regional Growth Plan Implementation Plan cautioned against allowing both FIAs to develop simultaneously. It states that "*there is a high risk associated with allowing the FIAs to develop as growth areas at the same time. Developing both areas would require substantial upfront infrastructure including separate sewerage treatment plants, which is not financially sustainable*".

Discussion

The scope of the Managing Future Growth project has been revised as a direct consequence of the Minister's decision. The Managing Future Growth project must now address:

- the land capability of the area within the Urban Growth Zone at Lovely Banks; and
- financial implications of development in both FIAs

Land Capability at Lovely Banks

Analysing the land capability of the area within the Urban Growth Zone has been added to the scope and is now the major priority. This was specifically identified in the Minister's correspondence when he rezoned the land. The key aspects to focus on are identified in the G21 Regional Growth Plan Implementation Plan Background Report. The main objectives are to determine the extent of significant vegetation, the likelihood of endangered species being present, examining flooding and drainage issues, the need for safety buffers around the gas pipeline which traverses the site and how access might be provided in and around the area given its limited frontage to existing roads. Council will require external technical assistance to undertake this work. A consultant's brief to procure the necessary expertise to undertake the technical assessments is being prepared. This will be done in accordance with the standard procurement process shortly. This work will inform the preparation of a Framework Plan as it will define land that can be developed and other areas which need to remain undeveloped to retain significant vegetation or provide for other uses such as storm water detention.

Financial Analysis

The financial impacts component of the project remains unchanged within the project scope. This work is being undertaken in-house using the knowledge gained through the implementation of the Development Contributions Plans (DCPs) in the Armstrong Creek Urban Growth Area. This work will analyse Council's infrastructure funding commitments across all growth areas in the municipality. Using the benchmarks established in Armstrong Creek the project will define the future costs of infrastructure for both FIAs and the timing of when it is likely to be required and thus expenditure incurred. The project will present high and low growth scenarios to demonstrate the potential variations in timing between when Council is required to deliver infrastructure and when the cost of delivery is recouped through a DCP. This work will be developed in a way to ensure it provides a valuable input into the development of the Integrated Infrastructure Delivery Plans for both FIAs in the future.

The financial analysis will provide Council with a clear picture of the cost of making land available in the FIAs. This information will assist Council in developing a policy position on the timing of making land available for development in the FIAs. The previous report to Council on this project noted that the current liability for Armstrong Creek and Jetty Road to cover Council's portion of the DCP is $19 million (2013 dollar value). Regional infrastructure such as the planned library and aquatic centre and indoor sports facility in the Armstrong Creek town centre are not provided for in the DCP and are likely to cost Council a further $20million.

This cost of growth in all growth areas is set to rise over time as:

- Council is precluded by legislation from indexing part of the revenue in a DCP;
- When land acquisitions are required to provide open space, Council has no control over when compensation claims are lodged and the rising cost of land results in higher amounts of compensation payable; and
- The "up scaling" of basic infrastructure secured through the DCP is required to meet community expectations.

The costs detailed above only include areas where a DCP was applied (Armstrong Creek and Jetty Road in Clifton Springs). The multiple growth fronts across Geelong at Lara, Leopold, Ocean Grove and St Leonards will also require significant investment in infrastructure for those communities.

Planning Process

The application of the Urban Growth Zone has defined the planning process to deliver land in Lovely Banks, this component of the project has thus been finalised. The Minister's letter noted that a Framework Plan should be prepared with more detailed precinct structure planning to follow. This accords with Ministerial Direction number 12 and the Urban Growth Zone VPP Practice Note which set out the roadmap to plan growth areas.

The first step is to undertake land capability analysis. This will be followed by preparation of a Framework Plan for the area and an Integrated Infrastructure Delivery Plan as part of the next (as yet unfunded) project phase. Subsequent to this, detailed Precinct Structure Plans and Development Contribution Plans will be completed. This will involve engagement at various stages with a wide range of stakeholders including the community in the area and will be considered by Council at the usual milestones.

Resourcing

Whilst the scope of the project has been extended the resources available for the project have not increased.

It is recommended that Council request funding assistance from the State Government to assist in undertaking this project. Funding for financial analysis was provided as part of Council's 2014/15 budget. Land capability analysis was not funded in the 2014/15 budget. The land capability analysis was considered unnecessary at that time as all of the evidence around lot supply and the adopted policy at Clause 11 of the State Planning Policy Framework indicated that the FIAs were not required for around 20 years.

It is noted that a budget bid to undertake a Framework Plan and an Integrated Infrastructure Plan for Lovely Banks and land capability analysis for Batesford South has been made for the 2015/16 financial year.

It is also recommended that Council encourage the State Government to explore opportunities for new mechanisms to fund their infrastructure obligations in Lovely Banks, particularly for road upgrades, new schools, public transport and health facilities. The absence of the Growth Areas Infrastructure Contribution in regional areas may have negative impacts on the provision of these essential services by the State Government.

Another key issue which Council could raise with the State Government is the need for investment in the local economy in Geelong. Plan Melbourne aspires to create 20 minute neighbourhoods whereby residents can access all of their every day needs within 20 minutes travel time from home. This includes shops, parks, community services and employment options. The State Government has made it clear that it sees the role of Geelong as accommodating redirected population growth from Melbourne. Therefore the principle of providing jobs within 20 minutes of home should also be aspired to for residents in Geelong.

A targeted campaign to increase employment opportunities in Geelong would require investment and support from the State Government. Whilst there may be some employment prospects for Lovely Banks residents in the GREP these may be limited if industries locating there are not labour intensive. A sustainable, socially cohesive community in Lovely Banks will only be realised if local job opportunities are available. Geelong, not Melbourne should be the primary location of employment for the majority of new residents.

Environmental Implications

Environmental implications will be considered in detail through the land capability analysis at Lovely Banks. Planning controls to protect the environment will be included in future amendments to the Greater Geelong Planning Scheme if found to be necessary.

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

Financial Implications

Funding for the Managing Future Growth Project was allocated in the 2014/15 budget to determine Council's future funding obligations in delivering growth in the two FIAs.

The scope of the project has changed considerably as detailed in the body of this report. The current budget allocation is insufficient to complete the land capability analysis for Lovely Banks, thus it is intended that the Council approach the State Government to request additional funding for this work.

The financial analysis undertaken in the project will define the future funding obligations which Council will face when the FIAs are developed. It will also define the funding obligations Council is already liable for at the other growth fronts in Lara, Armstrong Creek, Leopold, Ocean Grove, St Leonards, and Clifton Springs.

<u>Future budget proposal.</u>

As detailed in the body of this report, land development in the FIAs will have significant impacts on Council's budget as infrastructure will be required for new residents. The amount and the timing of this is yet unknown. They will be subject to future budget proposals.

Budget proposals will be considered as part of the 2015/16 process for further planning work to be undertaken in the FIAs. This includes:

- the development of a Framework Plan for Lovely Banks;
- the preparation of an Integrated Infrastructure Delivery Plan for Lovely Banks; and
- land capability analysis in Batesford South.

Policy/Legal/Statutory Implications

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

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

Alignment to City Plan

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

Officer Direct or Indirect Interest

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

Risk Assessment

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

The land capability analysis for Lovely Banks will define constraints on development of the area, this will ensure that risks are managed through for example creating buffers between the high pressure gas pipeline and new residential areas.

Social Considerations

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

Councils engagement with the State Government to attempt to secure investment in infrastructure and the local economy is also important to provide employment options close to where people live.

Human Rights Charter

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

Consultation and Communication

The rezoning of land at Lovely Banks to Urban Growth Zone by the Minister for Planning was not subject to public consultation. The Managing Future Growth project will involve targeted consultation with key stakeholders where appropriate, this will include service providers, land owners, other growth area councils and the State Government. Information about the rezoning of Lovely Banks will be communicated at that time.

Cr Heagney declared an Indirect Interest by Close Association in Agenda Item 7 – Future of Council's Long Day Child Care Centres in that her children attend one of the Council run Centres and left the meeting room at 7.28pm.

7. FUTURE OF COUNCIL'S LONG DAY CHILD CARE CENTRES

Portfolio:	**Community Development – Cr Fisher**
Source	**Community Services – Family Services**
Act/General Manager:	**Linda Quinn**
Index Reference:	**Subject: Community Services – Long Day Care**

Purpose

The purpose of this report is to inform Council regarding the outcome of an independent examination of the financial sustainability of Council's six stand-alone long day child care centres.

Summary

- High quality child care in the City of Greater Geelong provides an important source of support for working families and early learning and development opportunities for young children.
- Council presently operates six stand-alone long day child care centres which are marketed as 'City Learning and Care'. These centres provide a total of 376 licensed places or approximately 9 per cent of the current supply of long day child care available across the municipality.
- Council's centres collectively provide early childhood education and care for approximately 800 families and 950 individual children each year. The six centres also provide paid employment for almost 160 staff, 92 per cent of whom are local residents.
- The families using Council child care centres access the services for a variety of reasons, including principally, supporting employment and/or engagement in further education (82 per cent), or to provide respite, and enhance children's early development (12 p-er cent).
- The overall cost of operating the six long day care centres is approximately $8.0 million per annum (gross amount). Council contributes approximately $1.5 million per annum to support the operating costs of the six long day care centres. The balance of annual revenue comprises federal government funding of $2.6 million; and parent fees $4.3 million.
- An independent analysis conducted by ACIL Allen Consulting identifies Council's six long day child care centres as making a significant contribution to the Geelong economy, and also playing an important role in supporting the early development of young children, especially those who are most vulnerable and at risk.
- ACIL Allen Consulting estimates the benefits of Council's six child care centres to the Geelong economy to be $46.2 million annually in economic and social terms - $21.4 million related to enabling increased workforce participation; and $24.8 million from improved long-term outcomes to young children. (A copy of the analysis conducted by ACIL Allen Consulting is attached for further reference and consideration, Appendix 1 *(previously provided with Briefing papers).*
- The report provided by ACIL Allen Consulting endorses a continuing role for Council in the future provision of local early childhood education and care.

Cr Fisher moved, Cr Farrell seconded -

That Council:

1) **notes the report prepared by ACIL Allen Consulting on the Economics of Council's existing child care provision (Appendix 1);**

2) **continues to operate long day child care centres as part of the local early childhood service provision;**

3) **receives a further report by the end of March 2015 exploring options for the long term financial sustainability of Council's stand alone centre based long day childcare centres.**

Carried.

Background

The review of Council's future strategic directions completed by CT Management in 2013, recommended a more detailed examination be conducted into the future economic sustainability of Council's existing six stand-alone long day child care centres.

In April 2014 ACIL Allen Consulting was engaged to undertake an economic cost-benefit analysis of Council's child care centres and provide a range of potential options for the future of these centres.

Council currently operates six stand-alone child care centres providing services to 800 families and approximately 950 individual children each year. These centres are identified below:

Centre	Address	License Capacity
City Learning and Care – Belmont	12-14 Reynolds Road	49
City Learning and Care – Corio	116-120 Purnell Road	60
City Learning and Care – Drysdale	21-27 Eversley Road	40
City Learning and Care – Newtown	245-249 Pakington Street	150
City Learning and Care – Norlane	9-14 Sparks Road	36
City Learning and Care – Whittington	19 Worden Court	41

Note: The list above does not include Council's Integrated Children's Centres at Ocean Grove and Leopold which also include provision for child care.

Council's existing six stand-alone long day child care centres have an annual gross expenditure of approximately $8.0 million per annum and attract approximately $2.6 million in federal funding each year. Parent fees contribute approximately $4.3 million per annum leaving an average annual cost to Council of $1.1 million to $1.5 million (depending if capital depreciation costs are added).

ACIL Allen Consulting estimate that *"for a deficit of $1.1 million to $1.5 million annually, Council could expect its investment to generate $46.2 million annually in economic and social benefits."* (Refer: Appendix 1, Section 5 Conclusion, page 35)

A range of other 'non-quantifiable benefits have also been identified by the consultants from ACIL Allen Consulting including:

- Supporting the implementation of Council's policies especially in relation to vulnerable children, access to services, and encouraging a mixed economy of service provision.
- Maintaining capacity to accommodate and respond to changes that may occur within the provision of local services and child care market.
- Fulfilling community expectations and opportunity for choice regarding the child care options available.

Council's six stand-alone child care centres comprise slightly over 9.0 per cent of the total current combined market of local long day child care places available across Greater Geelong.

Council's existing Children's Services Policy supports the provision of a mixed economy of children's services including those directly managed by Council alongside those provided by other levels of government, community organisations, and commercial businesses. The policy also indicates that: "*Council will endeavour to provide and maintain a market share of long day care provision across the municipality at 20 per cent of the total service provision.*"[1]

To reduce the cost to Council in operating the existing child care centres, ACIL Allen Consulting identified that either:

1. a significant increase in revenue through parent fees is required, and/or
2. a reduction in costs.

Given the highly regulated service environment and market sensitivity to child care affordability the consultants acknowledge that either of the options referred to above are likely to be difficult to achieve.

Alternatively, the consultants acknowledge that changing both the scope and scale of the existing services, through transition into integrated children's centres is likely to achieve positive long term economic and social benefits, as evidenced by what has been achieved to date through the new Boorai Centre in Ocean Grove, and also the surplus generated through the operation of Ariston City Learning and Care (Ariston CLAC), Newtown (estimated to be $83,539 in 2014-15 including rent but not including insurance and building depreciation) compared with smaller centres.

The report by Allen Consulting consequently recommends future Council investment in the provision of early childhood education and care service be directed toward the development of integrated children's centres.

Discussion

The provision of strong and effective support to children and families in the early years of children's development and family formation is widely recognised as having significant positive benefits and implications for children, families and the community. *"The international evidence regarding short, medium, and long-term benefits of participation in quality early childhood education and care is compelling."*[2]

Over the past 30 years, there has been a marked increase in demand for child care services. This has occurred as a result of significant labour market and demographic changes including increased workforce participation amongst women, as well as changing family, economic and industry requirements.

[1] City of Greater Geelong Children's Services Policy (Doc No. CPL 315.1) 2013.
[2] *Putting a value on early childhood education and care in Australia,* Price Waterhouse Coopers (page 2, 2014)

Child care is increasingly seen as being critical to enabling families to balance paid work with their family responsibilities. It is therefore essential to consider the provision of child care within both an economic and social context.

There are currently 42 centre-based (long day care) child care centres located within the City of Greater Geelong, providing a total capacity of 4,082 licensed places. Of the 42 services located in the City of Greater Geelong providing long day child care, 21 new centres have been constructed since 2005.

ACIL Allen Consulting estimate the total value derived from all child care centres in the Greater Geelong LGA through enabling participation of women in the workforce is approximately $470.4 million per annum.

Diversity across the local market in the provision of child care enables families to have optimal choice amongst a range of child care options that can be more responsive and relevant to differing individual needs and preferences for child care. Multiplicity of service provision including: not-for-profit; public; and commercial provision, also enables a more secure and competitive market to be delivered and maintained, rather than having to address issues that can result from monopolisation and/or dependency on commercialised service provision alone.

These issues include: monopolisation reducing competition and diversity; prevailing commercialisation overriding sound social planning and service development priorities; profits derived from businesses based interstate being diverted away from reinvestment in the local community; reduced supply security and access for some groups in the community; and poor partnership engagement.

Provision of centre-based long day child care across the City of Greater Geelong is becoming increasingly concentrated amongst a number of large commercial companies based in other states.

Forty-five percent of local long day child care places are currently controlled and operated by a total of six companies. This market concentration creates a number of potential issues and challenges for Council in planning services, and ensuring adequate availability of quality child care places to meet the needs of the local population.

Australian and international evidence indicates that reliance on the for-profit market to provide sustained early childhood education and care is potentially problematic and considered to be strongly influenced by a number of 'volatile factors' that are largely driven by economic determinants rather than social priorities.

In April 2014 ACIL Allen Consulting Pty Ltd was engaged to undertake an economic analysis of Council's existing six stand-alone child care centres and provide options for the future financial sustainability of these services.

ACIL Allen Consulting is the largest Australian owned, independent, economic, public policy, and public affairs management consulting firm in Australia.

The economic and social review of Council's stand-alone long day child care centres aimed to provide sound evidence to inform development of a future service provision model that would deliver a more sustainable financial outcome.

The review specifically focused on Council's six existing stand-alone centre-based long day child care centres (as referred above) and did not include Council's new integrated child and family centres.

Consultants were requested to undertake an economic analysis to examine the following issues and priorities:

- The economic benefits associated with provision of child care based on existing international and Australian evidence.
- The cost-benefit and economic contribution of Council's existing child care provision to Geelong's economy and provision of social support.
- The cost of Council child care provision compared with average industry benchmarks.
- The economic sustainability of Council's existing child care provision.
- The economic impact of potential future changes to Council provision of child care.
- Potential implications associated with Councils withdrawal from the market on the future planning, development and security of the supply of child care places across the municipality.

The report prepared by ACIL Allen Consulting identifies Council's stand-alone child care centres as providing a significant contribution to the Geelong economy, and also playing an important role in supporting the early development of young children, especially those who are most vulnerable and at risk.

The six centres accommodate almost 800 families and 950 children each year and employ almost 160 staff. Families access the education and care services provided for a variety of reasons, with the majority using child care to support employment and/or participation in further education (82 per cent). Ten per cent of families using child care in Council's centres are Council employees.

The potential for increased participation by women in the workforce and the implications this has for the Australian economy, especially through return to work, has been consistently and strongly linked to the availability and accessibility of quality child care services.

The broad economic benefits derived through the provision of child care to the Australian economy and increased productivity is supported and validated by extensive international research evidence, including a recently published report by Price Waterhouse Coopers *'Putting a value on Early Childhood Education and Care in Australia'*; and current investigations by the Australian Productivity Commission into Australian Childcare and Early Childhood Learning.

This research (including robust longitudinal studies) have strongly supported the need for improved public and private investment into early childhood education and care, and have consistently identified the significant economic and social dividends that are likely to be achieved as a result of enhanced investment.

There is wide recognition of the important role that provision of early childhood education and care plays in supporting vulnerable children and families. In some of Council's stand-alone child care centres the proportion of children on protective orders is between 25-40 per cent. Single parent families constitute 17 per cent of all families currently enrolled in Council's six stand-alone child care centres with the proportion in some centres as high as 38-50 per cent (Norlane and Whittington).

The typical cost benefit ratio applied to improving health and education outcomes for young children through participation in quality early childhood education and care is about 3 to 1, which would indicate that Council's six stand-alone child care centres would generate approximately $24.8 million annually in improved long term outcomes for young children.

Environmental Implications

Increasing evidence identifies a wide range of environmental factors that directly impact on children's early development, health and well-being. These factors can have both immediate and cumulative affects on children, with increasing evidence that links children's health conditions to adverse environmental factors.

Consideration of various environmental factors and implications will feature as important considerations within the program planning and implementation of recommendations contained within this report.

Financial Implications

Council's existing six long day child care centres have an annual budget of approximately $8.0 million per annum and attract approximately $2.6 million in federal funding each year. Parent fees contribute approximately $4.3 million per annum leaving an average annual cost to Council of $1.1 to 1.5 million (depending if capital depreciation costs are added).

Against the costs to Council to operate these centres, are the significant economic and social benefits which they generate for the Geelong economy, which have been estimated by ACIL Allen Consulting to be approximately $21.4 million in relation to enabling workforce participation and $24.8 million in response to improved long-term outcomes for young children.

ACIL Allen Consulting have based their economic analysis of Council's existing child care provision on sound international economic and social evidence. As a result, the consultants conclude that *"for a deficit of $1.1 million to $1.5 million annually, Council could expect its investment to generate $46.2 million annually in economic and social benefits." (Section 5 Conclusion, page 35)*

The consultants further indicate that to enable Council's existing stand-alone child care centres to reduce costs to Council and operate on a financially sustainable basis, would require either a significant increase in income generated from parent fees or an overall reduction in costs.

Income and costs associated with operating Council's child care centres are highly sensitive to the broader market and regulatory environments, including affordability for local families and government policy in relation to the level and structure of rebates and child care benefits paid to families.

In order to reduce the overall cost to Council and achieve improved positive financial position, ACIL Allen Consulting propose that Council's future investment in early childhood education and care be directed toward the development of integrated child and family centres. (Refer: Appendix 1, page 22).

Policy/Legal/Statutory Implications

Council's role in supporting provision of local child care is consistent with obligations under Section 3E (a); (b); (c); and (d) of the Victorian Local Government Act 1989.

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

- Education and Care Services National Regulations (2011)
- Children Youth and Family Act (2005)
- Education and Care Services National Law (2010)

- Information Privacy Act (2000)
- Health Records Act (2001)
- Public Health and Wellbeing Regulations (2009)
- Victorian Early Years Learning and Development Framework (2010)
- Disability Discrimination Act (1992)
- Occupational Health and Safety Act (2004)
- City of Greater Geelong Enterprise Agreement (No.7) 2011 (and relevant industrial awards).

The planning and regulatory role of Local Government in relation to the provision of services for the community is also legislated in the Victorian Planning and Environment Act (1987) and the Health Act (1958) and acknowledged within the MAV/DEECD Partnership Agreement.

Alignment to City Plan

Provision of high quality early childhood education and care services and addressing disadvantage aligns with a range of existing Council strategies, policies and plans that inform Council's role in the provision of children's services and facilities. These include:

- City Plan (2013–2017). An objective in the plan's priority 'Connected, Creative and Strong Communities' is *"promoting and providing opportunities for education and lifelong learning"*, whilst the 'Healthy Lifestyle' priority includes an objective in relation to *"investing in prevention and improved health across all communities in Greater Geelong"*;
- Municipal Public Health and Well-being Plan (2013-2017) states that "*We will provide safe and vibrant physical environments and infrastructure to support healthy living and connected communities."*
- Municipal Early Years Plan (2013-2017). *"The provision of quality and accessible services and infrastructure is crucial to enabling the City of Greater Geelong to fulfil its vision for the municipality and achieve it goals to improve outcomes for young children."*

  Children's Services Policy; "Council supports the provision of a mixed economy of children's services including those directly managed by Council alongside those provided by other levels of government, community, and commercially based organisations.

  Council recognises that the provision and management of Centre Based Long Day Care plays an important role in the fostering and promoting development of children's education, health, and well being while also supporting their families.

  Council will endeavour to provide and maintain a market share of long day care provision across the municipality at 20 per cent of the total service provision.
- Municipal Children's Services Infrastructure Plan (2013-2030). *Relevant recommendations contained in this report are also consistent with and reflected in the Municipal Children's Services Infrastructure Pan (2013-2030).*

Officer Direct or Indirect Interest

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

Risk Assessment

Families, communities and businesses need to be confident that they will have access to the services and infrastructure that is responsive to and adequately supports their needs and requirements.

This includes access to child care, kindergartens, health services, education facilities, etc. Provision of child care and access for parents has direct implications for local workforce participation and the local economy as evidenced by ACIL Allen Consulting.

Potential risks to Council and its public reputation in relation to the matters contained in this report will be mitigated through appropriate consultation and planning with relevant stakeholders and the community.

Social Considerations

There is compelling international evidence regarding the benefits of children's participation in quality early childhood education and care. There has also been a marked increase in demand for child care services to enable parents to participate in the workforce while also ensuring appropriate quality care is provided for their children.

Provision of quality child care has direct implications for the economic and social development of the municipality.

Feedback from the community through regular surveys suggests there is strong support for Council's role in the provision of centre-based long day child care. There is also strong evidence that supports the importance of a 'mixed-economy' of child care provision including a range of providers and options being available for families and children.

Human Rights Charter

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

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

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

Consultation and Communication

Council's Family Services Department will be responsible for the communication and implementation of decisions arising from this report.

Further consultation will be required with key stakeholders subject to any decisions undertaken by Council in response to the recommendations contained within this report.

Cr Heagney re-entered the meeting room at 7.35pm.

8. DRAFT G21 REGIONAL TENNIS STRATEGY

Portfolio: **Sport & Recreation - Cr Irvine**
Source: **Projects, Recreation & Central Geelong - Sport & Recreation**
A/General Manager: **Paul Jane**
Index Reference: **Subject: Tennis**

Purpose

To brief Council on the G21 Regional Tennis Strategy and seek support to release the strategy for public comment.

Summary

- The G21 Regional Tennis Strategy provides a framework for the development of tennis participation, governance and facilities throughout the G21 region in the next 10 years.
- The strategy is a collaborative planning project between Tennis Australia, Tennis Victoria, Sport & Recreation Victoria and the local government authorities in the G21 region.
- The vision of the strategy is:
    - By 2025 the G21 region will be Victoria's fastest growing and most accessible region for tennis.
- The five strategic priorities identified within the strategy are:
    - Priority 1: Structure of tennis - Develop an aligned and collaborative structure to manage tennis.
    - Priority 2: Participation - Grow tennis, its range of activities and its year round appeal.
    - Priority 3: Facility provision and renewal - Reposition the tennis facility mix to align with future needs and demand.
    - Priority 4: Club support & development - Support clubs and venues to grow their capacity and improve management and operations.
    - Priority 5: Servicing and delivery - Promote tennis and provide resources (human and financial) to support change.

Cr Irvine moved, Cr Farrell seconded -

That Council approve the release of the draft G21 Regional Tennis Strategy (Appendix 1) for public comment for a period of six weeks in line with G21 partner Councils.

Carried.

Background

Tennis is a highly popular sport that engages people across all age groups, genders and locations, but the way in which the sport is accessed is continually changing.

The "golden age" of tennis during the 1960-70s saw an increase in the number of participants and facilities across the region, with membership at a local tennis club and weekend competition being the primary way to access the sport. The majority of facilities throughout the region were established during this period and reflect the how communities have historically played tennis.

While traditional formats for participating in tennis are still prevalent, community expectations are changing the way that participants want to engage with the sport.

Research undertaken by Tennis Australia as part of the Tennis 2020 report indicates that trends in how our communities are accessing tennis are changing away from the traditional club competition model. Of current participants, 66% would prefer a pay-for-play model as opposed to a club membership, with only 10% of people that have participated in tennis in the past 12 months being members of a club. The major drivers of tennis participation are social interaction (41% of participants) and fitness (28%).

This research also identified that there is a significant latent demand for tennis, with high numbers of people that are not currently playing tennis being interested in engaging in the sport.

The way that our communities want to play tennis are changing, but tennis competitions, facilities and governance continues to provide traditional methods for accessing the sport.

Participation in tennis in the G21 region is predominantly accessed through association/club competitions and programs. There are currently four active tennis associations within the region:

- Tennis Geelong – provides competition within the City of Greater Geelong, Golden Plains and Surf Coast Shires.
- Bellarine Peninsula Tennis Association – provides competition throughout the Bellarine Peninsula, central and southern areas of the City of Greater Geelong and across the Surf Coast Shire.
- Polworth & District Tennis Association – predominately serves the Colac Otway Shire with senior and junior tennis competitions
- Buninyong & District Tennis Association – serves the townships in the northern area of the Golden Plains Shire.

A limited number of clubs also provide "pay for play" activities including the Geelong Lawn Tennis Club, Colac Lawn Tennis Club, Centre Court Indoor and Colac Indoor Sports Centre. Participation opportunities within the region are generally traditional in nature, with weekend competition formats being the primary form of organised competitive activity.

As at 2012/13, 55% of tennis clubs operating within the G21 region were affiliated with Tennis Victoria. Registered members in tennis across the G21 region declined by 982 (or 22%) between 2010/11 and 2012/13, with only six Tennis Victoria affiliated clubs reporting more than 100 members in 2012/13.

On 1 July 2014 Tennis Victoria, in conjunction with Tennis Australia, introduced a new affiliation model for all Victorian tennis clubs based on the number of courts rather than per member. Since its inception, registered memberships in the G21 region (as at August 2014) grew by 166 to 2986 registered members. Club affiliations are expected to continue to increase throughout the region via the new affiliation model.

The G21 region provides a high number of tennis facilities and courts – 105 operational tennis venues and 402 tennis courts. The G21 region's court to population ratio of 1 to 730 substantially exceeds the industry benchmark of one court to 1500 head-of-population. While the number of courts in the region is high, the mix of facilities is deficient in large community venues and over-serviced with local and public access venues.

There are currently two regional scale venues (16+ court facilities) in the region - the Geelong Lawn Tennis Club (the existing Tennis Australia designated Regional Tennis Centre for the region) and the Colac Lawn Tennis Club. This provides a deficiency in large community venues (12+ courts) compared with other prominent tennis regions across Victoria.

Only eight venues across the G21 region have eight or more courts – six of which are located in the City of Greater Geelong, one in Colac and one in Anglesea.

Public access (generally 3 courts or under) and local (generally 4-7 courts) tennis venues account for 92% of the 104 tennis venues through the G21 region. These venues have historically been developed to meet local needs and township settlement patterns. Small tennis venues provide for organised competition, but generally lack the critical mass to provide for broader programs and non-traditional formats of tennis participation such as Hot Shots and Cardio Tennis.

Governance of tennis in the G21 region is currently disjointed, with limited alignment between the activities of the Barwon Region Tennis Network, tennis associations, clubs and coaches. The overarching governance structure of tennis throughout Regional Victoria is currently being reviewed by Tennis Victoria.

Discussion

The draft G21 Regional Tennis Strategy (Appendix 1 – previously forwarded with briefing papers) has been prepared to guide the development of tennis within the G21 region. Key sport, government and community stakeholders were engaged to identify issues and opportunities influencing planning, provision and growth of tennis in the G21 region.

An Issues and Opportunities Paper was developed as the first stage of project to provide the strategic context for the recommendations within the strategy. Information was collated under the following seven key themes:

1. Policy and planning – policy and planning inconsistencies across the region impact on access to appropriate facilities and opportunities to participate in tennis.

2. Regional structure – participation/competition pathways and governance at a regional level have limited alignment.

3. Tennis participation – traditional competition formats provide for existing participants, but additional opportunities for competition, coaching, social and fitness options will increase participation, particularly among people that are not currently engaged with the sport.

4. Coaching – offering coach education opportunities locally and connecting coaches to clubs throughout the region will encourage increased participation and development of the coaching industry.

5. Club development – a range of club development initiatives are currently available to clubs, but ad hoc coordination and promotion has limited take-up across the region.

6. Facility provision and asset management – the G21 region has a high court to population ratio and facilities are generally in satisfactory condition. Gaps in the provision of facility types (large community and district level facilities) and facility components (sports lighting) present limitations in facility provision and the ongoing sustainability of tennis clubs.
7. Servicing and delivery – Coordination between government, agencies and the sport needs improvement to ensure clubs and associations are serviced effectively and efficiently.

Following the completion of the Issues and Opportunities Paper, the Draft G21 Regional Tennis Strategy was developed under the following strategic framework:

1. Vision
2. Strategic priorities and objectives
3. Key strategies – actions within each strategic priority
4. Municipal action plans

The Draft G21 Regional Tennis Strategy creates a strategic framework for the development of tennis throughout the region over the next 10 years. The vision of the G21 Regional Tennis Strategy is:

- By 2025 the G21 region will be Victoria's fastest growing and most accessible region for tennis.

The strategic priorities and associated objectives are:

Priority 1 – Structure of tennis

Objective: Develop an aligned and collaborative structure to manage tennis.

The strategy recommends a restructure of tennis governance for the G21 region. The development of a collaborative structure that includes competition development, administration, pathway development, event support, coach development, schools coordination and club development initiatives is vital to growing tennis participation.

Tennis Victoria is currently undertaking a comprehensive review of country tennis governance structures which will influence the structure of governance in the G21 region.

Priority 2 – Participation

Objective: Grow tennis, its range of activities and its year round appeal.

Participation in tennis throughout the G21 region is currently inconsistent, with many activities and opportunities to play driven by a small number of clubs, coaches and private operators. Change in participation opportunities is critical to the engagement of new participants into the sport. A greater focus on providing the right mix of activities to meet community trends and demands is required.

Participation trends indicate a decrease in registered members and competition participants, but increased engagement in other forms of tennis such as Hot Shots (junior program), Cardio Tennis and social participation formats.

Priority 3 – Facility provision and renewal

Objective: Reposition the tennis facility mix to align with future needs and demand.

The project team visited every tennis facility in the G21 region to develop a detailed inventory of all assets based on condition and suitability against current standards.

The general provision of tennis courts across the G21 region exceeds standard industry benchmarks and ratios. Court numbers meet minimum recommended numbers to the projected population, but location, quality, condition and type of venue provision no longer meets the requirements of clubs, participants and programs.

Clear gaps exist in the regional facility hierarchy, with low numbers of large community (12-15 courts) and district level (8-11 courts) facilities, and high numbers of local (4-7 courts) and public access (1-3 courts) facilities. This facility mix impacts the capacity of the region to build sustainable clubs and integrated competitions, as well as deliver tournaments and events.

The strategy recommends few new courts (predominantly at Armstrong Creek), rather prioritising upgrades to infrastructure at existing facilities. A select number of existing venues with limited organised activity or residential catchment are also recommended to be decommissioned.

The provision of additional sportslighting at tennis facilities is prioritised within the strategy to meet current and future demands for night competitions and social tennis.

Priority 4 – Club support & development

Objective: Support clubs and venues to grow their capacity and improve management and operations.

Tennis clubs in the G21 region have access to a range of state, regional and local club support resources, but collectively they have not taken up these opportunities to full capacity.

The G21 region has historically had low levels of affiliation to Tennis Victoria (55% prior to July 2014), but recent reforms to the affiliation model are encouraging more clubs within the region to align with the peak body for tennis.

Connecting clubs to the support offered by Tennis Victoria through affiliation is vital to ensuring the future sustainability of the sport within the region.

Priority 5 – Servicing and delivery

Objective: Promote tennis and provide resources (human and financial) to support change

The servicing of tennis across the G21 region is performed by a range of local, regional and state level stakeholders. Local and regional operations are currently supported by Tennis Victoria via their Community Tennis Officer program, the local tennis coach network, tennis associations and the Barwon Regional Tennis Network.

Tennis Victoria has recently employed an additional Country Community Tennis Officer to service the Barwon, Glenelg and Central Highlands areas.

Critical Actions

Each priority area includes a range of key strategies to achieve the listed objectives. Four of the key strategies have been identified as critical for immediate action to position tennis to grow in a sustainable manner over the next 10 years. The four critical strategies are:

1. Restructure tennis governance in the G21 region – the region requires a collaborative governance structure that includes competition development, administration, pathway development, event support, coach development, schools coordination and club development initiatives.
2. Strategically invest in tennis court lighting to grow participation – While the region has a relatively high number of courts, increasing the number of courts with tennis court lighting will provide new opportunities to participate in wider range of activities and increase the hours of operation at tennis venues.
3. Support the sustainability of tennis via the new national affiliation model - The new National Affiliation Model shifts affiliation from a per member basis to a set annual club affiliation fee based on the club's number of courts. This will see clubs pay less for affiliation, thus incentivising clubs to affiliate to the peak body and increasing their levels of support.
4. Adopt the strategy into organisational work plans and budgets - Current levels of servicing require improvement and future investment by government and peak sporting bodies in order to deliver on the many actions identified within this strategy. Increased numbers of affiliated clubs via the new national affiliation model will also increase service level expectations across the region.

Municipal action plans

A key component of the G21 Regional Tennis Strategy is the municipal action plan for each of the five municipalities within the region.

Municipal Action Plans have been developed in conjunction with Council officers and considered existing local sports development plans, strategies, Council policies and preferred future directions for each individual Council. The action plans are designed to align and integrate with existing Council policies and capital programs, identify key priorities and recommendations for tennis infrastructure.

Each Municipal Action Plan provides:

1. Municipal overview
2. Tennis development priorities
3. Infrastructure recommendations – 10 year program

An estimated $2,475,200 is required to implement the facility development recommendations from the municipal action plan for City of Greater Geelong. Council's annual hard surface renewal program (tennis and netball) of $247,000 pa is sufficient for court renewal recommendations within the strategy. The implementation of capital upgrade recommendations within the strategy will be subject to Council's annual budgetary process.

Environmental Implications

There are no direct environmental implications arising from this report.

Financial Implications

There are no immediate financial implications arising from this report. Funding for the implementation of the regional strategy will be sought through a range of funding opportunities and Council's existing budgetary process.

The strategy recommends that the existing hard court renewal budget be kept at the current levels to ensure that the cyclical renewal of tennis courts can be maintained.

An estimated $2,475,200 is required to implement the facility development recommendations from the municipal action plan for City of Greater Geelong. Council's annual hard surface renewal program (tennis and netball) of $247,000 pa is sufficient for court renewal recommendations within the strategy. The implementation of capital upgrades recommendations within the strategy will be subject to Council's annual budgetary process.

Policy/Legal/Statutory Implications

There are no policy, legal or statutory implications arising from this report.

Alignment to City Plan

This report is aligned to the community well-being objective of City Plan. The provision of sport and recreation facilities promotes healthy lifestyle through physical activity.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no notable risks associated with this report.

Social Considerations

Tennis provides many benefits including bringing communities together, reducing social isolation, increasing community pride, developing social capital and improving physical and mental health. This strategy provides clear direction for all stakeholders to ensure that tennis will grow across the region.

Public access courts are provided in many of the region's smaller townships, promoting healthy physical activity and social connection in more isolated areas. The draft Regional Strategy identifies opportunities to provide an improved level of service across the region.

Human Rights Charter

This report has no impact on compliance with the Human Rights Charter.

Consultation and Communication

The development of this draft Regional Strategy has been a collaborative effort of a number of partner organisations including Tennis Australia, Tennis Victoria, Sport & Recreation Victoria, G21 and the five G21 local government authorities.

A project steering group was developed to provide technical advice and input from a local perspective. Project stakeholders including associations, clubs, coaches, and schools were consulted in the analysis and scoping stage of developing the issues and opportunities paper.

Consultation activities including workshops with the project reference groups, targeted discussions with local government authorities, surveys of clubs, coaches and schools, and facility audits were undertaken in the development of the draft Regional Strategy.

Appendix 1

G21
GEELONG REGION ALLIANCE



G21 REGIONAL TENNIS STRATEGY

DRAFT REGIONAL STRATEGY

NOVEMBER 2014: ISSUE 03

State Government Victoria
Surf Coast Shire
Golden Plains Shire
Colac Otway Shire
City of Greater Geelong

ACKNOWLEDGEMENTS

PROJECT PARTNERS

This project has been a collaborative effort of a number of partner organisations, in addition to the Victorian Government and the five local government authorities comprising the G21 Geelong Region Alliance.

Input and advice from Tennis Australia, Tennis Victoria, Local Government Authorities and the G21 regional tennis community has also assisted the development of this document.

PROJECT CONSULTANTS

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THE *G21 REGIONAL TENNIS STRATEGY* IS DELIVERED IN TWO REPORT VOLUMES.

Volume 1 – Issues and Opportunities

Volume 1 provided detailed project, region and tennis context and associated analysis to inform strategic directions, as well as an analysis of the issues impacting tennis across the G21 region. It also highlighted potential opportunities for improvement, which provides the basis for Volume 2 – Strategy and Recommendations.

Volume 2 – Regional Strategy (THIS DOCUMENT)

Volume 2 provides the principles and strategic framework to support the future development, governance and growth of tennis throughout the G21 region. It also provides key regional strategic directions and recommendations for tennis development and infrastructure provision, as well identifying key priorities and actions for each participating municipality.



INTRODUCTION

ABOUT THIS DOCUMENT

The *G21 Regional Tennis Strategy* aims to improve tennis participation in the region, and guide future development, service provision and investment in the sport. Nationally, a movement away from traditional weekend competition formats has resulted in many local clubs and associations struggling to retain and attract participants, creating the need for a collaborative approach to the future delivery of integrated strategies to support tennis participation.

The G21 region is made up of a diverse range of communities, with a number of rural townships mixed with high growth areas creating a demand for a clear vision for facilities, services and support for tennis across a wide-ranging regional community.

Five Local Government Authorities comprise the G21 Geelong Region Alliance, including the City of Greater Geelong, Shires of Surf Coast, Golden Plains, Colac Otway and the Borough of Queenscliffe.

The *G21 Regional Tennis Strategy* investigates the issues and opportunities facing tennis on a regional scale, utilising the knowledge and resources from each of the five represented LGAs of the G21 region. Further support has been provided by Tennis Australia , Tennis Victoria, local clubs, coaches and associations. Funding for the project has been provided by each of the five LGAs, the Victorian Government and Tennis Australia.

The *G21 Regional Tennis Strategy* builds on the information provided within Volume 1 – Issues and Opportunities Paper.

Volume 2 provides regional recommendations and strategic directions for implementation by the G21 tennis community, Tennis Victoria and Local Government Authorities, supported by Tennis Australia, State Government and other regional partners.

Volume 1 - Issues and Opportunities Paper provides detailed information on seven key themes impacting tennis development and infrastructure provision across the G21 region:

- Policy and planning
- Regional structure
- Tennis participation
- Coaching
- Club development
- Facility provision and asset management
- Servicing and delivery.

This Regional Strategy draws on the information, analysis and feedback from the Issues and Opportunities Paper (prepared in 2013) and provides clear direction on the recommended strategies and actions required to better provide for and support tennis in the G21 region for the next 10 years.

Analysis of information and identification of local and regional issues was based on available historical data from 2011/12 and earlier. Over the 2013-2014 period, Tennis as a sport have made a number of significant positive improvements which are highlighted within this report.

DEFINITIONS AND ABBREVIATIONS

The following definitions and abbreviated terms and used within this document.

ABBREVIATION	DEFINITION
ABS	**Australian Bureau of Statistics** – Statistical report on Children's Participation in Cultural and Leisure Activities, produced by the Australian Bureau of Statistics used to examine trends in football participation and to project future growth and demand.
Barwon Regional Tennis Network	Tennis Victoria regional body designed to promote and publicise tennis in the region, with a focus on regional team events.
BSA	Barwon Sports Academy.
CALD	Culturally and Linguistically Diverse communities
Cardio Tennis	Tennis Australia fitness based coaching program, designed for teenagers through to adults with a focus on constant movement and activity.
Clay / red porous	Clay is a generic term to classify any playing surface with a 'clay-like' appearance. In Victoria, these are commonly called red porous or en tous cas and differ from traditional European clay courts.
CTO	Tennis Victoria Community Tennis Officer.
Cushioned hard court	An acrylic hard court, with either a liquid or mat applied cushioning applied below the surface on top of a concrete or asphalt base. The Australian Open 'blue courts' are a cushioned hard court.
ERASS	**Participation in Exercise Recreation and Sport Survey** – Statistical research produced by the Standing Commission on Recreation and Sport (SCORS) and used to examine trends in football participation and to project future growth and demand. Surveys were conducted between 2001 and 2010.
G21	**G21 Geelong Region Alliance** – A formal alliance between the City of Greater Geelong, Shires of Surf Coast, Colac Otway and Golden Plains and Borough of Queenscliffe.
G21 S&R Pillar	**G21 Sport and Recreation Pillar** – The G21 Pillar is focused on improving the capacity of sport and recreation resources and assets across the G21 region.
Hot Shots	Tennis Australia introductory tennis coaching program designed for children, utilizing modified courts, nets, racquets and balls.
JDS	Junior Development Series tournaments, run through the Barwon Regional Tennis Network.
Leisure Networks	Regional Sports Assembly for the Barwon Region.
LGA	Local Government Authority.
Natural grass	A natural grass playing surface, usually only usable during the warmer months.
Non-cushioned hard court	An acrylic hard court, with the surface material applied directly to a concrete or asphalt base in a number of layers.
SRV	Sport and Recreation Victoria.
Strategy	References throughout this the document are made to the 'Strategy'. The term 'Strategy' refers to the project as a whole. The Strategy may also be referred to as 'the study' in some instances.
Synthetic grass	Also referred to as Artificial Grass or Sand Filled Artificial Grass (SFAG) court surface.
VCTA	Victorian Country Tennis Association.

PROJECT METHODOLOGY

The following diagram visually represents the project methodology and steps undertaken in the preparation of this *Regional Strategy*.

