

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 24 March 2015

Held at the
Portarlington Cricket and Football Club
Sproat Street, Portarlington
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)

SECTION A - PROCEDURAL MATTERS

Acknowledgements	1
Apologies	1
Confirmation of Minutes	1
Declarations of Conflicts of Interest.....	1
Question Time.....	2-4
Petitions	4

SECTION B – REPORTS

1. Portarlington Harbour Redevelopment – Project Update	5-7
2. Amendment C312 St Leonards Structure Plan 2014 – Consideration of Panel Report and Adoption.....	8-31
3. Municipal Children’s Services Infrastructure Plan 2013-2030	32-40
4. Submission to Central Coastal Board Draft.....	41-54
5. Revocation of Flood Prone Area Designation of New Lots at Armstrong Creek Stages 7, 8 and 9, Mt Duneed.....	55-60
6. Rear 307-313 Pakington Street, Newtown – Proposed Laneway Construction SRC341 – Intention to Declare	61-70

SECTION C – NOTICE OF MOTION

- *Cr Fisher re 15 Hours of Kindergarten Education*

SECTION D – ASSEMBLY OF COUNCILLORS

SECTION E – PLANNING DELEGATIONS

**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE PORTARLINGTON CRICKET AND FOOTBALL CLUB
SPROAT STREET, PORTARLINGTON
TUESDAY, 24 MARCH 2015
COMMENCING AT 7.00P.M.**

PRESENT: Crs D Lyons (Mayor), T Ansett*(7.05pm), L Ellis, J Farrell*(7.05pm), K Fisher*(7.05pm), B Harwood, M Heagney*(7.05pm), J Irvine, E Kontelj, S Kontelj, R Macdonald, R Nelson

Also present: G Miles (Chief Executive Officer), D Frost (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 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 Richards

LEAVE OF ABSENCE:

Cr Ansett moved, Cr Irvine seconded –

That Leave of Absence requested by the Mayor from 27 March to 2 April 2015, be cancelled.

Carried.

CONFIRMATION OF MINUTES:

Cr Heagney moved, Cr Ansett seconded -

That the Minutes of the Ordinary Meeting held on 10 March 2015 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Nil.

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.

Lian Chan and **Victoria Strachan** submitted questions prior to the Council Meeting, but as they were not present their questions were taken on notice for a written response.

Jennifer Wills addressed Council as follows:

Communities in the Greater Geelong area including Point Lonsdale, Barwon Heads, Ocean Grove and Portarlington are concerned about environmental degradation from plastic shopping bag pollution, and the ongoing detrimental impacts on sea birds and other marine life. Community groups in recent years have taken action to address the problem by mounting educational campaigns and supplying reusable bags to reduce disposable plastic bag usage and wastage; but faster action is needed to protect our fragile environment.

Staying-in Portarlington Inc is asking will Council support these community grass roots initiatives by introducing a Council-wide ban on plastic shopping bags in Greater Geelong?

Jenny McMahon responded she was unclear if Council has the ability to legislate and enforce a Council-wide ban on plastic shopping bags. As you know Council currently undertakes a number of initiatives to help reduce plastic bags and other forms of plastic from entering the environment. It also includes supporting regular cleanups of waterways and beaches and undertaking environment education programs. Council also provides support to the Barwon Heads Sustainability Group, who have an initiative to reduce plastic bags usage in Barwon Heads. I will ask our Environment Unit to contact you for further discussion.

Cr Farrell added that Council contributed \$2,000 to the Barwon Heads Group to buy bags some years ago, reflective of Council's appetite to do so.

Lorraine Andrew asked:

I have had a letter in regards to roads being sealed. I am all for this and would like to know when will this starts as every time we get a letter the price has gone up?

Jenny McMahon responded that unfortunately she could not provide a definitive answer but would follow up with relevant officers and provide a written response.

Helen Freeman asked the following:

Please provide details:

- a) for the 2004-2014 period the rates paid by residents of Portarlington, Indented Head and St Leonards?