STAGE ONE
► PROJECT INITIATION

STAGE TWO
► 2A) SITUATION ANALYSIS AND
► 2B) SUPPLY ANALYSIS

STAGE THREE
► STRATEGIC FRAMEWORK DEVELOPMENT

STAGE FOUR
► **DEVELOPMENT OF AN ISSUES AND OPPORTUNITIES PAPER.**

STAGE FIVE
► DRAFT *G21 REGIONAL TENNIS STRATEGY*

STAGE SIX
► PRESENTATION AND FINAL REPORTING

QUICK FACTS

- ► 5 LOCAL GOVERNMENT AUTHORITIES
- ► 8,972 SQUARE KILOMETRES
- ► 298,000+ RESIDENTS
- ► 105 OPERATIONAL TENNIS FACILITIES
- ► 424 USABLE TENNIS COURTS
- ► 89 CLUBS & 4 TENNIS ASSOCIATIONS
- ► 3,370+ REGISTERED PLAYERS

PROJECT STUDY AREA

The study area for the *G21 Regional Tennis Strategy* includes the five municipalities of Greater Geelong, Surf Coast, Golden Plains, Colac Otway and Queenscliffe.

The principal population centre of the region is located in Geelong, however growth is expected in the areas of Clifton Springs, Lara, Leopold, Ocean Grove, Drysdale, Fyansford, Torquay, Bannockburn, Colac and most significantly in the Armstrong Creek growth area, located midway between South Geelong and Torquay.

Refer to **Figure 01** below for map of the study area.

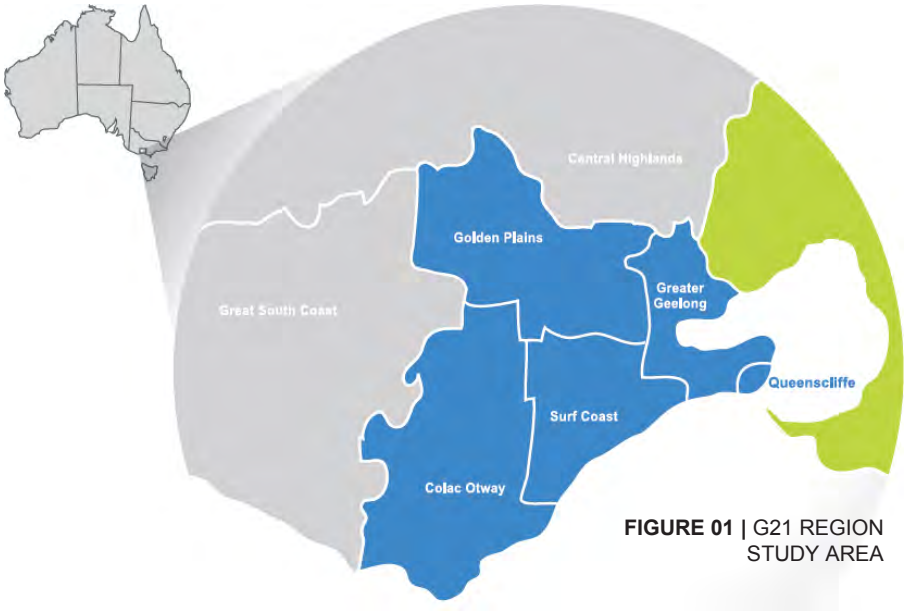


FIGURE 01 | G21 REGION STUDY AREA

PROJECT GOVERNANCE

The following project governance structure was established for the delivery of this project.

PROJECT CONTROL GROUP (PCG)
► To provide high level strategic direction on key issues, opportunities and approve draft and final reports – includes representatives from City of Greater Geelong (as project managers), Tennis Australia, Tennis Victoria and DTPLI

PROJECT STEERING GROUP (PSG)
► To provide technical advice and input into the project – includes representatives from Tennis Australia, Tennis Victoria, LGA's and SRV (under DTPLI)

PROJECT STAKEHOLDERS
► To provide an opportunity for key tennis stakeholders to have input into the development of the Strategy – includes clubs, coaches, centres, associations and regional contacts

PROJECT CONTEXT

The purpose of this project is to prepare a strategy to guide the development of tennis within the G21 region between 2015 and 2025.

The plan will address infrastructure and sports development aspects, as well as establishing a clear structure for relevant stakeholders within the region. Strategies and actions for increasing and improving participation and facilities to cater for existing and future demand will be developed, with a long term strategic approach to addressing issues and opportunities adopted.

WHY A REGIONAL APPROACH

Participation in sport occurs without the limitations or structure of municipal boundaries, but planning for facilities, and delivery of programs, services and resources are influenced by these boundaries.

Addressing the issues concerning tennis provision and delivery on a regional scale provides many benefits to both the sport and project partners.

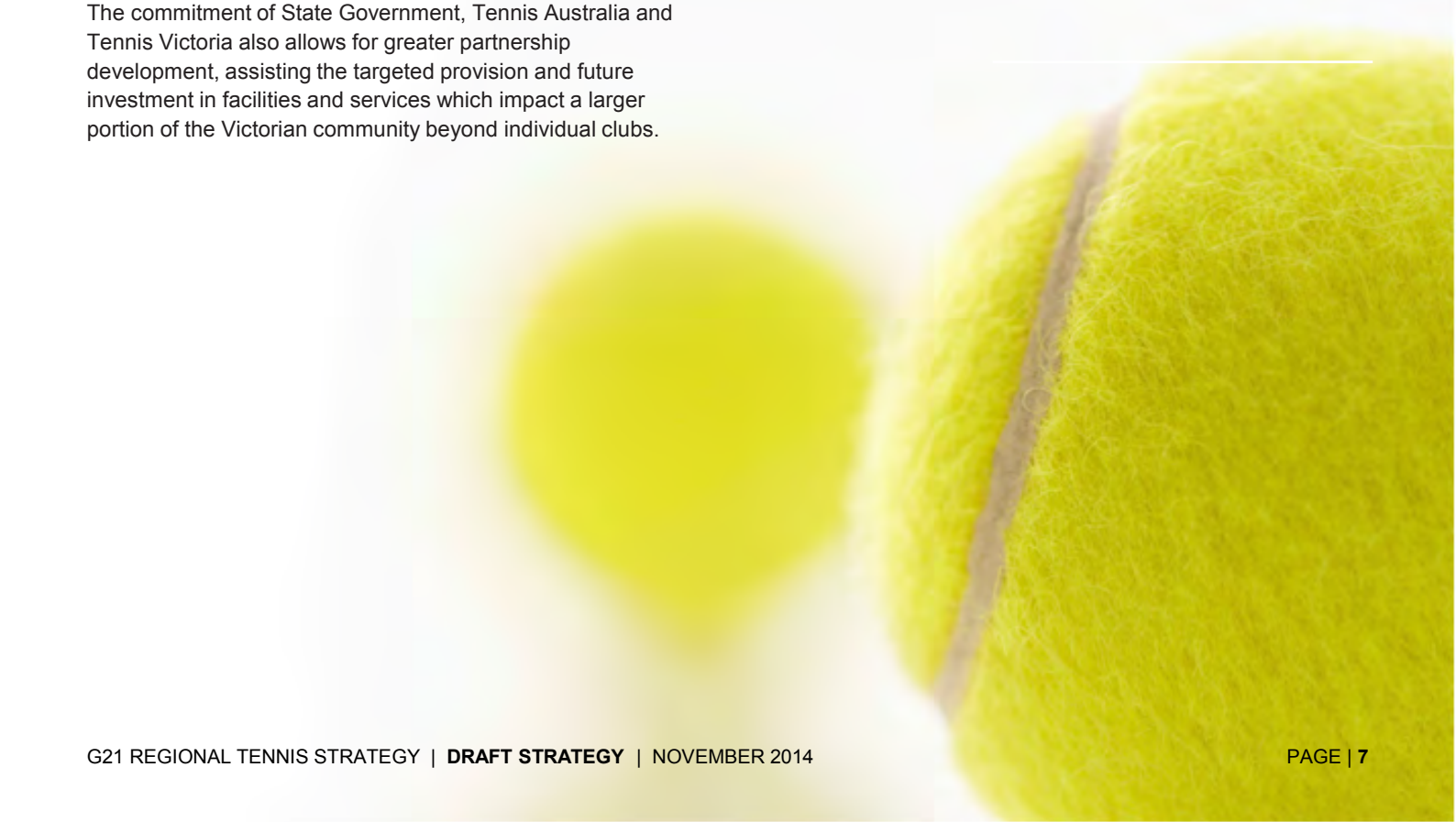
As the focus of the strategy is at a higher level, State and Local Governments and Tennis Victoria have the opportunity to collectively implement actions in a planned and coordinated manner.

The commitment of State Government, Tennis Australia and Tennis Victoria also allows for greater partnership development, assisting the targeted provision and future investment in facilities and services which impact a larger portion of the Victorian community beyond individual clubs.

PROJECT CONSULTATION PROGRAM

In developing the *G21 Regional Tennis Strategy*, the following stakeholder consultation activities have been undertaken, in addition to the extensive consultation program conducted during project stages one to four as part of the Issues and Opportunities Paper:

- Presentation of overarching issues and opportunities to PCG and PSG in December 2013
- Detailed review of Issues and Opportunities Paper by PCG and PSG representatives (Jan-Feb 2014)
- Strategic directions meeting and workshop with Tennis Australia and Tennis Victoria representatives (March 2014)
- Individual meetings with each Local Government Authority to discuss regional implications, principles and municipal actions (March 2014)
- Development of preliminary strategic directions and recommendations for PCG review and feedback (June 2014)
- Meeting with Tennis Victoria Places to Play, Regional CTO and Executive staff to discuss strategic directions and resourcing opportunities (July 2014)
- Development of Draft Strategy for regional stakeholder review (September 2014).





EXECUTIVE SUMMARY

The *G21 Regional Tennis Strategy* has been prepared to guide the development of tennis within the G21 region. It addresses a range of issues and provides clear direction regarding future infrastructure provision and the needs of tennis development and participation throughout the region. It also makes recommendations regarding future tennis governance and stakeholder roles and responsibilities within the region.

To support the achievement of the proposed strategic directions and objectives highlighted within this report and to ensure the needs of the tennis community are met in the short, medium and longer-term, 39 specific actions have been identified for implementation over the next 10-years. Four actions are considered critical to the improvement of tennis across the region and will require immediate planning and implementation to commence.

The following four critical actions also underpin and set the foundation for the remainder of regional and local actions and will require a cohesive and coordinated regional effect to implement them. Critical actions are:

1. **Restructure tennis governance** in the G21 region.
2. Strategically **invest in tennis court lighting** to grow participation.
3. Support the sustainability of tennis via the **new national affiliation model**.
4. **Adopt recommendations** into organisation work plans and budgets.

The recommendations made within the *G21 Regional Tennis Strategy* have been based on extensive research and consultation with local, regional and state level stakeholders that represent government, tennis and community organisations, as well as individuals involved in the support and provision of tennis.

Over 300 community, school, club and coach surveys were completed and analysed, nine tennis community forums conducted and a range of targeted interviews and face-to-face meetings were held with sport, government and community stakeholders.

The recommendations provided within this report have been developed to set the foundation from which to grow and promote the game and for the benefit all current and potential participants, administrators, coaches and supporters of tennis in the G21 region.

The *G21 Regional Tennis Strategy* sets an ambitious vision for the sport in the region, to be **Victoria's fastest growing and most accessible region for tennis.**

Regional partners are stakeholders will achieve this vision by 2025 by:

- Providing improved community tennis facilities;
- Creating more opportunities to play;
- Supporting clubs and their people;
- Promoting all forms of the game;
- Implementing innovative ideas, and
- Formalising player pathways.

To support the achievement of this vision, **five strategic objectives** have been adopted by regional partners and stakeholders:

1. Develop an **aligned and collaborative** structure to deliver tennis.
2. **Grow tennis**, its range of activities and its year round appeal.
3. Reposition the **tennis facility mix to align with future need** and demand.
4. Support **clubs and venues to grow their capacity** and improvement management and operations.
5. **Promote tennis and provide resources** (human and financial) to support change.

Tennis has failed to grow in its traditional competition formats throughout the G21 region for a number of years and as a sport, tennis finds it difficult to compete with the strong and growing local participation in other traditional sports including Australian Rules football, netball and cricket.

Registered members in tennis across the G21 region declined by 982 (or 22%) between 2010/11 and 2012/13, with only 6 Tennis Victoria affiliated clubs reporting more than 100 members in 2012/13.

As at 2012/13 only 55% of tennis clubs operating within the G21 region were affiliated with Tennis Victoria.

On 1 July 2014 Tennis Victoria, in conjunction with Tennis Australia, introduced a new national affiliation model for all Victorian tennis clubs, which aims to support clubs to offer more flexible and innovative options without the barrier of individual affiliation fees.

Since its inception, 2013/14 registered memberships in the G21 region (as at August 2014) grew by 166 or 5% immediately.

In 2012/13 the G21 region captured around 1.5% of the total population as 'registered members', which is on-par with the state's country average of 1.48%.

While registered memberships do not form a projected major growth area of tennis participation, the G21 region has experienced significant growth in its Hot Shots program, with numbers increasing from 695 in 2012/13 to 2,525 in 2013/14.

Of the tennis coaches surveyed through project consultation, 87% indicated they predict growth in both junior programs and Hot Shots over the next three years.

The City of Greater Geelong has consistently provided around 70% of the region's registered members, Surf Coast and Golden Plains 11%, Colac Otway 7% and Queenscliffe 1%.

Stronger participation was reported in a mix of the more highly populated, established and growing areas of Geelong, South Geelong, Newtown, Belmont, Grovedale, Wandana Heights, Waurn Ponds, East Geelong and Ocean Grove. Not surprisingly, these areas also provide the vast majority of larger tennis venues and associated tennis programs and services (refer to **Appendix 1** for the distribution of 2013/14 known Tennis Victoria registered memberships across the region).

Tennis participation is impacted by a number of factors, most of which are being experienced across the G21 region.

These include; poor facility mix, constrained facility capacity (including lack of lighting and event capable infrastructure), limited service provision outside of population centres, limited number of TA qualified coaches operating regionally and in rural townships, declining volunteer numbers to support club growth and development, current competition and activities not keeping pace with local needs and changing demand and the inability to attract funding (and in some cases, policy provisions) to undertake key infrastructure projects to boost regional capacity.

Table 01 on the following page provides a summary of existing tennis venues across the G21 region. The G21 region provides a substantial number of tennis facilities and courts – 105 operational tennis venues and 402 usable courts.

These numbers have been in decline in recent years, with anecdotal evidence and site investigations suggesting these numbers were up around 130 venues and 500+ courts in recent decades.

Site investigations identified up to 9 existing venues (8%) and 26 (6%) courts as being defunct and not suitable for use, with a number of others showing signs of infrequent use.

The mix of existing venues across the region provides a significant number of Public Access (59 or 56%) and Local tennis venues (38 or 36%). These sites have been historically developed to meet local needs and township settlement patterns.

This leaves only eight venues across the G21 region with eight or more courts – six of which are located in the City of Greater Geelong, one in Colac and one in Anglesea. Some of these venues have courts in poor condition, they provide a mix of surface types and/or are natural grass courts that are limited in year-round use. These factors significantly constrain the capacity to grow tennis and provide for the regional community.

While there are two Regional scale venues (16+ court facilities) in the region - the Geelong Lawn Tennis Club (the existing Tennis Australia designated Regional Tennis Centre for the region) and the Colac Lawn Tennis Club - there is a deficiency in Large Community venues (12+ courts) compared with other prominent tennis regions across Victoria.

This lack of larger venues limits club capacity, competition and program growth and the ability to attract and conduct a range of regular tournaments and events.

In addition to the constrained capacity of the existing regional tennis facility network, only a small number of new courts have been built in the past decade (most being redevelopment of existing venues) and few new venues are planned to 2025. The exception being 36 courts across two separate locations in the Armstrong Creek development area.

TABLE 01 | G21 TENNIS FACILITY PROVISION SUMMARY BY LGA (2013)

LGA	GREATER GEELONG	SURF COAST	GOLDEN PLAINS	COLAC OTWAY	QUEENS-CLIFFE	**TOTAL NO.**	**TOTAL %**
NUMBER OF VENUES	43	15	19	26	2	**105**	**-**
NUMBER OF CLUBS	42	15	14	16	2	**89**	
NUMBER OF COURTS	217	56	67	74	10	**424**	**-**
NUMBER OF PLAYABLE COURTS	212	52	57	71	10	**402**	**-**
RED POROUS / CLAY	8	6	0	0	0	**14**	**3%**
SYNTHETIC GRASS	38	24	2	8	4	**76**	**19%**
ASPHALT	71	17	29	44	0	**161**	**40%**
CONCRETE	2	0	0	1	0	**3**	**1%**
ACRYLIC HARDCOURT	80	5	26	3	6	**120**	**30%**
NATURAL GRASS	13	0	0	15	0	**28**	**7%**
FLOODLIT VENUES	18	7	4	4	2	**35**	**33%**
FLOODLIT COURTS	73	28	8	10	6	**125**	**31%**

Using tennis industry benchmark planning ratios of 1 court to 1500 head-of-population, the G21 region is well provided for regarding existing courts, with the majority of courts reported to be in average to reasonable condition. This is evidenced through detailed site inspections and from the $400,000+ investment made into tennis court renewal by Local Councils on an annual basis. **These capital renewal programs and their continuation are essential to support the sustainability and growth of tennis in the region.**

A clear focus of the *G21 Regional Tennis Strategy* is on the renewal and improvement of existing venues over the next 10 years, supported by an increase in access to state and national grant program investment.

In addition to court and facility renewal priorities, it is also expected that the natural attrition of tennis courts in rural and low use areas will continue over time. The *G21 Regional Tennis Strategy* makes recommendations to 'accept this' where required, but also provides solutions for court re-use and adaptability where informal and recreational tennis can be retained in multi-use and community recreation spaces.

Tennis Victoria's 2012 Country Servicing Strategy articulated the peak body's approach to supporting and providing for tennis in Regional Victoria. It provided a structured servicing model that created a role for Country Regional Tennis Networks (the Barwon Regional Tennis Network in the G21 region) to promote tennis, improve collaboration between stakeholders and to focus on player development initiatives.

At the time of writing (September 2014), Tennis Victoria was in the process of undertaking a wider review of current operations and country governance structures across Victoria. This review is likely to have an impact on the governance model for tennis in the G21 region. Participation in this review by regional stakeholders will be an important action to deliver.

A fresh regional tennis governance model that connects stakeholders and aligns tennis programs and competitions, as well as addresses the lack of coaches and coaching activity in rural townships is required in the G21 region. To address these needs locally, Tennis Victoria (in 2014) appointed a new Regional Community Tennis Officer (CTO) for the Country South West area to work with clubs, coaches, associations, regional sports assemblies and local government to improve tennis participation outcomes.

Achieving aligned thinking, commitment to the regional vision and a tennis network that is delivering consistently and collaboratively will have the single greatest influence on regional improvement for the sport of tennis, its clubs and its participation levels.

Core local differences across the G21 region make it difficult to align all elements of the *G21 Regional Tennis Strategy*. However, clear directions are provided that focus on improving the structure and governance model for tennis, creating an integrated tennis program and activity model (in population centres, growth areas and rural townships) and in ensuring that tennis facility improvements are implemented to support regional and local priorities.

Regional strategies and recommendations are also underpinned by Municipal Action Plans. These localised actions plans provide partner LGA's with key actions that support their local communities and clubs, as well as contributing to the overall regional approach to tennis development for the G21 region.

The prioritisation of local actions (particularly infrastructure related recommendations) by project stakeholders will need to consider the competing priorities, demands and budget capacity and processes of LGAs and supporting partners. Prioritisation of actions should also be undertaken based on clubs and venues being able to meet the key criteria presented within the tennis facility hierarchy and service level framework, while providing maximum value to the sport and local communities.



OVERVIEW OF FINDINGS

A number of key sport, government and community stakeholders were engaged to identify issues, constraints and opportunities influencing planning, provision and growth of tennis in the G21 region.

Volume 1 – Issues and Opportunities Paper (2013) explores these documented issues, opportunities and constraints in detail and were presented and analysed under the following seven key themes:

- Policy and planning
- Regional structure
- Tennis participation
- Coaching
- Club development
- Facility provision and asset management
- Servicing and delivery.

A summary of Volume 1 findings and assessment of regional strengths, weaknesses, opportunities and challenges (threats) for tennis across the G21 region follows. This assessment has been used as the basis from which to develop future strategies and recommendations.

STRENGTHS

- Regional partner, G21 Sport and Recreation Pillar and Armstrong Creek planning is in place to support future sports development, club development and event attraction initiatives that support tennis.
- Court to population ratios in each LGA well exceed the state average and existing growth area planning ratios.
- Geelong Lawn Tennis Club and its function as a Regional Tennis Facility and as an event, participation and development hub for the region.
- Ability to attract and accommodate events from junior participation, to Masters Games and through to the Davis Cup.
- Annual Local Government investment of $400,000+ into court surface and court infrastructure renewal programs.
- Of the TA qualified coach members operating, a large proportion are TA Club Professional (Level 2) accredited.
- Some club participation and membership growth reported, albeit in isolated pockets across the region.
- 360% growth in regionally registered Hot Shots participants between 2012/13 (695 registrations) and 2013/14 (2,525 registrations).
- Appointment of the Country South West – Community Tennis Officer (CTO) in 2014 to cover Barwon, Glenelg and Central Highlands areas.

WEAKNESSES

- Limited number of Tennis Australia qualified coach members operating across the G21 region – not enough to service all areas.
- Multiple providers but no integrated competition formats and structures in place to cater for tennis year round.
- Varied infrastructure condition across the region, with many facilities in rural areas in poor condition.
- Current facility type, mix and court surface provision does not promote participation and club membership growth.
- 44% of tennis venues provide 2 courts or less and only eight venues provide 8 or more courts.
- Lack of floodlit courts and venues provided across the region – only 31% of courts lit which creates lost opportunity to support current participation trends.
- Limited investment via Tennis Australia National Court Rebate Scheme since 2007/08 – only three projects of total rebate value of $168,000 achieved by two clubs in the region.
- Strong knowledge of tennis programs available within schools across the region, but very little take up and implementation.
- Low numbers of Tennis Victoria affiliated clubs (55%) and registered members across the region.
- Stakeholders identified the promotion of tennis locally and regionally to be very poor.
- Limited engagement from tennis clubs in club development and support programs and declining capacity of clubs and associations to deliver via volunteer network.
- Association competition focuses on traditional formats and does not adequately address emerging trends in tennis participation.

OPPORTUNITIES

- Regional governance review and competition restructure to create an integrated network of regional tennis activities.
- Utilise Sports House to accommodate regional staff or visiting tennis stakeholders to the region.
- Development of new facilities in Armstrong Creek provide the opportunity to develop new management models to better respond to consumer needs and innovations in programming.
- Potential introduction of venue booking system for clubs and public access courts.
- Capitalise on the strong visitor market to the region and the promotion of casual play and court access by clubs and LGAs.
- Increase the number of Tennis Australia coaches via regionally based accreditation and education seminars and training sessions.
- Increased coordinated school based programming via new Tennis Australia programs and initiatives.
- Greater regional promotion to showcase what the G21 region offers tennis.
- Focus on targeted existing venue renewal to bring a suite of clubs to meet Large and District Level requirements, including floodlighting to support increased evening tennis participation.
- Increase access (for quality projects) to available funding programs via Tennis Australia National Court Rebate Scheme, LGA Community Grants and other State Government programs.
- Increased engagement and uptake of available club development programs via Leisure Networks (ClubHELP), Tennis Australia and Tennis Victoria (Game Set Match).

CHALLENGES (THREATS)

- Achieving regional integration of activities and programs given the diversity in regional settlement patterns and geography.
- Aligning the objectives of the tennis community with government policy around venue provision, access, use and management (and vice versa).
- Differences in LGA and club resources to support activities and programs (participation and capital).
- Achieving funds to deliver a strong suite of District Level venues and clubs capable of supporting broader tennis objectives and the Geelong Lawn Tennis Club (as the Regional Tennis Centre).
- Addressing venue capacity in growing areas with limited development opportunities.
- The large projected renewal cost of supporting all existing facilities to meet club and service level expectations.
- Achieving participation growth in rural areas of the region where population growth is not anticipated, particularly with the suite of facilities that exist.
- Attracting new and non-local tennis coaches into the region, particularly in areas outside of the key population centres.
- The capacity of Tennis Australia and Tennis Victoria to provide staff resources to meet G21 regional needs, in addition to the remainder of Victoria.
- Competition for the same participation markets as regionally dominant sports of Australian Rules Football, Netball and Cricket which experience some of the highest regional participation rates state-wide, and are growing.

STRATEGIC FRAMEWORK

The following diagram outlines the strategic framework and structure for the provision of tennis facilities and development initiatives in the G21 region to 2025. Five key strategic priorities, supported by key objectives, will guide the direction of tennis and will be underpinned by a series and strategies and actions that can be implemented at the local level.

VISION ► BY 2025 THE G21 REGION WILL BE VICTORIA'S FASTEST GROWING AND MOST ACCESSIBLE REGION FOR TENNIS

► STRATEGIC PRIORITIES AND OBJECTIVES

PRIORITY 1 STRUCTURE OF TENNIS	PRIORITY 2 PARTICIPATION	PRIORITY 3 FACILITY PROVISION & RENEWAL	PRIORITY 4 CLUB SUPPORT & DEVELOPMENT	PRIORITY 5 SERVICING & DELIVERY
DEVELOP AN ALIGNED AND COLLABORATIVE STRUCTURE TO MAANGE TENNIS	GROW TENNIS, ITS RANGE OF ACTIVITIES AND ITS YEAR ROUND APPEAL	REPOSITION THE TENNIS FACILITY MIX TO ALIGN WITH FUTURE NEEDS AND DEMAND	SUPPORT CLUBS AND VENUES TO GROW THEIR CAPACITY AND IMPROVEMENT MANAGEMENT AND OPERATIONS	PROMOTE TENNIS AND PROVIDE RESOURCES (HUMAN AND FINANCIAL) TO SUPPORT CHANGE

► KEY STRATEGIES (**WHITE** TEXT DENOTES CRITICAL ACTION)

PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5
► **Restructure tennis governance** ► Create working party to define restructure ► Align competition administration and create zones ► Support BDTA to deliver tennis in northern Golden Plains Shire areas	► Create integrated tennis pathway ► Structure Hot Shots in schools ► Develop tennis event strategy ► Deliver Tennis Open Days ► Create effective Club-Coach partnerships ► Deliver regionally based coach education ► Ongoing public access to tennis courts ► Support tennis in rural communities ► Adopt Service Level Framework	► **Invest in tennis court lighting** ► Adopt Tennis Facility Hierarchy (defined next page) ► Budget for tennis facility renewal ► Partner with schools / DEECD ► Adapt defunct tennis facilities ► Utilise tennis facility planning guidelines and resources ► Promote club risk management plans ► Support GLTC as the regional centre ► Investigate court booking systems ► Investigate options for sustainable tennis in Colac	► **Support TA national affiliation model** ► Adapt LGA policy to incentivise TVIC affiliation ► Promote *ClubHELP* and TA Health Checks for all clubs and centres ► Promote TVIC *Game Set Match* resources ► Develop Club business and strategic plans ► Publish best practice case studies ► Conduct annual local tennis development and information forums	► **Adopt Strategy into work plans and budgets** ► Promote LGA grant programs ► Promote TA *National Court Rebate Scheme* ► Communicate annual priorities ► Biennial State of Play reports ► Develop coach mentoring program ► Promote need for effective Club-Coach contracts ► Develop Service Agreements between TVIC and LGAs ► Deliver ongoing volunteer education and support

► MUNICIPAL ACTION PLANS

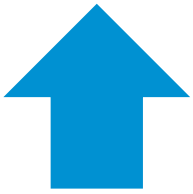
TENNIS FACILITY HIERARCHY

The preparation and adoption of a regional tennis facility hierarchy will assist G21 regional stakeholders to **strategically plan and develop tennis facilities based on participation needs and specified requirements.** The following hierarchy provides a guide to facility distribution and use.

Appendix 6 and each Municipal Action Plan provides an LGA breakdown by venue of current hierarchy provision (Appendix 2 provides a map of all existing tennis venues in the G21 region) and future aspirational hierarchy levels by venue. These individual venue summaries support the overall objectives outlined in the hierarchy diagram below which seek to better balance the mix of tennis facilities across the G21 region.

The hierarchy and associated *Tennis Service Level Framework (in Appendix 3)* have been developed to guide the scope for each facility level to provide an appropriate range of activities and services, in addition to minimum facility components to ensure venue sustainability. These guides should be used by each LGA to set and implement local priorities in conjunction with clubs.

Appendix 3 provides details of proposed service level expectations regarding core facility components, management and operational guidelines and suggested tennis program and service levels for each level of the facility hierarchy. Meeting these service level expectations will be a requirement of all clubs and centres seeking LGA and/or stakeholder funding contributions.



HIERARCHY LEVELS	ASPIRATIONAL FUTURE PROVISION	
► **REGIONAL VENUE** 100,000+ POPULATION CATCHMENT (30km or up to 1 hour travel)	► **GEELONG LAWN TENNIS CLUB** ► **ARMSTRONG CREEK (1)** (Estimated capacity – 600+ active participants)	HIGH PERFORMANCE AND MAJOR EVENTS
► **LARGE COMMUNITY FACILITY** 50,000 POPULATION CATCHMENT (20km or up to 45 minutes travel)	► **COLAC LAWN TENNIS CLUB (OR ALTERNATIVE VENUE IN COLAC)** ► **ARMSTRONG CREEK (2)** (Estimated capacity 300-400 active participants)	ASSOCIATION AND DISTRICT ACTIVITIES
► **DISTRICT FACILITY** 20,000 POPULATION CATCHMENT (10km or up to 30 minutes travel)	► **LARA, HIGHTON, WANDANA HEIGHTS, NEWCOMB, GROVEDALE AND OCEAN GROVE TENNIS CLUBS** ► **ANGLESEA TENNIS CLUB** ► **BANNOCKBURN TENNIS CLUB** (Estimated capacity 200-300 active participants)	CLUB PARTICIPATION AND EVENTS
► **LOCAL FACILITY** SERVES INDIVIDUAL TOWNSHIPS (5km or up to 15 minutes travel)	► **VENUES DISTRIBUTED EVENLY TO MATCH FUTURE POPULATION CENTRES IN EACH LGA** (Estimated capacity 100-200 active participants)	INTRODUCTORY AND ACCESS
► **PUBLIC ACCESS FACILITY** SERVES Local COMMUNITIES (2km or estimated 5 minutes travel)	► **RECREATION RESERVES, COMMUNITY HUBS & TOWN PARKS TO SUIT LOCAL COMMUNITY NEEDS** (Estimated capacity 60-80 active participants)	LIFESTYLE AND VISITORS



PRIORITY 1

STRUCTURE OF TENNIS

Develop an aligned and collaborative structure to manage tennis

The structure of tennis in the G21 region provides a mixed approach to the delivery of services, programs and activities, with a number of separate providers of competition, participation, coaching and club support programs operating.

Tennis governance and operations within the G21 region requires restructuring. There is a need to better define stakeholder roles and responsibilities, in addition to creating greater alignment and coordination of tennis program, competition and activity delivery to help address regional decline in traditional competition tennis, improve competition and pathway structures and to better resource tennis administration across the region.

Tennis Victoria is currently (September 2014) undertaking a comprehensive review of Country Tennis governance structures, including investigation into the Regional Tennis Network structure. This review has no confirmed timeframe, but is likely to be completed sometime in 2015 and its recommendations may impact on the future structure of tennis in the G21 region. Participation in the review process should be encouraged and its progress and findings should be monitored by G21 stakeholders and incorporated into any future regional governance structure.

Of importance in the G21 region will be to develop a collaborative structure that includes competition development and administration, participation and pathway development, tournament and event support, coach education and development, schools coordination and support club development initiatives.

To achieve the G21 regional vision for tennis and be able to implement key strategic actions, it is likely that any future combined governance model will require professional administration and a sustainable management model supported through additional resources from peak tennis bodies.

The structure of tennis across the G21 region has not been able to keep pace with changes in community demand, preferences and trends, change within the sport of tennis and the progress of other regional sporting organisations that operate within the G21 region.

It is important to note that any future governance change within the region must be supported from the ‘ground up’ and include direction and ownership from Tennis Victoria, G21, LGAs or other stakeholders. Engagement of these stakeholders in conjunction with existing Local Associations, competition providers, clubs and service deliverers will be imperative to reach an agreed and aligned model.

Through any governance restructure it will be important to support the retention of the Buninyong and District Tennis Association (BDTA) as the provider of tennis services and competitions for northern Golden Plains based clubs (separate to any future G21 regional tennis body).

Many BDTA clubs are based outside the G21 region within the City of Ballarat and all BDTA clubs based within the Golden Plains Shire play within the local BDTA competition. As no G21 based BDTA club plays in Tennis Geelong, Polwarth and District Tennis Association or Bellarine Peninsula Tennis Association competition, it is recommended that the BDTA and associated clubs remain in their current structure and not align under a restructured G21 regional model.

PRIORITY 1 – KEY STRATEGIES AND ACTIONS

TASK	STRATEGIC DIRECTIONS	TIMELINE	STAKEHOLDER RESPONSIBILITY		
			INITIATE	DELIVER	SUPPORT
1.1	Restructure tennis governance in the G21 region	Critical	Tennis Victoria	Tennis Victoria, Associations	Tennis Australia, LGAs, Clubs & Coaches
1.2	Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring tennis in the G21 region.	High	Tennis Victoria	Tennis Victoria & Associations	Tennis Australia, LGAs, GLTC, Leisure Networks, Clubs & Coaches
1.3	Align all tennis competition administration operating in the G21 region and create geographical competition zones that support the Colac and District area, Geelong (including Central, North and East) and Bellarine-Surf Coast area (including Geelong South and Surf Coast).	Medium	Tennis Victoria	Tennis Victoria & Associations	Tennis Australia, LGAs, Clubs, Coaches, SRV
1.4	Support the retention of the Buninyong and District Tennis Association (BDTA) as the provider of tennis services and competitions for northern Golden Plains based clubs (separate to any future G21 regional tennis body).	Ongoing	BDTA	Tennis Victoria	Clubs and Golden Plains Shire



PRIORITY 2

PARTICIPATION

Grow tennis, its range of activities and its year round appeal

Participation in tennis throughout the G21 region is currently inconsistent, with many activities and opportunities to play driven by a small number of clubs, coaches and private operators. Change in participation opportunities is critical to the engagement of people into the sport and greater focus on providing the right mix of activities to meet community trends and demands is required.

G21 tennis participation is largely built around organised competition formats. Research at all levels indicates that this traditional model of participation is declining and that the way in which people wish to consume tennis is changing. To address trends and create new markets, tennis has created a number of new products to increase the breadth of tennis participation and engage new participants into the sport.

New products include Hot Shots and Hot Shots leagues, Cardio Tennis, Fast 4 and community play models that seek to take the game to new players and provide alternative formats to formalised competitions. New and emerging formats of play, complemented by increased night tennis and social play opportunities should be a focus for the G21 region. All formats should be explored to support the pathway into the various competitions, tournaments and events that are already provided.

The structure of tennis has a significant impact on the programs and services provided (and their access) throughout the G21 region and change will need to be reflected in this area in order to support the enhancement of tennis participation.

Regional geography and local area demographics influence the demand for tennis and the rural settlement pattern outside of key regional population centres demands different support strategies to those in areas of growth. In particular a greater focus needs to be provided on introductory programs, social activities and development programs to improve participants experience in tennis.

Ideally participation activities and service levels matched with the proposed hierarchy of tennis facilities will provide a structured guide to regional tennis stakeholders and local communities and help to set and manage local expectations regarding facility improvement and requirements for government support.

Appendix 3 provides a guide to facility hierarchy levels of provision and the levels of service required to support growth in tennis participation.

PRIORITY 2 – KEY STRATEGIES AND ACTIONS

TASK	STRATEGIC DIRECTIONS	TIMELINE	STAKEHOLDER RESPONSIBILITY		
			INITIATE	DELIVER	SUPPORT
2.1	Through a restructured G21 tennis governance model, create an integrated tennis competition and pathway structure for the G21 region.	High	Tennis Victoria	Tennis Victoria, Associations	Coaches, BSA, Clubs
2.2	Develop a structured approach to the introduction of Hot Shots programs and leagues to the G21 schools network, in conjunction with local Clubs, Coaches and National Schools Partnership Program.	High	Tennis Victoria	CTO	Schools, Coaches, Clubs
2.3	Develop a regional event strategy and align with regional objectives and G21 Sports Development Strategy requirements and local facility capacity.	Medium	G21 & Tennis Victoria	Tennis Victoria	Tennis Australia, GLTC, Clubs, G21 Sport and Rec Pillar
2.4	Develop an annual regional Tennis Open Day (for all Clubs in the region) to support a broader event strategy or LGA / G21 active community participation program to raise the profile of and opportunities for tennis throughout the region.	Low	Tennis Victoria	Tennis Victoria	Clubs, Coaches and Associations
2.5	Support Clubs to work closely with Coaches to grow and expand delivery of junior development activities, programs and initiatives and connect with local schools.	High	Tennis Victoria	Clubs	Coaches & Schools
2.6	Support TA to conduct regular tennis coaching accreditation and education courses within the G21 region and support local people via community grants (particularly young people) to undertake training and education courses.	High	Tennis Australia	Tennis Australia	Coaches, Clubs, Associations & LGAs
2.7	Continue to facilitate and promote public access to tennis courts throughout the G21 region for residents and visitors.	Ongoing	LGAs	LGAs	Clubs, Venue Operators & Tennis Victoria
2.8	Develop a Quick Guide to supporting and delivering tennis in rural communities and the benefits to them – this will be underpinned by promoting access to tennis facilities and through court re-use and adaptation recommendations identified under the Facility Provision and Renewal objective.	Medium	Tennis Victoria	Tennis Victoria	LGAs, Clubs, Coaches & Associations
2.9	Adopt the Service Level Framework (provided in Appendix 3) into future LGA planning and capital funding policies and programs.	High	LGAs	LGAs	Tennis Victoria, Clubs & Associations

An audit of 114 tennis facilities and 424 courts across the G21 region identified 105 operational venues, providing 402 courts in usable condition (Figure 02).

The general provision of tennis courts across the G21 region exceeds standard industry planning benchmarks and ratios, highlighting that court numbers meet minimum recommended numbers to the projected regional population, but location, quality, condition and type of venue provision no longer meets the requirements of clubs, participants and programs.

Clear gaps exist in the regional facility hierarchy regarding Large Community and District level facilities, with an existing large supply of Local and Public Access facilities. This facility mix has an impact on the capacity of the region to deliver tournaments and events, as well as build strong and sustainable clubs and integrated competitions. There are currently no dedicated Hot Shots courts provided in the G21 region to support the projected growth in this program.

Adoption of the **Proposed Regional Facility Hierarchy** on the following page and the associated proposed **Service Level Framework in Appendix 3** would seek to address these issues and reposition the G21 region facility mix to better suit the diversity of tennis needs across the region. Refer to Figures 05 and 06 on the following page for current provision.

Other critical issues impacting tennis development include limited court lighting to support tennis participation growth trends (only 31% of existing tennis courts are floodlit across the region – refer Figure 03).

In addition, existing court surface provision is strongly focused on non-player development surfaces including asphalt, concrete and synthetic grass/clay (60% of all court surfaces). Refer to Figure 04 for a breakdown of court surface types across the region. All natural grass and red porous courts provided across the G21 region are based at three clubs at Geelong Lawn Tennis Club, Lorne Country Club and Colac Lawn Tennis Club.

Current planning for new tennis venues in the G21 region is limited, with the greatest opportunities for new facilities identified through existing venue expansion plans (ie. through reserve or venue master plans) and via the Armstrong Creek growth area, with 36 courts planned across two locations in the next 20 years.

FIGURE 03 | % OF TOTAL PLAYABLE COURTS BY LGA (2013) (SOURCE: TENNIS FACILITY AUDIT, 2013)

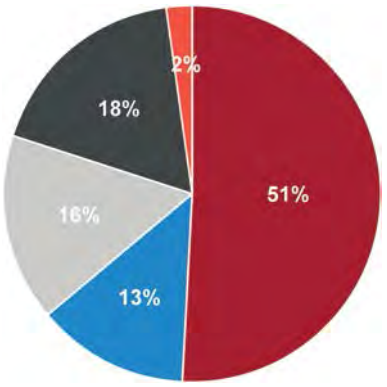


FIGURE 03 | G21 REGION % OF FLOODLIT COURTS (2013)

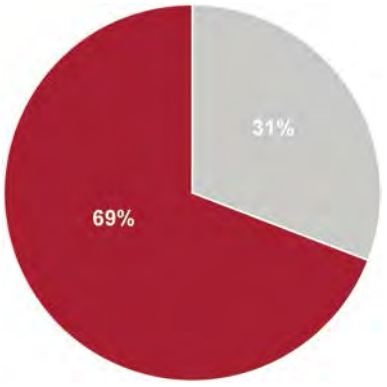


FIGURE 04 | G21 REGION COURT SURFACE MIX (2013)

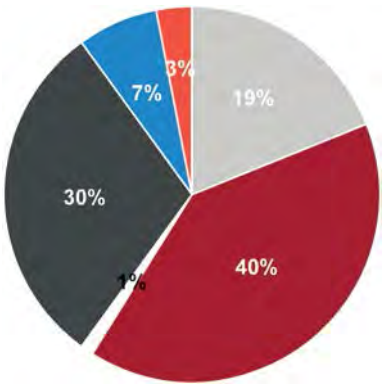


FIGURE 05 | TENNIS AUSTRALIA AND G21 REGION FACILITY HIERARCHY PROVISION COMPARISON
(SOURCE: TENNIS AUSTRALIA 2020 NATIONAL FACILITY HIERARCHY AND G21 REGION TENNIS AUDIT, 2013)

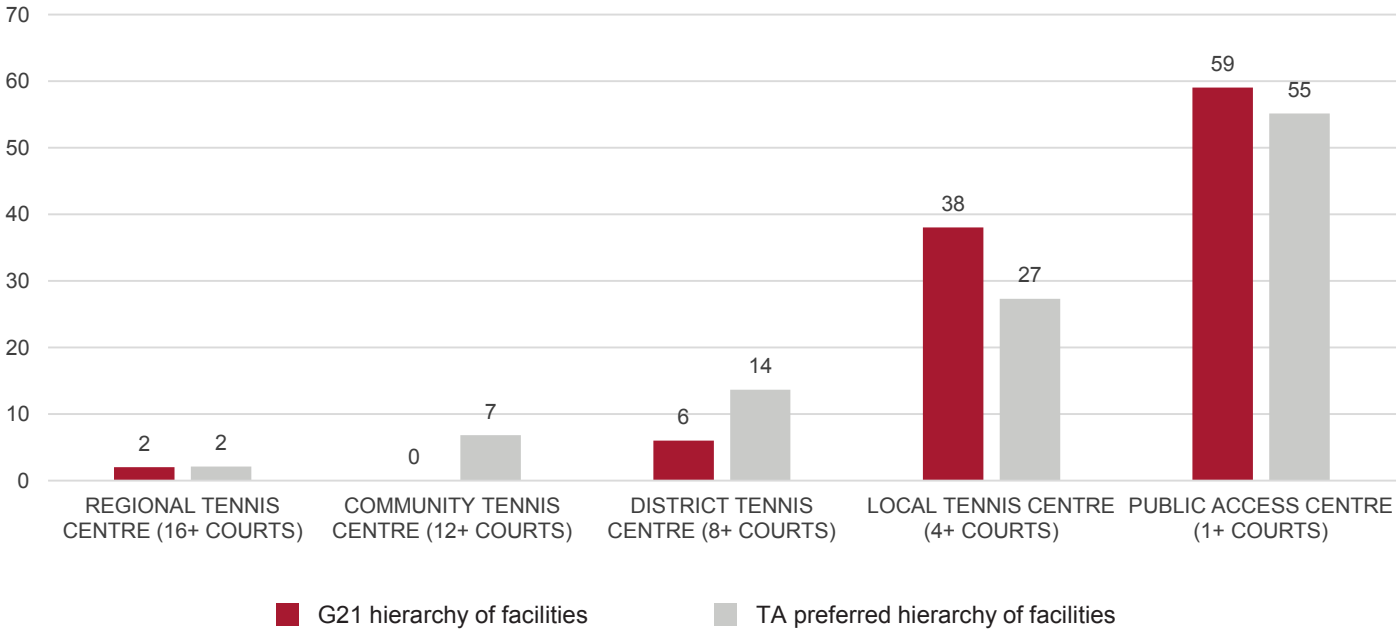
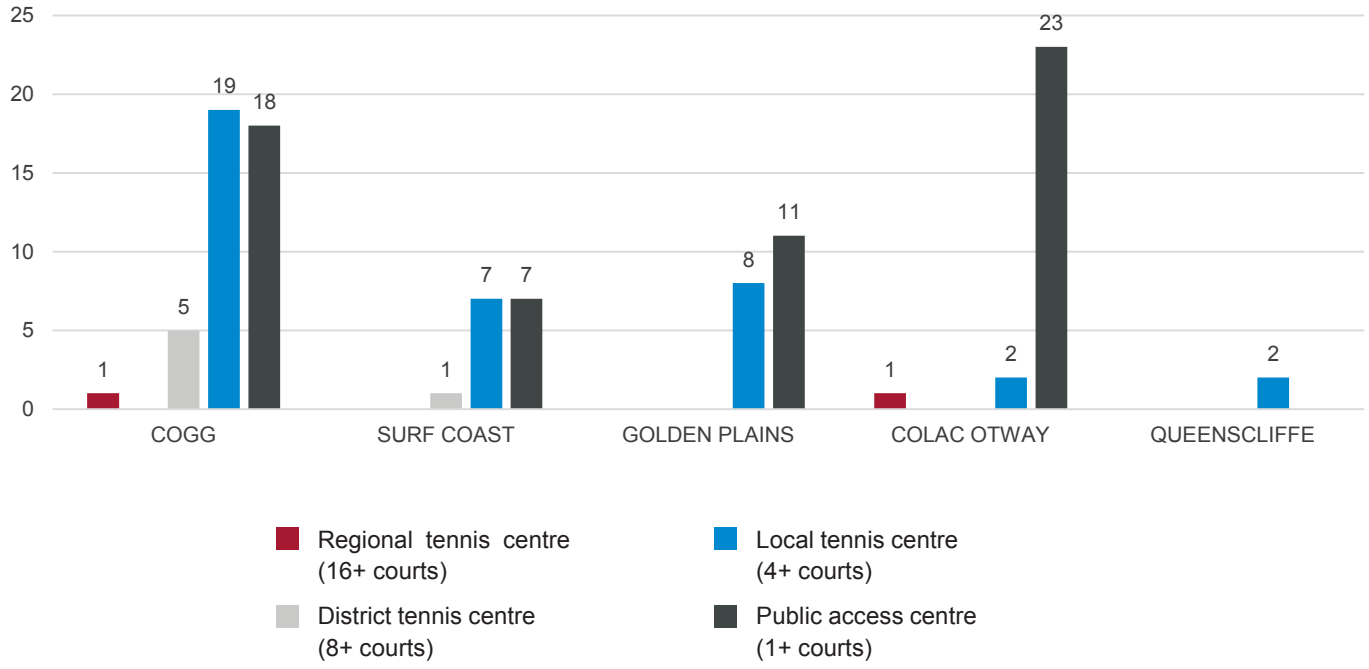


FIGURE 06 | G21 REGION FACILITY HIERARCHY PROVISION BY LGA
(SOURCE: G21 REGION TENNIS FACILITY AUDIT, 2013)



ESTIMATE LIFE CYCLE AND ANNUAL MAINTENANCE COSTS

With future court planning limited, there is a strong need for Local Government and regional partners to continue to invest in ongoing tennis infrastructure renewal programs. It will also be important for regional structures to be in place in order to maximise future investment into tennis facilities across the region.