- b) for the 2004-2014 period provide the amounts spent on the areas list in a), above?

The Mayor took the question on notice for a written response.

Tom O'Connor asked his question in relation to Tourism on the Bellarine:

What incentives do Council have in place right now to encourage tourism on the Bellarine?

Cr Fisher responded that a she would arrange a written response from Roger Grant, Manager Tourism.

Cr Fisher added consultants are being commissioned to develop a tourist plan for the region and a website is to be launched for Greater Geelong and Bellarine Tourism.

Also, the opening of the new "Flying Brick Cider Company" which also features an accredited Visitor Information Centre. A Marine Sculpture Park is also being considered.

Elizabeth Fairlie asked question regarding Heritage Conservation:

Bonsey Cottage, built in 1854, has been assessed in the outer areas heritage study as being of regional significance. It is of historic and aesthetic value. The house has been little altered both within and without.

It is with a sense of urgency that I ask on behalf of Bonsey Cottage that Cr Nelson makes a budget allocation to see his ward of the outer areas heritage study brought to a logical and tangible conclusion to save this and other historically significant buildings?

Cr Nelson responded that he would endeavour to have Bonsey Cottage included in either this budget or a subsequent budget as he too agrees with the need to have it protected.

Cr Ansett added that he would work together with Cr Nelson to make it happen.

Robert Kanngieser asked:

- 1) Why has the edging in the shopping centre (St Leonards) never been asphalted and what is happening with the bus shelter?

Jenny McMahon took the question on notice for a written response.

- 2) Where shopping centre is around post office has it been approved for three storey buildings?

Peter Bettess responded the issue is probably the 7.5metre trigger for requiring a planning permit, but would have to follow up for specifics.

- 3) Roads are pot-holed and in need of repairs: The Esplanade, St Leonards, Murradoc Road, between Murradoc Road to Queenscliffe?

Cr Ellis indicated this was a VicRoads responsibility, but would make further investigations.

Glen Jose asked an infrastructure related question which was not submitted.

Jennifer Bantow asked questions regarding Heritage Conservation:

Cr Nelson – can a review of Deakin Ward places identified in the Outer Areas Heritage Study please be included in the next budget?

Cr Nelson responded that budget time is a tough time, but will work with Cr Ansett in an effort to have it included in this budget or the next.

For the last six years Council and the Geelong and Regional Branch National Trust have jointly presented Heritage Awards to owners to recognise their contribution to heritage conservation.

Cr Ansett – could Council be represented at the presentation?

Cr Ansett responded that he would be happy to attend.

The local Geelong and Regional Branch of the National Trust often receives calls from the public about concern for the conservation of heritage places. In recent times the Branch has received an increasing number of calls about the issue of multi storey, high density unit development in areas of high heritage value. Existing residents who enjoy living in these areas and who value their homes because of the heritage neighbourhood character are caused great distress and worry because of the detrimental impact on their amenity of these inappropriate intrusions into their neighbourhood.

The Branch requests the City of Greater Geelong planners consider the overall general trend of breakdown of heritage precinct which is happening in a way which could be described as ... death by a thousand cuts. This has been defined as the way a major negative change happens slowly in many unnoticed increments and is not perceived as objectionable when each individual change occurs.

Will Council support heritage by stemming this trend by refusing these applications?

Peter Bettess responded he would need to investigate where these developments causing public distress were occurring.

PRESENTATION:

Cr Kylie Fisher presented Council with a framed print recognizing their contribution towards People with a Disability, 3 February 2015.

PETITIONS:

Cr Ansett presented a petition from residents objecting to new Greyhound Permits and increase of numbers of Greyhounds on current permits in Avalon.