To assist facility owners and asset managers to plan for new and redeveloped facilities, the following tables outline the capital costs, life cycle and estimated annual maintenance costs for core tennis facility infrastructure components.

In addition, annual maintenance costs must be planned and budgeted for. Regardless of maintenance responsibilities (Council or club) these costs need to be considered as ongoing financial commitments and accordingly planned for when infrastructure is renewed or new infrastructure is proposed.

AVERAGE TOTAL LIFE EXPECTENCY COSTS (PER COURT)		
TENNIS COURT INFRASTRUCTURE	**CAPITAL COST**	**EXPECTED LIFE**
New court construction (asphalt)	$48,000	20 years
New court construction (concrete)	$65,000	30 years
Asphalt (hot mix) surface	$9,000	10 years
Acrylic (non-cushioned) surface	$8,500	8 years
Acrylic (cushioned) surface	$34,000	10 years
Synthetic grass (standard) surface	$18,000	12 years
Synthetic grass (premium) surface	$23,000	12 years
Synthetic clay surface	$30,000	10 years
Red porous / natural clay	$35,000	35 years
Natural grass	$20,000	50+ years
ANCILLIARY INFRASTRUCTURE	**CAPITAL COST**	**EXPECTED LIFE**
Net posts and winders (pair)	$2,500	30 years
Nets (each)	$300	5 years
Fencing (per court)	$14,000	20 years
Lighting (per court)	$25,000	30 years

ESTIMATED ANNUAL MAINTENANCE COSTS (PER COURT)	
TENNIS COURT INFRASTRUCTURE	**ANNUAL COST**
-	-
-	-
Asphalt (hot mix) surface	$200
Acrylic (non-cushioned) surface	$450
Acrylic (cushioned) surface	$450
Synthetic grass (standard) surface	$600
Synthetic grass (premium) surface	$600
Synthetic clay surface	$650
Red porous / natural clay	$2,500
Natural grass	$4,000
ANCILLIARY INFRASTRUCTURE	**ANNUAL COST**
Net posts and winders (pair)	$50
Nets (each)	$50
Fencing (per court)	$200
Lighting (per court)	$400

Assumptions

1. Court resurface costs assume no major improvement of base and sub-grade is required.
2. Floodlight lamps and fittings are replaced on a 10 year cycle.
3. Floodlighting installations are exclusive of access to and installation of power.
4. Maintenance costs are calculated on recent historical projects and industry supplier costs.
5. Maintenance costs for courts include a mix of volunteer labour and contracted maintenance services.
6. Maintenance costs for red porous / natural clay and natural grass courts does not include water consumption.

PRIORITY 3 – KEY STRATEGIES AND ACTIONS

TASK	STRATEGIC DIRECTIONS	TIMELINE	STAKEHOLDER RESPONSIBILITY		
			INITIATE	DELIVER	SUPPORT
3.1	Strategically invest in tennis court lighting to grow participation	Critical	LGAs + Clubs	LGAs	Tennis Australia, Tennis Victoria, Associations & State Govt
3.2	Adopt the proposed Regional Tennis Facility Hierarchy and utilise its structure to prioritise tennis facility developments across the G21 region.	High	LGAs	LGAs	Tennis Victoria, Clubs & Associations
3.3	Continue to allocate and budget for annual LGA tennis infrastructure renewal programs, inclusive of court surfaces, court furniture, fencing and lighting.	Ongoing	LGAs	LGAs	Tennis Victoria, Tennis Australia & Clubs
3.4	Partner and negotiate with schools and DEECD to develop (or at least line mark) dedicated Hot Shots courts within school grounds and environments.	Medium	Tennis Victoria	Schools	Coaches
3.5	Where existing venues have been identified as being redundant or defunct, partner with Tennis Victoria / Australia and other sports to identify sustainable re-use and adaptation opportunities for broader community use.	Low	LGAs & Tennis Victoria	LGAs	Clubs & Community
3.6	Collectively adopt existing Tennis Australia, Tennis Victoria and SRV planning and facility development guidelines (including floodlighting resources) to ensure **all new facilities** are developed to recommended standards and guidelines	Ongoing	LGAs	LGAs	Tennis Australia, Tennis Victoria, Clubs & Contractor
3.7	Support Clubs to develop risk management plans for courts that fail to meet current standards and compliance for court run-offs.	Ongoing	Tennis Victoria	Tennis Victoria	Clubs & Associations
3.8	Continue to support the Geelong Lawn Tennis Club (GLTC) as the designated Regional Tennis Centre for the G21 region.	Ongoing	All	GLTC	Tennis Victoria, Clubs, Coaches, Associations & BSA
3.9	Investigate opportunities to implement court booking and access systems that promote greater venue access and increase court hire revenues for Clubs and LGAs.	High	Tennis Victoria	Tennis Victoria	LGAs & Clubs
3.10	Explore long-term redevelopment or relocation options for the Colac Lawn Tennis Club and tennis facility provision within Colac.	Medium	Colac Otway Shire	Colac Otway Shire	Tennis Victoria, CLTC, Colac Indoor & PDTA

The majority of facility outcomes and recommendations specific to individual LGAs are reflected via Municipal Action Plans and the following regional recommendations are provided for collective stakeholder guidance and delivery.



PRIORITY 4

CLUB SUPPORT & DEVELOPMENT

Support clubs AND VENUES to grow their capacity and improve management AND OPERATIONS

As at January 2014 there were 89 tennis clubs operating throughout the G21 region, with the majority governed by volunteer committee structures. A small number have paid administration, with the two indoor centres run by commercial operators.

Tennis and government stakeholders are fundamentally focused on building the capacity of tennis clubs throughout the G21 region and on assisting them to become more sustainable. Research conducted through this project indicated a number of gaps in club sustainability, take-up of support programs, club governance structures and in Tennis Victoria affiliation.

Tennis clubs in the G21 region have access to a range of state, regional and local club support resources, but collectively they have not taken up these opportunities to their full capacity. As a result, the strong progressive clubs appear to get stronger and the weaker club capabilities and capacity become increasingly diluted, leading to long-term sustainability issues for many. Over the past 15 years an estimated 20 tennis clubs have folded across the G21 region, with at least three known clubs folding in the City of Greater Geelong since 2013.

Research into club management and operational structures by Tennis Australia in recent years has identified that those with a progressive approach, professional management and operational systems and strong community based programs are generally better placed to address and adapt to changing community expectations and to deliver a broader range of programs and services being demanded by the tennis community.

Prior to the introduction of the new National Affiliation Reform Model (prior to 1 July 2014), only 55% of tennis clubs (49 clubs) operating within the G21 region were affiliated with Tennis Victoria, well below the state average of around 75%. As at August 2014, the number of affiliated clubs in the region was 56.

Many regional deficiencies in program delivery, funding acquisition, resourcing and promotion could be better delivered through an affiliated and coordinated network of tennis clubs.

A new National Affiliation Model commenced implementation across Victoria from 1 July 2014, bringing Victoria in-line with Queensland, ACT, South Australia and New South Wales. The core change to the model is a shift from venue **and** player affiliation fees, to a set annual club affiliation fee based on the club's number of courts. This will see the majority of clubs pay less for affiliation, thus incentivising clubs to affiliate to the peak body and at the same time, increasing their levels of support.

Affiliation reform is a major shift in the way Tennis Victoria conducts its business, with the overall intention to better support clubs, grow club capacity and introduce programs and services to current and more potential players across Victoria. Refer **Appendix 5** for relevant correspondence.

PRIORITY 4 – KEY STRATEGIES AND ACTIONS

TASK	STRATEGIC DIRECTIONS	TIMELINE	STAKEHOLDER RESPONSIBILITY		
			INITIATE	DELIVER	SUPPORT
4.1	Support the sustainability of tennis via the new national affiliation model	Critical	Tennis Victoria	Tennis Victoria	Clubs, Tennis Australia, LGAs & Associations
4.2	Incentivise Clubs to affiliate with TVIC through LGA policy (fees and charges, occupancy agreements) and restructure community grant programs to align with TA funding requirements and TVIC affiliation.	High	LGAs	LGAs	Tennis Victoria
4.3	Encourage all Clubs to improve their governance, administration and operational performance by undertaking two specific club development programs – being ClubHELP (facilitated through Leisure Networks) and annual TA Club Health Check (facilitated via TA and University of Adelaide).	Ongoing	Tennis Victoria	Tennis Australia & Leisure Networks	LGAs, Clubs & Associations
4.4	Promote TVIC's Game Set Match as a central resource for tennis club support and development information	Ongoing	Tennis Victoria	Tennis Victoria	Clubs, Associations & Coaches
4.5	Support Clubs to develop Business and/or Strategic Plans to set strategic directions, identify Club and facility needs, generate new revenue streams and identify key support partners.	High	Tennis Victoria	Tennis Victoria	LGAs, Leisure Networks & State Govt
4.6	Publish best practice case studies of local Club operations that showcase positive Club management and operational outcomes	Low	Tennis Victoria	Tennis Victoria	Clubs & Coaches
4.7	Conduct annual tennis development forums in the City of Greater Geelong (Central Geelong and Bellarine areas), Colac Otway Shire (Colac), Surf Coast Shire (Torquay) and Golden Plains Shire (Bannockburn) in association with regional partners	Ongoing	Tennis Victoria	Tennis Victoria & LGAs	Clubs, Coaches, Associations, Schools & Tennis Australia



PRIORITY 4

SERVICING AND DELIVERY

Promote tennis and provide resources (human and financial) to support change

The servicing of tennis across the G21 region is performed by a range of local, regional and state level stakeholders. Local to regional operations are currently supported by Tennis Victoria via their Community Tennis Officer (CTO) program and other operational teams, the local tennis coach network and through Tennis Associations and the Barwon Regional Tennis Network.

Current levels of servicing require improvement and future investment in order to deliver on the many strategies and actions identified within this Strategy. Increased numbers of affiliated Clubs via the new national affiliation model will also increase service level expectations across the region.

Tennis Victoria has already acknowledged the need for extra resourcing across the G21 and surrounding regions and as a result has employed an additional Country Community Tennis Officer (CTO) to service the Barwon, Glenelg and Central Highlands areas.

In addition to coordinated tennis competitions and activities, and improved club development through affiliation and support programs, the regional tennis community identified the need for coordinated promotion of the sport as a high priority. Knowing *where to play, how to access courts* and *the key benefits of participation* are integral to future promotional messages.

Specific funding programs and initiatives are available to local tennis clubs and to LGA's and greater acquisition through these programs is key to supporting Strategy implementation.

Communicating the successful delivery of actions regularly and annually reporting on performance and local improvement will be central to maintaining enthusiasm and momentum for the Strategy and for use in future funding applications, event bids and by local clubs to raise their profile in the community.

PRIORITY 5 – KEY STRATEGIES AND ACTIONS

TASK	STRATEGIC DIRECTIONS	TIMELINE	STAKEHOLDER RESPONSIBILITY		
			INITIATE	DELIVER	SUPPORT
5.1	Adopt strategy into organisational work plans and budgets.	Critical	All	All	G21 Sport & Rec Pillar
5.2	Promote LGA community grants programs and their alignment with tennis club development, activity and facility objectives.	Ongoing	LGAs	LGAs	Clubs
5.3	Promote TA National Court Rebate Scheme and its requirements throughout the regional tennis community.	Ongoing	Tennis Victoria	Tennis Victoria	Tennis Australia & LGAs
5.4	Communicate annual LGA facility improvement priorities to TA and TVIC and seek input on funding application development.	Ongoing	LGAs	G21 Sport & Rec Pillar	State Govt & Tennis Victoria
5.5	Publish a biennial State of Play Report for Tennis, identifying key strategic objectives, participation changes and facility and infrastructure investment related information to local, regional, state and national stakeholders.	Low	G21 & Tennis Victoria	G21 Sport & Rec Pillar	Tennis Victoria & LGAs
5.6	Develop a Coach mentoring program in association with Secondary Schools, Deakin University and/or as part of any potential SEDA program within the region.	Low	Tennis Australia & Tennis Victoria	Tennis Australia	Leisure Networks, Schools, Deakin, SEDA & Coaches
5.7	Provide information to LGAs on club-coach agreements and the issues surrounding fees, charges and access policies – and their connectivity back to lease agreements.	High	Tennis Victoria	Tennis Victoria	LGAs, Coaches and Clubs
5.8	Promote the introduction of 'Service Agreements' for LGAs to incorporate into Club and venue lease and licence agreements that mandate TVIC affiliation, TA coach qualifications and delivery of participation initiatives and programs.	Low	Tennis Victoria	Tennis Victoria	LGAs
5.9	Encourage volunteers, club managers, venue operators and coaches to undertake formal TA RTO delivered short courses and VET programs focused on business management and workforce development outcomes.	Low	Tennis Australia	Tennis Victoria	Leisure Networks, Clubs & Associations



STRATEGY REVIEW & IMPLEMENTATION

The strategy and action tables developed for each strategic priority provide a detailed breakdown of regional responsibilities for the implementation of strategic directions and actions identified in the *G21 Regional Tennis Strategy*.

The action and implementation tables provided in the previous report section have been developed to assist sport government and community stakeholders to prioritise and allocate appropriate resources, work collaboratively and respond to emerging opportunities to help grow the sport of tennis.

The financial impact of implementing proposed actions has not been determined, however it is critical that key stakeholders and potential funding providers adopt a coordinated approach to the scoping and delivery of actions and recognise the need for joint funding and resourcing.

In order to progress many of the identified actions, a strong emphasis on relationship building and collaborative partnerships will need to be delivered.

The ongoing ownership and delivery of the *G21 Regional Tennis Strategy* strategic directions, actions and recommendations, and its regular monitoring and review will vest with a range of state, regional and local stakeholders. Ultimately, responsibility sits with the G21 Sport and Recreation Pillar, with support from the range of stakeholders identified in the following pages.

While G21 Sport and Recreation Pillar members will provide a strategic platform for change and improvement, Tennis Victoria via its state level staff and Country South West Community Tennis Officer (CTO) will need to drive critical actions and recommended implementation for key activities that impact tennis participation, growth and support on a regional scale.

STRATEGY REVIEW PROCESS

Strategy priorities are set out in the following implementation framework, however annual goal and target setting will be required by strategy owners and partners. Formal evaluation of strategic priorities by the G21 Sport and Recreation Pillar, LGA's and Tennis Victoria will be required to ensure ongoing and consistent alignment with sport and regional objectives.

The following diagram outlines the monitoring and review process proposed for the life of the project.



KEY STAKEHOLDER IMPLEMENTATION RESPONSIBILITIES

STATE GOVERNMENT

The Victorian State Government will play a key support role in the funding of strategic initiatives, and in promoting the benefits of the *G21 Regional Tennis Strategy* throughout other Victorian regions. It will also be responsible for ensuring continued focus is provided on the delivery of Strategy actions for greater benefit of the G21 region. Partnership funding to support key strategic actions identified within this Strategy will be anticipated by local partners.

LOCAL GOVERNMENT

The five G21 LGAs have a core responsibility to directly deliver tennis infrastructure planning, improvement and revitalisation actions, as well as support participation and club development initiatives.

LGAs will need to focus on the implementation of Municipal Action Plans, as well as support regional objectives through policy adoption and development and in prioritising and securing partner investment.

Via the G21 Sport and Recreation Pillar and through internal LGA governance structures, LGAs are encouraged to adopt *G21 Regional Tennis Strategy* objectives and priorities and utilise them as the basis for future local planning regarding tennis.

TENNIS VICTORIA

Tennis Victoria will play a pivotal and lead role in coordinating and supporting the implementation of tennis and club development related initiatives from the Strategy. Tennis Victoria will also support infrastructure projects and directing state-wide and regional staff (including Country Region CTOs) to prioritise the implementation of strategy recommendations.

Tennis Victoria also has an important role in developing strategic partnerships and in identifying, researching and implementing new ideas and initiatives that will benefit the regional tennis network. Work with schools, tertiary institutions, suppliers and technology providers to create innovative solutions will be of significant value and to the long-term benefit of the G21 region.

The most critical roles of Tennis Victoria will be in driving the new national affiliation model throughout the G21 region and being the champions for restructuring tennis governance. Without Tennis Victoria's drive and commitment to these initiatives, implementation is less likely to be achieved.

TENNIS AUSTRALIA

Tennis Australia will play a support role in action implementation, but also have an active and direct role in supporting regional tennis partners to meet their community, development and infrastructure aspirations.

Tennis Australia also have a role in promoting national strategies for regional and local implementation, including venue management and professional development and education programs, club health checks, coach development and education initiatives, and the National Court Rebate Scheme.

Access to these and other national programs will be available via Tennis Victoria involvement for affiliated clubs.

Creating opportunities to pilot and test tennis industry initiatives and innovations will be an important role for Tennis Australia, as will the coordination and scheduling of events within the region to match with participation and promotional strategies.

TENNIS COACHES

Coaches already play a number of key roles in the delivery and support for tennis in the G21 region. Specific to strategy implementation, coaches will need to participate in consultation activities, openly provide information to other regional stakeholders regarding programming, and commit to supporting proposed new structures and activity initiatives in addition to operating their businesses. Regional implementation of peak body supported programs including Hot Shots, Cardio Tennis and schools programs will continue to be a core role for tennis coaches, as will the further integration of coaching services into the G21's rural communities.

CLUBS AND ASSOCIATIONS

Tennis Clubs and Associations will need to keep an open mind and embrace change in the way they operate and deliver tennis to the G21 community. Many actions have been identified within this Strategy will require new initiatives and adaptation in the way tennis is planned and participated in the region.

It will be the responsibility of all Clubs and Associations to work with LGAs and Tennis Victoria to ensure that tennis participation can grow and that appropriate support is provided at the local level to enable change to happen for the greater benefit of tennis beyond club sites and Association boundaries. Working within Strategy boundaries and frameworks is also an important role for Clubs and Associations to ensure regional priorities rule of individual proposals.

LEISURE NETWORKS

Leisure Network's current role in the G21 community does not change for tennis or for this Strategy, with the exception of promoting available services and support in a targeted way to tennis clubs and coordinating club development programs and services with Tennis Victoria to ensure targeted delivery.

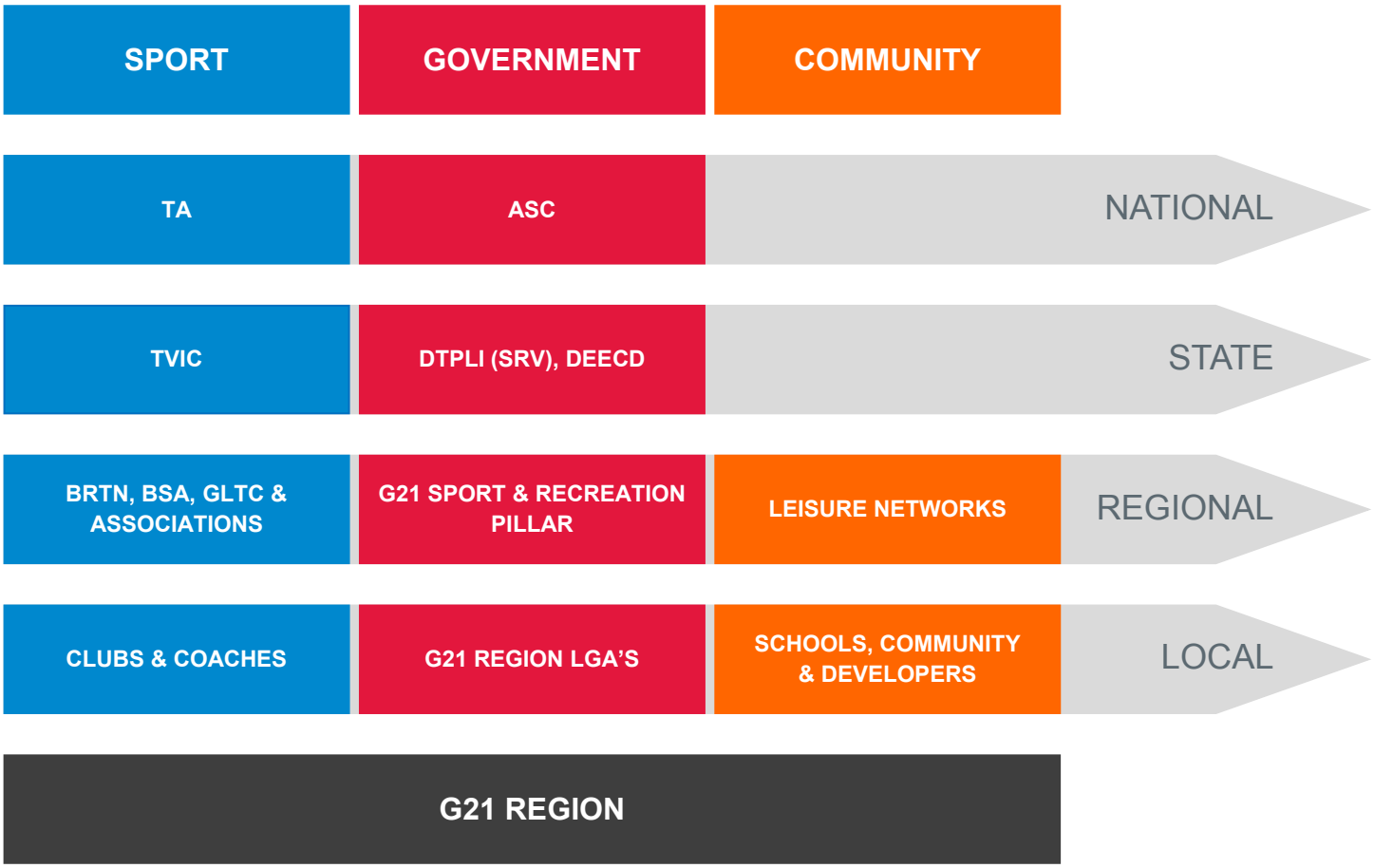
Ongoing promotion of the ClubHELP program across the region will also continue to be an important role for Leisure Networks. A balance between Leisure Network's 'funded' program work and 'unfunded' project work needs to be struck and additional resources may need to be provided to achieve greater engagement of Leisure Networks in additional work outside their funded program scope.

G21 SPORT & RECREATION PILLAR

The G21 Sport and Recreation Pillar will become the ultimate owners of the overall *G21 Regional Tennis Strategy* and in monitoring and evaluating its outcomes. The Pillar will also need to make collective decisions on prioritising projects of regional significance, as well as communicating implementation successes throughout the region.

The Pillar will also take responsibility for developing and promoting State of Play reports on club, participation and infrastructure activity across the region and beyond.

G21 STAKEHOLDER FRAMEWORK





DELIVERING THE G21 REGIONAL TENNIS STRATEGY

The implementation of proposed strategic directions and associated recommendations requires stakeholders to play three important roles in their delivery:

INITIATE

Refers to the commencement of planning and coordinating the scope and timing of action(s) to be delivered.

DELIVER

Refers to the on-the-ground delivery of identified actions and the acquisition and management of key partner and stakeholder contributions.

SUPPORT

Refers to the organisational support for action delivery through the provision of resources, people, skills, funding, equipment and/or promotional activities.

The *G21 Regional Tennis Strategy* has been developed to provide strategic directions that are practical and realistic and proposes a 10-year timeframe for implementation and delivery.

Many strategic directions will require further stakeholder consultation and to ensure key actions can be achieved in a timely manner, continued collaboration between tennis, government and regional stakeholders is crucial.

Proposed Strategic Directions have been allocated a level of priority based on their relative impact on delivering the desired outcomes for the region. A description of each priority level is provided below:

MANDATORY

A Strategic Direction that is required by legislation or regulation.

CRITICAL

A Strategic Direction that has a serious impact on ongoing service delivery and without achievement other Strategic Directions cannot be progressed.

HIGH

Important Strategic Direction that underpins sports development and infrastructure improvements across the region.

MEDIUM

Strategic Direction that contributes to meeting overall Regional Strategy objectives.

LOW

Strategic Direction that contributes to overall regional strategy improvement activities.

ONGOING

Strategic Direction that will require ongoing commitment of sport and government stakeholders.



MUNICIPAL PRIORITIES AND ACTIONS

This report section provides an overview and summary of the five G21 region LGAs and proposes an action plan and future recommendations for the development of tennis and tennis infrastructure locally.

The action plans provide each Council with an understanding of the current provision of and support for tennis in their municipality and offers clear directions and strategies to assist them in determining how tennis should be supported into the future.

Municipal Action Plans have been developed in conjunction with Council officers and considered existing local sports development plans, strategies, Council policies and preferred future directions for each individual Council.

The action plans are designed to align and integrate with existing Council policies and capital programs, identify key priorities and future recommendations for tennis infrastructure.

The needs and aspirations of local clubs, facility operators, coaches and Tennis Victoria were also considered in the development of Municipal Action Plans.

Each Municipal Action Plan provides the following information and direction to guide the localised implementation of strategic actions and recommendations:

1. Municipal overview
2. Tennis development priorities
3. Infrastructure recommendations – 10 year program.

ASSESSING LOCAL PRIORITIES

Tennis development priorities are based on regional research and the capacity of each Council to support governance, participation, club development and strategy resourcing locally. Consideration is given to Local Government roles and responsibilities in supporting these priorities, in-line with the role that local, regional, state and national tennis bodies will also play.

Infrastructure related actions have been developed following extensive site investigations and tennis facility audits conducted at each tennis venue in the G21 region in 2013. Analysis of individual sites has been undertaken and an overview of tennis infrastructural renewal priorities provided for each Council. Infrastructure related items represented in the following Action Plans include:

- Current provision of courts, court lighting and venues venue hierarchy level
- Recommended aspirational hierarchy level to reach
- Recommended future provision of court, lighting and surface type
- Estimated renewal timeframe for court surface, fencing, lighting and net infrastructure
- Outline estimated renewal costs associated with priority renewal recommendations
- Strategic direction recommended for each venue.

Implementing priorities are the responsibility of each Council. As a guide, infrastructure actions provided in the following pages should be prioritised by stakeholders with consideration given to competing priorities, demands and budget capacity and processes of LGAs. Prioritisation should also be undertaken based on clubs and venues being able to meet the key criteria presented within the tennis facility hierarchy and service level framework, while providing maximum value to the sport and local communities.

MUNICIPAL OVERVIEW

The City of Greater Geelong is the largest Local Government Area within the G21 region in terms of population and is Victoria's major regional cities. In 2013 Greater Geelong had a total estimated population of 226,287 people, which is projected to increase by 20% to over 273,000 by 2025.

Geelong is the principal population centre for the region, with the municipality also providing a number of significant growth areas including Clifton Springs, Leopold, Ocean Grove and Drysdale (in the Bellarine Peninsula), Lara (in North Geelong) and Fyansford (in Geelong West).

Armstrong Creek is also located within the City of Greater Geelong and forms the G21 region's largest residential growth area with some 60,000 residents projected to live there at full build out. Armstrong Creek is strategically located between Grovedale (in Geelong's South) and Torquay (in the northern area of the Surf Coast Shire).

Armstrong Creek is also accessible to Bellarine Peninsula residents and will provide the City's only planned new tennis facilities over the next 10-years.

The cultural diversity of the population and identified areas of social and economic disadvantage in Geelong's northern suburbs contrasts significantly with inner city areas and the growing resident and visitor populations across the Bellarine Peninsula. Across Greater Geelong there are a number of localised areas and clubs where tennis participation is high, but this is contrasted with areas where tennis has not enjoyed the same levels of interest and participation, and subsequently some venues continue to receive limited use.

Over the past three-years Greater Geelong has provided around 70% of the G21 region's registered tennis members, with an estimated 2,483 members registered with Tennis Victoria in 2013/14. The localities with the strongest existing tennis participation in Greater Geelong were Central, Southern and Eastern Geelong postcode areas (3216, 3219, 3220) and Ocean Grove (3226).

The City of Greater Geelong provides for 42 Tennis Clubs across venues based on Council, church and private land. A number of clubs in recent years have folded across the municipality, including Anakie Tennis Club, Surfside Tennis Club, Lovely Banks Tennis Club, St John's Lutheran Tennis Club and Latrobe Terrace Church of Christ Tennis Club.

As at August 2014, 29 of the 42 clubs based in the City of Greater Geelong were affiliated with Tennis Victoria.

FACILITY SUMMARY

There are currently 47 individual tennis venues providing 227 courts across the City of Greater Geelong on Council and non-Council owned or managed land (including Church and privately owned land).

Greater Geelong provides 53% of total usable courts across the G21 region, with an estimated 218 courts in playable condition (based on 2013 audit figures). 32% of tennis courts in the municipality are floodlit.

The municipality currently provides 1 Regional Tennis Centre (the Geelong Lawn Tennis Club), 5 District Facilities, 22 Local Facilities and 19 Public Access venues. The Geelong Lawn Tennis Centre is the Tennis Australia designated Regional Tennis Centre for the G21 region

In terms of tennis court-to-population ratios across the municipality, Greater Geelong appears well provided with an average of 1 court for every 1,067 residents (based on 2013 ratios). Projecting ratios towards 2031, the key growth area of Armstrong Creek will be a priority for new provision, in addition to addressing existing and projected future gaps in North Geelong, particularly as the population around Lara grows. Achieving a better mix of tennis venues within growing and changing local communities will be an important direction for the renewal of Council's existing tennis facilities.

The diversity of needs for city, rural and coastal communities varies greatly across the municipality and tennis venues will need to be planned, adapted and renewed to suit this diversity.

Council currently maintains a public access policy for the provision and capital renewal of tennis facilities, where fees and charges are kept low for clubs, and Council retains responsibility for the infrastructure maintenance and its renewal. Council requires that a 50% of courts or a minimum of two courts per venue are provided for public access outside of agreed club usage times. Retaining community access to tennis courts remains a high priority for Council.

Council currently allocates around $180,000 annually towards the renewal of tennis and netball courts and fire tracks through its Hard surfaces Policy. In addition to supporting tennis infrastructure projects via this policy, the City of Greater Geelong invested in-excess of $480,000 into tennis facility improvements in the 2013/14 financial year.

FACILITY SUPPORT AND IMPROVEMENT PRIORITIES

To support regional tennis facility needs and to continue to improve local tennis facilities across the City of Greater Geelong, the following priority facility recommendations are provided for Council consideration.

- Continue to support Tennis Australia and the Geelong Lawn Tennis Club to provide a regional tennis centre and associated service levels within the City of Greater Geelong.
- Continue to provide a minimum of $180,000 annually towards Council's hard surfaces policy to support capital renewal projects, using the priority table in **Appendix 6** as a guide to staged implementation.
- Maintain a tennis court occupancy policies that promotes public access to existing tennis courts – while also considering alternative occupancy conditions to assist clubs that can demonstrate community benefit and sustainability outcomes.
- Support clubs in their planning and funding acquisition to provide court lighting at existing venues, where proposals align with Service Level Framework (refer to **Appendix 3**).
- Commence planning for the first of two tennis facilities to be provided within Armstrong Creek, including investigating court numbers, management models, market catchment, potential services and funding arrangements.
- Formalise the use of courts at the recently folded Surfside Tennis Clubs under a new agreement with the Ocean Grove Tennis Club.
- Investigate long-term facility improvement options for the Lara Tennis Club to better service tennis in the Lara growth area and to support tennis in North Geelong.
- Decommission tennis facilities at Abe Wood Reserve in Lovely Banks and support Church based clubs to decommission sites at Geelong East Uniting Church, Latrobe Terrace Church of Christ and St John's Lutheran Tennis Club.

KEY TENNIS DEVELOPMENT AND SUPPORT PRIORITIES

To support regional tennis development the following priority support recommendations are provided for Council consideration.

- Support Tennis Victoria to conduct an annual local tennis stakeholder forum to discuss and share ideas and address tennis and club development issues.
- Support tennis stakeholders to identify, attract and deliver a range of tennis events that match with the tennis player development pathway.
- Engage with Tennis Victoria and the local coaching network to develop a policy that articulates Council's objectives for tennis coach use of community tennis facilities.
- Consider amending existing Council tennis occupancy policies to incentivise Tennis Victoria affiliation and implementation of associated on and off-court programs and initiatives (eg. Hot Shots, Club Health Checks, TA accredited coach).
- Promote Council's Community Grants Programs to the local tennis network to support increased club capacity building, promotion of tennis and event delivery activities.
- Prioritise tennis club infrastructure funding applications and requests where clubs meet Service Level Framework objectives and have a current stakeholder approved Business Plan.
- Promote all Council tennis facilities and clubs including contact details, access times and costs and activity information via Council's website and associated media avenues.

Refer to the following pages for venue specific renewal and improvement recommendations and a municipal map of proposed tennis facilities by hierarchy.

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
1	Abe Wood Reserve	Lovely Banks	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
2	All Saints Anglican Tennis Club	Newtown	All Saints Anglican Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
3	Anakie Reserve	Anakie	NO CLUB	5	1	Local	Local	2	0	0	2	0	0	2	Decommission 2 tennis courts and retain and improve 2 courts for public access a 3rd for multi-use. Consider upgrades as part of a Anakie Reserve Master Plan.
4	Barwon Heads Village Park	Barwon Heads	Barwon Heads Tennis Club	6	4	Local	Local	6	0	0	4	0	0	0	Retain as 6-court Local level facility (connect with Ocean Grove for increase service if required) - consider future pavilion improvements to support club growth.
5	Batesford Reserve	Batesford	Batesford Tennis Club	2	0	Public	Public	2	0	0	2	0	2	0	Retain for public access and local community use and main courts through Hard Surfaces Program
6	Breakwater Reserve	Breakwater	Geelong East Uniting Tennis Club	3	0	Public	Public	4	2	0	0	0	3	0	Maintain as a Public access level facility and consider adding a 4th court and lighting to bring it up to a Local level venue
7	Burdoo Recrcreation Reserve	Grovedale	Grovedale Tennis Club	8	6	District	District	8	0	0	2	0	0	8	Retain as District facility and improve acrylic surfaces as part of the Hard Surfaces Program. Club to maintain and improve synthetic grass courts.
8	Centre Court Indoor Tennis Centre	North Geelong	Centre Court Indoor TC	7	7	Local	Local	7	0	0	0	0	0	0	Important venue in the North of Geelong and CoGG to support its retention. Private commercial centre so not CoGG priority.
9	Corio Community Reserve	Corio	NO CLUB	6	2	Local	Public	2	0	0	2	0	2	2	Retain 2-courts as a Public access facility for local community use via Hard Surfaces Program
10	Dorris Smith Reserve	Geelong West	Geelong West Tennis Club	3	0	Public	Public	3	0	3	3	0	3	3	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
11	Drysdale Rec Reserve	Drysdale	NO CLUB	2	0	Public	Public	2	0	0	2	0	2	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
12	Ervin Reserve	Newcomb	Newcomb Tennis Club	10	0	District	Local	7	4	0	5	0	0	0	Retain 5 acrylic courts (and possibly floodlight in the long-term) for club use and retain 2 asphalt courts for public access. Remove 3 courts and return to public open / play space and implement changes in-line with Ervin Reserve Master Plan.
13	Francis Street Reserve	Belmont	St Stephen's Tennis Club	6	0	Local	Local	6	4	3	3	0	6	1	Retain as a Local level facility, repair court issues and consider resurfacing asphalt courts with plexipave and adding lighting in the future.
14	Frank Mann Reserve	Ceres	Ceres Tennis Club	2	0	Public	Public	2	0	0	1	0	2	0	Retain as Public access venue for local community and maintain through Hard Surfaces Program
15	Fyans Park Tennis Club	Newtown	Fyans Park Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	School site and not CoGG responsibility - negotiate public access for local community use
16	Geelong East Uniting Church Tennis Club	East Geelong	NO CLUB	3	0	Public	Public	0	0	0	0	0	0	0	Site sold and has been decommissioned for tennis - GEUCTC has moved to Breakwater Reserve
17	Geelong Lawn Tennis Club	Belmont	Geelong Lawn Tennis Club	28	14	Regional	Regional	28	0	0	0	0	0	0	Support venue as Regional Centre for events, activities and service provision, as well as future funding applications to third-parties for infrastructure renewal.
18	Hamlyn Park	Hamlyn Heights	Hamlyn Park Tennis Club	5	2	Local	Local	5	0	0	0	0	0	0	Retain as Local level facility with club to focus on synthetic grass court improvement

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
19	Harvey Park	St Leonards	NO CLUB	2	0	Public	Public	2	0	0	0	0	2	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
20	Highton Reserve	Highton	Highton Tennis Club	6	6	Local	Local	6	0	0	3	0	0	3	Retain as Local level facility and continue to support overflow site use at Pioneer Park to help grow club activities. Club to continue maintain and replace synthetic grass surfaces.
21	Howard Glover Reserve	Geelong	Eastern Districts Tennis Club	4	0	Local	Local	4	0	4	2	0	4	0	Retain as Local level facility and court damage issues and resurface asphalt courts with acrylic surface
22	Jetty Road Reserve	Clifton Springs	Clifton Springs Tennis Club	6	2	Local	District	8	2	3	0	0	0	0	Recently upgraded from Local level venue to 8-court District Centre. Support minor repairs to acrylic courts and consider adding floodlighting in the future.
23	Kenwith Park	Newtown	NO CLUB	2	0	Public	Public	2	0	0	0	0	0	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
24	Lara Recreation Reserve	Lara	Lara Tennis Club	8	4	District	District	8	2	0	2	0	4	4	Retain as the main facility for tennis in the North of Geelong and focus on supporting improvement and start planning for additional courts to service Lara's growth and growth in the North of Geelong. Tennis/Netball courts to be upgraded with acrylic and the two poorest synthetic grass courts to be upgraded by the club in the short-term.
25	Latrobe Terrace Church of Christ Tennis Club	Newtown	NO CLUB	1	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
26	Leopold Rec Reserve	Leopold	Leopold Tennis Club	9	2	District	Local	9	4	4	7	0	0	0	Retain and maintain 6 acrylic courts for club use and increase floodlit courts over time. Maintain 3 asphalt courts via Hard Surfaces Program for public access.
27	Lunan Park	Drumcondra	Lunan Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
28	Marcus Hill Reserve	Marcus Hill	NO CLUB	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
29	Marshall Reserve	Marshall	NO CLUB	1	0	Public	Public	1	0	0	1	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
30	Moolap Reserve	Moolap	Moolap Tennis Club	6	2	Local	Local	6	2	0	4	0	0	2	Retain as Club level facility with 4 acrylic courts for club use and retain 2 asphalt for public access and maintain via Hard Surfaces Program. Club to consider lighting improvement.
31	Myers Reserve	Bell Post Hill	Bell Post Hill Tennis Club	4	2	Local	Local	4	0	0	0	0	0	0	Retain as Local level facility and consider long-term expansion to 6-courts in-line with local and Northern Geelong population west of Ring Road grows
32	Ocean Grove Tennis Reserve	Ocean Grove	Ocean Grove Tennis Club	7	5	Local	District	7	0	0	2	0	0	0	Main venue for the Ocean Grove TC and maintain acrylic courts via Hard Surfaces Program. Club to maintain synthetic grass courts.
33	Pioneer Park	Grovedale	Highton Tennis Club	6	0	Local	Local	6	4	0	0	0	0	0	Retain as an overflow venue for the Highton TC and for public access and consider the addition of lights in the medium to long-term
34	Portarlington Rec Reserve	Portarlington	Portarlington Tennis Club	8	0	District	Local	5	0	0	0	0	0	0	Venue has been reduced to a Local level facility with 5 acrylic courts. Retain for local club use and public access and maintain via Hard Surfaces Program.