1. PORTARLINGTON HARBOUR REDEVELOPMENT - PROJECT UPDATE

Portfolio:	Major Projects – Cr Macdonald
Source:	Planning and Tourism - Planning Strategy
General Manager:	Peter Bettess
Index Reference:	Bellarine Peninsula Safe Harbour

Purpose

The purpose of this report is to provide an update on the progress of the Portarlington Harbour redevelopment.

Summary

- Council has partnered with the Department of Economic Development, Jobs, Transport and Resources to prepare an Implementation Plan for the redevelopment of the Portarlington Harbour.
- The redevelopment of the Portarlington Harbour will grow the local economy through the expansion of the commercial fishing and aquaculture industry and opportunities for tourism development.
- The Implementation Plan, incorporating a business case will articulate the social and economic justification for the harbour redevelopment, responsibility for delivery and identify opportunities for private sector investment.

Cr Macdonald moved, Cr Ellis seconded -

That Council notes the progress of the Portarlington Harbour redevelopment.

Carried.

Background

In 2009 Parks Victoria published the “Portarlington Safe Harbour Masterplan”. The masterplan provides direction for the upgrade of the harbour and foreshore and promotes integration of the harbour with the nearby parkland and the town centre. It includes plans for a wider pier that allows for the separation of pedestrians and vehicles, as well as new facilities for boating-related activities including:

- up to 45 commercial berths;
- up to 100 recreational berths;
- a service berth comprising refuelling and pump out; and
- capacity to accommodate a possible future ferry service and tall ships within breakwater extensions.

The redevelopment of the harbour will be an economic driver for the Bellarine Peninsula, creating employment in the growing aquaculture industry and generating further opportunities for leisure and tourism.

Discussion

In July 2014, the City and the Department of State Development, Business & Innovation (DSDBI) now Department of Economic Development, Jobs, Transport and Resources (DEDJTR) agreed to partner to prepare an Implementation Plan for the redevelopment.

The Implementation Plan will articulate the social and economic justification for the harbour redevelopment, responsibility for delivery and identify opportunities for private sector investment.

The scope of the Implementation Plan includes the harbour side infrastructure and the land side infrastructure that directly facilities use of the harbour. The landscape upgrades and community infrastructure components of the masterplan are excluded from this project. The study area and masterplan elements include in the Implementation Plan are shown in Attachment 1.

The Implementation Plan will be underpinned by a business case that will:

- Articulate the economic benefit to the region of an expanded commercial fishing and aquaculture fleet from Portarlington;
- Test the market demand for recreational berths;
- Understand private sector interest to invest in the harbour; and
- Develop a staging plan for the infrastructure works and responsibility for delivery.

A Project Steering Group chaired by CoGG, with representatives from DEDJTR, Parks Victoria, Regional Development Victoria, Department of Environment, Land, Water and Planning and Bellarine Bayside Foreshore Committee is overseeing the project.

CoGG has appointed PricewaterhouseCooper to undertake the business case component. The Implementation Plan will be completed by mid 2015.

Parks Victoria is currently constructing a new pier alongside part of the current pier to improve safety and allow existing commercial operators to continue using the pier.

The State Government committed to deliver the commercial berths, ferry berth, refuelling facilities, extension to the pier (beyond the current works) and breakwater extensions to create the safe harbour and stimulating expansion of the aquaculture industry. The State Government has promised a further \$12 million towards delivering these works.

Environmental Implications

Coastal process and environmental impacts were considered as part of the development of the masterplan. Detailed assessments will be undertaken when the individual infrastructure elements are approved.

Financial Implications

This project is being funded as part of the 2014/2015 budget and a matched contribution has been provided by the Minister for Ports.

The overall masterplan identifies Harding Street for upgrading to provide safe access to the precinct. Any projects to upgrade Council assets in the precinct will be subject to separate budget bids.

Policy/Legal/Statutory Implications

The subsequent construction of the harbour by Parks Victoria will need to address the relevant environmental legislation and seek the appropriate approvals.

Alignment to City Plan

The redevelopment of the Harbour is a funding priority for the City and G21 and will result in growth in the local economy and local job opportunities.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no identified risks for Council in noting this report. Subsequent infrastructure upgrades or commercial project will be considered on an individual basis.

Social Considerations

Social impacts of the redevelopment of the harbour where considered as part of the preparation of the masterplan.

Human Rights Charter

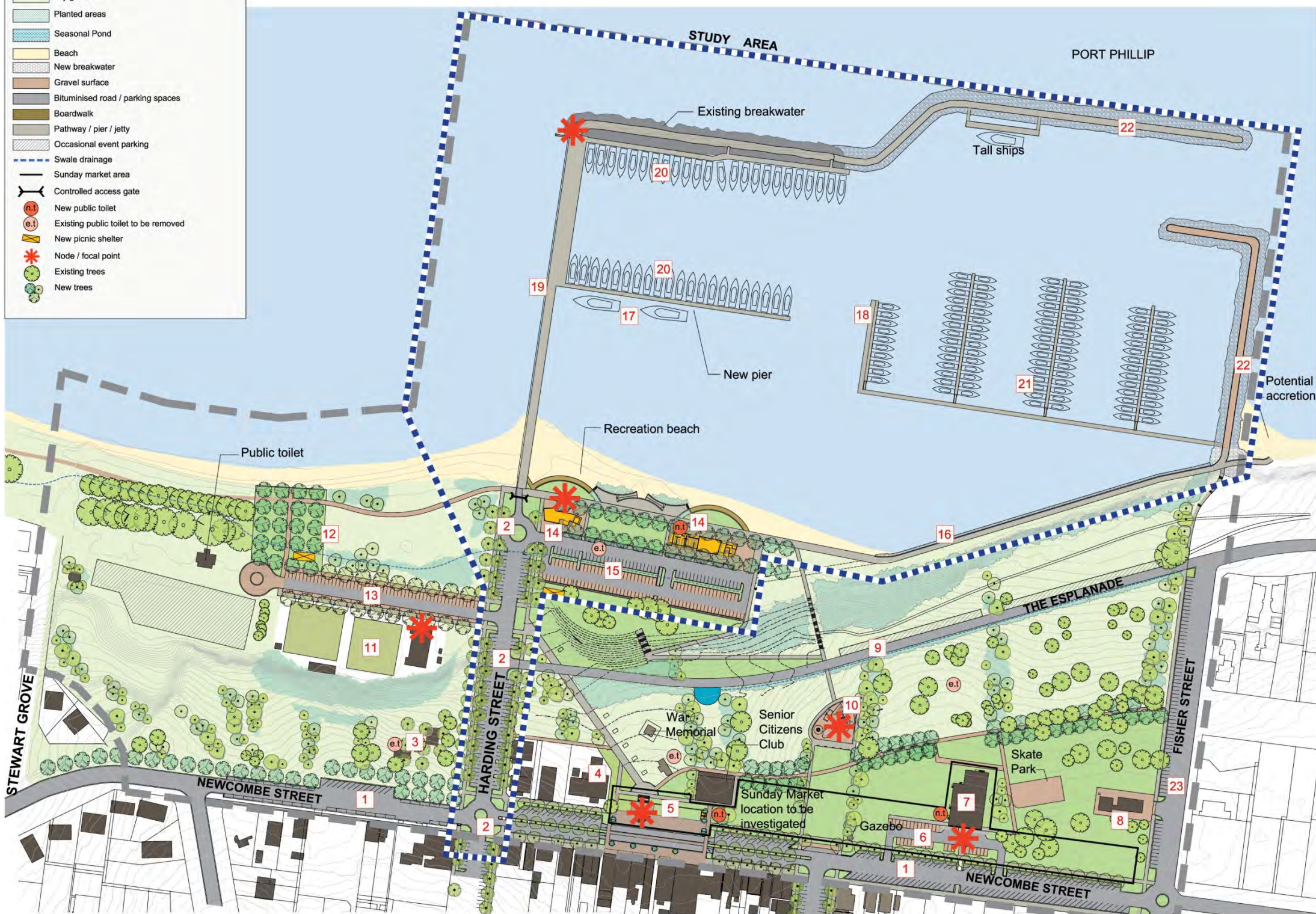
No human rights are impacted by the contents of this report.