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
35	Seaview Tennis Club	Lovely Banks	Seaview Tennis Club	2	0	Public	Public	2	0	0	2	2	0	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
36	Shell Tennis Club	Corio	Shell Tennis Club	2	0	Public	Public	2	0	0	0	0	0	2	Retain as public access venue for local community use. Synthetic grass surface provide and would not qualify for Council Hard Surface Program (club responsibility to upgrade courts).
37	St Albans Reserve	Breakwater	St Albans Tennis Club	6	3	Local	Local	6	0	3	3	0	0	3	Retain as Local level facility and consider resurfacing asphalt courts with plexipave and adding lighting in the future. Clean existing acrylic courts to prolong their life.
38	St John's Lutheran Tennis Club	Newtown	NO CLUB	1	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
39	St Leonards Reserve	St Leonards	St Leonards Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
40	St Lukes Uniting Tennis Club	Highton	St Lukes Uniting Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
41	Surfside Reserve	Ocean Grove	Ocean Grove Tennis Club	5	2	Local	Local	5	2	0	5	0	0	0	Surfside Tennis Club has dissolved and Ocean Grove TC has taken over the site as its satellite site. Maintain courts via the Hard Surfaces Program.
42	Thomson Reserve	Thomson	St Mary's Tennis Club	4	0	Local	Local	4	2	0	0	0	0	0	Retain as Local level facility - 4 courts (2 acrylic and 2 synthetic grass) were recently constructed in 2014. Club to consider lighting 2 synthetic courts.
43	Tim Hill Reserve	Wandana Heights	Wandana Heights Tennis Club	6	6	Local	Local	6	0	0	4	0	2	4	Retain as Local level facility with 6 plexipave all lit courts. Retain and maintain via Hard Surfaces Program.
44	Wallington Reserve	Wallington	Wallington Tennis Club	5	0	Local	Local	5	0	5	0	0	5	0	Ocean Grove use as overflow, but will move to Surfside TC - Wallington becomes a medium term priority - courts require clean and some minor repairs and maintenance.
45	Wathaurong Reserve	Drysdale	Drysdale Tennis Club	6	0	Local	Local	6	3	0	0	0	3	0	Retain as Local level facility and re-install lighting infrastructure to meet local club standards
46	Waurn Ponds Reserve	Waurn Ponds	Waurn Ponds Tennis Club	6	0	Local	Local	6	0	3	3	0	0	0	Retain as Local level facility and assist club to grow membership due to Colac through road closure. Maintain courts via Hard Surfaces Program.
47	Western Heights Uniting Tennis Club	Herne Hill	Western Heights Uniting TC	4	0	Local	Local	4	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
ESTIMATED TOTALS				227	70	-	-	210	31	28	64	2	40	40	

HIERARCHY LEVEL	CURRENT NUMBER OF VENUES	ASPIRATIONAL NUMBER OF VENUES
Public Access	20	18
Local	21	21
District	5	4
Large Community Club	0	0
Regional	1	1
TOTAL VENUES	47	44

within 3 years

within 4-5 years

within 6-10 years

decommission venue

- no specific action within 10 years

2 numbers refer to the number of courts requiring works

ESTIMATED INFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
1	Abe Wood Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
2	All Saints Anglican Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Anakie Reserve	$ -	$ -	$ 18,000	$ -	$ -	$ 5,000	$ -	$ 23,000
4	Barwon Heads Village Park	$ -	$ -	$ 34,000	$ -	$ -	$ -	$ -	$ 34,000
5	Batesford Reserve	$ -	$ -	$ 17,000	$ -	$ 28,000	$ -	$ -	$ 45,000
6	Breakwater Reserve	$ 64,000	$ -	$ -	$ -	$ 42,000	$ -	$ -	$ 106,000
7	Burdoo Recrcreation Reserve	$ -	$ -	$ 17,000	$ -	$ -	$ 20,000	$ -	$ 37,000
8	Centre Court Indoor Tennis Centre	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	Corio Community Reserve	$ -	$ -	$ 18,000	$ -	$ 28,000	$ 5,000	$ -	$ 51,000
10	Dorris Smith Reserve	$ -	$ 7,200	$ 25,500	$ -	$ 42,000	$ 7,500	$ -	$ 82,200
11	Drysdale Rec Reserve	$ -	$ -	$ 18,000	$ -	$ 28,000	$ 5,000	$ -	$ 51,000
12	Ervin Reserve	$ 128,000	$ -	$ 42,500	$ -	$ -	$ -	$ -	$ 170,500
13	Francis Street Reserve	$ 128,000	$ 7,200	$ 27,000	$ -	$ 84,000	$ 2,500	$ -	$ 248,700
14	Frank Mann Reserve	$ -	$ -	$ 9,000	$ -	$ 28,000	$ -	$ -	$ 37,000
15	Fyans Park Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
16	Geelong East Uniting Church TC	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
17	Geelong Lawn Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18	Hamlyn Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19	Harvey Park	$ -	$ -	$ -	$ -	$ 28,000	$ -	$ -	$ 28,000
20	Highton Reserve	$ -	$ -	$ 25,500	$ -	$ -	$ 7,500	$ -	$ 33,000
21	Howard Glover Reserve	$ -	$ 9,600	$ 17,000	$ -	$ 56,000	$ -	$ -	$ 82,600
22	Jetty Road Reserve	$ 64,000	$ 7,200	$ -	$ -	$ -	$ -	$ -	$ 89,200
23	Kenwith Park	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000
24	Lara Recreation Reserve	$ 64,000	$ -	$ 36,000	$ -	$ 56,000	$ 10,000	$ -	$ 166,000
25	Latrobe Terrace Church of Christ TC	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
26	Leopold Rec Reserve	$ 128,000	$ 9,600	$ 59,500	$ -	$ -	$ -	$ -	$ 197,100
27	Lunan Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28	Marcus Hill Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
29	Marshall Reserve	$ -	$ -	$ 8,500	$ -	$ -	$ -	$ -	$ 8,500
30	Moolap Reserve	$ 64,000	$ -	$ 34,000	$ -	$ -	$ 5,000	$ -	$ 103,000
31	Myers Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
32	Ocean Grove Tennis Reserve	$ -	$ -	$ 36,000	$ -	$ -	$ -	$ -	$ 36,000
33	Pioneer Park	$ 128,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 128,000
34	Portarlington Rec Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
35	Seaview Tennis Club	$ -	$ -	$ 18,000	$ 130,000	$ -	$ 5,000	$ -	$ 153,000
36	Shell Tennis Club	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000
37	St Albans Reserve	$ -	$ 7,200	$ 25,500	$ -	$ -	$ 7,500	$ -	$ 40,200
38	St John's Lutheran Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
39	St Leonards Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
40	St Lukes Uniting Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
41	Surfside Reserve	$ 64,000	$ -	$ 42,500	$ -	$ -	$ -	$ -	$ 106,500
42	Thomson Reserve	$ 64,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 64,000
43	Tim Hill Reserve	$ -	$ -	$ 34,000	$ -	$ 28,000	$ 10,000	$ -	$ 72,000

ESTIMATED INFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
44	Wallington Reserve	$ -	$ 12,000	$ -	$ -	$ 70,000	$ -	$ -	$ 82,000
45	Wathaurong Reserve	$ 96,000	$ -	$ -	$ -	$ 42,000	$ -	$ -	$ 138,000
46	Waurn Ponds Reserve	$ -	$ 7,200	$ 25,500	$ -	$ -	$ -	$ -	$ 32,700
47	Western Heights Uniting Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
ESTIMATED TOTALS		**$ 992,000**	**$ 67,200**	**$ 588,000**	**$ 130,000**	**$ 560,000**	**$ 100,000**	**$ 20,000**	**$2,475,200**

Infrastructure renewal cost assumptions

1. All costs are generic infrastructure renewal costs based on industry rates and Tennis Australia life-cycle costs.
2. Costs are calculated on recent historical projects and industry supplier costs.
3. All generic costs have been applied to proposed renewal projects identified in the above tables on a court-by-court basis.
4. 4. Costs exclude detailed site investigations, soil conditions, detailed design, project management and contingency costs.
5. Costs exclude escalation and GST.
6. All costs should be treated as a general guide only for planning and budgeting purposes.
7. Detailed design and Quantity Surveyor costs are recommended prior to any project budgets being confirmed.

- within 3 years
- within 4-5 years
- within 6-10 years
- decommission venue
- `-` no specific action within 10 years
- `2` numbers refer to the number of courts requiring works

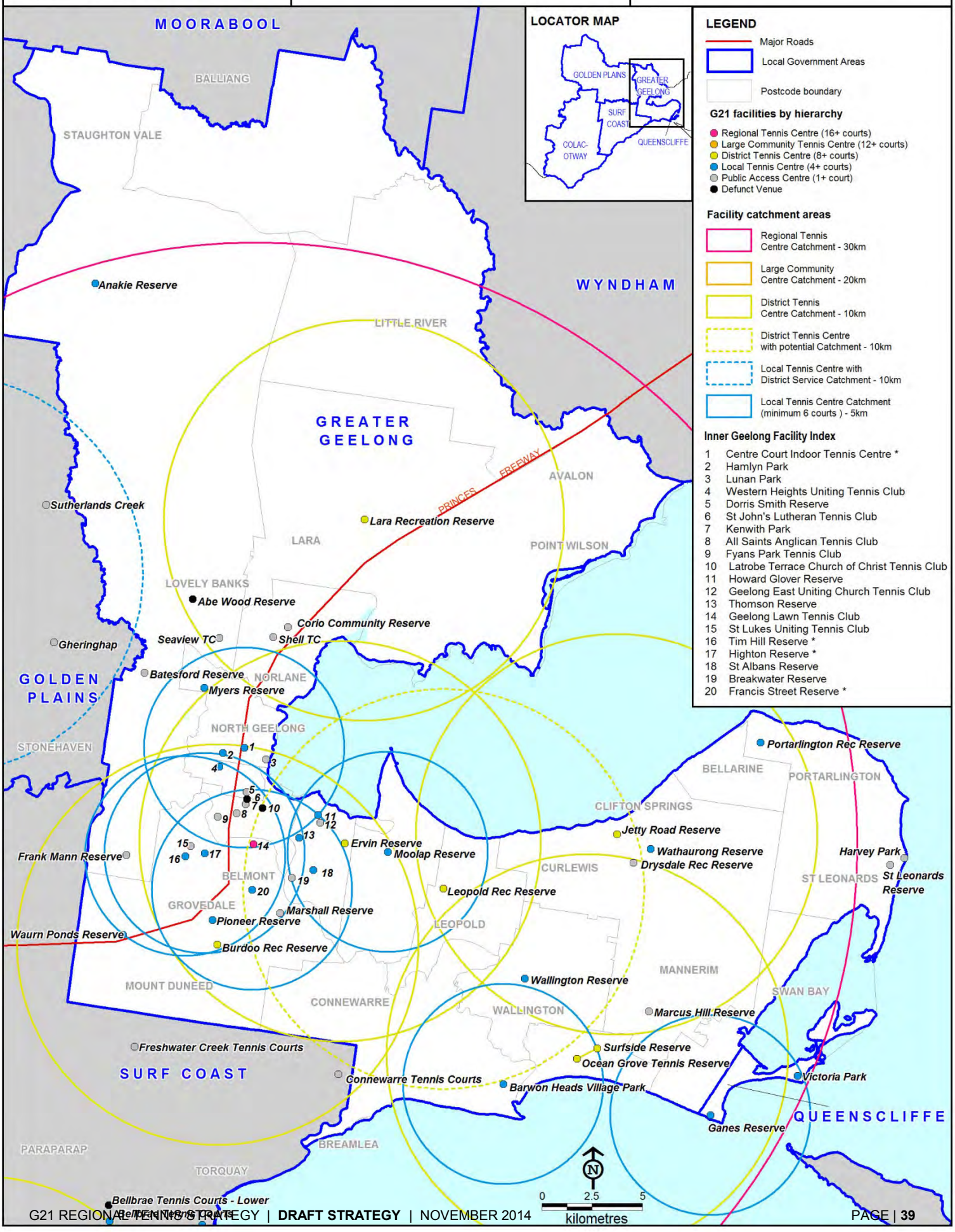
G21 Regional Tennis Strategy
Greater Geelong and Queenscliffe Tennis Facilities by Hierarchy

CREDIT: Spatial data was provided by the ABS and by the participating Local Government Areas in the study area. DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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LOCATOR MAP

LEGEND

Major Roads

Local Government Areas

Postcode boundary

G21 facilities by hierarchy

- Regional Tennis Centre (16+ courts)
- Large Community Tennis Centre (12+ courts)
- District Tennis Centre (8+ courts)
- Local Tennis Centre (4+ courts)
- Public Access Centre (1+ court)
- Defunct Venue

Facility catchment areas

- Regional Tennis Centre Catchment - 30km
- Large Community Centre Catchment - 20km
- District Tennis Centre Catchment - 10km
- District Tennis Centre with potential Catchment - 10km
- Local Tennis Centre with District Service Catchment - 10km
- Local Tennis Centre Catchment (minimum 6 courts) - 5km

Inner Geelong Facility Index

1 Centre Court Indoor Tennis Centre *
2 Hamlyn Park
3 Lunan Park
4 Western Heights Uniting Tennis Club
5 Dorris Smith Reserve
6 St John's Lutheran Tennis Club
7 Kenwith Park
8 All Saints Anglican Tennis Club
9 Fyans Park Tennis Club
10 Latrobe Terrace Church of Christ Tennis Club
11 Howard Glover Reserve
12 Geelong East Uniting Church Tennis Club
13 Thomson Reserve
14 Geelong Lawn Tennis Club
15 St Lukes Uniting Tennis Club
16 Tim Hill Reserve *
17 Highton Reserve *
18 St Albans Reserve
19 Breakwater Reserve
20 Francis Street Reserve *

MUNICIPAL OVERVIEW

The Colac Otway Shire is geographically positioned to the western edge of the G21 region and in 2013 had a total estimated population of 20,677 people. The Shire's population is projected to increase by 13% to over 23,400 by 2025.

Colac is the principal population centre for the Shire and will provide much of the Shire's population growth over the next 20 years. Growth will be across all areas of Colac, with some additional growth projected in the Otway and Great Ocean Road area.

The diversity of the population and identified areas of social and economic disadvantage in Colac are an important consideration in planning for tennis. As important are the range of rural township settlements across the Shire that have limited resident population numbers and projected growth to sustain large clubs. As a result the Shire provides a large number of small venues in geographic areas that local communities can access.

Travel through and around the Colac Otway Shire is constrained by the significant State and National Park areas and the winding roadways that increase travel time significantly. The areas of Colac and surrounding townships with easy linkage to the Princess Highway are more accessible than areas in the south and along the Great Ocean Road.

Over the past three-years the Colac Otway Shire has provided around 11% of the G21 region's registered tennis members, with an estimated 317 members registered with Tennis Victoria in 2013/14. The localities with the strongest existing tennis participation in the Shire was Colac and its surrounding district in postcode 3250.

The Colac Otway Shire provides for 14 active Tennis Clubs across the Shire. A number of clubs and venues in recent years have folded, including clubs at Kennett River, Gellibrand, Yeo and venues at Cressy, Eurack and Lavers Hill have not been utilised for some time.

As at August 2014, 11 of the 14 clubs based in the Shire were affiliated with Tennis Victoria. In addition, the Colac Indoor Tennis Centre (located on private land) was also affiliated to Tennis Victoria and provides tennis activities to the Colac and surrounding community.

In April 2012 the Colac Otway Shire adopted its Tennis Facility Audit and Development Plan, prioritising Council's investment into tennis facility renewal over the 2012-2022 period. Many actions and recommendations provided in the *G21 Regional Tennis Strategy* are based on findings from this adopted report.

FACILITY SUMMARY

There are currently 26 individual tennis venues (including Colac Indoor Tennis Centre) providing 62 courts across the Colac Otway Shire on Council and non-Council owned or managed land (including Crown and private land).

Colac Otway Shire provides 16% of total usable courts across the G21 region, with an estimated 62 courts in playable condition (based on 2013 audit figures). 14% of playable tennis courts (7 courts, 4 of which are provided at Colac Indoor and 3 at Apollo Bay) in the municipality are floodlit. The condition of tennis courts across the Shire is a rapidly changing environment with a number of courts becoming unplayable even between audits conducted between 2011 and 2013.

Of venues that provide at least one playable court, Colac Otway currently provides 1 Regional Tennis Centre (the Colac Lawn Tennis Club), 2 Local Facilities (Colac Indoor and Elliminyt Tennis Courts) and 23 Public Access venues. The Colac Lawn Tennis Club provides 15 natural grass and 2 synthetic grass courts and operates more like a District level facility, mainly in the summer months.

In terms of tennis court-to-population ratios across the municipality, the Colac Otway Shire appears well provided with an average of 1 court for every 291 residents (based on 2013 ratios). Projecting ratios towards 2031, the Shire will continue to maintain positive ratios even if court numbers do not increase. It is expected that no new courts will be required across the Shire within the next 10 years, but improved access to tennis facilities 12-months of the year in Colac and surrounding growth areas will be important to service resident populations.

The diversity of needs across the Shire's rural communities varies greatly and tennis venues will need to be planned, adapted and renewed to suit this diversity. With the very low provision of floodlit courts across the municipality, greater focus on increasing lighting at Colac based venues to promote year-round use and increased coaching and social activity should be a priority.

Council currently allocates around $50,000 annually towards the renewal of tennis facilities across the Shire. In addition to supporting tennis infrastructure projects, Council supported partners with a $38,000 investment into redevelopment of courts at the Beeac Tennis Club in the 2013/14 financial year.

Identifying and formalising licence and occupancy agreements for all venues across Council, Crown and private land will be important to support a planned and staged approach to tennis development in the Shire.

FACILITY SUPPORT AND IMPROVEMENT PRIORITIES

To support regional tennis facility needs and to continue to improve local tennis facilities across the Colac Otway Shire, the following priority facility recommendations are provided for Council consideration.

- Through the future adoption of the tennis facility hierarchy, the Colac Otway Shire should consider adopting a 2 court minimum and 3 court maximum for its 'local level' facilities in order to maintain facility sustainability across the Shire.
- Continue to provide a minimum of $50,000 annually towards Council's hard surfaces policy to support capital renewal projects, using the priority table in **Appendix 6** as a guide to staged implementation.
- Support clubs in their planning and funding acquisition to provide court lighting at existing venues, where proposals align with Service Level Framework (refer to **Appendix 3**).
- Explore long-term redevelopment or relocation options for the Colac Lawn Tennis Club in conjunction with the Colac Indoor Tennis Centre and other existing tennis venues in Colac (inc. Colac Central Reserve and Elliminyt Tennis Courts) – consideration to be given Colac providing a Large Community Tennis Centre to serve central, north, east and west areas of the Shire.
- Continue to support the Cororooke Tennis Club with relocation plans and the provision of a minimum of 3 courts.
- Continue to support the Birregurra Tennis Club and Recreation Reserve Committee to continue to seek funding to implement its master plan and provision of up to 3 tennis courts.
- Continue to implement actions from the Swan Marsh Tennis and Pirron Yallock Recreation Reserve Master Plan to relocate tennis facilities to the Pirron Yallock Recreation Reserve.
- Continue to implement infrastructure recommendations from the 2010 Colac Otway Shire Tennis Development via Council's annual tennis facility renewal fund, and attracting partnership funding where possible.
- Decommission tennis facilities at Cressy, Eurack and Lavers Hills and consider alternate community use options for individual areas with the local community.
- Decommission a single court at Johanna and retain one for camper access and use.

KEY TENNIS DEVELOPMENT AND SUPPORT PRIORITIES

To support regional tennis development the following priority support recommendations are provided for Council consideration.

- Continue to work in conjunction with Tennis Victoria, the Colac Lawn Tennis Club, Colac Indoor Tennis Centre and the Polwarth and District Tennis Association to bring all localised tennis activities into a single coordinated structure – any structure should support governance proposals identified within this Strategy.
- Support Tennis Victoria to conduct an annual local tennis stakeholder forum to discuss and share ideas and address tennis and club development issues.
- Support tennis stakeholders to identify, attract and deliver a range of tennis events that match with the tennis player development pathway.
- Engage with Tennis Victoria and the local coaching network to develop a policy that articulates Council's objectives for tennis coach use of community tennis facilities.
- Consider amending existing Council tennis occupancy policies to incentivise Tennis Victoria affiliation and implementation of associated on and off-court programs and initiatives (eg. Hot Shots, Club Health Checks, Tennis Australia accredited coach).
- Promote Council's Community Grants Programs to the local tennis network to support increased club capacity building, promotion of tennis and event delivery activities.
- Prioritise tennis club infrastructure funding applications and requests where clubs meet Service Level Framework objectives and have a current stakeholder approved Business Plan.
- Promote all Council tennis facilities and clubs including contact details, access times and costs and activity information via Council's website and associated media avenues.

Refer to the following pages for venue specific renewal and improvement recommendations and a municipal map of proposed tennis facilities by hierarchy.

MUNICIPAL ACTION PLAN

COLAC OTWAY SHIRE

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
1	Apollo Bay Recreation Reserve	Apollo Bay	Apollo Bay Tennis Club	3	3	Public	Public	3	0	0	0	0	3	3	Retain courts for club use and public access.
2	Barongarook Tennis Courts	Barongarook	Barongarook Community TC	2	0	Public	Public	2	0	0	2	2	2	2	Retain courts for club use and public access.
3	Barwon Downs Tennis Courts	Barwon Downs	Barwon Downs Tennis Club	2	0	Public	Public	2	0	0	0	0	2	0	Retain courts for club use and public access.
4	Beeac Tennis Club	Beeac	Beeac Tennis Club	3	0	Public	Public	3	0	0	0	0	0	0	Retain courts for club use and public access and consider adding floodlights in the long-term.
5	Beech Forest (Fergusson)	Ferguson	NO CLUB	1	0	Public	Public	1	0	0	1	0	1	1	One court deemed unplayable and not suitable for use. Retain single court for public access.
6	Birregurra Recreation Reserve	Birregurra	Birregurra Tennis Club	2	2	Public	Public	3	2	0	0	3	2	2	Implement staged court improvements in-line with Birregurra Recreation Reserve Master Plan (including floodlighting)
7	Carlisle River Tennis Court	Gellibrand	NO CLUB	1	0	Public	Public	1	0	0	1	1	1	1	Retain single court for public use.
8	Colac Central Reserve	Colac	NO CLUB	2	0	Public	Public	2	0	0	2	0	2	0	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
9	Colac Indoor Tennis Centre	Elliminyt	NO CLUB	4	4	Local	Local	4	0	0	0	0	0	0	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
10	Colac Lawn Tennis Club	Colac	Colac Lawn Tennis Club	17	0	Regional	Large	8	8	0	8	8	8	8	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
11	Elliminyt Tennis Courts	Elliminyt	Elliminyt Tennis Club	4	0	Local	Local	4	0	0	4	0	4	4	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
12	Cororooke Tennis Courts	Cororooke	Cororooke Tennis Club	3	0	Public	Public	3	2	0	0	3	0	0	Support long-term relocation option and rebuild new courts for club use and public access.
13	Cressy Recreation Reserve	Cressy	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
14	Eurack Tennis Courts	Eurack	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe.
15	Forrest Tennis Courts	Forrest	Forrest Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain courts for club use and public access.
16	Gellibrand Recreation Reserve	Gellibrand	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Recently reconstructed for netball use only. No access for tennis.
17	Gerangamete Tennis Courts	Gerangamete	NO CLUB	2	0	Public	Public	2	0	0	2	0	0	0	Retain courts for public access and additional club overflow.
18	Johanna Tennis Courts	Johanna	NO CLUB	1	0	Public	Public	1	0	0	1	1	1	1	Retain single court for public use.
19	Kawarren Tennis Courts	Kawarren	Karwarren Tennis Club	2	0	Public	Public	2	0	0	2	0	2	0	Retain courts for public access and additional club overflow.
20	Kennett River Tennis Court	Kennett River	NO CLUB	1	0	Public	Public	1	0	0	0	0	1	1	Retain single court for public use.
21	Larpent Tennis Courts	Larpent	NO CLUB	2	0	Public	Public	1	0	0	1	1	1	1	Retain courts for public access and additional club overflow.
22	Lavers Hill Tennis Courts	Lavers Hill	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decomission site and make safe.
23	Pennyroyal Tennis Courts	Pennyroyal	Pennyroyal Tennis Club	2	0	Public	Public	2	0	0	2	0	2	2	Retain courts for club use and public access.
24	Swan Marsh Tennis Courts	Swan Marsh	Swan Marsh Tennis Club	2	0	Public	Public	2	0	0	2	2	2	2	Implement court relocation recommendations in-line with the Pirron Yallock Recreation Reserve Master Plan.
25	Warncoort Tennis Courts	Colac	Warncoort Tennis Club	2	0	Public	Public	2	0	0	2	0	2	2	Retain courts for club use and public access.
26	Yeo Tennis Courts	Yeo	NO CLUB	2	0	Public	Public	2	0	2	0	0	0	2	Retain courts for overflow club use and public access.
ESTIMATED TOTALS				62	9	-	-	53	12	2	30	21	36	32	

ESTIMATED INFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
1	Apollo Bay Recreation Reserve	$ -	$ -	$ -	$ -	$ 42,000	$ 7,500	$ -	$ 49,500
2	Barongarook Tennis Courts	$ -	$ -	$ 18,000	$ 130,000	$ 28,000	$ 5,000	$ -	$ 181,000
3	Barwon Downs Tennis Courts	$ -	$ -	$ -	$ -	$ 28,000	$ -	$ -	$ 28,000
4	Beeac Tennis Club	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	Beech Forest (Fergusson)	$ -	$ -	$ 9,000	$ -	$ 14,000	$ 2,500	$ -	$ 25,500
6	Birregurra Recreation Reserve	$ 64,000	$ -	$ -	$ 195,000	$ 28,000	$ 5,000	$ -	$ 292,000
7	Carlisle River Tennis Court	$ -	$ -	$ 9,000	$ 65,000	$ 14,000	$ 2,500	$ -	$ 81,500
8	Colac Central Reserve	$ -	$ -	$ 17,000	$ -	$ 28,000	$ -	$ -	$ 45,000
9	Colac Indoor Tennis Centre	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	Colac Lawn Tennis Club	$ 256,000	$ -	$ 68,000	$ 520,000	$ 112,000	$ 20,000	$ -	$ 976,000
11	Elliminyt Tennis Courts	$ -	$ -	$ 10,000	$ -	$ 56,000	$ 10,000	$ -	$ 76,000
12	Cororooke Tennis Courts	$ 64,000	$ -	$ -	$ 195,000	$ -	$ -	$ -	$ 259,000
13	Cressy Recreation Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
14	Eurack Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
15	Forrest Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
16	Gellibrand Recreation Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
17	Gerangamete Tennis Courts	$ -	$ -	$ 18,000	$ -	$ -	$ -	$ -	$ 18,000
18	Johanna Tennis Courts	$ -	$ -	$ 9,000	$ 65,000	$ 14,000	$ 2,500	$ -	$ 90,500
19	Kawarren Tennis Courts	$ -	$ -	$ 9,000	$ -	$ 28,000	$ -	$ -	$ 37,000
20	Kennett River Tennis Court	$ -	$ -	$ -	$ -	$ 14,000	$ 2,500	$ -	$ 16,500
21	Larpent Tennis Courts	$ -	$ -	$ 9,000	$ 65,000	$ 14,000	$ 2,500	$ -	$ 90,500
22	Lavers Hill Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
23	Pennyroyal Tennis Courts	$ -	$ -	$ 18,000	$ -	$ 28,000	$ 5,000	$ -	$ 51,000
24	Swan Marsh Tennis Courts	$ -	$ -	$ 18,000	$ 130,000	$ 28,000	$ 5,000	$ -	$ 181,000
25	Warncoort Tennis Courts	$ -	$ -	$ 36,000	$ -	$ 28,000	$ 5,000	$ -	$ 69,000
26	Yeo Tennis Courts	$ -	$ 4,800	$ -	$ -	$ -	$ 5,000	$ -	$ 9,800
	ESTIMATED TOTALS	$ 384,000	$ 4,800	$ 248,000	$ 1,365,000	$ 504,000	$ 80,000	$ 20,000	$ 2,596,800

Infrastructure renewal cost assumptions

1. All costs are generic infrastructure renewal costs based on industry rates and Tennis Australia life- cycle costs.
2. Costs are calculated on recent historical projects and industry supplier costs.
3. All generic costs have been applied to proposed renewal projects identified in the above tables on a court-by-court basis.
4. Costs exclude detailed site investigations, soil conditions, detailed design, project management and contingency costs.
5. Costs exclude escalation and GST.
6. All costs should be treated as a general guide only for planning and budgeting purposes.
7. Detailed design and Quantity Surveyor costs are recommended prior to any project budgets being confirmed

- within 3 years
- within 4-5 years
- within 6-10 years
- decommission venue
- `-` no specific action within 10 years
- `2` numbers refer to the number of courts requiring works

HIERARCHY LEVEL	CURRENT NUMBER OF VENUES	ASPIRATIONAL NUMBER OF VENUES
Public Access	23	19
Local	2	2
District	0	0
Large Community Club	0	1
Regional	1	0
TOTAL VENUES	**26**	**22**

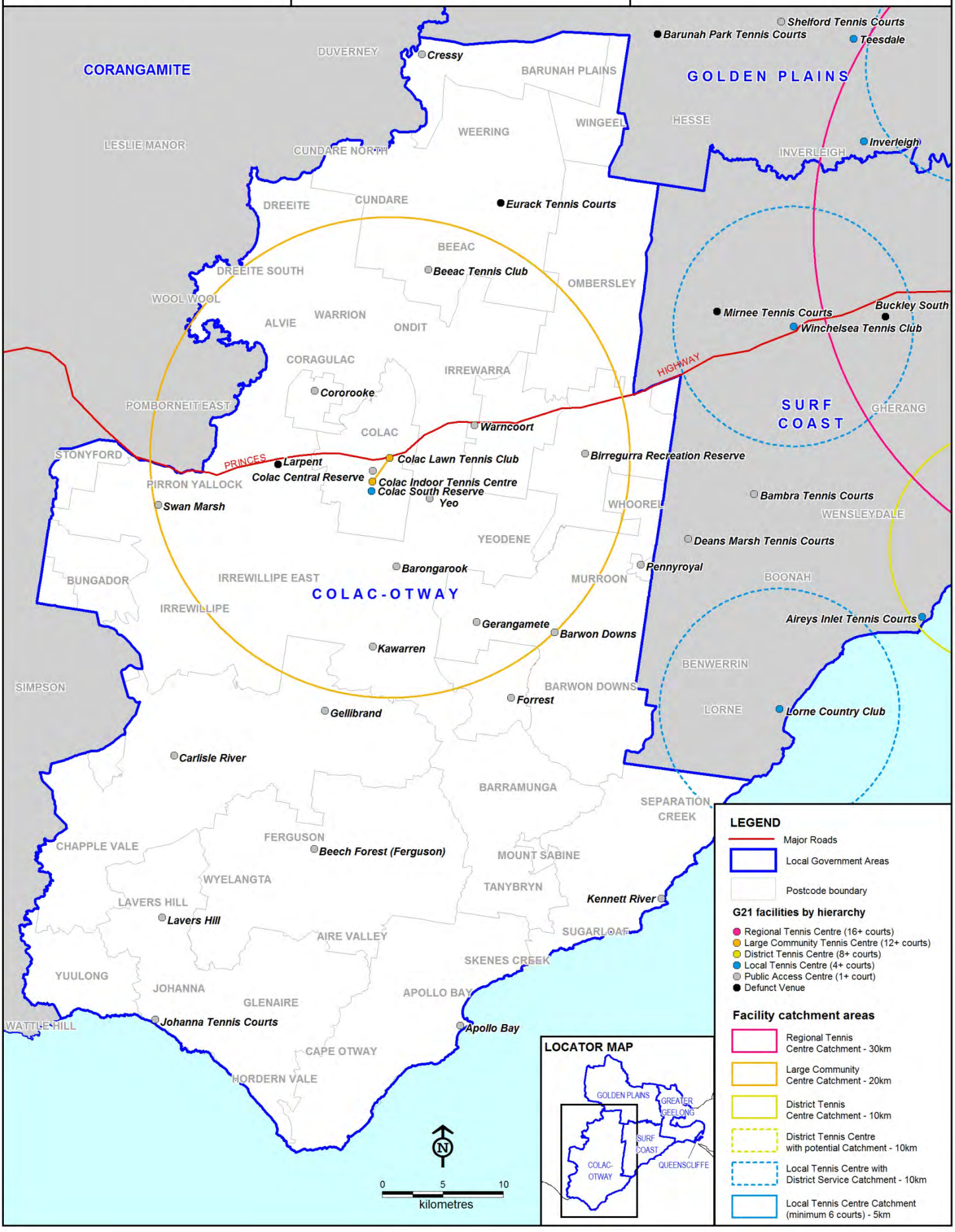
G21 Regional Tennis Strategy
Colac-Otway Tennis Facilities by Hierarchy

CREDIT: Spatial data was provided by the ABS and by the participating Local Government Areas in the study area.
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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MUNICIPAL OVERVIEW

The Golden Plains Shire provides a mix of regional and rural townships between Geelong and Ballarat. In 2013 the Golden Plains Shire had a total estimated population of 19,225 people, which is projected to increase by 26% to over 24,200 by 2025.

Bannockburn is the principal population centre for the Shire (located in the south), with the township accounting for around 25% of the Shire's population. The Haddon-Smythesdale and District area is the next largest population centre (in the Shire's north), providing around 22% of the Shire's population.

The rural township structure of the Golden Plains makes it a challenging area to plan consistently, with many small rural areas contributing a range of tennis clubs and courts for localised populations. The service provision divide between the northern and southern townships also creates challenges in whether tennis is better serviced by the Buninyong and District Tennis Association (in the north) and by Tennis Geelong in the south.

In many ways, northern townships have a greater geographical connection to Ballarat and clubs have expressed concern about joining Geelong based competition due to the extensive distances they already travel to access regular tennis competition.

Over the past three-years the Golden Plains Shire has provided around 7% of the G21 region's registered tennis members, with an estimated 224 members registered with Tennis Victoria in 2013/14. The localities with the strongest existing tennis participation in Golden Plains was the 3331 postcode area (Bannockburn and surrounding townships), followed by 3332 (Lethbridge) and 3321 (Inverleigh). All of these areas are located in the Shire's southern townships.

The Golden Plains Shire provides for 17 Tennis Clubs across all venues. A number of clubs in recent years have folded across the municipality, including Barunah Park, Cape Clear, Corindhap and Enfield Tennis Clubs.

As at August 2014, 15 of the 17 active clubs based in the Golden Plains Shire were affiliated with Tennis Victoria.

FACILITY SUMMARY

There are currently 21 individual tennis venues providing 71 courts across the Golden Plains Shire on Council and Crown Land.

Golden Plains provides 16% of total usable courts across the G21 region, with an estimated 67 courts in playable condition (based on 2013 audit figures). 9% of playable tennis courts in the municipality are floodlit (2 courts at each of Bannockburn, Teesdale and Rokewood).

The municipality currently provides 10 Local Facilities and 11 Public Access venues. All court locations are distributed to meet historical township settlement patterns. Four venues at Teesdale, Bannockburn, Meredith and Napoleons all provide 6-courts and are equally the Shire's largest venues.

In terms of tennis court-to-population ratios across the municipality, Golden Plains appears well provided with an average of 1 court for every 337 residents (based on 2013 ratios). Projecting ratios towards 2031, the Shire will continue to maintain positive ratios even if court numbers do not increase. It is expected that no new courts will be required across the Shire within the next 10 years, but improved access to existing Local Club venues in key population centres and to the Bannockburn Tennis Club (as the key growth area) and will be important to service resident populations.

The diversity of needs across the Shire's rural communities varies greatly and tennis venues will need to be planned, adapted and renewed to suit this diversity. With the very low provision of floodlit courts across the municipality, greater focus on increasing lighting at the larger six court venues to promote year-round use and increased coaching and social activity should be a priority.

Council currently allocates around $90,000 annually towards the renewal of tennis court and associated infrastructure via its *Tennis Court Review and Renewal Program* that is carried out every four years. In the 2013/14 financial year the Shire invested $90,000 towards tennis court upgrades at the Lethbridge Tennis Club.

The *Golden Plains Shire Tennis Court Review and Renewal Program* will be reviewed periodically, with the next review to include the period 2016-2020. Any priority actions beyond 2016 identified for the Shire in the following Municipal Action Plan may change in terms of priority as a result of the outcomes of this review.

FACILITY SUPPORT AND IMPROVEMENT PRIORITIES

To support regional tennis facility needs and to continue to improve local tennis facilities across the Golden Plains Shire, the following priority facility recommendations are provided for Council consideration.

- Continue to provide a minimum of $90,000 annually towards Council's surface upgrade program and $20,000 to support capital renewal projects, using the priority table in **Appendix 6** as a guide to staged implementation.
- Continue to implement Council's *2012 to 2016 Tennis Court Review and Renewal Program* in-line with current conditions and priority requirements.
- In-line with the Shire's periodical court infrastructure review processes, plan to complete the next *Tennis Court Review and Renewal Program* in 2015 to guide and inform local renewal priorities for the years 2016-2020.
- Conduct a compliance assessment of newly constructed courts at Lethbridge Tennis Club to ensure they meet current standards and guidelines.
- Designate the Bannockburn Tennis Club as the Shire's District level facility (in terms of service provision) and continue to support its development and expansion in-line with future population growth, particularly the provision of additional floodlights.
- Consult with local stakeholders and implement the decommissioning of tennis courts at Corindhap, Barunah Park, Linton, Maude, Shelford and Victoria Park Reserve (Bannockburn) and consider alternate community use options for individual areas with the local community.

KEY TENNIS DEVELOPMENT AND SUPPORT PRIORITIES

To support regional tennis development the following priority support recommendations are provided for Council consideration.

- Continue to support the Buninyong and District Tennis Association (BDTA) to provide tennis competition opportunities for clubs in the northern areas of the Shire.
- Support Tennis Victoria to conduct an annual local tennis stakeholder forum to discuss and share ideas and address tennis and club development issues.
- Support tennis stakeholders to identify, attract and deliver a range of tennis events that match with the tennis player development pathway.
- Engage with Tennis Victoria and the local coaching network to develop a policy that articulates Council's objectives for tennis coach use of community tennis facilities.
- Consider amending existing Council tennis occupancy policies to incentivise Tennis Victoria affiliation and implementation of associated on and off-court programs and initiatives (eg. Hot Shots, Club Health Checks, Tennis Australia accredited coach).
- Promote Council's Community Grants Programs to the local tennis network to support increased club capacity building, promotion of tennis and event delivery activities.
- Prioritise tennis club infrastructure funding applications and requests where clubs meet Service Level Framework objectives and have a current stakeholder approved Business Plan.
- Promote all Council tennis facilities and clubs including contact details, access times and costs and activity information via Council's website and associated media avenues.

Refer to the following pages for venue specific renewal and improvement recommendations and a municipal map of proposed tennis facilities by hierarchy.

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
1	Bannockburn Recreation Precinct	Bannockburn	Bannockburn Tennis Club	6	2	Local	District	8	4	0	0	0	0	0	Promote venue as a District level facility and increase floodlighting levels over time. Increase court numbers in-line with local population growth.
2	Barunah Park Tennis Courts	Barunah Park	NO CLUB	2	0	Public	Public	1	0	0	1	1	0	1	Decommission 1 court and retain a single court for community use
3	Cape Clear Tennis Court	Cape Clear	NO CLUB	1	0	Public	Public	1	0	0	0	0	0	0	Retain single court for public access and local community use
4	Corindhap Tennis Courts	Corindhap	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe. Consider alternate use in-line with local community needs.
5	Enfield Tennis Court	Enfield	Enfield Tennis Club	1	0	Public	Public	1	0	0	0	0	0	1	Retain single court for public access and local community use
6	Gheringhap Tennis Courts	Gheringhap	Gheringhap Tennis Club	3	0	Public	Public	3	0	0	3	0	3	0	Retain for club use and public access
7	Grenville Tennis Courts	Grenville	Grenville Tennis Club	2	0	Public	Public	2	0	0	2	2	2	2	Reconstruct courts to provide for club use and public access
8	Haddon Tennis Courts	Haddon	Haddon Tennis Club	4	0	Local	Local	4	0	0	0	0	4	0	Retain for club use and public access
9	Inverleigh Tennis Courts	Inverleigh	Inverleigh Tennis Club	4	0	Local	Local	4	2	0	0	0	0	0	Retain for club use and public access and consider long-term relocation to the Inverleigh Recreation Reserve should funds become available
10	Lethbridge Tennis Courts	Lethbridge	Lethbridge Tennis Club	3	0	Public	Public	3	0	0	0	0	0	0	Retain for club use and public access
11	Linton Tennis Courts	Linton	NO CLUB	4	0	Local	Public	3	0	0	1	0	3	1	Decommission Court 4 and retain single tennis court and 2 multi-use tennis/netball courts for public access and local community use
12	Mannibadar Tennis Courts	Mannibadar	Mannibadar Tennis Club	2	0	Public	Public	2	0	0	2	1	2	0	Retain for club use and public access
13	Maude Tennis Courts	Maude	Maude Tennis Club	4	0	Local	Local	3	0	1	2	0	3	2	Decommission Court 4 and continue to improve remaining 3 courts in-line with site master plan recommendations
14	Meredith Tennis Courts	Meredith	Meredith Tennis Club	6	0	Local	Local	6	2	0	6	0	0	0	Retain for club use and public access and consider upgrading surface to acrylic in next 6-10 years and adding lights to 2 courts at the same time
15	Napoleons Tennis Courts	Napoleons	Napoleons Tennis Club	6	0	Local	Local	6	2	4	2	6	6	4	Retain for club use and public access
16	Rokewood Tennis Courts	Rokewood	Rokewood Tennis Club	2	2	Public	Public	2	0	2	0	0	0	2	Retain for club use and public access
17	Ross Creek Tennis Courts	Ross Creek	Ross Creek Tennis Club	4	0	Local	Local	4	0	4	0	0	0	4	Retain for club use and public access
18	Shelford Tennis Courts	Shelford	Shellford Tennis Club	3	0	Public	Public	2	0	0	2	2	2	2	Decommission 1 court and retain 2 courts for public access and consider multi-purpose use of courts
19	Smythesdale Tennis Courts	Smythesdale	Smythesdale Tennis Club	4	0	Local	Local	4	0	4	0	0	0	2	Retain for club use and public access
20	Sutherlands Creek Tennis Courts	Sutherlands Creek	Sunderlands Creek Tennis Club	2	0	Public	Public	2	0	2	0	0	0	0	Retain for club use and public access
21	Teesdale Tennis Courts	Teesdale	Teesdale Tennis Club	6	2	Local	Local	6	2	4	2	0	6	2	Retain for club use and public access and consider increasing floodlighting provision in the long-term
22	Victoria Park Reserve	Bannockburn	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe. Consider alternate use in-line with local community needs.
ESTIMATED TOTALS				71	6	-	-	67	12	21	23	12	31	23	

ESTIMATEDINFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
1	Bannockburn Recreation Precinct	$ 128,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 128,000
2	Barunah Park Tennis Courts	$ -	$ -	$ 9,000	$ 65,000	$ -	$ 2,500	$ -	$ 76,500
3	Cape Clear Tennis Court	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	Corindhap Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
5	Enfield Tennis Court	$ -	$ -	$ -	$ -	$ -	$ 2,500	$ -	$ 2,500
6	Gheringhap Tennis Courts	$ -	$ -	$ 25,500	$ -	$ 42,000	$ -	$ -	$ 67,500
7	Grenville Tennis Courts	$ -	$ -	$ 18,000	$ 130,000	$ 28,000	$ 5,000	$ -	$ 181,000
8	Haddon Tennis Courts	$ -	$ -	$ -	$ -	$ 56,000	$ -	$ -	$ 56,000
9	Inverleigh Tennis Courts	$ 64,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 64,000
10	Lethbridge Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11	Linton Tennis Courts	$ -	$ -	$ 8,500	$ -	$ 42,000	$ 2,500	$ -	$ 53,000
12	Mannibadar Tennis Courts	$ -	$ -	$ 18,000	$ 65,000	$ 28,000	$ -	$ -	$ 111,000
13	Maude Tennis Courts	$ -	$ 2,400	$ 18,000	$ -	$ 42,000	$ 5,000	$ -	$ 67,400
14	Meredith Tennis Courts	$ 64,000	$ -	$ 54,000	$ -	$ -	$ -	$ -	$ 118,000
15	Napoleons Tennis Courts	$ 64,000	$ 9,600	$ 51,000	$ 390,000	$ 84,000	$ 10,000	$ -	$ 608,600
16	Rokewood Tennis Courts	$ -	$ 4,800	$ -	$ -	$ -	$ 5,000	$ -	$ 9,800
17	Ross Creek Tennis Courts	$ -	$ 9,600	$ -	$ -	$ -	$ 10,000	$ -	$ 19,600
18	Shelford Tennis Courts	$ -	$ -	$ 17,000	$ 130,000	$ 28,000	$ 5,000	$ -	$ 180,000
19	Smythesdale Tennis Courts	$ -	$ 9,600	$ -	$ -	$ -	$ 5,000	$ -	$ 14,600
20	Sutherlands Creek Tennis Courts	$ -	$ 4,800	$ -	$ -	$ -	$ -	$ -	$ 4,800
21	Teesdale Tennis Courts	$ 64,000	$ 9,600	$ 36,000	$ -	$ 84,000	$ 5,000	$ -	$ 198,600
22	Victoria Park Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
ESTIMATED TOTALS		$ 384,000	$ 50,400	$ 255,000	$ 780,000	$ 434,000	$ 57,500	$ 10,000	$1,970,900

HIERARCHY LEVEL	CURRENT NUMBER OF VENUES	ASPIRATIONAL NUMBER OF VENUES
Public Access	12	9
Local	10	8
District	0	1
Large Community Club	0	0
Regional	0	0
TOTAL VENUES	22	18

- within 3 years
- within 4-5 years
- within 6-10 years
- decommission venue
- \- no specific action within 10 years
- 2 numbers refer to the number of courts requiring works

Infrastructure renewal cost assumptions

1. All costs are generic infrastructure renewal costs based on industry rates and Tennis Australia life-cycle costs.
2. Costs are calculated on recent historical projects and industry supplier costs.
3. All generic costs have been applied to proposed renewal projects identified in the above tables on a court-by-court basis.
4. Costs exclude detailed site investigations, soil conditions, detailed design, project management and contingency costs.
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7. Detailed design and Quantity Surveyor costs are recommended prior to any project budgets being confirmed.

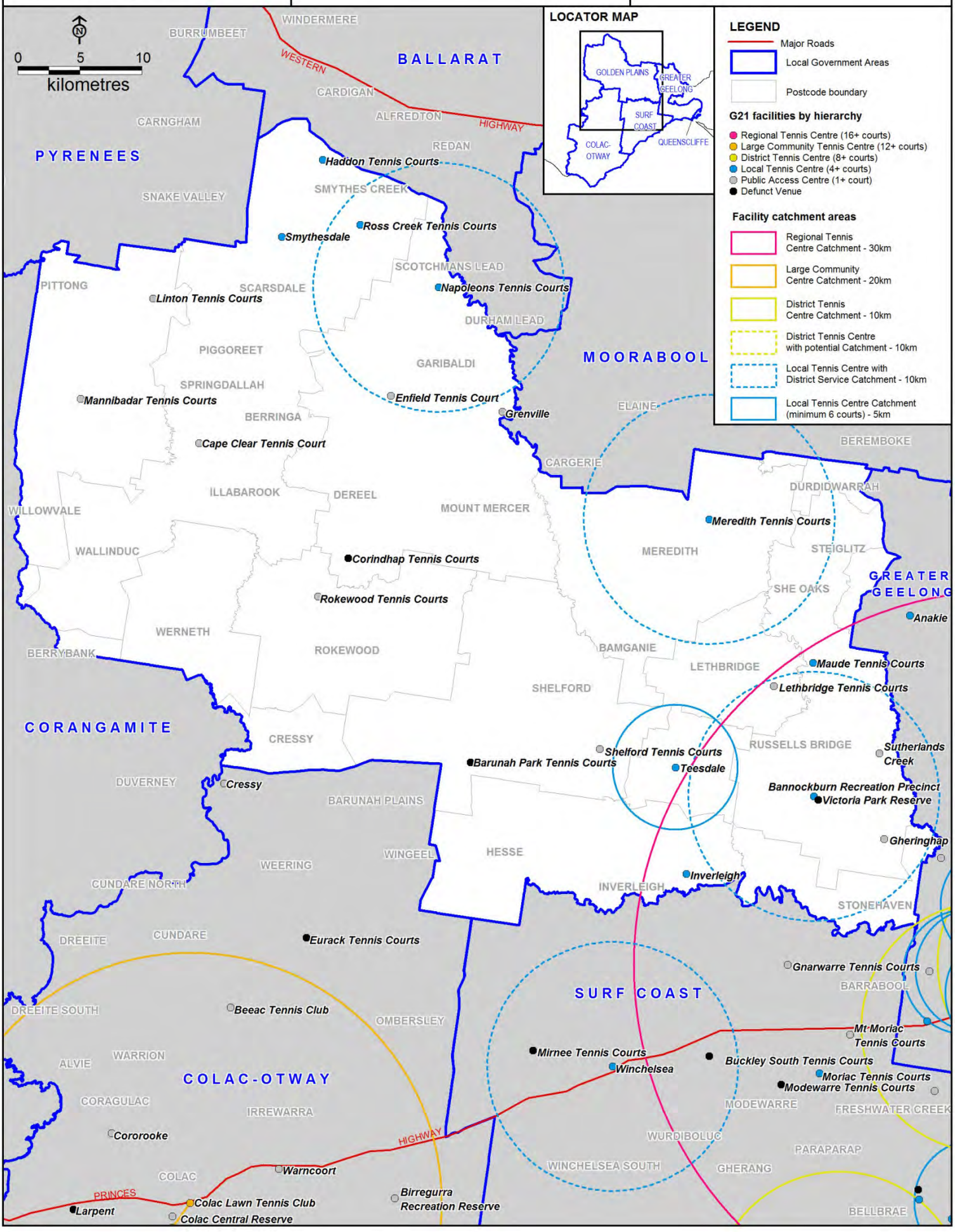
G21 Regional Tennis Strategy
Golden Plains Tennis Facilities by Hierarchy

CREDIT: Spatial data was provided by the ABS and by the participating Local Government Areas in the study area.
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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MUNICIPAL OVERVIEW

The Surf Coast Shire is the second largest Government Area within the G21 region in terms of population and provides a mix of inland and coastal townships. In 2013 the Surf Coast Shire had a total estimated population of 29,398 people, which is projected to increase by 35% to over 39,800 by 2025. This growth will continue to 2031 with around 45,000 residents projected.

Torquay is the principal population centre for the Shire, with the municipality also providing a number of growth areas including Torquay North and Torquay-Torquay West that will contribute the greatest growth. Other growing areas include Winchelsea and the Rural West, Moriac and the Rural East and Jan Juc-Bellbrae-Bells Beach which will also experience more than 30% local growth to 2031.

Armstrong Creek is also located to the north of the Surf Coast Shire and Torquay North and will heavily influence the demand for tennis in this area of the Shire. There are no new tennis facilities planned for the Surf Coast Shire within the next 10 years. The demand for tennis within Torquay and surrounding areas will need to be monitored in-line with Armstrong Creek provision over the next years.

The diversity of the Surf Coast Shire population in coastal areas and the difference between resident and holiday population is significant. In peak holiday periods the Shire's coastal areas can grow to accommodate more than 20,000 visitors, placing significant pressure of all township services.

A number of inland areas also experience social and economic disadvantage, which contrasts significantly with coastal areas and the higher proportion of holiday home owners and non-permanent residents. Across the Shire there are a number of localised areas and clubs where tennis participation is high, but this is contrasted with areas where tennis has not enjoyed the same levels of interest and participation, and subsequently some venues continue to receive limited use.

Over the past three-years the Surf Coast Shire has provided around 11% of the G21 region's registered tennis members, with an estimated 389 members registered with Tennis Victoria in 2013/14. Postcode area 3231 (Aireys Inlet) provided the only significant area for registered members within the Shire.

The Surf Coast provides for 14 active Tennis Clubs. As at August 2014 only 7 of these clubs (50%) were affiliated with Tennis Victoria. Key clubs in strategic locations including Torquay and Anglesea are not currently affiliated.

FACILITY SUMMARY

There are currently 18 individual operational tennis venues providing 64 courts across the Surf Coast Shire on Council and non-Council owned or managed land (including Crown and privately owned land).

The Surf Coast Shire provides 13% of total usable courts across the G21 region, with an estimated 52 courts in playable condition (based on 2013 audit figures). 45% of usable tennis courts in the municipality are floodlit.

The municipality currently provides 1 District Facility, 8 Local Facilities and 9 Public Access venues. The only District level facility provided is the Anglesea Tennis Club, who at the time of writing was unaffiliated to Tennis Victoria. Five Public Access venues have been identified through this strategy for decommissioning or adaption to community use facilities only.

In terms of tennis court-to-population ratios across the municipality, the Surf Coast appears well provided with an average of 1 court for every 565 residents (based on 2013 ratios). Projecting ratios towards 2031, the Shire will continue to maintain positive ratios even if court numbers do not increase. It is expected that no new courts will be required across the Shire within the next 10 years, but improved access to existing venues in Torquay and Anglesea will be important to service the resident and visitor populations.

50% of tennis courts within the Surf Coast Shire are estimated to have a life-span of 1 to 3 years. The courts in this category includes 5 acrylic hard courts, 6 red porous courts and 21 asphalt courts. Consideration of court surface change from asphalt to acrylic hard courts through Council's ongoing court resurfacing program would add value to promoting tennis participation and development across the Shire. Council currently allocates $60,000 annually to this program.

Council's occupancy and associated fees and charges policy for tennis courts should be evaluated in-line with the recommendations of this Strategy and the proposed tennis facility hierarchy and service level framework in order to achieve more from existing venues.

FACILITY SUPPORT AND IMPROVEMENT PRIORITIES

To support regional tennis facility needs and to continue to improve local tennis facilities across the Surf Coast Shire, the following priority facility recommendations are provided for Council consideration.

- Continue to provide a minimum of $60,000 annually towards tennis court resurfacing to support capital renewal projects, using the priority table in **Appendix 6** as a guide to staged implementation.
- Evaluate Council's current tennis court and facility occupancy arrangements in conjunction with Tennis Victoria.
- Support clubs in their planning and funding acquisition to provide court lighting at existing venues, where proposals align with Service Level Framework (refer to **Appendix 3**).
- Prioritise recommended court renewal and future provision works at Jan Juc and Torquay tennis courts (Spring Creek Reserve) in-line with existing master plans to service the immediate residential growth in the north of the municipality.
- Promote Anglesea Tennis Club as the Shire's District level facility and focus for tennis development activities – this will require affiliation with Tennis Victoria.
- Partner with Tennis Victoria to pilot new court access and booking system technology at the Anglesea Tennis Club.
- Retain a minimum of 4 tennis courts in Winchelsea and utilise the current Hesse Street and Eastern Reserve master planning to guide future provision and direction.
- Support the Lawn Country Club to determine their future long-term strategic direction for their courts and their club (club is located on private land) as the only tennis facility in the south-west area of the Shire and serving a significant visitor population.
- Partner with the City of Greater Geelong to plan for new tennis facilities within Armstrong Creek in order to ensure venues can adequately service the future growth areas of Torquay North.
- Decommission tennis facilities at Bellbrae Lower, Buckley South, Mirnee, Modewarre, Mt Moriac and Gnarwarre and consider alternate community use options for individual areas with the local community.

KEY TENNIS DEVELOPMENT AND SUPPORT PRIORITIES

To support regional tennis development the following priority support recommendations are provided for Council consideration.

- Support Tennis Victoria to conduct an annual local tennis stakeholder forum to discuss and share ideas and address tennis and club development issues.
- Support tennis stakeholders to identify, attract and deliver a range of tennis events that match with the tennis player development pathway.
- Work in conjunction with the Country CTO to create linkages between tennis facilities in the key population centres of Lorne, Winchelsea, Aireys Inlet, Anglesea and Torquay to create a strong network of local clubs across the Shire.
- Engage with Tennis Victoria and the local coaching network to develop a policy that articulates Council's objectives for tennis coach use of community tennis facilities.
- Consider amending existing Council tennis occupancy policies to incentivise Tennis Victoria affiliation and implementation of associated on and off-court programs and initiatives (eg. Hot Shots, Club Health Checks, Tennis Australia accredited coach).
- Promote Council's Community Grants Programs to the local tennis network to support increased club capacity building, promotion of tennis and event delivery activities.
- Prioritise tennis club infrastructure funding applications and requests where clubs meet Service Level Framework objectives and have a current stakeholder approved Business Plan.
- Promote all Council tennis facilities and clubs including contact details, access times and costs and activity information via Council's website and associated media avenues.

Refer to the following pages for venue specific renewal and improvement recommendations and a municipal map of proposed tennis facilities by hierarchy..

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
1	Aireys Inlet Tennis Courts	Aireys Inlet	Aireys Inlet Tennis Club	4	4	Local	Local	4	2	0	2	0	0	2	Retain for club use and public access
2	Anglesea Tennis Club	Angelsea	Anglsea Tennis Club	8	8	District	District	8	0	0	4	4	8	4	Retain for club use and public access and designate venue as the District centre to assist in supporting tennis across the Shire
3	Bambra Tennis Courts	Bambra	Bambra Tennis Club	2	2	Public	Public	2	0	0	2	2	2	2	Retain for public access and local community use
4	Bellbrae Tennis Courts	Bellbrae	Bellbrae Tennis Club	4	2	Local	Local	4	2	0	4	0	4	0	Consolidate all courts in Bellbrae into this site and increase lighting capacity over time
5	Bellbrae Tennis Courts - Lower	Bellbrae	Bellbrae Tennis Club	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
6	Buckley South Tennis Courts	Buckley	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
7	Connewarre Tennis Courts	Connewarre	NO CLUB	2	0	Public	Public	1	0	0	1	1	1	1	Reduce the number of courts to 1 court for tennis (multi-use) and implement in-line with the Connewarre Recreation Reserve Master Plan
8	Deans Marsh Tennis Courts	Deans Marsh	Deans Marsh Tennis Club	2	0	Public	Public	2	0	2	0	0	0	2	Retain for public access and local community use
9	Freshwater Creek Tennis Courts	Freshwater Creek	NO CLUB	4	0	Local	Public	1	0	0	0	0	0	0	Retain single court for public and local community use
10	Gnarwarre Tennis Courts	Gnarewarre	NO CLUB	2	0	Public	Public	1	0	1	1	0	0	1	Decommission 1 court and retain a single court for community use within a local parkland setting
11	Jan Juc Tennis Courts	Jan Juc	Jan Juc Tennis Club	5	4	Local	Local	4	1	4	5	0	5	5	Retain and improve courts for club and community use
12	Lorne Country Club	Lorne	Lorne Country Club	6	0	Local	Local	6	4	0	6	0	0	6	Retain and improve courts for club and community use - Local club will need to drive improvements on private land
13	Mirnee Tennis Courts	Winchelsea	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs. Access to tennis will be via Winchelsea.
14	Modewarre Tennis Courts	Modewarre	NO CLUB	2	0	Public	Public	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
15	Moriac Tennis Courts	Moriac	Moriac Tennis Club	4	2	Local	Local	4	0	0	0	0	0	0	Retain for club use and public access
16	Mt Moriac Tennis Courts	Mt Moriac	Mt Moriac Tennis Club	3	0	Public	Public	2	0	0	2	0	2	2	Decommission Court 1 and retain remaining 2 courts for public access and community use
17	Spring Creek Reserve Tennis Courts	Torquay	Torquay Tennis Club	6	6	Local	Local	6	0	0	0	0	0	0	Retain as a Local level tennis facility and implement improvements inline with the Spring Creek Master Plan
18	Winchelsea Tennis Courts	Winchelsea	Winchelsea Tennis Club	4	0	Local	Local	4	2	0	4	0	4	4	Continue to maintain 4 tennis courts within Winchelsea, considering options for current location or relocation to Eastern Reserve.
ESTIMATED TOTALS				64	28	-	-	49	11	7	31	7	26	29	

ESTIMATED INFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
1	Aireys Inlet Tennis Courts	$ 64,000	$ -	$ 36,000	$ -	$ -	$ 5,000	$ -	$ 105,000
2	Anglesea Tennis Club	$ -	$ -	$ 72,000	$ 260,000	$ 112,000	$ 10,000	$ -	$ 454,000
3	Bambra Tennis Courts	$ -	$ -	$ 18,000	$ 130,000	$ 28,000	$ 5,000	$ -	$ 181,000
4	Bellbrae Tennis Courts	$ 64,000	$ -	$ 72,000	$ -	$ 56,000	$ -	$ -	$ 192,000
5	Bellbrae Tennis Courts - Lower	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
6	Buckley South Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
7	Connewarre Tennis Courts	$ -	$ -	$ 9,000	$ 65,000	$ 14,000	$ 2,500	$ -	$ 90,500
8	Deans Marsh Tennis Courts	$ -	$ 4,800	$ -	$ -	$ -	$ 5,000	$ -	$ 9,800
9	Freshwater Creek Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	Gnarwarre Tennis Courts	$ -	$ 2,400	$ 9,000	$ -	$ -	$ 2,500	$ -	$ 13,900
11	Jan Juc Tennis Courts	$ 32,000	$ 9,600	$ 42,500	$ -	$ 70,000	$ 12,500	$ -	$ 166,600
12	Lorne Country Club	$ 128,000	$ -	$ 210,000	$ -	$ -	$ 15,000	$ -	$ 353,000
13	Mirnee Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
14	Modewarre Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
15	Moriac Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
16	Mt Moriac Tennis Courts	$ -	$ -	$ 18,000	$ -	$ 28,000	$ 5,000	$ -	$ 51,000
17	Spring Creek Reserve Tennis Courts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18	Winchelsea Tennis Courts	$ 64,000	$ -	$ 72,000	$ -	$ 56,000	$ 10,000	$ -	$ 202,000
	ESTIMATED TOTALS	$ 352,000	$ 16,800	$ 558,500	$ 455,000	$ 364,000	$ 72,500	$ 20,000	$1,838,800

HIERARCHY LEVEL	CURRENT NUMBER OF VENUES	ASPIRATIONAL NUMBER OF VENUES
Public Access	12	9
Local	10	8
District	0	1
Large Community Club	0	0
Regional	0	0
TOTAL VENUES	22	18

- within 3 years
- within 4-5 years
- within 6-10 years
- decommission venue
- `-` no specific action within 10 years
- `2` numbers refer to the number of courts requiring works

Infrastructure renewal cost assumptions

1. All costs are generic infrastructure renewal costs based on industry rates and Tennis Australia life-cycle costs.
2. Costs are calculated on recent historical projects and industry supplier costs.
3. All generic costs have been applied to proposed renewal projects identified in the above tables on a court-by-court basis.
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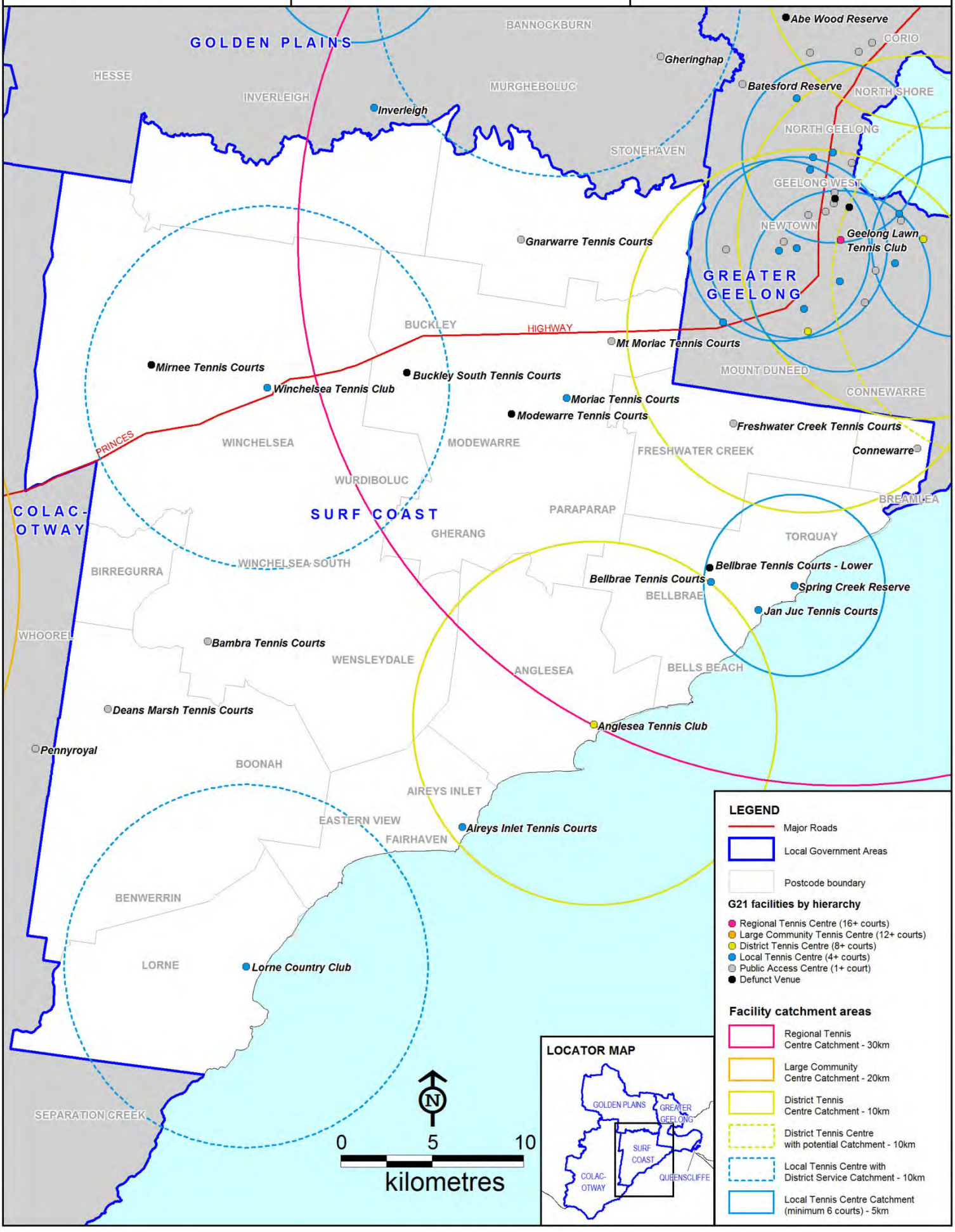
G21 Regional Tennis Strategy
Surf Coast Tennis Facilities by Hierarchy

CREDIT: Spatial data was provided by the ABS and by the participating Local Government Areas in the study area.
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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MUNICIPAL OVERVIEW

The Borough of Queenscliffe is the smallest Local Government Area within the G21 region and within Victoria in terms of land size and population. In 2013 the Borough of Queenscliffe had a total estimated population of 3,300 permanent residents, which is only projected to increase marginally over the coming years.

Queensliffe's population accounts for around 1% of the G21 regional population. The Borough's main population centres are Queenscliff and Point Lonsdale, who's population grows significantly over the holiday periods due to the influx of tourists, holiday makers and non-permanent residents. The Borough can grow to more than 17,000 over the peak annual Christmas and summer holiday period.

Many property owners only holiday or live part-time in the Borough. The 53% of private dwellings unoccupied during the 2011 census is indicative of the large temporary population. 43% of the Borough's population are aged over 60 and there is a high proportion of retirees and semi-retirees residing in the municipality.

These demographic characteristics will heavily influence the future planning and provision of tennis facilities and programs across the Borough. Currently the Point Lonsdale Tennis Club provides 6 courts (4 floodlit synthetic grass and 2 acrylic) and 4 acrylic courts (2 floodlit) are provided at Victoria Park in Queenscliff , managed by the Queenscliff Bowling Tennis and Croquet Association Inc.

Over the past three-years the Borough of Queenscliffe has provided around 1% of the G21 region's registered tennis members, fluctuating between 80 and 120 over recent years.

The catchment area for both venues is considered local, with each also needing to service the holiday community and provide additional recreational activities for visitors. Maintaining public access via court hire will be essential.

FACILITY SUMMARY

There are currently 2 individual tennis venues providing 10 courts across the Borough of Queenscliffe on Council and Crown Land

The Borough of Queenscliffe provides 2.5% of total usable courts across the G21 region, with all 10 courts in playable condition (based on 2013 audit figures). 6 of the 10 tennis courts (or 60%) in the municipality are floodlit.

The municipality currently provides 2 Local level facilities.

In terms of tennis court-to-population ratios across the municipality, the Borough of Queenscliffe appears well provided with an average of 1 court for every 331 residents (based on 2013 ratios). This ratio does not change greatly over the long-term, however ratios do change significantly when more than 15,000 additional visitors arrive in the Borough over peak holiday periods.

Maintaining all tennis courts in the municipality to service local populations will be important, with greater visibility and access also required for visitor usage in peak times.

Council does not currently have a capital works or contributions policy specific to tennis, but would consider the need for any upgrades and improvements in-line with the sport and recreational needs of the community and available budgets.

No major upgrades or redevelopment projects are recommended for tennis infrastructure. However, continued maintenance and general court surface and infrastructure renewal in-line with 2013 court audit findings will be essential to retain quality facilities.

FACILITY SUPPORT AND IMPROVEMENT PRIORITIES

To support regional tennis facility needs and to continue to improve local tennis facilities across the Borough of Queenscliffe, the following priority facility recommendations are provided for Council consideration.

- Support both Victoria Park and Ganes Reserve venues to continue to maintain their court infrastructure to a safe and usable standard.
- Encourage the Queenscliff Bowling Tennis and Croquet Association to undertake a high pressure clean of Victoria Park court surfaces and make minor repairs to court enclosure fencing.
- Support both Victoria Park and Ganes Reserve venues to provide public access to tennis courts over 12-months of the year, but support increased promotion and access during peak holiday periods.
- Support clubs in their planning and funding acquisition to provide court lighting at existing venues, where proposals align with Service Level Framework (refer to **Appendix 3**).

KEY TENNIS DEVELOPMENT AND SUPPORT PRIORITIES

To support regional tennis development the following priority support recommendations are provided for Council consideration.

- Encourage Queenscliffe based tennis clubs to attend annual local tennis stakeholder forums (likely to be held in Geelong) to discuss and share ideas and address tennis and club development issues.
- Engage with Tennis Victoria and the local coaching network to develop a policy that articulates Council's objectives for tennis coach use of community tennis facilities.
- Support Clubs to provide regular tennis coaching activities at both tennis venues (via Tennis Australia qualified coach) to encourage local resident and visitor populations to participate.
- Encourage the Point Lonsdale Tennis Club to affiliate with Tennis Victoria.
- Consider amending existing Council tennis occupancy policies to incentivise Tennis Victoria affiliation and implementation of associated on and off-court programs and initiatives (eg. Hot Shots, Club Health Checks, Tennis Australia accredited coach).
- Promote Council's Community Grants Programs to the local tennis network to support increased club capacity building, promotion of tennis and event delivery activities.
- Promote all Council tennis facilities and clubs including contact details, access times and costs and activity information via Council's website and associated media avenues.

Refer to the following pages for venue specific renewal and improvement recommendations and a municipal map of proposed tennis facilities by hierarchy.

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
1	Ganes Reserve	Point Lonsdale	Point Lonsdale Tennis Club	6	4	Local	Local	6	0	0	2	0	0	0	Retain as Local Club facility for the Point Lonsdale community.
2	Victoria Park	Queenscliff	QC Tennis Bowls & Croquet	4	2	Local	Local	4	2	4	4	0	0	0	Retain as Local level facility for Queenscliff community and visitor population.
ESTIMATED TOTALS				10	6	-	-	10	2	4	6	0	0	0	

ESTIMATED INFRASTRUCTURE RENEWAL COST ESTIMATES									
	FACILITY LOCATION	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	DECOMMISSION	TOTALS
1	Ganes Reserve	$ -	$ -	$ 36,000	$ -	$ -	$ -	$ -	$ 36,000
2	Victoria Park	$ 64,000	$ 9,600	$ 34,000	$ -	$ -	$ -	$ -	$ 107,600
ESTIMATED TOTALS		$ 64,000	$ 9,600	$ 70,000	$ -	$ -	$ -	$ -	$ 143,600

HIERARCHY LEVEL	CURRENT NUMBER OF VENUES	ASPIRATIONAL NUMBER OF VENUES
Public Access	0	0
Local	2	2
District	0	0
Large Community Club	0	0
Regional	0	0
TOTAL VENUES	2	2

- within 3 years
- within 4-5 years
- within 6-10 years
- decommission venue
- - no specific action within 10 years
- 2 numbers refer to the number of courts requiring works

Infrastructure renewal cost assumptions

1. All costs are generic infrastructure renewal costs based on industry rates and Tennis Australia life-cycle costs.
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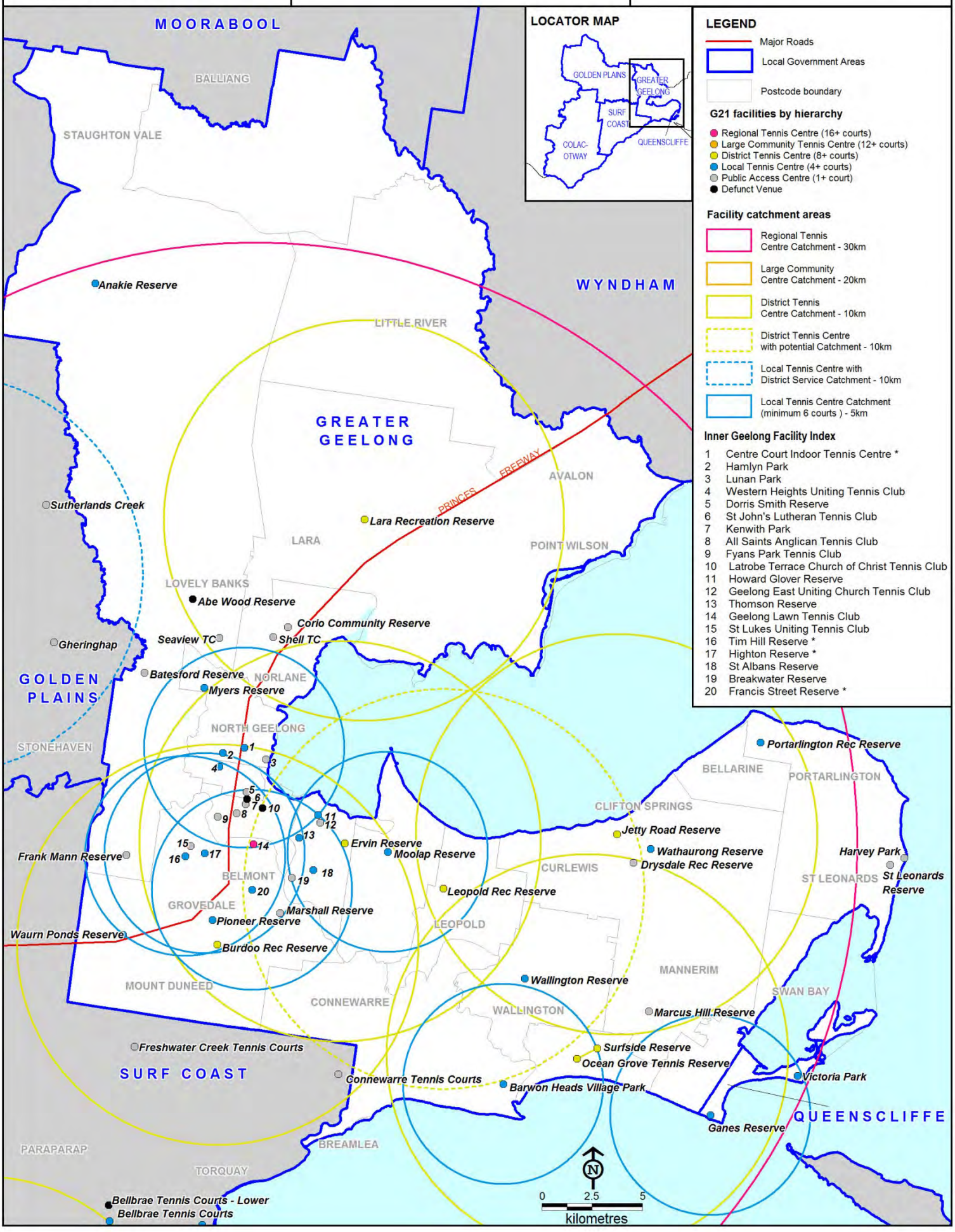
G21 Regional Tennis Strategy
Greater Geelong and Queenscliffe Tennis Facilities by Hierarchy

CREDIT: Spatial data was provided by the ABS and by the participating Local Government Areas in the study area. DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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LOCATOR MAP

LEGEND

Major Roads

Local Government Areas

Postcode boundary

G21 facilities by hierarchy

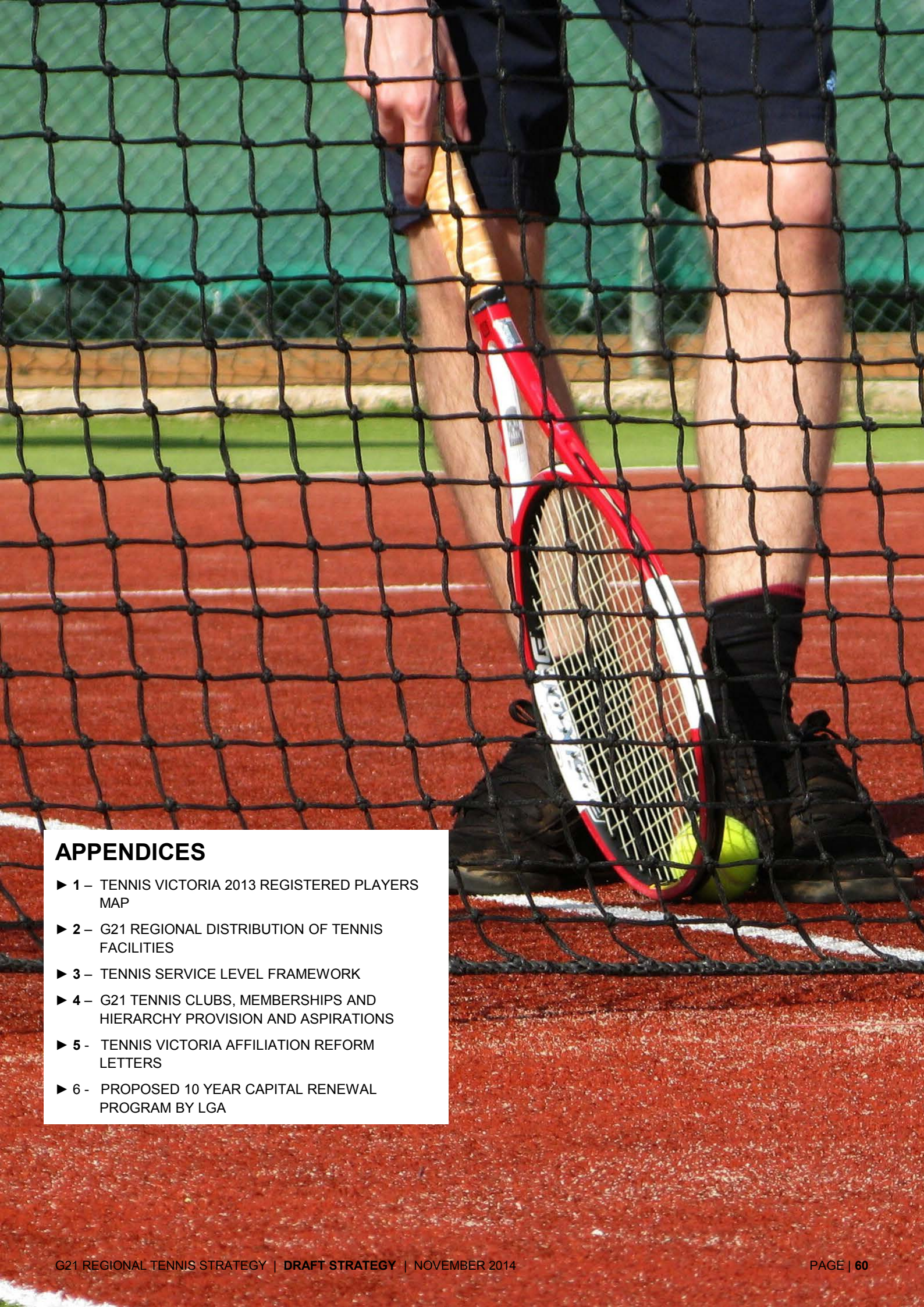
- Regional Tennis Centre (16+ courts)
- Large Community Tennis Centre (12+ courts)
- District Tennis Centre (8+ courts)
- Local Tennis Centre (4+ courts)
- Public Access Centre (1+ court)
- Defunct Venue

Facility catchment areas

- Regional Tennis Centre Catchment - 30km
- Large Community Centre Catchment - 20km
- District Tennis Centre Catchment - 10km
- District Tennis Centre with potential Catchment - 10km
- Local Tennis Centre with District Service Catchment - 10km
- Local Tennis Centre Catchment (minimum 6 courts) - 5km

Inner Geelong Facility Index

1 Centre Court Indoor Tennis Centre *
2 Hamlyn Park
3 Lunan Park
4 Western Heights Uniting Tennis Club
5 Dorris Smith Reserve
6 St John's Lutheran Tennis Club
7 Kenwith Park
8 All Saints Anglican Tennis Club
9 Fyans Park Tennis Club
10 Latrobe Terrace Church of Christ Tennis Club
11 Howard Glover Reserve
12 Geelong East Uniting Church Tennis Club
13 Thomson Reserve
14 Geelong Lawn Tennis Club
15 St Lukes Uniting Tennis Club
16 Tim Hill Reserve *
17 Highton Reserve *
18 St Albans Reserve
19 Breakwater Reserve
20 Francis Street Reserve *



APPENDICES

- **1** – TENNIS VICTORIA 2013 REGISTERED PLAYERS MAP
- **2** – G21 REGIONAL DISTRIBUTION OF TENNIS FACILITIES
- **3** – TENNIS SERVICE LEVEL FRAMEWORK
- **4** – G21 TENNIS CLUBS, MEMBERSHIPS AND HIERARCHY PROVISION AND ASPIRATIONS
- **5** - TENNIS VICTORIA AFFILIATION REFORM LETTERS
- 6 - PROPOSED 10 YEAR CAPITAL RENEWAL PROGRAM BY LGA

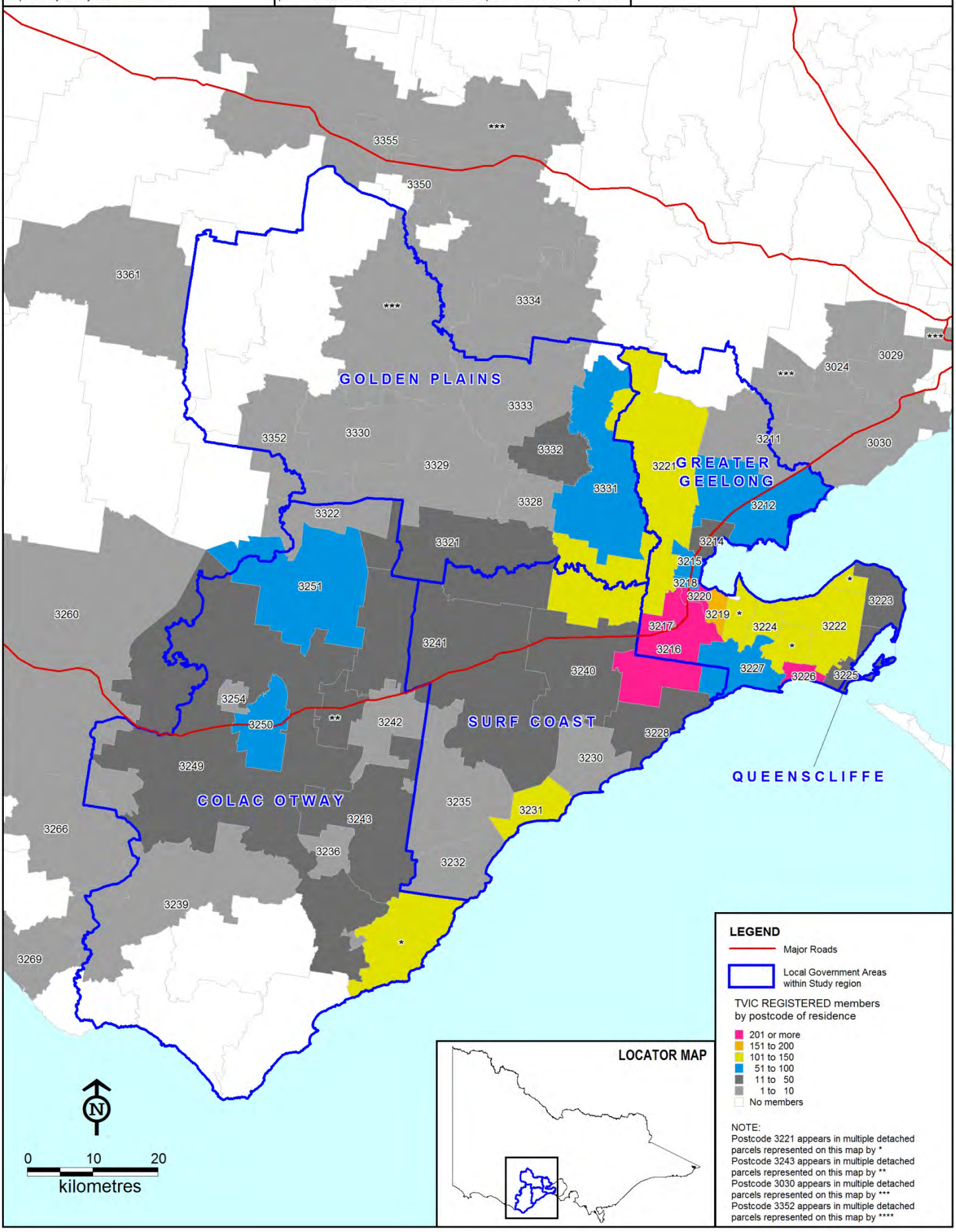
G21 Regional Tennis Strategy
Tennis Victoria (TVIC) Registered Members by Postcode (2013)

CREDIT: Spatial data was provided by the ABS and by the five participating Local Government Areas in the study area. Registered members data was provided by Tennis Victoria.
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: The TVIC Registered Members data is not inclusive of active tennis participants within the G21 region who are not members of TVIC Affiliated clubs. Information on these participants has been unable to be obtained. 3116 registered members reside within Victoria. 2893 are depicted across 50 postcodes within the scope of this map. A further 223 occur across 52 postcodes across the rest of Victoria. 3 members provided an interstate postcode.

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G21 Regional Tennis Strategy
G21 tennis facilities by hierarchy

CREDIT: Spatial data was provided by the ABS and by the five participating Local Government Areas in the study area.
DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.

NOTE: Details on facility hierarchies were obtained through audits of all facilities completed as part of the project.