Consultation and Communication

The project includes consultation with the commercial fishing and aquaculture industry and tourism sector.

Legend :

- Existing building / built form
- New building / built form
- Lawn
- Dry grass
- Planted areas
- Seasonal Pond
- Beach
- New breakwater
- Gravel surface
- Bituminised road / parking spaces
- Boardwalk
- Pathway / pier / jetty
- Occasional event parking
- Swale drainage
- Sunday market area
- Controlled access gate
- New public toilet
- Existing public toilet to be removed
- New picnic shelter
- Node / focal point
- Existing trees
- New trees



Key Elements :

- Newcombe Street** - Additional angle parking spaces (up to 20 car spaces) to be provided West of Harding Street along park edge. Maximise parking capacity east of Town Square with angle parking.
- Harding Street** - Provide clear access to and within the Safe Harbour Precinct, maximise parking and formalise footpaths.
- Scouts Hall** - Remove the hall and nearby toilet block, subject to successful relocation of the Scouts and heritage assessment of the building.
- Kindergarten** - Kindergarten to remain within existing footprint.
- Town Square / Pier Street** - New town square focused on Rotunda with key views towards the Bay along Pier Street, connecting the Pier and town centre. Pier Street to be closed to vehicular traffic. Parking for Senior Citizens Club and mobile library to be incorporated into the Town Square. Opportunity to include public toilet at Town Square.
- Shared Parking Spaces** - Provide 33 car parking spaces in front of Parks Hall.
- Parks Hall** - No change envisaged in the short term. In the long term, assess the potential to refurbish and extend Parks Hall for new community activities.
- CFA** - CFA to remain within existing footprint. Improve fencing around the site.
- The Esplanade** - Existing road alignment to be retained between Fisher Street and Pier Street. Construct a new section of road between Pier Street and Harding Street. Provide a planted swale along the southern side of The Esplanade and overflow car parking along the northern verge.
- Park Playground** - New configuration is suggested for the existing playground at this focal point in the park.
- Portarlington Bowls Club** - Bowls Club to be retained within existing footprint for the medium term. In the long term, the site offers a strategic opportunity for development as a tourist accommodation node, subject to resolving the locational needs of the Bowls Club, financial viability, development of detailed design criteria and assessment against relevant State and Local Planning Policies.
- Foreshore Landscape** - Remove car parking and landscape the area with a combination of formal lawns and informal open space.
- West Foreshore Road / Parking Spaces** - Existing parking area in front of the Bowls Club to be developed as formal 90 degree parking on the foreshore side and parallel parking on the south side. This new area is to accommodate up to 80 car spaces.
- Beachfront Promenade and Commercial Development** - Redevelop the existing harbour side car park to provide a tree lined promenade and two new commercial buildings that include uses such as cafe / seafood restaurant, ferry ticketing, chandlery, toilets and change rooms.
- East Foreshore Parking Spaces and Landscape** - Remove existing public toilets and Port Pier Cafe. Provide 160 parking spaces with landscaped edges to the south of beachfront development. Grassed or stepped amphitheatre to be established south of the car park.
- Recreational Berthing Maintenance Access Road** - New access road / pedestrian path to be constructed connecting the beachfront commercial area with the recreational marina. Embankment to be stabilised.
- Ferry Berthing** - Proposed location of the two ferry berths with safe separation from commercial activities and within walking distance to beachfront commercial development. Subject to viability and providing safe separation between the ferry and beach users.
- Refuelling / Sewage Pump Out** - Opportunity to provide shared service berth facility for recreational and commercial vessels.
- Portarlington Pier** - Demolish the existing concrete Pier and replace it with a wider Pier that allows for separation of pedestrian and vehicle movements. Wave protection will be incorporated along Western edge of Pier, which will prevent sand from entering the harbour. In the long term, provide a covered walkway for pedestrians from the beachfront area to ferry berths.
- Commercial Berths** - Provide for up to 45 commercial berths off the existing Pier to service the aquaculture industry. Reconfigure the layout to comply with Australian Standards 3962 for waterway clearances.
- Recreational Berthing and Boating Facilities** - Proposed area for recreational berthing and boating facilities, with capacity for approximately 100 berths.
- New Breakwaters** - Provide an extension to the northern breakwater and establish a new eastern breakwater aligned with Fisher Street to create a safe harbour. Investigate the potential and need for a Tall Ships berth.
- Fisher Street** - Provide for a shared pathway and 90 degree parking along the park edge.