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APPENDIX 3: PROPOSED G21 TENNIS FACILITY HIERARCHY AND SERVICE LEVEL FRAMEWORK

CORE TENNIS FACILITY PROVISION

COMPONENT / CAPABILITY	REGIONAL FACILITY	LARGE COMMUNITY FACILITY	DISTRICT FACILITY	LOCAL FACILITY	PUBLIC ACCESS FACILITY
Desirable minimum number of courts	12-14	10	6	4	2
Clubhouse with change facilities	Off-court tournament capable infrastructure	✓✓	✓	Clubhouse with toilets	Public shelter (toilets desirable)
Indoor / outdoor social space	✓✓	✓✓	✓✓	✓✓	Outdoor only
Cafe / kitchen / kiosk	Café / kitchen	Kitchen	Kitchen / kiosk	Kiosk	Kitchenette (desirable)
Pro-shop	✓	✓	-	-	-
Preferred surface type	Cushioned acrylic, natural clay (or red porous) and/or natural grass Minimum of 14 of the one surface FOR HIGH LEVEL EVENTS	Cushioned acrylic or natural clay DESIRABLE Other options include acrylic hardcourt	Acrylic hardcourt DESIRABLE Optional mix to provide some synthetic grass	Acrylic hardcourt or synthetic grass	Asphalt or acrylic hardcourt Synthetic grass optional if a club venue
Hot shots courts (dedicated)	✓	✓	✓	-	-
Hot shots courts (blended lines)	✓✓	✓	✓	✓	✓
Court floodlighting	100% of courts (except for natural grass)	75% of courts (desired minimum)	75% of courts (desired minimum)	50% of courts (desired minimum)	-

LEGENDS: ✓ Might have ✓✓ Must have

APPENDIX 3: PROPOSED G21 TENNIS FACILITY HIERARCHY AND SERVICE LEVEL FRAMEWORK

VENUE MANAGEMENT AND OPERATIONAL SERVICE LEVELS

COMPONENT / CAPABILITY	REGIONAL FACILITY	LARGE COMMUNITY FACILITY	DISTRICT FACILITY	LOCAL FACILITY	PUBLIC ACCESS FACILITY
Tennis Victoria affiliation	✓✓	✓✓	✓✓	✓✓	-
Industry affiliations (eg. Healthy sporting environments, good sports)	✓	✓	✓	✓	-
Annual TA/TVIC club health check	✓✓	✓	✓	✓	
Detailed business/strategic plan	5-year strategic plan	✓	✓	✓	-
Professional management	Full-time club manager desirable	✓	-	-	-
Club-coach contract in place	✓✓	✓✓	✓✓	✓✓	✓✓
TA accredited coach	Club professional (as a minimum) Master club professional (desirable)	Club professional (as a minimum)	Club professional (desirable) Junior development (as a minimum)	Junior development (as a minimum)	Community coach (desirable) Hot shots introduction (as a minimum)
Club tenancy agreement current	✓✓	✓✓	✓✓	✓✓	✓✓
Agreed maintenance schedule	✓✓	✓✓	✓✓	✓✓	✓✓
Facility renewal budget	✓	✓	✓	✓	✓

LEGENDS: ✓ Might have ✓ ✓ Must have

APPENDIX 3: PROPOSED G21 TENNIS FACILITY HIERARCHY AND SERVICE LEVEL FRAMEWORK

TENNIS PROGRAM AND SERVICE LEVELS

COMPONENT / CAPABILITY	REGIONAL FACILITY	LARGE COMMUNITY FACILITY	DISTRICT FACILITY	LOCAL FACILITY	PUBLIC ACCESS FACILITY
Tennis hot shots program	✓✓	✓✓	✓	✓	Support in-school program
Tennis hot shots gala days	✓	✓	-	-	-
Tennis in schools / AASC	✓	✓	✓	✓	-
Cardio tennis (or equivalent)	✓	✓	✓	✓	✓
Adult coaching	✓	✓	✓	✓	-
Junior coaching	✓✓	✓	✓	✓	✓
Organised social tennis	✓✓	✓	✓	✓	-
Internal competitions	✓✓	✓	✓	✓	-
Inter club competitions	✓✓	✓	✓	✓	✓
Tournaments (regional)	✓✓	✓	-	-	-
Tournaments (high performance)	✓	-	-	-	-
Local talent squad	✓✓	✓	✓	✓	-
Barwon sports academy program	✓✓	-	-	-	-
Public court hire / access	✓	✓	✓	✓	Free public access

LEGENDS: ✓ Might have ✓ ✓ Must have

APPENDIX 4: G21 TENNIS CLUBS AND ASSOCIATED 2013/14 TVIC AFFILIATION STATUS, MEMBER REGISTRATIONS AND FACILITY HIERARCHY

BOROUGH OF QUEENSCLIFFE TENNIS FACILITIES	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Ganes Reserve (Points Lonsdale TC)	No	Local	6	4	67%	n/a
Victoria Park (Queenscliffe TC)	Affiliated	Local	4	2	50%	28
TOTAL	**-**	**-**	**10**	**6**	**60%**	**28**

SURF COAST SHIRE FACILITY LOCATION	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Aireys Inlet Tennis Club	Affiliated	Local	4	4	100%	303
Anglesea Tennis Club	Affiliated	District	8	8	100%	n/a
Bambra Tennis Club	Affiliated	Public	2	2	100%	9
Bellbrae Tennis Courts (and Club)	Affiliated	Local	4	2	50%	n/a
Bellbrae Tennis Courts - Lower		Public	2	0	0%	n/a
Buckley South Tennis Club	No	Public	2	0	0%	-
Connewarre Tennis Club	No	Public	2	0	0%	-
Deans Marsh Tennis Club	Affiliated	Public	2	0	0%	n/a
Freshwater Creek Tennis Courts	No	Local	4	0	0%	-
Gnarwarre Tennis Courts	No	Public	2	0	0%	-
Jan Juc Tennis Club	No	Local	5	4	80%	n/a
Lorne Country Club	Affiliated	Local	6	0	0%	n/a
Mirnee Tennis Courts	Folded	Public	2	0	0%	-
Modewarre Tennis Courts	Folded	Public	2	0	0%	-
Moriac Tennis Club	Affiliated	Local	4	2	50%	40
Mt Moriac Tennis Club	Affiliated	Public	3	0	0%	5
Spring Creek Reserve (Torquay TC)	Affiliated	Local	6	6	100%	n/a
Winchelsea Tennis Club	Affiliated	Local	4	0	0%	14
TOTAL	**-**	**-**	**64**	**28**	**44%**	**371**

**Note: Why do some clubs have 'n/a' member numbers?*
Many clubs appear with 'n/a' members as there membership have been unavailable via Tennis Victoria's database. This is either due to non-registration of members or through non-affiliation with Tennis Victoria.

**Note: Why do some clubs have '-' member numbers?*
Many clubs appear with '-' members as there is no longer or has never been a club located at the corresponding facility. In some cases clubs may have folded or venues are public access courts only.

COLAC OTWAY SHIRE FACILITY LOCATION	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Apollo Bay Tennis Club	No	Public	3	3	100%	-
Barongarook Community Tennis Club	No	Public	2	0	0%	9
Barwon Downs Tennis Club	Affiliated	Public	2	0	0%	23
Beeac Tennis Club	Affiliated	Public	3	0	0%	45
Beech Forest (Fergusson) Courts	No	Public	1	0	0%	-
Birregurra Rec Reserve TC	Affiliated	Public	2	2	100%	38
Carlisle River Tennis Courts	No	Public	1	0	0%	-
Colac Central Reserve	No	Public	2	0	0%	-
Colac Indoor Tennis Centre	Affiliated	Local	4	4	100%	n/a
Colac Lawn Tennis Club	Affiliated	Regional	17	0	0%	55
Colac South Reserve (Elliminyt TC)	Affiliated	Local	4	0	0%	23
Cororooke Tennis Club	Affiliated	Public	3	0	0%	37
Cressy Tennis Club	Folded	Public	0	0	0%	-
Eurack Tennis Courts	Folded	Public	0	0	0%	-
Forrest Tennis Club	Affiliated	Public	2	0	0%	11
Gellibrand Tennis Courts	Folded	Public	0	0	0%	-
Gerangamete Tennis Courts	No	Public	2	0	0%	-
Johanna Tennis Courts	No	Public	1	0	0%	-
Kawarren Tennis Club	Affiliated	Public	2	0	0%	17
Kennett River Tennis Court	Folded	Public	1	0	0%	-
Larpent Tennis Courts	No	Public	2	0	0%	-
Lavers Hill Tennis Courts	No	Public	0	0	0%	-
Pennyroyal Tennis Club	No	Public	2	0	0%	-
Swan Marsh Tennis Club	Affiliated	Public	2	0	0%	11
Warncoort Tennis Club	Affiliated	Public	2	0	0%	48
Yeo Tennis Club	Folded	Public	2	0	0%	-
TOTAL	**-**	**-**	**62**	**9**	**14%**	**317**

GOLDEN PLAINS SHIRE FACILITY LOCATION	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Bannockburn Tennis Courts (Bannockburn Recreation Precinct)	Affiliated	Local	6	2	33%	52
Barunah Park Tennis Courts	Folded	Public	2	0	0%	-
Cape Clear Tennis Club	Folded	Public	1	0	0%	-
Corindhap Tennis Club	Folded	Public	2	0	0%	-
Enfield Tennis Club	Folded	Public	1	0	0%	-
Gheringhap Tennis Club	Affiliated	Public	3	0	0%	6
Grenville Tennis Club	Affiliated	Public	2	0	0%	10
Haddon Tennis Club	Affiliated	Local	4	0	0%	15
Inverleigh Tennis Club	Affiliated	Local	4	0	0%	23
Lethbridge Tennis Club	Affiliated	Public	3	0	0%	n/a
Linton Tennis Club	No	Local	4	0	0%	-
Mannibadar Tennis Club	Affiliated	Public	2	0	0%	6
Maude Tennis Club	Affiliated	Local	4	0	0%	13
Meredith Tennis Club	Affiliated	Local	6	0	0%	19
Napoleons Tennis Club	Affiliated	Local	6	0	0%	-
Rokewood Tennis Club	Affiliated	Public	2	2	100%	6
Ross Creek Tennis Club	Affiliated	Local	4	0	0%	46
Shelford Tennis Club	No	Public	3	0	0%	-
Smythesdale Tennis Club	Affiliated	Local	4	0	0%	9
Sutherlands Creek Tennis Club	Affiliated	Public	2	0	0%	4
Teesdale Tennis Club	Affiliated	Local	6	2	33%	15
TOTAL	**-**	**-**	**71**	**6**	**8%**	**224**

CITY OF GREATER GEELONG FACILITY LOCATION	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Abe Wood Res (Lovely Banks TC)	Folded	Public	2	0	0%	-
All Saints Anglican Tennis Club	Folded	Public	2	0	0%	-
Anakie Reserve (Anakie Tennis Club)	Folded	Local	5	1	20%	-
Barwon Heads Village Park (Barwon Heads Tennis Club)	Affiliated	Local	6	4	67%	80
Batesford Reserve (Batesford TC)	Folded	Public	2	0	0%	-
Breakwater Reserve (Geelong East Uniting TC)	Folded	Public	3	0	0%	-
Burdoo Rec Reserve (Grovedale TC)	Affiliated	District	8	6	75%	257
Centre Court Indoor Tennis Centre	Affiliated	District	7	7	100%	n/a
Corio Community Reserve	Folded	Local	6	2	33%	-
Dorris Smith Res (Geelong West TC)	Affiliated	Public	3	0	0%	16
Drysdale Recreation Reserve	Affiliated	Public	2	0	0%	-
Ervin Reserve (Newcomb TC)	Affiliated	District	10	0	0%	42
Francis Street Res (St Stephen's TC)	Affiliated	Local	6	0	0%	26
Frank Mann Reserve (Ceres TC)	Affiliated	Public	2	0	0%	6
Fyans Park Tennis Club	Affiliated	Public	2	0	0%	9
Geelong East Uniting Church TC	Affiliated	Public	3	0	0%	45
Geelong Lawn Tennis Club	Affiliated	Regional	28	14	50%	708
Hamlyn Park Tennis Club	No	Local	5	2	40%	n/a
Harvey Park	No	Public	2	0	0%	-
Highton Reserve (Highton TC)	Affiliated	Local	6	6	100%	175
Howard Glover Reserve (Eastern Districts Tennis Club)	Affiliated	Local	4	0	0%	n/a
Jetty Road Res (Clifton Springs TC)	Affiliated	Local	6	2	33%	125
Kenwith Park	No	Public	2	0	0%	-
Lara Recreation Reserve (Lara TC)	Affiliated	District	8	4	50%	53
Latrobe Terrace Church of Christ TC	Folded	Local	1	0	0%	-
Leopold Rec Reserve (Leopold TC)	Affiliated	District	9	2	22%	74
Lunan Park (Lunan Tennis Club)	Affiliated	Public	2	0	0%	22
Marcus Hill Reserve	No	Public	2	0	0%	-
Marshall Reserve	No	Public	1	0	0%	-
Moolap Reserve (Moolap TC)	Affiliated	Local	6	2	33%	67
Myers Reserve (Bell Post Hill TC)	Affiliated	Local	4	2	50%	5
Ocean Grove Tennis Club	Affiliated	Local	7	5	71%	340
Portarlington Rec Reserve (Portarlington Tennis Club)	No	District	8	0	0%	-
Seaview Tennis Club	Folded	Public	2	0	0%	-
Shell Tennis Club	Folded	Public	2	0	0%	-
St Albans Reserve (St Albans TC)	Affiliated	Local	6	3	50%	55
St John's Lutheran Tennis Club	Folded	Public	1	0	0%	-
St Leonards Res (St Leonards TC)	No	Public	2	0	0%	-
St Lukes Uniting Tennis Club	No	Public	2	0	0%	-
Surfside Reserve (Surfside TC)	Folded	Local	5	2	40%	-

CITY OF GREATER GEELONG FACILITY LOCATION	TENNIS VICTORIA AFFILIATION	TENNIS FACILITY HIERARCHY	TOTAL COURT NUMBER	TOTAL FLOODLIT COURTS	% OF COURTS FLOODLIT	TOTAL
Thomson Reserve (St Mary's TC)	Affiliated	Local	4	0	0%	53
Tim Hill Res (Wandana Heights TC)	Affiliated	Local	6	6	100%	84
Wallington Reserve (Wallington TC)	Folded	Local	5	0	0%	-
Wathaurong Reserve (Drysdale TC)	Affiliated	Local	6	0	0%	149
Waurn Ponds Res (Waurn Ponds TC)	Affiliated	Local	6	0	0%	68
Western Heights Uniting Tennis Club	Folded	Local	4	0	0%	-
TOTAL	**0**	**-**	**221**	**70**	**32%**	**2046**

APPENDIX 5: TENNIS VICTORIA AFFILIATION REFORM CLUB CORRESPONDENCE

18 February 2014

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Patron: The Honourable Alex Chernov, AC, QC, Governor of Victoria

Dear Club Presidents and Secretaries

Re: Tennis Victoria's new affiliation model from 1 July 2014

A game changing move is set for Victorian tennis! It is with great pleasure I can advise you that Tennis Victoria (TV) is embracing a new affiliation model, to commence 1 July 2014. From this date, clubs will only pay one simple, annual fee, instead of the previous per member charge, and the vast majority of clubs will be better off financially under this model. Most materially so. Instead of being charged a club affiliation fee and an additional $30 fee per member, TV will now base your club's affiliation on the number of tennis courts at your club.

Over the course of many years we have heard about challenges from tennis clubs regarding our affiliation and membership model. We've listened and worked very hard to come up with a new approach; one where your club's affiliation is now one set/known annual fee. This change means that you can offer more flexible membership options and innovative promotions to grow the game of tennis, without worrying about additional member fees with every new participant. This is a partnership initiative of Tennis Australia and Tennis Victoria to help your club to get more people playing more tennis more often! Tennis Australia is supporting this initiative with a significant investment that recognises the importance of Victorian tennis.

This new model will not only greatly assist our current affiliates to thrive, but also better motivate and engage those tennis clubs who are not currently affiliated to join our ranks so that we can truly represent and support all of tennis in Victoria. We are always strongest together, particularly in our advocacy roles with state and local government.

The new schedule of fees is outlined overleaf. All current Tennis Victoria club benefits will remain with this new model, and we are also working to enhance our offering and services.

Just to confirm, there will be no per member charge to register participants who are part of your club. Registered participants will all be covered by Personal Accident Insurance, be eligible to play in sanctioned competitions and tournaments, receive communications from Tennis Victoria and access the Australian Open Pre-sale. The easiest and most effective way of registering the people who play at your club is through the free My Tennis software. We're here to fully train and continually support you in making the most of My Tennis for your club. Whilst the per member charge is gone, we still need you to register *everyone* who is part of or uses your club/venue. Accurate local and state-wide evidence of our participant base has never been more critical to our relationships and positioning with sponsors and government partners.

You will receive further information and a customised scenario for your club in April. We know that you may have questions about these new changes, and we hope that the attached Frequently Asked Questions will answer most. If we can clarify anything for you, please don't hesitate to contact us - through your TV Community Tennis Officer or TV Reception phone 8420 8420 - as we are here to help during this exciting change for our great sport.

APPENDIX 5: TENNIS VICTORIA AFFILIATION REFORM CLUB CORRESPONDENCE

Finally, may I take this chance to thank and commend Tennis Australia's CEO, Craig Tiley, and Director of Participation, Craig Morris, and the Tennis Victoria Board of Directors, especially its Affiliation Reform sub-committee members over the past couple of years of TV President David Stobart, TV Director Gary Clark, and former TV Director Peter Quinn, for their contributions to making this happen for the good of Victorian tennis.

Kind regards,

Matthew Kennedy
Executive Director

Want to hear more about our new affiliation model?
It will be a feature topic at Tennis Victoria forums:

TV Council Meeting *(opened up to all affiliates for this purpose)*, Wednesday 26 February, 7:30pm
TV Metropolitan Clubs' Forum, Wednesday 2 April, 7:30pm
TV Country Conference, Friday 2 May, 10:00am

RSVP's essential - please refer overleaf for further details

Tennis Victoria ABN 29 757 304 158

Tennis Victoria's new affiliation model to commence 1 July 2014

Schedule of fees for clubs and commercial centres

One annual fee per club - no additional per member payments!

Number of Courts	Affiliation fee (inc GST)
Metro Melbourne	
1-4 courts	$930
5-9 courts	$1,505
10+ courts	$3,955
Country Victoria	
1-4 courts	$540
5-9 courts	$825
10-19 courts	$1,530
20+ courts	$2,500

** Clubs that can demonstrate they have a gross annual turnover of less than $1,000 are eligible to apply for a concession affiliation fee of $165 (inc GST).*

Want to hear more about our new affiliation model? It will be a feature topic at:

Tennis Victoria Council Meeting ***Wednesday 26 February, 7:30pm***
(opened up to all affiliates for current governance reform
and new affiliation model purposes/discussions)
Royal South Yarra Lawn Tennis Club, 310 Williams Road North, Toorak.
RSVP essential by 24 February to: tvreception@tennis.com.au

And also at:

Tennis Victoria Metropolitan Clubs' Forum ***Wednesday 2 April, 7:30pm***
Grace Park Tennis Club, 6 Hilda Crescent Hawthorn
Invitations and further details will be sent to all metropolitan clubs

Tennis Victoria Country Conference ***Friday 2 May, 10:00am***
National Tennis Centre, Melbourne Park
Invitations and further details will be sent to all country clubs/associations

APPENDIX 6: PROPOPSED 10-YEAR TENNIS COURT INFRASTRUCTURE CAPITAL RENEWAL PROGRAM BY LGA

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025							
LGA	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
Borough of Queenscliffe	Ganes Reserve	Point Lonsdale	Point Lonsdale Tennis Club	6	4	Local	Local	6	0	0	2	0	0	0	Retain as Local Club facility for the Point Lonsdale community.
Borough of Queenscliffe	Victoria Park	Queenscliff	QC Tennis Bowls & Croquet	4	2	Local	Local	4	2	4	4	0	0	0	Retain as Local level facility for Queenscliff community and visitor population.
Colac Otway Shire	Apollo Bay Recreation Reserve	Apollo Bay	Apollo Bay Tennis Club	3	3	Public	Public	3	0	0	0	0	3	3	Retain courts for club use and public access.
Colac Otway Shire	Barongarook Tennis Courts	Barongarook	Barongarook Community TC	2	0	Public	Public	2	0	0	2	2	2	2	Retain courts for club use and public access.
Colac Otway Shire	Barwon Downs Tennis Courts	Barwon Downs	Barwon Downs Tennis Club	2	0	Public	Public	2	0	0	0	0	2	0	Retain courts for club use and public access.
Colac Otway Shire	Beeac Tennis Club	Beeac	Beeac Tennis Club	3	0	Public	Public	3	0	0	0	0	0	0	Retain courts for club use and public access and consider adding floodlights in the long-term.
Colac Otway Shire	Beech Forest (Fergusson)	Ferguson	NO CLUB	1	0	Public	Public	1	0	0	1	0	1	1	One court deemed unplayable and not suitable for use. Retain single court for public access.
Colac Otway Shire	Birregurra Recreation Reserve	Birregurra	Birregurra Tennis Club	2	2	Public	Public	3	2	0	0	3	2	2	Implement staged court improvements in-line with Birregurra Recreation Reserve Master Plan (including floodlighting)
Colac Otway Shire	Carlisle River Tennis Court	Gellibrand	NO CLUB	1	0	Public	Public	1	0	0	1	1	1	1	Retain single court for public use.
Colac Otway Shire	Colac Central Reserve	Colac	NO CLUB	2	0	Public	Public	2	0	0	2	0	2	0	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
Colac Otway Shire	Colac Indoor Tennis Centre	Elliminyt	NO CLUB	4	4	Local	Local	4	0	0	0	0	0	0	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
Colac Otway Shire	Colac Lawn Tennis Club	Colac	Colac Lawn Tennis Club	17	0	Regional	Large	8	8	0	8	8	8	8	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
Colac Otway Shire	Cororooke Tennis Courts	Cororooke	Cororooke Tennis Club	3	0	Public	Public	3	2	0	0	3	0	0	Support long-term relocation option and rebuild new courts for club use and public access.
Colac Otway Shire	Cressy Recreation Reserve	Cressy	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
Colac Otway Shire	Elliminyt Tennis Courts	Elliminyt	Elliminyt Tennis Club	4	0	Local	Local	4	0	0	4	0	4	4	Assess long-term viability of the site as part of a broader assessment of all tennis venues in Colac.
Colac Otway Shire	Eurack Tennis Courts	Eurack	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe.
Colac Otway Shire	Forrest Tennis Courts	Forrest	Forrest Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain courts for club use and public access.
Colac Otway Shire	Gellibrand Recreation Reserve	Gellibrand	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Recently reconstructed for netball use only. No access for tennis.
Colac Otway Shire	Gerangamete Tennis Courts	Gerangamete	NO CLUB	2	0	Public	Public	2	0	0	2	0	0	0	Retain courts for public access and additional club overflow.
Colac Otway Shire	Johanna Tennis Courts	Johanna	NO CLUB	1	0	Public	Public	1	0	0	1	1	1	1	Retain single court for public use.

APPENDIX 6: PROPOPSED 10-YEAR TENNIS COURT INFRASTRUCTURE CAPITAL RENEWAL PROGRAM BY LGA

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
LGA	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
Colac Otway Shire	Kawarren Tennis Courts	Kawarren	Karwarren Tennis Club	2	0	Public	Public	2	0	0	2	0	2	0	Retain courts for public access and additional club overflow.
Colac Otway Shire	Kennett River Tennis Court	Kennett River	NO CLUB	1	0	Public	Public	1	0	0	0	0	1	1	Retain single court for public use.
Colac Otway Shire	Larpent Tennis Courts	Larpent	NO CLUB	2	0	Public	Public	1	0	0	1	1	1	1	Retain courts for public access and additional club overflow.
Colac Otway Shire	Lavers Hill Tennis Courts	Lavers Hill	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe.
Colac Otway Shire	Pennyroyal Tennis Courts	Pennyroyal	Pennyroyal Tennis Club	2	0	Public	Public	2	0	0	2	0	2	2	Retain courts for club use and public access.
Colac Otway Shire	Swan Marsh Tennis Courts	Swan Marsh	Swan Marsh Tennis Club	2	0	Public	Public	2	0	0	2	2	2	2	Implement court relocation recommendations in-line with the Pirron Yallock Recreation Reserve Master Plan.
Colac Otway Shire	Warncoort Tennis Courts	Colac	Warncoort Tennis Club	2	0	Public	Public	2	0	0	2	0	2	2	Retain courts for club use and public access.
Colac Otway Shire	Yeo Tennis Courts	Yeo	NO CLUB	2	0	Public	Public	2	0	2	0	0	0	2	Retain courts for overflow club use and public access.
Golden Plains Shire	Bannockburn Recreation Precinct	Bannockburn	Bannockburn Tennis Club	6	2	Local	District	8	4	0	0	0	0	0	Promote venue as a District level facility and increase floodlighting levels over time. Increase court numbers in-line with local population growth.
Golden Plains Shire	Barunah Park Tennis Courts	Barunah Park	NO CLUB	2	0	Public	Public	1	0	0	1	1	0	1	Decommission 1 court and retain a single court for community use
Golden Plains Shire	Cape Clear Tennis Court	Cape Clear	NO CLUB	1	0	Public	Public	1	0	0	0	0	0	0	Retain single court for public access and local community use
Golden Plains Shire	Corindhap Tennis Courts	Corindhap	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe. Consider alternate use in-line with local community needs.
Golden Plains Shire	Enfield Tennis Court	Enfield	Enfield Tennis Club	1	0	Public	Public	1	0	0	0	0	0	1	Retain single court for public access and local community use
Golden Plains Shire	Gheringhap Tennis Courts	Gheringhap	Gheringhap Tennis Club	3	0	Public	Public	3	0	0	3	0	3	0	Retain for club use and public access
Golden Plains Shire	Grenville Tennis Courts	Grenville	Grenville Tennis Club	2	0	Public	Public	2	0	0	2	2	2	2	Reconstruct courts to provide for club use and public access
Golden Plains Shire	Haddon Tennis Courts	Haddon	Haddon Tennis Club	4	0	Local	Local	4	0	0	0	0	4	0	Retain for club use and public access
Golden Plains Shire	Inverleigh Tennis Courts	Inverleigh	Inverleigh Tennis Club	4	0	Local	Local	4	2	0	0	0	0	0	Retain for club use and public access and consider long-term relocation to the Inverleigh Recreation Reserve should funds become available
Golden Plains Shire	Lethbridge Tennis Courts	Lethbridge	Lethbridge Tennis Club	3	0	Public	Public	3	0	0	0	0	0	0	Retain for club use and public access
Golden Plains Shire	Linton Tennis Courts	Linton	NO CLUB	4	0	Local	Public	3	0	0	1	0	3	1	Decommission Court 4 and retain single tennis court and 2 multi-use tennis/netball courts for public access and local community use
Golden Plains Shire	Mannibadar Tennis Courts	Mannibadar	Mannibadar Tennis Club	2	0	Public	Public	2	0	0	2	1	2	0	Retain for club use and public access

APPENDIX 6: PROPOPSED 10-YEAR TENNIS COURT INFRASTRUCTURE CAPITAL RENEWAL PROGRAM BY LGA

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
LGA	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
Golden Plains Shire	Maude Tennis Courts	Maude	Maude Tennis Club	4	0	Local	Local	3	0	1	2	0	3	2	Decommission Court 4 and continue to improve remaining 3 courts in-line with site master plan recommendations
Golden Plains Shire	Meredith Tennis Courts	Meredith	Meredith Tennis Club	6	0	Local	Local	6	2	0	6	0	0	0	Retain for club use and public access and consider upgrading surface to acrylic in next 6-10 years and adding lights to 2 courts at the same time
Golden Plains Shire	Napoleons Tennis Courts	Napoleons	Napoleons Tennis Club	6	0	Local	Local	6	2	4	2	6	6	4	Retain for club use and public access
Golden Plains Shire	Rokewood Tennis Courts	Rokewood	Rokewood Tennis Club	2	2	Public	Public	2	0	2	0	0	0	2	Retain for club use and public access
Golden Plains Shire	Ross Creek Tennis Courts	Ross Creek	Ross Creek Tennis Club	4	0	Local	Local	4	0	4	0	0	0	4	Retain for club use and public access
Golden Plains Shire	Shelford Tennis Courts	Shelford	Shellford Tennis Club	3	0	Public	Public	2	0	0	2	2	2	2	Decommission 1 court and retain 2 courts for public access and consider multi-purpose use of courts
Golden Plains Shire	Smythesdale Tennis Courts	Smythesdale	Smythesdale Tennis Club	4	0	Local	Local	4	0	4	0	0	0	2	Retain for club use and public access
Golden Plains Shire	Sutherlands Creek Tennis Courts	Sutherlands Creek	Sunderlands Creek Tennis Club	2	0	Public	Public	2	0	2	0	0	0	0	Retain for club use and public access
Golden Plains Shire	Teesdale Tennis Courts	Teesdale	Teesdale Tennis Club	6	2	Local	Local	6	2	4	2	0	6	2	Retain for club use and public access and consider increasing floodlighting provision in the long-term
Golden Plains Shire	Victoria Park Reserve	Bannockburn	NO CLUB	0	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe. Consider alternate use in-line with local community needs.
Greater Geelong City Council	Abe Wood Reserve	Lovely Banks	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
Greater Geelong City Council	All Saints Anglican Tennis Club	Newtown	All Saints Anglican Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
Greater Geelong City Council	Anakie Reserve	Anakie	NO CLUB	5	1	Local	Local	2	0	0	2	0	0	2	Decommission 2 tennis courts and retain and improve 2 courts for public access a 3rd for multi-use. Consider upgrades as part of a Anakie Reserve Master Plan.
Greater Geelong City Council	Barwon Heads Village Park	Barwon Heads	Barwon Heads Tennis Club	6	4	Local	Local	6	0	0	4	0	0	0	Retain as 6-court Local level facility (connect with Ocean Grove for increase service if required) - consider future pavilion improvements to support club growth.
Greater Geelong City Council	Batesford Reserve	Batesford	Batesford Tennis Club	2	0	Public	Public	2	0	0	2	0	2	0	Retain for public access and local community use and main courts through Hard Surfaces Program
Greater Geelong City Council	Breakwater Reserve	Breakwater	Geelong East Uniting Tennis Club	3	0	Public	Public	4	2	0	0	0	3	0	Maintain as a Public access level facility and consider adding a 4th court and lighting to bring it up to a Local level venue

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Greater Geelong City Council	Burdoo Recrcreation Reserve	Grovedale	Grovedale Tennis Club	8	6	District	District	8	0	0	2	0	0	8	Retain as District facility and improve acrylic surfaces as part of the Hard Surfaces Program. Club to maintain and improve synthetic grass courts.
Greater Geelong City Council	Centre Court Indoor Tennis Centre	North Geelong	Centre Court Indoor TC	7	7	Local	Local	7	0	0	0	0	0	0	Important venue in the North of Geelong and CoGG to support its retention. Private commercial centre so not CoGG priority.
Greater Geelong City Council	Corio Community Reserve	Corio	NO CLUB	6	2	Local	Public	2	0	0	2	0	2	2	Retain 2-courts as a Public access facility for local community use via Hard Surfaces Program
Greater Geelong City Council	Dorris Smith Reserve	Geelong West	Geelong West Tennis Club	3	0	Public	Public	3	0	3	3	0	3	3	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Drysdale Rec Reserve	Drysdale	NO CLUB	2	0	Public	Public	2	0	0	2	0	2	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Ervin Reserve	Newcomb	Newcomb Tennis Club	10	0	District	Local	7	4	0	5	0	0	0	Retain 5 acrylic courts (and possibly floodlight in the long-term) for club use and retain 2 asphalt courts for public access. Remove 3 courts and return to public open / play space and implement changes in-line with Ervin Reserve Master Plan.
Greater Geelong City Council	Francis Street Reserve	Belmont	St Stephen's Tennis Club	6	0	Local	Local	6	4	3	3	0	6	1	Retain as a Local level facility, repair court issues and consider resurfacing asphalt courts with plexipave and adding lighting in the future.
Greater Geelong City Council	Frank Mann Reserve	Ceres	Ceres Tennis Club	2	0	Public	Public	2	0	0	1	0	2	0	Retain as Public access venue for local community and maintain through Hard Surfaces Program
Greater Geelong City Council	Fyans Park Tennis Club	Newtown	Fyans Park Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	School site and not CoGG responsibility - negotiate public access for local community use
Greater Geelong City Council	Geelong East Uniting Church Tennis Club	East Geelong	NO CLUB	3	0	Public	Public	0	0	0	0	0	0	0	Site sold and has been decommissioned for tennis - GEUCTC has moved to Breakwater Reserve
Greater Geelong City Council	Geelong Lawn Tennis Club	Belmont	Geelong Lawn Tennis Club	28	14	Regional	Regional	28	0	0	0	0	0	0	Support venue as Regional Centre for events, activities and service provision, as well as future funding applications to third-parties for infrastructure renewal.
Greater Geelong City Council	Hamlyn Park	Hamlyn Heights	Hamlyn Park Tennis Club	5	2	Local	Local	5	0	0	0	0	0	0	Retain as Local level facility with club to focus on synthetic grass court improvement
Greater Geelong City Council	Harvey Park	St Leonards	NO CLUB	2	0	Public	Public	2	0	0	0	0	2	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program

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Greater Geelong City Council	Highton Reserve	Highton	Highton Tennis Club	6	6	Local	Local	6	0	0	3	0	0	3	Retain as Local level facility and continue to support overflow site use at Pioneer Park to help grow club activities. Club to continue maintain and replace synthetic grass surfaces.
Greater Geelong City Council	Howard Glover Reserve	Geelong	Eastern Districts Tennis Club	4	0	Local	Local	4	0	4	2	0	4	0	Retain as Local level facility and court damage issues and resurface asphalt courts with acrylic surface
Greater Geelong City Council	Jetty Road Reserve	Clifton Springs	Clifton Springs Tennis Club	6	2	Local	District	8	2	3	0	0	0	0	Recently upgraded from Local level venue to 8-court District Centre. Support minor repairs to acrylic courts and consider adding floodlighting in the future.
Greater Geelong City Council	Kenwith Park	Newtown	NO CLUB	2	0	Public	Public	2	0	0	0	0	0	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Lara Recreation Reserve	Lara	Lara Tennis Club	8	4	District	District	8	2	0	2	0	4	4	Retain as the main facility for tennis in the North of Geelong and focus on supporting improvement and start planning for additional courts to service Lara's growth and growth in the North of Geelong. Tennis/Netball courts to be upgraded with acrylic and the two poorest synthetic grass courts to be upgraded by the club in the short-term.
Greater Geelong City Council	Latrobe Terrace Church of Christ Tennis Club	Newtown	NO CLUB	1	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
Greater Geelong City Council	Leopold Rec Reserve	Leopold	Leopold Tennis Club	9	2	District	Local	9	4	4	7	0	0	0	Retain and maintain 6 acrylic courts for club use and increase floodlit courts over time. Maintain 3 asphalt courts via Hard Surfaces Program for public access.
Greater Geelong City Council	Lunan Park	Drumcondra	Lunan Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Marcus Hill Reserve	Marcus Hill	NO CLUB	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Marshall Reserve	Marshall	NO CLUB	1	0	Public	Public	1	0	0	1	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Moolap Reserve	Moolap	Moolap Tennis Club	6	2	Local	Local	6	2	0	4	0	0	2	Retain as Club level facility with 4 acrylic courts for club use and retain 2 asphalt for public access and maintain via Hard Surfaces Program. Club to consider lighting improvement.

APPENDIX 6: PROPOPSED 10-YEAR TENNIS COURT INFRASTRUCTURE CAPITAL RENEWAL PROGRAM BY LGA

LOCATION				2014 PROVISION			INFRASTRUCTURE RENEWAL RECOMMENDATIONS TO 2025								
LGA	FACILITY LOCATION	SUBURB	CLUB NAME	TOTAL NO. COURTS	TOTAL NO. FLOODLIT COURTS	HIERARCHY NOW	ASPIRATIONAL HIERARCHY	MINIMUM NUMBER OF COURTS TO PROVIDE	ADDITIONAL COURTS TO FLOODLIGHT	SURFACE REPAIR	SURFACE RENEWAL	COURT REBUILD	FENCING RENEWAL	NET POSTS TO REPLACE	RECOMMENDED FUTURE STRATEGIC DIRECTION
Greater Geelong City Council	Myers Reserve	Bell Post Hill	Bell Post Hill Tennis Club	4	2	Local	Local	4	0	0	0	0	0	0	Retain as Local level facility and consider long-term expansion to 6-courts in-line with local and Northern Geelong population west of Ring Road grows
Greater Geelong City Council	Ocean Grove Tennis Reserve	Ocean Grove	Ocean Grove Tennis Club	7	5	Local	District	7	0	0	2	0	0	0	Main venue for the Ocean Grove TC and maintain acrylic courts via Hard Surfaces Program. Club to maintain synthetic grass courts.
Greater Geelong City Council	Pioneer Park	Grovedale	Highton Tennis Club	6	0	Local	Local	6	4	0	0	0	0	0	Retain as an overflow venue for the Highton TC and for public access and consider the addition of lights in the medium to long-term
Greater Geelong City Council	Portarlington Rec Reserve	Portarlington	Portarlington Tennis Club	8	0	District	Local	5	0	0	0	0	0	0	Venue has been reduced to a Local level facility with 5 acrylic courts. Retain for local club use and public access and maintain via Hard Surfaces Program.
Greater Geelong City Council	Seaview Tennis Club	Lovely Banks	Seaview Tennis Club	2	0	Public	Public	2	0	0	2	2	0	2	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	Shell Tennis Club	Corio	Shell Tennis Club	2	0	Public	Public	2	0	0	0	0	0	2	Retain as public access venue for local community use. Synthetic grass surface provide and would not qualify for Council Hard Surface Program (club responsibility to upgrade courts).
Greater Geelong City Council	St Albans Reserve	Breakwater	St Albans Tennis Club	6	3	Local	Local	6	0	3	3	0	0	3	Retain as Local level facility and consider resurfacing asphalt courts with plexipave and adding lighting in the future. Clean existing acrylic courts to prolong their life.
Greater Geelong City Council	St John's Lutheran Tennis Club	Newtown	NO CLUB	1	0	Public	-	0	0	0	0	0	0	0	Decommission site and make safe
Greater Geelong City Council	St Leonards Reserve	St Leonards	St Leonards Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Retain as Public access facility for local community use and maintain through Hard Surfaces Program
Greater Geelong City Council	St Lukes Uniting Tennis Club	Highton	St Lukes Uniting Tennis Club	2	0	Public	Public	2	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
Greater Geelong City Council	Surfside Reserve	Ocean Grove	Ocean Grove Tennis Club	5	2	Local	Local	5	2	0	5	0	0	0	Surfside Tennis Club has dissolved and Ocean Grove TC has taken over the site as its satellite site. Maintain courts via the Hard Surfaces Program.
Greater Geelong City Council	Thomson Reserve	Thomson	St Mary's Tennis Club	4	0	Local	Local	4	2	0	0	0	0	0	Retain as Local level facility - 4 courts (2 acrylic and 2 synthetic grass) were recently constructed in 2014. Club to consider lighting 2 synthetic courts.

APPENDIX 6: PROPOPSED 10-YEAR TENNIS COURT INFRASTRUCTURE CAPITAL RENEWAL PROGRAM BY LGA

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Greater Geelong City Council	Tim Hill Reserve	Wandana Heights	Wandana Heights Tennis Club	6	6	Local	Local	6	0	0	4	0	2	4	Retain as Local level facility with 6 plexipave all lit courts. Retain and maintain via Hard Surfaces Program.
Greater Geelong City Council	Wallington Reserve	Wallington	Wallington Tennis Club	5	0	Local	Local	5	0	5	0	0	5	0	Ocean Grove use as overflow, but will move to Surfside TC - Wallington becomes a medium term priority - courts require clean and some minor repairs and maintenance.
Greater Geelong City Council	Wathaurong Reserve	Drysdale	Drysdale Tennis Club	6	0	Local	Local	6	3	0	0	0	3	0	Retain as Local level facility and re-install lighting infrastructure to meet local club standards
Greater Geelong City Council	Waurn Ponds Reserve	Waurn Ponds	Waurn Ponds Tennis Club	6	0	Local	Local	6	0	3	3	0	0	0	Retain as Local level facility and assist club to grow membership due to Colac through road closure. Maintain courts via Hard Surfaces Program.
Greater Geelong City Council	Western Heights Uniting Tennis Club	Herne Hill	Western Heights Uniting TC	4	0	Local	Local	4	0	0	0	0	0	0	Church land/site and not CoGG responsibility - negotiate public access for local community use
Surf Coast Shire	Aireys Inlet Tennis Courts	Aireys Inlet	Aireys Inlet Tennis Club	4	4	Local	Local	4	2	0	2	0	0	2	Retain for club use and public access
Surf Coast Shire	Anglesea Tennis Club	Angelsea	Anglsea Tennis Club	8	8	District	District	8	0	0	4	4	8	4	Retain for club use and public access and designate venue as the District centre to assist in supporting tennis across the Shire
Surf Coast Shire	Bambra Tennis Courts	Bambra	Bambra Tennis Club	2	2	Public	Public	2	0	0	2	2	2	2	Retain for public access and local community use
Surf Coast Shire	Bellbrae Tennis Courts	Bellbrae	Bellbrae Tennis Club	4	2	Local	Local	4	2	0	4	0	4	0	Consolidate all courts in Bellbrae into this site and increase lighting capacity over time
Surf Coast Shire	Bellbrae Tennis Courts - Lower	Bellbrae	Bellbrae Tennis Club	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
Surf Coast Shire	Buckley South Tennis Courts	Buckley	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
Surf Coast Shire	Connewarre Tennis Courts	Connewarre	NO CLUB	2	0	Public	Public	1	0	0	1	1	1	1	Reduce the number of courts to 1 court for tennis (multi-use) and implement in-line with the Connewarre Recreation Reserve Master Plan
Surf Coast Shire	Deans Marsh Tennis Courts	Deans Marsh	Deans Marsh Tennis Club	2	0	Public	Public	2	0	2	0	0	0	2	Retain for public access and local community use
Surf Coast Shire	Freshwater Creek Tennis Courts	Freshwater Creek	NO CLUB	4	0	Local	Public	1	0	0	0	0	0	0	Retain single court for public and local community use

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Surf Coast Shire	Gnarwarre Tennis Courts	Gnarewarre	NO CLUB	2	0	Public	Public	1	0	1	1	0	0	1	Decommission 1 court and retain a single court for community use within a local parkland setting
Surf Coast Shire	Jan Juc Tennis Courts	Jan Juc	Jan Juc Tennis Club	5	4	Local	Local	4	1	4	5	0	5	5	Retain and improve courts for club and community use
Surf Coast Shire	Lorne Country Club	Lorne	Lorne Country Club	6	0	Local	Local	6	4	0	6	0	0	6	Retain and improve courts for club and community use - Local club will need to drive improvements on private land
Surf Coast Shire	Mirnee Tennis Courts	Winchelsea	NO CLUB	2	0	Public	-	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs. Access to tennis will be via Winchelsea.
Surf Coast Shire	Modewarre Tennis Courts	Modewarre	NO CLUB	2	0	Public	Public	0	0	0	0	0	0	0	Decommission courts and make safe. Consider alternate use in-line with local community needs
Surf Coast Shire	Moriac Tennis Courts	Moriac	Moriac Tennis Club	4	2	Local	Local	4	0	0	0	0	0	0	Retain for club use and public access
Surf Coast Shire	Mt Moriac Tennis Courts	Mt Moriac	Mt Moriac Tennis Club	3	0	Public	Public	2	0	0	2	0	2	2	Decommission Court 1 and retain remaining 2 courts for public access and community use
Surf Coast Shire	Spring Creek Reserve Tennis Courts	Torquay	Torquay Tennis Club	6	6	Local	Local	6	0	0	0	0	0	0	Retain as a Local level tennis facility and implement improvements inline with the Spring Creek Master Plan
Surf Coast Shire	Winchelsea Tennis Courts	Winchelsea	Winchelsea Tennis Club	4	0	Local	Local	4	2	0	4	0	4	4	Continue to maintain 4 tennis courts within Winchelsea, considering options for current location or relocation to Eastern Reserve.
				434	119	-	-	389	68	62	154	42	133	124	



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9. BELLARINE RAIL TRAIL ADVISORY COMMITTEE

Portfolio:	**Infrastructure, Parks and Gardens - Cr Ellis**
Source:	**Projects, Recreation & Central Geelong**
A/General Manager:	**Paul Jane**
Index Reference:	**Subject: Parks, Gardens, Reserve & Foreshore/ Tracks and Trails** **Subject: Council Governance/Advisory Committees/ Bellarine Rail Trail Advisory Committee**

Purpose

The purpose of this report is to advise Council of the activities of the Bellarine Rail Trail Advisory Committee (BRTAC) as required by the Terms of Reference of this Committee.

Summary

- The BRTAC was established to provide input into Council planning and decision making processes relating to the management and development of the Bellarine Rail Trail.
- BRTAC membership consists of a Councillor, a Council Officer, representatives from relevant statutory authorities, special interest groups and community representatives.
- The major activities that the BRTAC has supported Council to deliver over the past 12 months include:
    - The continuing implementation of the Bellarine Rail Trail Development Plan.
    - The successful delivery of the Bellarine Rail Trail Family Fun Day event.
    - Revegetation and conservation activities.
    - General trail maintenance and management.
    - The successful delivery of $400,000 worth of capital improvements to the Bellarine Rail Trail.
- Over the next 12 months the BRTAC will focus on supporting the following activities:
    - The ongoing implementation of the Bellarine Rail Trail Development Plan.
    - The continuation of revegetation and conservation activities.

Cr Ellis moved, Cr Farrell seconded -

That Council notes the Annual Report and activities of the Bellarine Rail Trail Advisory Committee.

Carried.

Background

The BRTAC was established as an advisory committee in 2004 to provide input into Council planning and decision making processes relating to the management and development of the Bellarine Rail Trail. The BRTAC currently meets on a quarterly basis.

The adopted terms of reference of the BRTAC require an annual report detailing the activities of the Committee is prepared for Councils consideration.

The BRTAC currently has 11 members comprising of the following representatives:

- Cr Macdonald was appointed by Council as the Chairperson of the Advisory Committee.
- A Council Officer appointed by Council to act as the Executive Officer of the Advisory Committee.
- A representative from the Department of Environment and Primary Industry.
- A representative from the Geelong Steam Preservation Society.
- Two representatives from the Friends of Bellarine Rail Trail Inc.
- Five community representatives including representation from the Swan Bay Integrated Catchment Management Committee, Bicycle Users Geelong, Bellarine Landcare, Country Fire Authority and a local community member.

The purpose of the report is to inform Council of the Committees major activities and discussions since its last Council Report 10 December 2013.

Discussion

The following points outline the major activities that the BRTAC has provided guidance on since its last report to Council on the 10 December 2013.

Capital Improvement Works

The Bellarine Rail Trail Development Plan prioritises capital improvement works to the Rail Trail to guide decision-making by both advisory and operational staff in the development of associated work plans.

The following capital improvement works identified within this plan have been completed within the past 12 months at a cost of $400,000:

- Sealing of approximately 3.6 kilometres of trail pathway between High Street, Drysdale and Geelong-Portarlington Road, Curlewis.
- Construction of a picnic shelter between Jetty Road, Drysdale and Geelong-Portarlington Road, Curlewis.
- Realignment and improvement of trail road crossing infrastructure at the trail intersection with High Street, Drysdale.

These works were funded by Council budgetary allocations of $100,000 and Regional Development Victoria funding of $300,000.

The following capital improvement works have confirmed funding and will be completed within the next 12 months at a projected cost of $275,000:

- Installation of pedestrian/cyclist road crossing lights at the trail intersection with Jetty Road, Drysdale.
- Improvement works on trail chicanes/vehicle access infrastructure between Geelong and Drysdale.

These works will be funded by Council budgetary allocations of $275,000.

Bellarine Rail Trail Family Fun Day

The Bellarine Rail Trail Family Fun Day is annual event run by the Rotary Club of Highton Kardinia on behalf of the City of Greater Geelong. The purpose of the Family Fun Day is to promote the Bellarine Rail Trail and encourage greater utilisation of this community recreational asset.

The most recent of these events was held on Sunday 23 March 2014. Those attending this event included 300 children and 350 adults who participated in event fun run activities along the trail. A further 550 people attended the event as fun run spectators, or as participants in other event activities and amusements located within the Drysdale Railway Station Reserve. People in attendance consisted primarily of families from within the City of Greater Geelong and tourists visiting the Bellarine Peninsula.

Grant Development

The City of Greater Geelong has received the following grants since the last BRTAC report to Council:

- In January 2014 Council received a $300,000 grant through the Regional Development Victoria “Putting Locals First” grant program. These funds will be used in conjunction with a Council budgetary allocation of $255,000 to fund trail infrastructure improvements identified with the Bellarine Rail Trail Development Plan.

The implementation of the works committed to in the associated grant agreement commenced during the 2013-14 Financial Year and will be completed in the 2014-15 Financial Year.

Revegetation and Conservation Activities

The following groups have undertaken revegetation and conservation activities along the Rail Trail during 2014:

- Bellarine Landcare
- Greening Australia
- Swan Bay Integrated Catchment Management Committee
- The Friends of the Bellarine Rail Trail (FoBRT)

The Bellarine Rail Trail Vegetation Management Plan is used as the reference document that guides these and other community planting activities along the Rail Trail.

The revegetation work of the Friends of Bellarine Rail Trail in particular should be acknowledged. During 2014 this group planted approximately 3,000 plants and contributed more than 1,600 volunteer hours to the improvement of the Rail Trail. The key activities of this group include the establishment of garden beds and the planting and maintaining of trees, shrubs and grasses along the length of the Trail between South Geelong and Drysdale.

The groups identified above are working with the CoGG to confirm work plans for the continuation of revegetation and conservation activities in 2015. These activities will focus on the improvement of the Rail Trail environment in urban development areas such as Jetty Road, Drysdale.

Environmental Implications

Public reserves such as old railway easements have been less impacted by direct land clearance typical of the public and private lands which they commonly intersect with. The rail trail supports remnant indigenous vegetation and by virtue of its public land status has become the focus of community interest for conservation and recreational purposes.

Activities to enhance the value of the Bellarine Rail Trail as a community asset have traditionally centred on infrastructure improvements (picnic facilities, signage, pathway formation etc.) as well as weed control and revegetation works. The establishment and continuing use of The Bellarine Rail Trail Vegetation Management Plan has promoted the greater focus on activities which consider the principles of conservation as well as revegetation.

The relationships between the BRTAC and environmental interest groups have continued to strengthen for the betterment of the Bellarine Rail Trail and the promotion of environmental considerations in the management of this facility.

Financial Implications

In the 2013-14 Council Budget, a total of $23,366 was allocated for the development, maintenance and promotion of the Trail. Of this figure, $17,000 was used to fund minor facility upgrade works and $6,366.00 was paid to fund the delivery of the Bellarine Rail Trail Family Fun Day.

In the 2014-15 Council Budget, $23,367 is allocated to the development, maintenance and promotion of the Trail.

Significant capital projects requiring Council contribution are subject to consideration through Council's Budget process and through application for grants and sponsorship

Current approved budget.

The following budget allocations were allocated within Council's 2014-15 budget:

- $120,000 to undertake remedial improvements works on trail chicanes/vehicle access infrastructure between Geelong and Drysdale.
- $175,000 confirmed via a Developer Contribution Plan (DCP) to install pedestrian/cyclist road crossing lights at the trail intersection with Jetty Road, Drysdale.

In addition to these funds a Regional Development Victoria grant will provide Council with income of $300,000 for the 2014-15 Financial Year. The $255,000.00 Council funding contribution required as part of this grant agreement is drawn from the $175,000.00 DCP figure noted above and $80,000.00 drawn from existing Council operational budgets.

Policy/Legal/Statutory Implications

There is a requirement in the BRTAC terms of reference to report to Council on an annual basis.

Alignment to City Plan

The Bellarine Rail Trail provides recreational opportunities, tourism visitation benefits and natural environment protection benefits which support the following City Plan noted objectives:

- Community Wellbeing
- Growing Our Economy
- Sustainable Built and Natural Environments

Officer Direct or Indirect Interest

No Council staff or persons engaged in the BRTAC have a direct or indirect interest in the matters considered within the report.

Risk Assessment

Activities of the Committee are carried out in accordance with the Committee's terms of reference.

Social Considerations

The purpose of the BRTAC is to assist Council with the management and development of the Bellarine Rail Trail through the effective use of community skills, knowledge and resources.

The continuing development of the Rail Trail helps promote Geelong and the Bellarine Peninsula as a legitimate cycling destination for local residents and tourists alike, as well as providing an essential link between rural residents and community infrastructure.

The annual Bellarine Rail Trail Family Fun Day promotes physical activity and strengthens the profile of the Rail Trail.

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 activities of the Committee are communicated via distribution of minutes to all committee representatives. Each committee representative is responsible for reporting committee activities to their respective organisations.

10. COUNCILLOR PORTFOLIOS - 2015

Portfolio: **Governance - Cr Lyons (Mayor)**
Source **Strategy & Performance - Administration & Governance**
Act/General Manager: **Dean Frost**
Index Reference **Council Reports 2015**

Purpose

To assign portfolio responsibilities to individual Councillors for 2015.

Summary

- The allocation of portfolio responsibilities has evolved over a period of time, reflecting the changing structure of the Council and the focus of individual councillors.
- It continues to be an effective and efficient approach for the City, given the size and complexity of the municipality.
- The Mayor, as the elected leader, retains overall responsibility as spokesperson on behalf of Council.

Cr Heagney moved, Cr Irvine seconded -

That Council adopts the Portfolio structure set out in Appendix 1.

Cr Nelson moved, Cr S Kontelj seconded –

That the report be deferred.

Lost.

Amendment -

Cr Nelson moved, Cr S Kontelj seconded –

That Council adopts the portfolio structure set out in Appendix 1, except that Cr Nelson be appointed the Portfolio holder for Tourism.

Formal Motion -

Cr Farrell moved, Cr Richards seconded –

That the Amendment be put.

The Amendment was put and lost.

Division requested:
For: Crs Harwood, S Kontelj, Nelson, E Kontelj
Against: Crs Ansett, Ellis, Lyons, Heagney, Fisher, Richards, Farrell, Irvine

The motion was put and carried.

Background

Portfolio responsibility provides the Council with the benefit of having individual Councillors, who are informed regarding issues relating to their portfolios.

Consequently, the portfolio holder is generally in a strong position to provide leadership and direction on policy development and strategic planning in their area of responsibility.

The portfolio role includes:

- Informing the Mayor and Council on matters relating to their particular portfolio.
- Being informed of policy reviews and also policy development positions to put to the various decision making bodies.
- Assisting other elected representatives to develop an understanding of matters being considered by Council and enabling the Portfolio Councillor to lead discussions on relevant items.
- Facilitating the briefing of other councillors in specialist areas within the portfolio.

The portfolio system has evolved over a period of time, reflecting the changing structure of the Council and the focus of individual councillors.

Discussion

The Mayor, as the elected leader, retains overall responsibility as spokesperson on behalf of the Council. The allocation of portfolios enables councillors to provide leadership and direction on policy development and strategic planning in their area of responsibility, and to act as spokesperson on portfolio issues.

The portfolio system is reliant on portfolio holders providing adequate advice to fellow councillors informally, or by presenting information through Councillor Briefings.

Close liaison should also be maintained between the portfolio councillor and ward councillors in circumstances where portfolio issues specifically impact on a particular ward.

Proposed portfolios for 2015 are set out in Appendix 1.

Environmental Implications

The assignment of a portfolio to individual councillors is seen to provide the most effective means for Council to be made aware of the environmental issues being considered.

Financial Implications

There are no financial implications arising from this report.

Policy/Legal/Statutory Implications

The portfolio structure is reviewed annually and has served Council well to date.

Alignment to City Plan

All portfolios align with City Plan objectives of Community Wellbeing, Growing the Economy, Sustainable and Built Environment and also How We Do Business.

Officer Direct or Indirect Interest

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

Risk Assessment

No significant risks are anticipated. Portfolio holders should always confirm the accuracy of any information before commenting to the media. Councillors are encouraged to consult with the Chief Executive Officer or relevant General Manager for clarification.

Social Considerations

The assignment of a portfolio to individual councillors is considered to provide the most effective means for Council to be made aware of the community needs being considered by Council, and adopted by City Plan.

Human Rights Charter

No human rights are impacted by the contents of this report. Most portfolios align with the principles of the Human Rights Charter.

Consultation and Communication

Once Council has decided on its preferred position, an appropriate communication action will be developed and implemented.

Portfolios 2015

Appendix 1

PORTFOLIO 2014	MAJOR COMMITTEE LINKS	PORTFOLIO 2015
Aboriginal Affairs Cr Eddy Kontelj Cr Kylie Fisher		**Aboriginal Affairs** Cr Eddy Kontelj
Arts & Culture Cr Andy Richards	• Geelong Art Gallery • Community Arts & Festivals Committee • G21 Arts & Culture Pillar	**Arts & Culture** Cr Andy Richards
Central Geelong Cr Michelle Heagney	• Central Geelong Task Force Special Committee	**Central Geelong** Cr Michelle Heagney
Coastal Communities Cr Lindsay Ellis	• Bayside Association Municipalities • Geelong Queenscliffe Coastal Adaptation Strategic Partnership Group	**Coastal Communities** Cr Lindsay Ellis
Community Development Cr Kylie Fisher	• Disability Advisory Committee	**Community Development** Cr Kylie Fisher
Community Safety Cr Jan Farrell	• Geelong Safety Committee • Geelong Drug Action Plan Committee • Graffiti Reference Group	**Community Safety** Cr Jan Farrell
Youth Cr Jan Farrell	• Courthouse Youth Arts Inc.	**Youth** Cr Jan Farrell
Enterprise Geelong Cr Bruce Harwood **Knowledge Economy & Education *** Cr Rod Macdonald **Primary Industries as part of Enterprise Geelong** **Linked to Enterprise Geelong**	• G21 Economic Development Pillar • Enterprise Geelong Advisory Board • G21Eduction and Training Pillar	**Enterprise Geelong** Cr Bruce Harwood **Knowledge Economy & Education *** Cr Rod Macdonald **Primary Industries as part of Enterprise Geelong** **Linked to Enterprise Geelong**

PORTFOLIO 2014	MAJOR COMMITTEE LINKS	PORTFOLIO 2015
Environment & Sustainability Cr Andy Richards	• Barwon & Moorabool Rivers Reserves Advisory Committee • G21 Environment Pillar • Waste Strategy Project Control Group • Barwon South West Waste and Resource Recovery Region Local Government Waste Forum	**Environment & Sustainability** Cr Andy Richards
Finance Cr Darryn Lyons Cr Stretch Kontelj Cr Eddy Kontelj	• Audit Advisory Committee	**Finance** Cr Darryn Lyons Cr Jan Farrell Cr Eddy Kontelj
G21 Geelong Region Alliance Cr Darryn Lyons, Mayor	• G21 – Geelong Region Alliance Board	**G21 Geelong Region Alliance** Cr Darryn Lyons, Mayor
Governance Cr Darryn Lyons, Mayor		**Governance** Cr Darryn Lyons, Mayor
Heritage Cr Tony Ansett	• Geelong Heritage Centre	**Heritage** Cr Tony Ansett
Infrastructure, Parks and Gardens Cr Lindsay Ellis	• Disability Street Access Committee	**Infrastructure, Parks and Gardens** Cr Lindsay Ellis
Major Events Cr Ron Nelson	• Geelong Major Events Committee	**Major Events** Cr Ron Nelson
Major Projects Cr Rod Macdonald	• Geelong Convention & Exhibition – Project Steering Group	**Major Projects** Cr Rod Macdonald
Multicultural Affairs Cr Eddy Kontelj	• Multicultural Action Plan Advisory Committee	**Multicultural Affairs** Cr Eddy Kontelj
Planning Cr Michelle Heagney	• Development Hearing Panel • Planning Committee • G21 Planning Pillar	**Planning** Cr Michelle Heagney
Regional Cities Cr Darryn Lyons, Mayor	• Regional Cities Victoria • Regional Capitals Australia • Capital Cities Lord Mayors	**Regional Cities** Cr Darryn Lyons, Mayor

PORTFOLIO 2014	MAJOR COMMITTEE LINKS	PORTFOLIO 2015
Rural Communities Cr Tony Ansett		**Rural Communities** Cr Tony Ansett
Sport & Recreation Cr John Irvine	• Kardinia Park Steering Committee	**Sport & Recreation** Cr John Irvine
Tourism Cr Ron Nelson	• Tourism Greater Geelong and the Bellarine	**Tourism** Cr Kylie Fisher
Transport Cr Andy Richards	• G21 Transport Pillar • Regional Rail Link Community Reference Group	**Transport** Cr Andy Richards
Women in Community Life Cr Jan Farrell	• Women in Community Life Advisory Committee	**Women in Community Life** Cr Jan Farrell
Climate Change		**Climate Change** Cr Andy Richards Cr Lindsay Ellis
Veteran Affairs		**Veteran Affairs** Cr Stretch Kontelj

11. TRANSFER OF COUNCIL LAND POLICY REVIEW & ADVICE TO INTERESTED PARTIES

Portfolio:	**Governance – Cr Lyons (Mayor)**
Source	**Strategy & Performance – Property Management**
Act/General Manager:	**Dean Frost**
Index Reference	**Subject: Policies and Procedures**

Purpose

The purpose of this report is to recommend that Council adopt the attached Council Policy and Sale, Exchange, Transfer and Use of Council Land – Advice to Interested Parties, to replace other existing policies relating to sales and assets management.

Summary

- The sale of Council land is guided by the Local Government Act 1989 ("the Act") and the Local Government Best Practice Guideline for the Sale, Exchange, Transfer and Use of Council Land of Council Land ("the Guideline"). In addition, the Council has three existing policies relating to property asset management and land sale procedures.
- To assist in the sale, exchange and transfer of Council land process it is recommended that a new Sale, Exchange, Transfer and Use of Council Land – Policy ("Policy") be adopted (Attachment 1), and an Advice to Interested Parties ("Advice") (Attachment 2) be posted on Council's website providing advice on the process to interested parties. The Policy and Advice are intended to replace the three existing policies.
- The key elements included in the Policy and Advice are –
    - Recognition of the Sale of Land Matrix and its application as a planning document.
    - Incorporation of the provisions of the Act and the Guideline as policy.
    - The separation of land sales from other Council roles and responsibilities.
    - When roads, reserves or easements are created, even though the Council remains the owner of the underlying land, compensation is due to the Council.
    - Sales of Council land are contractual and based on commercial principles. .
    - Council aims to recover all reasonable costs.
    - Overall guidance on the processes involved.

Cr Heagney moved, Cr Farrell seconded -

That Council:

1) **adopt the Sale, Exchange, Transfer, and Use of Council Land Policy attached to this report;**
2) **replace the existing policies relating to land sales and property asset management with the Sale, Exchange, Transfer and Use of Council Land Policy attached to this report; and**
3) **post the attached Sale, Exchange, Transfer and Use of Council Land – Advice to Interested Parties on Council's website.**

Carried.

Background

Council owns and controls a substantial amount of property either as the freehold owner, as a public authority owning reserves or acting as a committee of management for Crown land. Council also leases land from other owners and even has the ability to sell land it does not own as in the case of discontinued private roads.

The sale or disposal of land, along with the purchase of land, is an integral part of Council's property asset management cycle as it aims to match the provision of property with its operational and other objectives, and ensure that its holdings are used and managed efficiently.

The two main guiding documents for the sale of land by Local Government in Victoria are the Local Government Act 1989 ("the Act") and the Local Government Best Practice Guideline for the Sale, Exchange and Transfer of Land ("the Guideline"). Council is bound by the provisions of the Act and the Guideline updated in 2009. These documents provide the overall framework within which Council conducts land sales.

Land that is in a form that can be sold on the market is sold through a pubic process such as auction, EOI, tender or listing and all such sales methods are conducted through widely known and accepted processes. A number of sales however are conducted off market where the purchaser is usually and adjoining owner and the process less well unknown and understood.

With land purchases there are no specific statutory or policy guidelines provided by Government or the Council however, since purchases have similarities to land sales in reverse, there does exist sufficient structure within the Act or Guideline to assist land purchases and ensure that are carried out transparently and in the best interests of ratepayers.

Discussion

In addition to the Act and Guideline there is a need for the Council to adopt a framework setting out how it will deal with land sales, particularly where the Council is approached by other private owners to purchase Council land. The recommended Sale, Exchange, Transfer and Use of Council Land – ("Policy") in Attachment 1 is intended to satisfy Council's policy framework for land transactions. The Sale, Exchange, Transfer and Use of Council Land – Advice to Interested Parties ("Advice") in Attachment 2 provides complementary to the Act and Guideline and assistance to purchasers about the processes, costs and circumstances surrounding land sales.

The recommended Advice is based on experience gained from dealing with approaches made to Council to purchase land or land interests and, through its adoption by Council, is intended to provide greater transparency to the process and reinforce how Council will manage its land interests.

There have been recent instances where purchasers have taken the view that they can purchase or assess Council's land for their benefit at discounted value or without compensation based among other things on an interpretation of Council's wider roles and responsibilities. By adopting the Advice and making it publically available, it will allow improved understanding both externally and internally as to how it is intended to manage land sales, particularly where sales occur off market.

Some of the key aspects of the Policy and Advice include:

- Recognition of the Sale of Land Matrix and its application as a planning document to the budget process. It will also form the basis of quarterly reporting on land sales progress.

- Incorporation of the provisions of the Act and Guideline (2009) into the Policy. The Guideline which is published by the Government to guide local government in the sales process is adopted in full.
- The separation of land sales from other Council roles and responsibilities.
- Provide a budget context for land transactions.
- When roads, reserves or easements are created, even though the Council remains the owner of the underlying land, compensation is due to the Council as land owner resulting from the restriction placed on the use of Council's land, its subsequent reduction in value and accounts for the value gained by the purchaser.
- Sales of Council land are contractual and based on commercial principles. The price of land is determined having regard to the valuation and if appropriate, negotiations can be assisted through a conference of valuers. Council has no obligation to provide its valuation to purchasers.
- Council aims to recover all reasonable costs incurred in selling land, particularly where it is approached by the purchaser and the land requires preparation prior to sale.
- Advice and guidance on the processes involved.

It is recommended that the following existing polices and procedures relating asset management and transactions be deleted as they are either no longer required due to the introduction of the Policy and Advice, or have no relevant application.

- Property Strategy Advisory Committee. The Committee last met in January 2014 and its role has been taken up by the full Council.
- Property Asset Management Transactions (Procedure).
- Property Asset Management Transactions (Policy). Both these documents are superseded by the proposed Advice.

Environmental Implications

The environmental implications of any land sale are assessed on a case by case basis and managed accordingly depending on the risks involved.

Financial Implications

The proceeds from the sale of the land are non recurrent or capital income for which provision is normally made in the current budget. As property assets are disposed of the written down value is adjusted on the asset register.

Policy/Legal/Statutory Implications

Both the Act and Guideline provide a framework for conducting land sales for all Local Governments in Victoria. Since 2008 the Guideline has provided a valuable framework for sales and purchases.

The adoption of the Policy and Advice will complement the Act and Guideline and assist proper management of land sales and purchases.

Alignment to City Plan

The recommendation supports the action priority relating to Responsible and Sustainable Financial Management where the sale of assets no longer required will support the identified progress indicators.

Officer Direct or Indirect Interest

Council staff and contractors disclose any interest they may have in land sales and purchases as required.

Risk Assessment

There are sometimes heightened levels of risks relating to some land sales and purchases and risk management procedures are applied as appropriate in order manage such risks.

Social Considerations

Social considerations relating to land sales and purchases are assessed on a case by case basis.

Human Rights Charter

The human rights considerations relating to land sales and purchases are assessed on a case by case basis.

Consultation and Communication

Consultation and communication occurs for any sale of land through the giving of notice of intention to sell land under s189 of the Act. Note that legal advice is that the creation of easements over Council land does not constitute a sale of land for the purposes of s189 of the Act.

Attachment 1

COUNCIL POLICY

SALE, EXCHANGE, TRANSFER AND USE OF COUNCIL LAND POLICY	Document No:	CPL535.1
	Approval Date:	Draft
	Approved By:	Council
	Review Date:	
Responsible Officer: **General Manger, Corporate Services**	Version No	01
Authorising Officer:	**Chief Executive Officer**	

1. PURPOSE

To outline the general principles Council will apply in the sale, exchange, transfer and use of Council land.

2. SCOPE

Applies to all Councillors and employees and contractors of the City of Greater Geelong.

This policy does not extend to the sale of land for non-payment of rates which is covered by Council's Debt Management – Sale of Property policy.

3. REFERENCES

Local Government Act 1989.

Local Government Best Practice Guideline on the Sale, Exchange and Transfer of Land (June 2009). Found at http://www.dpcd.vic.gov.au/__data/assets/pdf_file/0017/53081/Local-Government-Best-Practice-Guideline-for-the-Sale-and-Exchange-of-Land.pdf

Sale of Land Matrix.

Sale, Exchange, Transfer and Use of Council Land of Council Land – Advice to Interested Parties

4. DEFINITIONS

Sale of land means the sale, exchange, transfer and use of Council land. Sale of Council land occurs whether or not the title transfers to a purchaser.

5. COUNCIL POLICY

Council must have regard to the following general practices and procedures when selling land:

All sales must comply with the provisions of the Local Government Act 1989 and the Local Government Guideline on the Sale, Exchange and Transfer of Land (June 2009) and this Policy.

A property sales matrix will be prepared and maintained;

- For adoption by Council as part of the annual budget process;
- To form the basis of annual quarterly reporting on sales;
- To take a longer term view of properties for potential sale that are not longer required.

The Council will prepare and make available publically a document entitled Sale, Exchange, Transfer and Use of Council Land – Advice to Interested Parties which provides further information on the sale of land processes.

Land may be exchanged with other owners and provision should be made in the budget for both the sale and purchase of the land involved in the exchange. Exchanges of land usually involve simultaneous settlement of contracts of sale.

Land sales should wherever possible be conducted through a public process. A public process includes:

- Public auction
- Public tender
- Expression of Interest or public registration
- Listing through a real estate agent

Land sales must be in the community's best interest and maximise community benefit.

Generally land sales should occur at not less than the market value.

When selling land at less than market value the Council:

- may consider environmental, social, community and other objectives and the alignment with Council's strategic directions; and
- will make the reasons for the sale known to the pubic.

Minor property transactions of less than $150,000 will be approved under delegation by the CEO providing;

- the land if transferred is not zoned for public recreation, open space or conservation purposes;
- the Ward Councillor is consulted prior to giving notice of intention to sell the land.

6. QUALITY RECORDS

Quality Records shall be retained for at least the period shown below.

Record	Retention/Disposal Responsibility	Retention Period	Location
Master schedule for property transactions	Property Advisor	As per PROV	Dataworks

7. ATTACHMENTS

Nil

Attachment 2

City of Greater Geelong

Sale, Exchange, Transfer and Use of Council Land - Advice to Interested Parties

Definition

In the advice the term "sale" includes the sale, exchange, transfer and use of Council land whether or not the title transfers to a purchaser or consideration or compensation is paid.

When does Council sell land?

Council is often approached to sell land or an interest in land. Land is not normally sold unless it is surplus to requirements or the purchaser has a particular requirement that is acceptable to Council.

Who do I contact?

If the land is being marketed by an agent potential purchasers contact the agent concerned.

If you are interested in land in the Geelong Ring Road Employment Precinct (GREP) contact the GREP Project Officer on 5272 4049. The primary point of contact for all other Council land transactions is the Property Adviser in the Council's Corporate Strategy and Property Management Department – phone 5272 4296. All negotiations for the sale of land including price and other contract conditions are the responsibility of the Property Adviser.

At your initial point of contact you will be advised of the likelihood or otherwise of the land in which you are interested being able to be sold, the process and time required and the likely costs you will have to meet. Estimates of the land value generally cannot be provided before the valuation is obtained.

Most transaction enquiries relate to minor land sales where an owner wants to purchase an adjoining lane or piece of Council land. Initial contact is made with the Property Adviser by phone at which time a desktop review can occur of the relevant land parcel prior to detailed discussion. Only a small number of enquiries for land sales proceed to settlement.

Types of property transactions

Property transactions can include the sale of freehold land or an interest in land including easements and reserves for services or rights of way.

When purchasers seek an easement, drainage reserve or road reserve over Council land to serve their own development projects, once created the title to the land remains in Council's ownership. Purchasers are required to pay for such encumbrances due to the restriction on use and development that the encumbrance introduces on the Council's land.

The Council has the power to discontinue and sell roads usually to an adjoining owner and where the freehold title to the road is privately owned or Council owned. If the road is Crown land the Council only manages the discontinuance process and the land is sold by the Government.

How is land sold?

Where land is surplus to requirements it is normally sold on the market through an agent or a public process run by Council. Whether sold thorough an agent or directly by the Council a marketing plan will be implemented.

Sometimes Council sells land directly to a purchaser usually where there is no other likely purchaser, the purchaser is a public agency or where there is a desired outcome to satisfy development, social or employment objectives.

What is Council's Policy on Property Transactions?

When selling land the Council must comply with s189 of the Local Government Act 1989 which specifies the public notification and valuation requirements.

Council has also adopted the Local Government Guideline for the Sale and Exchange of Land ("the Guideline") which is a government guideline for Victorian Councils providing information on the practices used when transacting land. This is a public document available at http://www.dpcd.vic.gov.au/__data/assets/pdf_file/0017/53081/Local-Government-Best-Practice-Guideline-for-the-Sale-and-Exchange-of-Land.pdf

Public notification and consultation requirements

Prior to selling land Council publishes a notice of intention to sell land in both the Geelong Independent and Geelong Advertiser and any person may make a submission. Before proceeding with the sale Council is required to consider all submissions and if required, hear any submissions. The notice of intention to sell land is not the action of selling the land but is a community consultation process that must be completed before the land is sold or placed on the market.

Council's costs

When land is sold on the market the purchaser is normally not required to pay any of Council's costs apart from normal adjustments at settlement.

When a purchaser approaches the Council to purchase land that may or may not be in a transferable form, and the purchaser is usually required to pay all Council's costs. Such costs in addition to an application fee may include valuation, survey, publishing, approvals, legal and registration costs.

Where land is required to be subdivided prior to transfer service authorities may make requirements for works which may involve substantial costs and the purchaser will be required to pay these costs.

Depending on what is required to prepare land for sale, the costs can be high and may in some cases exceed the value of the land. It is important that purchasers understand early in the process the potential costs prior to agreeing to purchase land.

Purchasers may employ their own consultants including surveyors, engineers and planners at their cost to manage any approvals and subdivisions required to finalise a sale of land.

Land valuations and price

When selling land the Council is acting as a land owner and will have regard to the community's interest in the land. The Council's relationship with the purchaser is contractual and based on commercial principles.

The agreed price of the land will be determined having regard to a certified valuation of the land. The Council's instructions to the valuer will depend on the circumstances and will be consistent with the Guideline which provides for the highest and best use approach. As a general rule the Council does not provide its valuation report to the land purchaser.

Land value and perception of land value can vary widely depending on the valuation brief and sales evidence.

Ultimately the price of the land to be sold will be determined by Council acting in the best interests of all ratepayers. There may be occasions where a dispute about the price of land arises between the parties where, if agreed by Council, a conference of the respective party's valuer's may occur. This conference aims to better inform the parties of the nature of the considerations that determined the price, and assist agreement to be achieved.

If following a conference of valuers there remains a lack of agreement on the price and there remain good reasons to pursue the sale, the Council may at its discretion agree to a determination process using an appointed independent valuer. The parties will agree on the process having regard to accepted commercial property dispute resolution procedures including the method of appointment of determining valuer, the appointed valuer acting as an expert not an arbitrator, costs and other relevant considerations.

Other Council responsibilities related to land transactions

The Council may have other statutory roles which function in parallel with the land sale process including acting as a planning, drainage and road authority, implementing special rates schemes, charging municipal rates or providing building approvals. Council's contractual and statutory roles are separate and purchasers involved in Council's statutory processes are encouraged to make early contact with the Property Adviser when land or land interests are required.

How long will a transaction take?

Straight forward transactions can take 6-9 months from initial contact through to settlement. Land sales requiring planning amendments, planning permits, subdivisions and works may take longer.

Who decides if land can be sold?

Minor land sales with consideration of less than $150,000 excl GST are approved by the Chief Executive Officer under delegation providing the land is not open space and there are no submissions received following the notice of intention to sell land. The Ward Councillor is informed of and comments on sales proposed to be approved by the CEO.

Otherwise all other transactions are approved by resolution of the full Council.

Other important information

- Purchasers will not be able to gain access to Council land prior to settlement. If you are an unauthorized occupant of Council land you will be required to enter into an occupancy agreement prior to proceeding with the sale process.

- Above ground services infrastructure which require the creation of dedicated reserves should not be located on recreation and environment reserves. If such infrastructure is approved purchasers will be required to provide, implement and maintain appropriate landscaping plans and works.

- Service managers are internal departments with operational responsibility for land and are consulted prior to selling land. Sales are referred to service managers by the Property Adviser.

- When you purchase land from the Council you may be required to consolidate that land with your principle title. This may be achieved by a s173 agreement attached to the land to be sold or as an action post settlement.

- Lanes can be convenient connection points within neighborhoods. If lanes are through lanes or join other roads or lanes the Council does not generally allow all or part of the lane to be discontinued. Such lanes include those that are fenced off or the subject of unauthorised occupation.

- The Council will not offer advice about adverse possession or other occupation rights to land owners who have unauthorised occupation of Council land.

12. THE ESPLANADE, INDENTED HEAD - PROPOSED FOOTPATH CONSTRUCTION - SRC 337 - DECLARATION OF CHARGE

Portfolio:	**Infrastructure – Cr Ellis**
Source	**City Services - Engineering Services**
Act/General Manager:	**Jenny McMahon**
Index Reference	**Special Rates and Charges; The Esplanade, Indented Head**

Purpose

This report seeks a resolution by Council to declare the charges to partially fund the construction of a footpath along The Esplanade between Jubilee Avenue and Batman Road, Indented Head.

Summary

- It is proposed to construct 285 lineal meters of 1.5 metre wide footpath to provide for pedestrian access along The Esplanade, Indented Head (See Plan – Appendix 4).
- There are sixteen (16) properties abutting the proposed footpath that will receive special benefit. There are no Council owned properties in the scheme.
- The total estimated project cost is $102,240. This includes direct funding by Council estimated at $7,779 for the reestablishment of existing crushed rock driveways to match new footpath levels. The net scheme cost is estimated to be $94,461.
- A Benefit Ratio of 0.35 has been calculated in accordance with Section 163 of the Local Government Act, which equates to a Council contribution to the scheme of $61,313 and property owner contribution of $33,148.
- Council considered a separate report on 13 May 2014 and resolved to advertise an intention to declare the Special Charge Scheme.
- The scheme was advertised on 24 May 2014 and 4 objections were received during the submissions period however no property owners requested to be heard in support of their submission at a panel hearing.
- A panel hearing was held on 30 October 2014 where the submissions were considered. The advice of the panel was to proceed with the scheme as presented.
- The scheme has been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

Cr Ellis moved, Cr Nelson seconded -

That Council:

1) resolves to declare the Special Charge Scheme as follows:

a) a special charge be declared for a period of five (5) years until the work has been completed and the scheme finalised.

b) the special charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of footpath on The Esplanade, between Jubilee Avenue and Batman Road, Indented Head which project:

b1) will provide proper pedestrian access, improved pedestrian safety and enhancement to the general amenity for each of the properties included in the scheme;

b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and

b3) arises out of Council's function of planning for and providing infrastructure for property owners.

c) the total cost of project, be recorded as $102,240(Schedule A).

d) it be recorded that, for the purposes of Section 163 (2A) of the Local Government Act 1989 (The Act), the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula (R x C = S), the:

d1) 'benefit ratio' I being calculated at 0.35 represents the special benefits to all persons liable to pay the special charge;

d2) 'total cost' I of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as $94,461; and

d3) 'maximum levy' (S) be recorded as $33,148.

e) the following be specified as the area for which the special rate is so declared:

e1) the area within municipal district of Council highlighted in the plan attached to this Resolution (Appendix 4).

f) the following be specified as the land in relation to which the special charge so declared:

f1) land within the area shown on the plan.

g) the following be specified as the criteria which form the basis of the special charge so declared:

g1) ownership of any land described in Part 1(e) of this Resolution.

h) the following be specified as the manner in which the special charge so declared will be assessed and levied:

h1) Each lot has been allocated a single access unit;

h2) The total cost is divided equally on a frontage share basis;

h3) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.

i) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that;

i1) the owners of the land described in column 2 & 3 of Schedule C to the resolution are estimated liable for the respective amounts set out in column 5 of Schedule C; and

i2) such owners may, subject to any further resolution of Council pay the special charge in the following manner;

i2a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;

i2b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and

i2c) In accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 (2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of this section).

2) authorise the Chief Executive Officer to levy the Special Charge in accordance with Section 163 (4) of the Act.

Carried.

Background

On 13 May 2014, Council resolved to give notice of its intention to declare a Special Charge Scheme for the construction of a footpath between Jubilee Avenue and Batman Road, Indented Head

During the subsequent submissions period, four (4) objections were received from the affected property owners representing a 25% response rate. Although none of the objectors requested to be heard at a panel hearing, the panel hearing was held on 30 October 2014 in order for the panel members to consider and discuss the objections. All affected property owners were invited to the hearing.

After considering all submissions and deliberating post panel hearing, the submissions review panel advised to proceed with the scheme as presented.

Discussion

A summary of concerns highlighted in the submissions and corresponding considerations by the Council panel members include:

- *The area has an aesthetic value which is a natural extension of the foreshore topography;*

This is a common argument in this form of Special Charge Scheme. Although the argument is of a personal nature that is understandable, it is considered that the construction of footpaths within a residential area takes priority in terms of public liability and risk mitigation for Council.

- Enjoy *the "beachy" country town character;*

  As per above

- *There is a good path along the waterfront;*

  The path along the waterfront is not Council owned and is unsealed. It is not conducive for disability access and does not provide direct access for the property owners along The Esplanade.

- *Scheme had a lack of consultation and is discriminatory;* and

  Consultation was carried out with the Northern Bellarine Walkable Coast Community group in 2009 and 2010. Consultation with the Locomote Walking Group has been ongoing since this time and was followed up with the formal consultation process associated with the scheme in 2014.

  It is considered that the scheme is non discriminatory as these schemes are used extensively throughout the municipality and utilised by many other Victorian Council's.

- *A new footpath poses safety and security issues.*

  This is considered to be an opinion not necessarily reflective of the remaining property owners or wider community.

Environmental Implications

The provision of a sealed pathway surface provides a permanent and safe means of access. During the course of construction and the manufacture and procurement of materials, energy is expended resulting in some greenhouse gas emissions. This ceases when construction is complete.

The project does not create waste with the exception of some excavated material.

The proposal does not affect any natural habitats.

The proposal will not require removal of vegetation.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the scheme could proceed this financial year.

Financial details are as follows:

Maximum scheme levy to Property Owners (income)	$33,148
Scheme levy to Council	$61,313
Direct Funding by Council to re-establish crushed rock driveways.	$7,779
Total Project Cost	$102,240

From the table above, the total net cost to Council for this project is estimated to be $69,092.

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment.

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of a sealed pathway will provide safer walking and cycling conditions for pedestrians and cyclists by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces.

There are no identified risks for Council in resolving to declare the charges for this scheme.

Social Considerations

The provision of properly sealed and drained pathways is aligned to Council's City Plan as described above and provides improved connectivity and safety for pedestrians and cyclists. It is further considered that the footpaths will enhance the general amenity of the area.

Human Rights Charter

In developing this report to Council, the subject matter has been considered to determine if it raises any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in this report. It is considered that the subject matter does not raise any adverse human rights issues.

It is further considered that the construction of the footpaths upholds the right to freedom of movement (Section 12 of the Human rights Charter) by enhancing a person's ability to move freely within the area they choose to live.

Consultation and Communication

Community consultation for the proposed footpath construction was carried out at the Northern Bellarine Walkable Coastal Community workshops of 2009/2010. Consultation with the Locomote Walking Group was included during this period and is ongoing.

On 21 May 2014, Council officers wrote to the affected property owners to provide advice on Council's Intention to declare the scheme including the proposed newspaper advertisement date. The letter also included an invitation for submissions. The scheme was formally advertised in the Geelong Advertiser on Saturday 24 May 2014.

No property owners were in attendance at the submissions panel hearing of 30 October 2014 however the panel considered four (4) written submissions in deliberations post hearing.

Further correspondence will be sent to all affected property owners should Council resolve to declare the charges for the scheme.

Appendix 1
Page 1

SCHEDULE 'A'

The works for the construction of footpaths in The Esplanade, Indented Head which consist of excavation, footpath, reinstatement of nature strip and driveways, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH – THE ESPLANADE, INDENTED HEAD

ESTIMATED TOTAL COST OF FOOTPATH CONSTRUCTION					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**RATE $**	**AMOUNT $**
1.00	**GENERAL**				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1	ITEM	$10,300.00	$10,300.00
1.02	Traffic management costs.	1	ITEM	$3,000.00	$3,000.00
1.03	Setting out of works.	1	ITEM	$1,000.00	$1,000.00
1.04	Service / Cable locations	1	ITEM	$1,000.00	$1,000.00
1.05	Internal supervision fee (COGG construction)	1	ITEM	$3,000.00	$3,000.00
2.00	**EARTHWORKS & DEMOLITION**				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	124.8	m^3	$60.00	$7,486.50
2.02	Trimming / Removal and disposal of trees/shrubs as per plan.	5	ITEM	$500.00	$2,500.00
3.00	**PAVEMENT WORKS**				
3.01	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.		M^3	$120.00	$0.00
4.00	**DRAINAGE**				
	PITS				
4.01	Adjust existing Junction Pit lid to match finished surface level.	1	No.	$770.00	$770.00
5.00	**CONCRETE WORKS:**			`	
	PAVING				
5.01	75mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	247.30	m^2	$105.00	$25,966.50

5.02	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	185.20	m^2	$110.00	$20,372.00
6.00	**LANDSCAPING**				
6.01	Top soiling and seeding nature strips, medians and outer separators.	254	m^2	$8.00	$2,032.00
SUB-TOTAL					**$77,427**
10% Contingency					**$7,743**
Design					**$3,871**
Project administration					**$5,420**
CONSTRUCTION COST ESTIMATE					**$94,461**

ESTIMATED COST FOR DRIVEWAY REINSTATEMENT					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**RATE $**	**AMOUNT $**
1.00	**GENERAL**				
1.02	Traffic management costs.	1	ITEM	$1,000	$1,000
2.00	**PAVEMENT WORKS**				
2.01	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	50.6	m^3	$120	$6,072
SUB-TOTAL					**$7,072**
10% CONTINGENCY					**$707**
CONSTRUCTION COST ESTIMATE					**$7,779**

Appendix 2

Benefit Ratio – Schedule 'B'

A	**Purpose** To construct a footpath in The Esplanade, Indented Head to provide all weather pedestrian access for property owners and the wider community.	
B	**Coherence** The works will provide a physical pathway connection between Jubilee Avenue and Batman Road and will provide a special benefit to adjoining and remote properties.	
C	**Total Cost C**	
	Total Estimated cost of works – footpath construction	**$102,240.00**
	Direct funding by Council to reinstate driveways	**$7,779.00**
	TOTAL COST	**$94,461.00**
D	**Identify Special Beneficiaries** 16 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.	
E	**Properties to include** The 16 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 16 properties There are no Council owned properties in the scheme. Therefore: Total Special Benefits out of the scheme TSB (out) = **0**	
F	**Estimate of Total Special Benefits** For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. Therefore it is estimated that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 80% for the wider community and 20% for abutting property owners. Amenity benefits are based on frontage with 93% of the footpaths fronting benefiting properties. TSB (in) is therefore calculated as follows: TSB (in) = 80% X 20%(access) + 20% X 93% (amenity) = **34.6%**	
G	**Estimate of Total Community Benefit –TCB** It is considered that people in the community will receive a benefit from the works as the pathway is used to access other areas considering the walkable nature of the area. There is no amenity benefits considered for the wider community. TCB is calculated as follows: TCB = 80% X 80% (access) = **64%**	
H	**Calculate "Benefit Ratio" – R** Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{34.6}{34.6 + 0 + 64}$ **0.351**	
I	**Maximum Total Levy (S)**	
	Maximum Total Levy S = R X C	**$33,147.57**
	Council Contribution to Special Charge Scheme	$61,313.43

Appendix 3

SCHEDULE 'C'

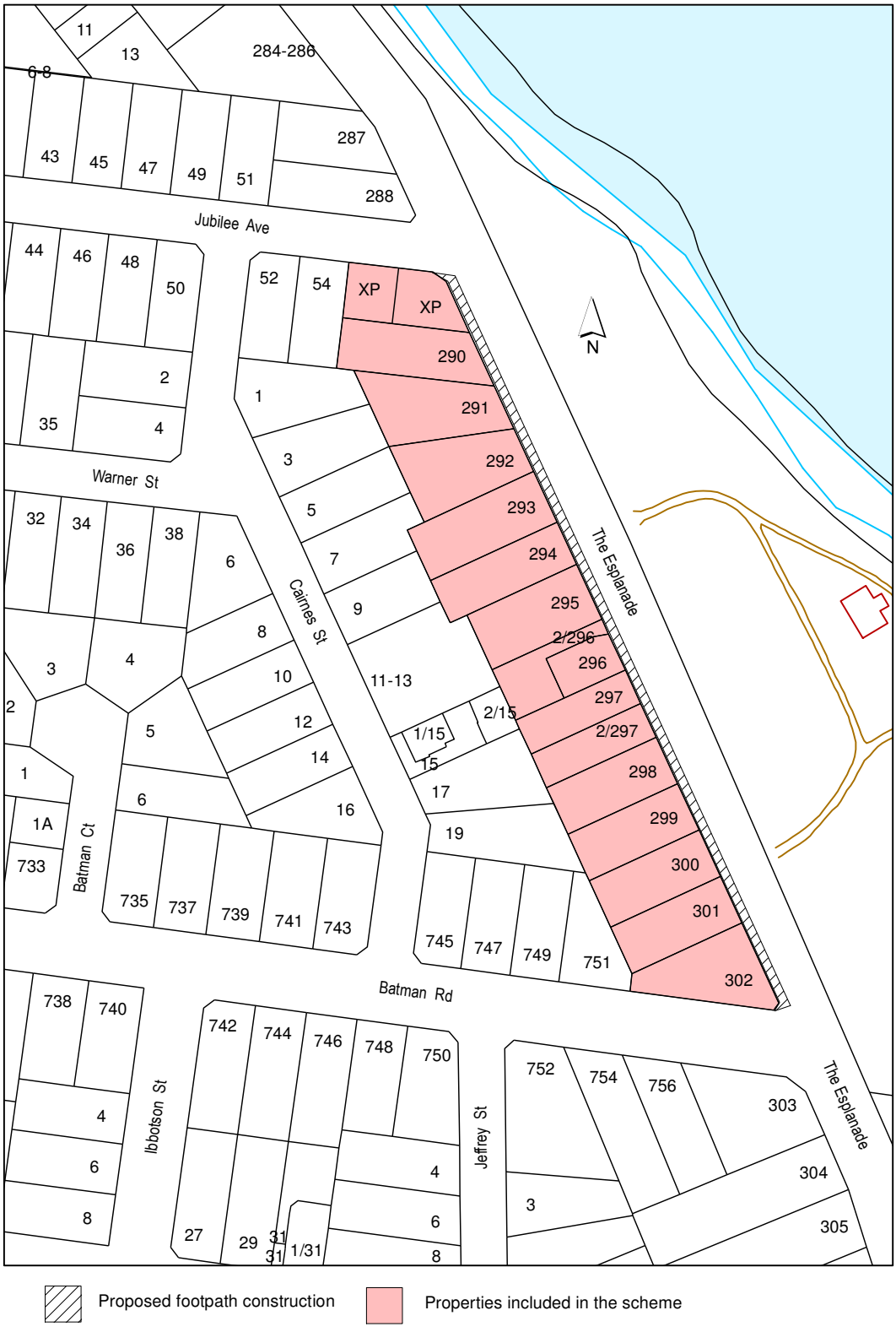
SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION

THE ESPLANADE, INDENTED HEAD

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Prop Key	**Address**	**Legal Details**	**Total Frontage (m)**	**Footpath Cost**
250803	289 The Esplanade, Indented Head	Lot 3 LP 26830	18.40	**$1,723.44**
250804	290 The Esplanade, Indented Head	Lot 4 LP 26830	19.26	**$2,330.63**
250805	291 The Esplanade, Indented Head	Lot 1 LP 42116	15.63	**$2,099.61**
250806	292 The Esplanade, Indented Head	Lot 2 LP 42116	15.47	**$2,089.43**
250807	293 The Esplanade, Indented Head	Lot 1 TP 616630	18.40	**$2,275.90**
250808	294 The Esplanade, Indented Head	Lot 1 TP 226281	15.47	**$2,089.43**
250809	295 The Esplanade, Indented Head	Lot 3 LP 42116	19.32	**$2,334.45**
331040	1/296 The Esplanade, Indented Head	Lot 1 PS 531149	13.03	**$1,934.15**
331041	2/296 The Esplanade, Indented Head	Lot 2 PS 531149	5.69	**$1,467.03**
331841	1/297 The Esplanade, Indented Head	Lot 1 PS 533316	12.07	**$1,873.05**
331842	2/297 The Esplanade, Indented Head	Lot 2 PS 533316	12.30	**$1,887.69**
250812	298 The Esplanade, Indented Head	Lot 6 LP 42116	16.26	**$2,139.71**
265682	299 The Esplanade, Indented Head	Lot 7 LP 42116	16.70	**$2,167.71**
250813	300 The Esplanade, Indented Head	Lot 8 LP 42116	16.70	**$2,167.71**
250814	301 The Esplanade, Indented Head	Lot 9 LP 42116	16.93	**$2,182.35**
250815	302 The Esplanade, Indented Head	Lot 10 LP 42116	28.80	**$2,385.29**

Appendix 4

Plan



Attachment 1

PROCESS CHART

SPECIAL CHARGE PROJECTS – (Section 163 – Local Government Act 1989)

THE ESPLANADE, INDENTED HEAD

Stage	***Status***	***Description***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of residents and feed back from the community via the Northern Bellarine Walkable Community and Locomote Walking groups. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs.
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. 13 May 2014
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time. 24 May 2014
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
Submissions Review Panel Hearing	✓	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. 30 October 2014
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
Appeal		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
Construction		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
Final Cost Report		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

13. THE ESPLANADE, INDENTED HEAD - PROPOSED FOOTPATH AND KERB AND CHANNEL CONSTRUCTION - SRC 338 - DECLARATION OF CHARGE

Portfolio:	**Infrastructure – Cr Ellis**
Source	**City Services - Engineering Services**
Act/General Manager:	**Jenny McMahon**
Index Reference	**Special Rates and Charges; The Esplanade, Indented Head**

Purpose

This report seeks a resolution by Council to declare the charges to:

1. Sub Scheme 1 - Partially fund the construction of a footpath along the west side of The Esplanade between No 270 The Esplanade and Walpole Avenue, Indented Head. (See plan – Appendix 4).
2. Sub Scheme 2 - Partially fund the construction of new kerb and channel and vehicle laybacks between properties 270 and 274 The Esplanade, Indented Head.

Summary

- It is proposed to construct 200 lineal metres of 1.5 metre wide footpath to provide for pedestrian access along The Esplanade, Indented Head. Further work includes a Council funded modified intersection layout for Pigdon Street and The Esplanade which includes new kerb and channel and drainage provision.
- It is further proposed that the section of The Esplanade adjacent to properties 270, 271 and 272 The Esplanade be widened. The proposed work will also include new kerb and channel and vehicle laybacks. This work will provide 40 metres of new kerb and channel section and complete the 'missing link' in kerbing for The Esplanade North of Pigdon Street.
- There are ten (10) properties abutting the proposed works that will receive special benefit. There are no Council owned properties in the scheme.
- The Scheme has been divided into two sub schemes. Sub Scheme 1 relates to the proposed footpath and intersection modification works at Pigdon Street and Sub Scheme 2 relates to new kerb and channel works and vehicle laybacks for five properties from No 270 to 274 The Esplanade inclusive.
- The total estimated project cost is $133,530 for Sub Scheme 1 and $9,754 for Sub Scheme 2. A detailed breakdown of costs is presented in the financial implications section of this report.
- A Benefit Ratio of 0.34 for Sub Scheme 1 and 0.53 for Sub Scheme 2 has been calculated in accordance with Section 163 of the Local Government Act (Schedule B).
- Property owners are considered to receive benefit from the works by way of improved pedestrian and vehicular access and general amenity improvement including pedestrian and vehicular safety.
- Council considered a separate report on 22 July 2014 and resolved to advertise an 'intention to declare' the scheme.

- The scheme was advertised on Saturday 2 August 2014 and five (5) objections were received. A submissions panel hearing was subsequently held on 30 October 2014 where four (4) property owners representing three (3) properties made verbal presentations to the panel in support of their submissions.
- The Sub Scheme's have been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

Cr Ellis moved, Cr Nelson seconded -

That Council:

1) resolves to declare the Special Charge Scheme consisting of two Sub Schemes in accordance with Section 163 (1A) of the Local Government Act 1989 (The Act), as follows:

a) the Special Charge is declared for a period of five (5) years commencing upon completion of the works and scheme finalisation.

b) the Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the footpath and kerb and channel on The Esplanade between No 270 The Esplanade and Walpole Avenue, Indented Head which project:

b1) will provide:

Sub Scheme 1 - proper pedestrian access, improved intersection layout, improved pedestrian safety and enhancement to the general amenity for each of the properties included in the scheme;

Sub Scheme 2 – proper vehicular access including improved drainage and vehicular safety.

b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and

b3) arises out of Council's function of planning for and providing infrastructure for property owners.

c) the total cost of project for Sub Scheme 1, be recorded as $133,530. The total cost of project for Sub Scheme 2, be recorded as $9,753.94.

d) it be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula (R x C = S), the:

d1) 'benefit ratio' (R) being calculated at 0.34 for Sub Scheme 1 and 0.53 for Sub Scheme 2 represents the special benefits to all persons liable to pay the special charge (Schedule B);

d2) 'total cost' (C) of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as $62,651 for Sub scheme 1 and $7,654 for Sub Scheme 2; and

d3) 'maximum levy' (S) be recorded as $21,484 for Sub Scheme 1 and $4,018 for Sub Scheme 2.

e) the following be specified as the area for which the special rate is so declared:

e1) the area within municipal district of Council highlighted in the plan attached to this Resolution (Appendix 4).

f) the following be specified as the land in relation to which the special charge so declared:

f1) land within the area shown on the plan.

g) the following be specified as the criteria which form the basis of the special charge so declared:

g1) ownership of any land described in Part 1(e) of this Resolution.

h) the following be specified as the manner in which the special charge so declared will be assessed and levied:

h1) Each lot receives a primary access and amenity benefit;

h2) The maximum levy is divided:

Sub Scheme 1 - 50% on access and 50% amenity on a frontage share basis;

Sub Scheme 2 – on a frontage share basis.

h3) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.

i) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that;

i1) the owners of the land described in column 2 & 3 of Schedule C to the resolution are estimated liable for the respective amounts set out in column 8 of Schedule C; and

i2) such owners may, subject to any further resolution of Council pay the special charge in the following manner;

i2a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;

i2b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and

i2c) in accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 (2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of this section).

3) authorise the Chief Executive Officer to levy the Special Charge in accordance with Section 163 (4) of the Act.

Cr Irvine left the meeting room at 8.18pm
Cr Irvine re-entered the meeting room at 8.20pm

Carried.

Background

At its meeting of 22 July 2014, Council resolved to give notice of its intention to declare a Special Charge Scheme for the construction of a footpath and kerb and channel along The Esplanade between No 270 The Esplanade and Walpole Avenue, Indented Head.

During the submissions period, 3 submissions (all objections) were received. One of the submissions had three signatories so effectively 5 submissions in total were received. A submissions panel hearing was subsequently held on 30 October 2014 where four (4) property owners representing three (3) properties made verbal presentations to the panel in support of their submissions.

Discussion

A summary of concerns highlighted in the submissions and corresponding considerations by the Council panel members include:

- *A footpath will not be used*;

  This was considered to be an opinion not necessarily reflective of the remaining property owners or wider community.

- *A footpath will detract from the natural coastal and rural nature of the area*;

  This is a common argument in this form of Special Charge Scheme. Although the argument is of a personal nature and understandable, it is considered that the construction of footpaths in a residential area takes priority in terms of public liability and risk mitigation for Council.

- *There is already a well used path along the foreshore*;

  This pathway is managed by the foreshore committee of management and is unsealed in nature which is not conducive for disability access. Although a high value pathway for recreation purposes, this pathway does not abut any residential properties therefore cannot be used for direct access.

- *A footpath is not wanted or needed*;

  This is considered to be an opinion not necessarily reflective of the remaining property owners or wider community.

- *Kerb and Channel and footpath will make access into properties more difficult and unsafe whilst reversing watercraft trailers;* and

  It is considered that the new kerb and channel (including crossover provision) will not have any adverse affect on the ability to manoeuvre in front of the properties.

- *The kerb and channel will encourage all day parking for beach users.*

  It is illegal to park in this area due to the double line marking along the road. The new kerbing is not expected to influence parking to any extent.

After considering all submissions and deliberating post panel hearing, the submissions review panel advised to proceed with the scheme as presented.

Environmental Implications

The provision of a sealed pathway surface provides a permanent and safe means of pedestrian access. During the course of construction and the manufacture and procurement of materials, energy is expended resulting in some greenhouse gas emissions. This ceases when construction is complete.

The project does not create waste with the exception of some excavated material. The proposal does not affect any natural habitats. The proposal will not require removal of vegetation.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the project could proceed this financial year.

Financial details are as follows:

Sub Scheme 1 - Footpath	
Maximum scheme levy to property owners (income)	$21,484
Scheme levy to Council	$41,167
Direct funding by Council to reinstate gravel driveway, construct new kerb and channel for intersection modification at Pigdon Street and reinstatement of asphalt pavement.	$70,879
Total cost Sub Scheme 1	**$133,530**

Sub Scheme 2 – Kerb and channel and laybacks	
Maximum scheme levy to property owners (income)	$4,018
Scheme levy to Council	$3,636
Direct cost to property owners for vehicle laybacks	$2,100
Total cost Sub Scheme 2	**$9,754**

Total Project Cost	**$143,284**

From the table above, the total net cost to Council for this project is estimated to be $115,682.

Policy/Legal/Statutory Implications

The two Sub Schemes have been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of a sealed pathway will provide safer walking and cycling conditions for pedestrians and junior cyclists by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces. Provision of a modified intersection layout at Pigdon Street and The Esplanade will provide safer driving conditions and offer better protection for pedestrians.

There are no identified risks for Council in making its declaration of the scheme.

Social Considerations

The provision of properly sealed and drained pathways is aligned to Council's City Plan as described above and provides improved connectivity and safety for pedestrians and cyclists. It is further considered that the footpaths will enhance the general amenity of the area.

The provision of the modified intersection layout and road widening works will provide safety improvements for both pedestrian and vehicular traffic and provide overall amenity improvements for the area.

Human Rights Charter

In developing this report to Council, the subject matter has been considered to determine if it raises any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in this report. It is considered that the subject matter does not raise any adverse human rights issues.

It is further considered that the construction of the footpaths upholds the right to freedom of movement (Section 12 of the Human rights Charter) by enhancing a person's ability to move freely within the area they choose to live.

Consultation and Communication

Community consultation for the proposed footpath construction was carried out at the Northern Bellarine Walkable Coastal Community workshops of 2009/ 2010. Consultation with the Locomote Walking Group was included during this period and is ongoing.

On 30 July 2014, Council officers wrote to the affected property owners and the Locomote Walking Group to provide advice on Council's Intention to declare the scheme including the proposed newspaper advertisement date. The letter also included an invitation for submissions.

The scheme was formally advertised in the Geelong Advertiser on Saturday 2 August 2014 and a follow up letter of 4 August 2014 included a copy of the advertisement in accordance with the requirements of the Act.

A submissions panel hearing of 30 October 2014 gave all affected property owners the opportunity to speak to the panel in support of their submissions.

Further correspondence will be sent to all affected property owners should Council resolve to declare the charges for the scheme.

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Page 1

SCHEDULE 'A'

The works for the construction of footpaths in The Esplanade, Indented Head which consist of excavation, footpath, kerb and channel, road widening, intersection realignment, reinstatement of nature strip and driveways, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH – THE ESPLANADE, INDENTED HEAD

SUB SCHEME 1 COST ESTIMATE - FOOTPATH CONSTRUCTION					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**RATE $**	**AMOUNT $**
1.00	**GENERAL**				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	$6,317.00	$6,317.00
1.02	Traffic management costs.	1.0	ITEM	$3,000.00	$3,000.00
1.03	Setting out of works.	1.0	ITEM	$540.00	$540.00
1.04	Service / Cable locations	1.0	ITEM	$700.00	$700.00
1.05	Internal supervision fee (COGG construction)	1.0	ITEM	$3,340.00	$3,340.00
2.00	**EARTHWORKS & DEMOLITION**				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	57.9	m^3	$60.00	$3,476.13
2.02	Trimming / Removal and disposal of shrubs as indicated on plan.	1.0	ITEM	$1,000.00	$1,000.00
3.00	**DRAINAGE**				
3.01	Adjust existing Junction Pit lid to match finished surface level.	1	No.	$770.00	$770.00
4.00	**CONCRETE WORKS:**				
	KERBING				
4.01	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	4.0	No.	$250.00	$1,000.00
	PAVING				
4.02	75mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	193.3	m^2	$105.00	$20,295.45
4.03	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	78.6	m^2	$110.00	$8,649.30
4.04	Tactile Ground Surface Indicator Tiles, supplied and placed.	3.0	m^2	$250.00	$750.00
5.00	**LANDSCAPING**				
5.01	Top soiling and seeding nature strips.	265.2	m^2	$8.00	$2,121.60
6.00	**SIGNING AND LINE-MARKING**				
6.01	Relocate existing permanent sign and post as per plan.	1.0	No	$250.00	$250.00
SUB-TOTAL					**$52,209.48**
10% CONTINGENCY					$5,220.95
Design					$3,132.57
Project administration					$2,088.38
CONSTRUCTION COST ESTIMATE					**$62,651.38**

Appendix 1
Page 2

SUB SCHEME 2 COST ESTIMATE - KERB AND CHANNEL AND VEHICLE LAYBACKS					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**RATE $**	**AMOUNT $**
1.00	**GENERAL**				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	$941.00	$941.00
1.02	Traffic management costs.	1.0	ITEM	$500.00	$500.00
1.03	Setting out of works.	1.0	ITEM	$70.00	$70.00
2.00	**EARTHWORKS & DEMOLITION**				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	5.4	m^3	$60.00	$321.30
2.02	Saw-cutting of concrete and/or Asphalt paving.	22.4	m	$10.00	$223.50
2.03	Saw-cut of concrete kerb and channel	1.0	ITEM	$10.00	$10.00
2.04	Removal and disposal of 125mm thick concrete as per plan.	4.2	m^2	$60.00	$251.40
3.00	**CONCRETE WORKS:**			`	
	KERBING				
3.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	24.3	m	$136.00	$3,302.08
3.02	Concrete layback for vehicle crossing 3.0m - 3.75m wide, including bedding & formwork.	5	No.	$350.00	$1,750.00
	PAVING				
3.04	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	6.9	m^2	$110.00	$759.00
SUB-TOTAL					**$8128.28**
10% CONTINGENCY					$812.83
Design					$487.70
Project administration					$325.13
CONSTRUCTION COST ESTIMATE					**$9,753.94**

COUNCIL FUNDED INTERSECTION WORKS					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**RATE $**	**AMOUNT $**
1.00	**GENERAL**				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	$6,182.00	$6,182.00
1.02	Traffic management costs.	1.0	ITEM	$500.00	$500.00
1.03	Setting out of works.	1.0	ITEM	$390.00	$390.00
1.04	Service / Cable locations	1.0	ITEM	$300.00	$300.00
1.05	Internal supervision fee (COGG construction)	1.0	ITEM	$3,000.00	$3,000.00
2.00	**EARTHWORKS & DEMOLITION**				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	105.8	m^3	$60.00	$6,349.53
2.02	Saw-cutting of concrete and/or Asphalt paving.	278.1	m	$10.00	$2,781.30

2.03	Saw-cut of concrete kerb and channel	34.0	ITEM	$10.00	$340.00
3.00	**PAVEMENT WORKS**				
3.01	150mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	39.4	m^3	$120.00	$4,725.72
3.02	200mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	52.5	m^3	$100.00	$5,250.80
3.03	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	11.8	m^3	$120.00	$1,420.32
3.04	30mm compacted depth 10mm nominal size type N Asphalt spread and compacted including emulsion prime & grit using a paver.	262.5	m^2	$35.00	$9,188.90
4.00	**DRAINAGE**				
	PIPE				
4.01	Connect existing household storm water to kerb and channel. Including excavation, supply and placement of kerb adapters.	6.0	No.	$250.00	$1,500.00
4.02	100mm dia Sub-Soil drains including excavation, supply, placement and provision of approved backfill.	100.0	m	$48.00	$4,800.00
	PITS				
4.03	900mm x 600mm SEP, less than 1.5m deep with Gatic type cover, supplied and placed including excavation, placement of approved fine crushed rock bedding and back-filling with approved material.	1.0	No.	$1,400.00	$1,400.00
4.04	Modify ex 900mm x 600mm SEP to 900mm x 1200mm SEP, less than 1.5m deep with Gatic type cover, supplied and placed including excavation, placement of approved fine crushed rock bedding and back-filling with approved material.	1.0	No.	$1,400.00	$1,400.00
4.05	Tap into existing drainage pit or pipe.	1.0	No.	$385.00	$385.00
5.00	**CONCRETE WORKS:**			`	
	KERBING				
5.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	52.2	m	$136.00	$7,101.92
5.02	Concrete layback for vehicle crossing 3.0m - 3.75m wide, including bedding & formwork.	1	No.	$350.00	$350.00
6.00	**DEMOLITION**				
6.01	Remove and dispose existing SEP and abandon ex 300mm dia RCP backfill with approved materials as per plan.	1	No.	$1,200.00	$1,200.00
7.00	**SIGNING AND LINE-MARKING**				
7.01	Line-marking	1.0	ITEM	$500.00	$500.00
SUB-TOTAL :					**$59,065.49**
10% CONTINGENCY : D					$5,906.55
Design					$3,543.93
Project administration					$2,362.62
CONSTRUCTION COST ESTIMATE					**$70,878.59**

Appendix 2
Page 1

Benefit Ratio (Sub Scheme 1) – Schedule 'B'

A	**Purpose** To construct a footpath in The Esplanade, Indented Head to provide all weather pedestrian access for property owners and the wider community. The project also includes intersection modification works to improve vehicular and pedestrian safety.	
B	**Coherence** The works will provide a physical pathway connection between Pigdon Street and Walpole Avenue and will provide a special benefit to adjoining and remote properties.	
C	**Total Cost C**	
	Total Estimated cost of works	**$133,529.96**
	Direct funding by Council to reinstate gravel driveways, new kerb and channel for intersection modification at Pigdon Street and asphalt pavement reinstatement	**$70,878.59**
TOTAL SCHEME COST of Footpath Construction		**$62,651.37**
D	**Identify Special Beneficiaries** 10 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.	
E	**Properties to include** The 10 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 10 properties There are no Council owned properties in the scheme. Therefore: Total Special Benefits out of the scheme TSB (out) = **0**	
F	**Estimate of Total Special Benefits** For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. Therefore it is estimated that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 80% for the wider community and 20% for abutting property owners. Amenity benefits are based on frontage with 87% of the footpaths fronting benefiting properties and 13% within Council's road reserves. TSB (in) is therefore calculated as follows: TSB (in) = 80% X 20%(access) + 20% X 87% (amenity) = **33.4%**	
G	**Estimate of Total Community Benefit -TCB** It is considered that people in the community will receive a benefit from the works as the pathway is used to access other areas considering the walkability study for the area. There are no amenity benefits considered for the wider community. TCB is calculated as follows: TCB = 80% X 80% = **64%**	
H	**Calculate "Benefit Ratio" - R** Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{33.4}{33.4 + 0 + 64}$ **0.343**	
I	**Maximum Total Levy (S)**	
	Maximum Total Levy S = R X C	**$21,484.15**
	Council Contribution to Special Charge Scheme	$41,167.22

Appendix 2
Page 2

Benefit Ratio (Sub Scheme 2) – Schedule 'B'

A	**Purpose** To construct kerb and channel including vehicle laybacks in The Esplanade, Indented Head to provide a wider pavement and improved vehicular access for property owners.	
B	**Coherence** The works will provide the missing link in road pavement construction between No 270 The Esplanade and the Pigdon Street intersection. Two properties at No 273 and 274 The Esplanade will also receive new vehicle laybacks.	
C	**Total Cost C**	
	Total Estimated cost of kerb and channel works including vehicle laybacks	$9,753.94
	Direct funding by property owners for vehicle laybacks	$2,100.00
Total cost for kerb and channel work		**$7,653.94**
D	**Identify Special Beneficiaries** 5 properties with frontages to The Esplanade are considered to receive access and amenity benefits. The community will also receive benefit by way of a wider road pavement, improved road drainage and safety.	
E	**Properties to include** The 5 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 5 properties There are no Council owned properties in the scheme. Therefore: Total Special Benefits out of the scheme TSB (out) = **0**	
F	**Estimate of Total Special Benefits** For this scheme component it is considered that the benefit is for vehicular access and property amenity. It is estimated that 50% of the benefit relates to access and 50% to amenity. Estimated use of the wider road pavement is 95% for the wider community and 5% for abutting property owners. Amenity benefits are based on frontage with 100% of the new kerb and channel and laybacks fronting benefiting properties. TSB (in) is therefore calculated as follows: TSB (in) = 50% X 5%(access) + 50% X 100% (amenity) = **52.5%**	
G	**Estimate of Total Community Benefit -TCB** It is considered that people in the community will receive a benefit from the works as the new road pavement is used to access other areas and provides improved safety. There are no amenity benefits considered for the wider community. TCB is calculated as follows: TCB = 95% X 50% = **47.5%**	
H	**Calculate "Benefit Ratio" - R** Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{52.5}{52.5 + 0 + 47.5}$ **0.525**	
I	**Maximum Total Levy (S)**	
	Maximum Total Levy S = R X C	**$4,018.32**
	Council Contribution to Special Charge Scheme	$3,635.62

Appendix 3

SCHEDULE 'C'

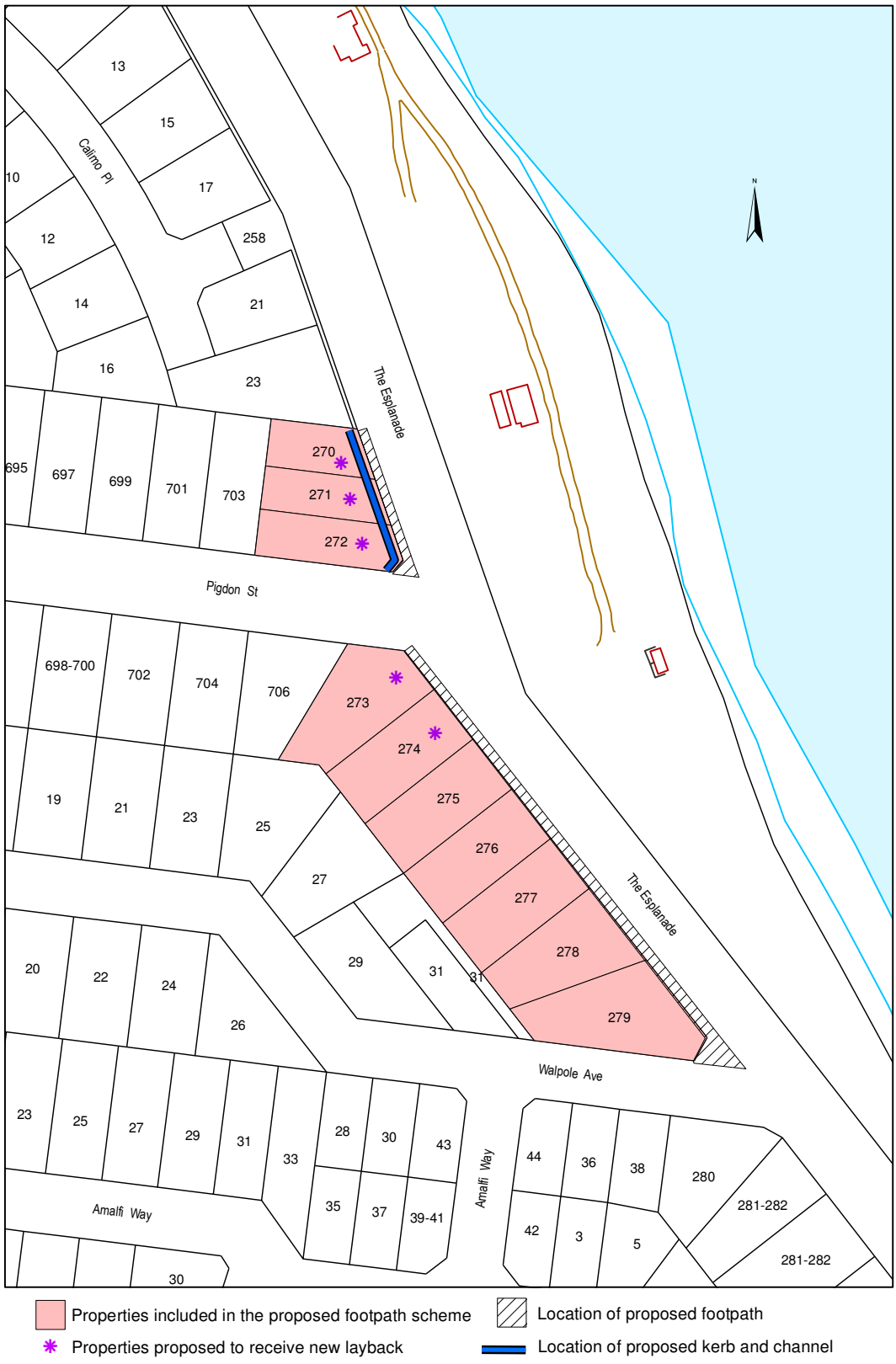
SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION

THE ESPLANADE, INDENTED HEAD

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8
Prop Key	**Address**	**Legal Details**	**Apportionable frontage**	**Footpath Cost**	**Kerb costs**	**Layback costs**	**Total Cost**
311634	270 The Esplanade, Indented Head	Lot 1 PS435184	10	$1,947.98	$1,736.09	$420.00	**$4,104.07**
311635	271 The Esplanade, Indented Head	Lot 2 PS435184	8.74	$1,861.77	$1,605.34	$420.00	**$3,887.11**
311636	272 The Esplanade, Indented Head	Lot 3 PS435184	7.66	$1,155.99	$676.89	$420.00	**$2,252.88**
250791	273 The Esplanade, Indented Head	Lot 9 TP827456	12.96	$1,518.62		$420.00	**$1,938.62**
250792	274 The Esplanade, Indented Head	Lot 1 TP1408	16.76	$2,410.51		$420.00	**$2,830.51**
250793	275 The Esplanade, Indented Head	Lot 10 TP827456	16.76	$2,410.51			**$2,410.51**
250794	276 The Esplanade, Indented Head	Lot 1 TP118689	16.76	$2,410.51			**$2,410.51**
250795	277 The Esplanade, Indented Head	Lot 11 TP827456	16.76	$2,410.51			**$2,410.51**
250796	278 The Esplanade, Indented Head	Lot 12 TP827456	24.4	$2,933.24			**$2,933.24**
250797	279 The Esplanade, Indented Head	Lot 1 TP14712	26.2	$2,424.51			**$2,424.51**

Appendix 4

Plan



Attachment 1

PROCESS CHART

SPECIAL CHARGE PROJECTS – (Section 163 – Local Government Act 1989)

THE ESPLANADE, INDENTED HEAD

Stage	***Status***	***Description***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of residents and feed back from the community via the Northern Bellarine Walkability Study. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs. July 2014
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. 22 July 2014
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time. 2 August 2014
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
Submissions Review Panel Hearing	✓	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. 30 October 2014
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
Appeal		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
Construction		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
Final Cost Report		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 14 – Consideration of Tender Submission for Tender T1400054 – Supply and Delivery of Quarry and Associated Products in that some of the tender submitters are significant customers of his employer and left the meeting room at 8.22pm.

14. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1400054 SUPPLY & DELIVERY OF QUARRY AND ASSOCIATED PRODUCTS

Portfolio:	**Infrastructure Parks & Gardens - Cr Ellis**
Source	**City Services - Infrastructure Operations**
Act/General Manager:	**Jenny McMahon**
Index Reference	**Project T1400054**

Purpose

To provide Council with the requisite information to facilitate the approval of the tender Evaluation Panel's recommendation in relation to the provision of Supply & Delivery of Quarry and associated Products.

Summary

- Council has sought tenders for the supply and delivery of Quarry and associated Products throughout the municipality for a period of two (2) years with a further three (3), one (1) year options available at the discretion of Council. The service is planned to commence immediately following the awarding of this contracted service. The Contract shall operate on a scheduled rates basis.
- The supply associated with this Contract incorporates the supply and delivery of the following quarry products for use in construction and maintenance related activities undertaken by Council. The products include Crushed Rock, Scalpings, Granite Sand, Gravel and Bedding Sand.
- Council will appoint a panel of contractors for the supply and delivery of Quarry and associated Products throughout the municipality.
- A total of ten (10) companies have provided tender submissions for the supply and delivery of Quarry and associated Products. Tender submissions include an extensive schedule of rates for a range of Council Quarry and associated Product requirements throughout the municipality.
- The estimated annual value of the works program associated with this contract $1,500,000.
- A detailed evaluation of all tender submissions has been undertaken by an evaluation panel of Council officers, as identified in the body of this report.
- The tender submissions for Menheere Enterprises Pty Ltd T/as Menheere Bros and PJT McMahons Excavations were not considered as they were deemed non conforming
- Following an evaluation of each of the submissions the following suppliers have been recommended for inclusion to the panel of preferred suppliers:-

  Barro Group Pty Ltd T/As Mountain View Quarries
  DP & JL Dunoon Pty Ltd Trading As Newcomb Sand & Soil Supplies
  Geelong Quarries Pty Ltd
  Hillview Sand Pty Ltd
  Holcim (Australia) Pty Ltd
  Hume Earthmoving Pty Ltd
  Local Mix Quarries Pty Ltd

Cr Ellis moved, Cr Richards seconded -

That Council:

1) **accept the tender submission/s from:**

   Barro Group Pty Ltd T/as Mountain View Quarries

   DP & JL Dunoon T/as Newcomb Sand & Soil Supplies

   Geelong Quarries Pty Ltd

   Hillview Sand Pty Ltd

   Holcim (Australia) Pty Ltd

   Hume Earthmoving Pty Ltd

   Local Mix Quarries Pty Ltd

   for Tender No T01400054 – Panel arrangement for Supply and Delivery of Quarry and Associated Products for the associated schedule of rates (exclusive of GST); and

2) **sign and seal the contract documents.**

Carried.

Background

The City of Greater Geelong invited tenders for the supply and delivery of Quarry and associated Products via public advertisement in Tenderlink, the Geelong Advertiser and The Age.

At the close of tenders the following tender submissions were received:

Tenderer
Barro Group Pty Ltd T/as Mountain View Quarries
DP & JL Dunoon T/ as Newcomb Sand & Soil Supplies
Geelong Quarries Pty Ltd
Hillview Sand Pty Ltd
Holcim (Australia) Pty Ltd
Hume Earthmoving Pty Ltd
Local Mix Quarries Pty Ltd.
Menheere Enterprises Pty Ltd T/as Menheere Bros
PJT McMahons Excavations
Creswick Quartz Limited

All tenders have been submitted exclusive of GST.

Discussion

The tender submissions were evaluated by a panel consisting of:

Gary Van Driel	General Manager City Services
David Goldie	Manager Infrastructure Operations
Joshua King	Co-ordinator Construction
Boris Schanjko	Co-ordinator Maintenance
Adrian Rainbow	Procurement Contract Officer (Non-voting Member)

Stage One – Mandatory Criteria

Mandatory requirements apply to this Tender are:

Must comply with OH&S requirements detailed in the tender schedule

All submissions complied with the mandatory criteria above.

However two tenderers, Menheere Enterprises Pty Ltd T/as Menheere Bros and PJT McMahons Excavations, failed to provide laboratory analysis results for their tendered products of no longer than six (6) months old as required for this tender. Their submissions were therefore deemed non-conforming.

The remaining tenderers proceeded to the second stage of the evaluation.

Stage Two –Comparative Criteria

Tender submissions were assessed based on the respondent's performance or tender response in the following areas:

Criteria	Weighting
Product proposed – record of delivery to specification, quality & performance of product	30%
Relevant experience and track record, past performance over last 3 years	25%
Proposed plant & equipment levels	10%
Flexibility and responsiveness	10%
Economic contribution to the Geelong Region	2%
Quality management	23%
	100%

In relation to economic contribution, Council's current procurement policy states that, "A weighting percentage up to a maximum value of 10% will be assigned to this criteria element. The percentage applied to any procurement will be determined by the quotation or tender evaluation panel." On this occasion the panel's rationale for setting the contribution to the Geelong Region at 2% was that sourcing and delivering the material is in a narrow local market within practical distance from Geelong. It is cost prohibitive for Melbourne suppliers to respond as haulage costs alone would make any submission uncompetitive. As a result only local suppliers responded. Respondents include three companies that operate quarries from Werribee, Point Wilson and Stonehaven(Golden Plains). All other respondents stockpile material at yards.

The tenderers who ranked highest in the comparative criteria assessment while providing an acceptable value for money pricing submission were rated suitable for inclusion on the Supply and Delivery of Quarry and Associated Products panel (refer below).

Recommended Panel Of Suppliers

Tenderer	Ranking
Barro Group Pty Ltd T/As Mountain View Quarries	1
Holcim (Australia) Pty Ltd	2
Hillview Sand Pty Ltd	3
DP & JL Dunoon Pty Ltd Trading As Newcomb Sand & Soil Supplies	4
Local-Mix Quarries	5
Hume Earthmoving Pty Ltd	6
Geelong Quarries Pty Ltd	7

In order to provide a full range of products to Council it is preferred to appoint all the above tenderers to a panel under a formal contract arrangement in which there are no guaranteed volume quantities.

The recommended tenderers satisfied all requirements and adequately addressed all the above listed evaluation criteria.

The Evaluation Panel is satisfied that all the recommended tenderers will be able to successfully provide this service to Council.

Creswick Quartz Limited was the lowest ranking of all the tenderers at the conclusion of comparative criteria assessment. It was determined that the higher ranking recommended tenderers satisfied all Councils Quarry and associated Products requirements. Therefore Creswick Quartz Limited were not recommended to be included on the contracted panel.

Environmental Implications

Any environmental implications associated with this contract will arise from the execution of this service / works. It is considered that these are the responsibility of the Contractor and will be managed through the contract documentation.

Financial Implications

The funding for this service will be drawn from budget allocations within the City Services -Operations capital, recurrent and maintenance works.

Policy/Legal/Statutory Implications

The requirements of Section 186 of the Local Government Act have been complied with for this tender. There are no other policy, legal or statutory implications associated with this tender process.

Alignment to City Plan

The provision of this service has a positive impact on all key City Plan objectives.

Officer Direct or Indirect Interest

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

Risk Assessment

There are not considered to be any risks associated with the acceptance of this tender that cannot be managed through the contract conditions.

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Human Rights Charter

There are no Human Rights Charter implications that will arise from the acceptance of this tender.

Consultation and Communication

There are no communication issues associated with the acceptance of this tender.

Cr E Kontelj re-entered the meeting room at 8.23pm

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ASSEMBLY OF COUNCILLORS RECORD

Portfolio: **Governance – Cr Lyons (Mayor)**
Source: **Strategy & Performance**
Act/General Manager: **Dean Frost**

Summary

- Section 80A (2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.
- A record of Assembly of Councillors meeting(s) is attached as an Appendix to this report.

Cr Fisher moved, Cr Ansett seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 10 February 2015)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Councillor Briefing **3 February 2015**	Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Lyons, Macdonald, Nelson, Richards	G Miles (CEO) J McMahon (ACT/GM) P Bettess (GM) D Frost (ACT/GM) P Jane (ACT/GM) L Quinn (ACT/GM) F Giggins (CO ORD A Paterson (EO/Mayor)	• Women in Community Life Advisory Committee • Future of Council's Long Day Child Care Centres • Transfer of Council Land Policy Review and Advice to Interested Parties • Managing Future Growth Progress Update • Consideration of Tender T1400054 – Supply and Delivery of Quarry and Associated Products • Councillor Portfolios 2015/16 • Amendment C309 – Changes to Low Density Residential Zone – Consideration of Panel Report and Adoption of Amendment • Amendment C306 – Curletts Road and Forest Road North, Lara – Consideration of Submissions and Adoption • Amendment C266 (Part 2) – Canterbury Road, Lara – Consideration of Panel Report and Adoption • Amendment C280 – Ash Road (West) Leopold – Consideration of Submissions • Amendment C297 and Permit 765/2013 Coles Supermarket, Drysdale – Consideration of Panel Report and Adoption • Draft G21 Regional Tennis Strategy • Bellarine Rail Trail Advisory Committee • The Esplanade, Indented Head – Proposed Footpath Construction SRC337 – Declaration of Charge • The Esplanade, Indented Head – Proposed Footpath and Kerb and Channel Construction SRC338 – Declaration of Charge	Nil.

PLANNING DELEGATIONS - JANUARY

Portfolio: **Planning - Cr Heagney**
Source: **Planning & Tourism - City Development**
General Manager: **Peter Bettess**
Index Reference: **Delegation**

Summary

- Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
- Council may also delegate to committees comprising Councillors and staff or a combination of both, pursuant to sections 86 and 87 of the Local Government Act and section 188 of the Planning and Environment Act.
- At its meeting on 13 March 2007 Council established a Planning Committee and a Development Hearings Panel with delegated powers to determine upon any development applications which have been the subject of an objection or in circumstances where officers have recommended refusal of the application.
- At its meeting on 23 September 2008 Council adopted a recommendation to allow Officers (restricted to Manager, Coordinator and Team Leader level) the ability to consider and approve applications with five or less objections.
- The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Fisher moved, Cr Ansett seconded -

That the information be received.

Carried.

Planning Decisions Report - January 2015					
App Number	**Location**	**Application Type**	**Description**	**Decision Date**	**Objectors**
1074/2014	24 Marlo Street, HAMLYN HEIGHTS VIC 3215	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	NOD - Delegate	20/01/2015	1
1080/2014	77 Preston Street, GEELONG WEST VIC 3218	Liquor License	NOD - Delegate	13/01/2015	1
1144/2014	76 Belle Vue Avenue, HIGHTON VIC 3216	Buildings and Works for the Construction of Second Dwelling	NOD - Delegate	14/01/2015	2
1228/2014	36 Ann Street, GEELONG WEST VIC 3218	Development of the Land for a Double Storey Dwelling to the Rear of the Existing Dwelling, Partial Demolition,	NOD - Delegate	30/01/2015	1
1242/2014	40-42 Newcombe Street, PORTARLINGTON VIC	Change of Use to a Residential Building (Supported Accommodation) and Erection of Business Identification	NOD - Delegate	20/01/2015	4
1248/2014	21 Raven Close, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings and a Two(2) Lot Subdivision	NOD - Delegate	20/01/2015	1
1325/2014	36 Virginia Street, NEWTOWN VIC 3220	Partial Demolition, Alterations and Additions to an Existing Dwelling affected by a Heritage Overlay	NOD - Delegate	14/01/2015	1
1347/2014	2 Brassey Avenue, HIGHTON VIC 3216	Buildings and Works for the Partial Demolition and Extension to an Existing Dwelling and Tree Removal	NOD - Delegate	23/01/2015	2
1375/2014	3 Rose Avenue, NORLANE VIC 3214	Construct Additional Dwelling and Two (2) Lot Subdivision	NOD - Delegate	29/01/2015	1
158/2014	22 Cook Street, NEWTOWN VIC 3220	Construction of Two (2) Dwellings and Two Lot Subdivision	NOD - Delegate	21/01/2015	4
768/2014	570 Forest Road North, LARA VIC 3212	Use and Development of the Land for Animal Boarding (120 Dogs)	NOD - Delegate	08/01/2015	1
880/2014	86 Prospect Road, NEWTOWN VIC 3220	Buildings and Works for the Demolition of a Dwelling, Outbuilding, Fence, Relocation of Crossover, and	NOD - Delegate	07/01/2015	1
913/2014	99 Breakwater Road, BREAKWATER VIC 3219	Building and Works to Construct Stables and Other Works in Association with an Existing Racecourse	NOD - Delegate	21/01/2015	2
924/2014	15 Apex Avenue, BELMONT VIC 3216	Construction of a Second Dwelling and a Two (2) Lot Subdivision	NOD - Delegate	23/01/2015	1
1341/2014	13 Buckley Falls Road, HIGHTON VIC 3216	Construction of Second Dwelling and Two Lot Subdivision	NOD - Planning Permit	16/01/2015	Development Hearings Panel
331/2014	80 De Goldis Road, FYANSFORD VIC 3218	Use of Land for Materials Recycling, Associated Buildings and Works, Signage and Reduction of Car	No Appeal Lodged Permit	13/01/2015	Development Hearings Panel
391/2014	87 Townsend Road, WHITTINGTON VIC 3219	Construction of Two (2) Single Storey Dwellings	No Appeal Lodged Permit	14/01/2015	Development Hearings Panel
596/2014	40 Clarke Street, PORTARLINGTON VIC 3223	Development of the Land for Two Dwellings Exceeding 7.5 metres in Height	NOD - Planning Permit	16/01/2015	Development Hearings Panel
907/2012	206 Separation Street, BELL PARK VIC 3215	Construction of Two (2) Dwellings, a Two (2) Lot Subdivision and creation of access to a Road Zone	Extended Planning Permit	23/01/2015	Development Hearings Panel

CLOSE OF MEETING

As there was no further business the meeting closed at 8.25pm on Tuesday, 10 February 2015.

Signed: _____
Chairperson

Date of Confirmation: _____