Elements included in the Implementation Plan are shown in bold

0 10 20 30 40 50
LENGTHS ARE IN METRES



Implementation Plan Study Area

PORTARLINGTON SAFE HARBOUR

DETAILED MASTER PLAN

JOB NUMBER
10780

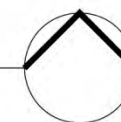
CLIENT
Parks Victoria

DRAWING
SK (B)

STAGE
Detailed Master Plan

DATE
30 July 2009

SCALE
1:1500 @ A1, 1:3000 @ A3



Parks
VICTORIA

MEINHARDT
INFRASTRUCTURE
& ENVIRONMENT

mgs

URBAN
INITIATIVES

2. AMENDMENT C312 ST LEONARDS STRUCTURE PLAN 2014: CONSIDERATION OF PANEL REPORT AND ADOPTION

Portfolio:	Planning - Cr Heagney
Source:	Planning & Tourism - Strategic Implementation
General Manager:	Peter Bettess
Index Reference:	Council Reports 2015
	Application: Amendment C312

Purpose

This report considers the Panel Report to Amendment C312 and recommends adoption of the Amendment.

Summary

- Amendment C312 seeks to implement the key planning directions of the St Leonards Structure Plan 2014 into the Greater Geelong Planning Scheme.
- This follows the review of the 2006 St Leonards Structure Plan and the adoption of the 2014 version at the 25 February 2014 Ordinary Meeting of Council.
- Public exhibition of the Amendment commenced on 1 August 2014 and closed on 8 September 2014. This included a Notice and information brochure being sent to over 2,500 property owners in the St Leonards area.
- Council received 24 submissions; 14 in support or not objecting and 10 opposing the Amendment or requesting changes.
- Issues arising from the submissions included: no strategic justification to support immediate rezoning of the two identified growth areas; an oversupply of residential lots; detriment to the town's seaside village feel; support for Growth Areas 1 and 2; and landowners requesting additional areas be included in the settlement boundary or nominated for future growth.
- Council resolved on 28 October 2014 to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning. The Panel Hearing was held on 9, 10 and 11 December 2014.
- The Panel concluded that the analysis of land supply issues underpinning the 2014 Structure Plan was robust and support for the rezoning of Growth Areas 1 and 2 raises no strategic concerns. The Panel believes that the location of the Growth Areas away from the coast will limit the impact on the town's seaside village character.
- The Panel did not support the identification of additional land outside the St Leonards settlement boundary for residential expansion nor support the investigation for a tourist use at 390A The Esplanade at this time.
- Overall, the Panel has recommended that Amendment C312 be adopted as exhibited subject to minor changes. Two of the recommended changes – applying a Development Plan Overlay to Growth Area 1 and including growth area subdivision principles in the Planning Scheme, are not supported.
- Council officers recommend that the Amendment be adopted as outlined in this report.
- The 2014 Structure Plan is also recommended to be re-adopted as the St Leonards Structure Plan March 2015. The 2014 version is therefore superseded.

Cr Heagney moved, Cr Ellis seconded -

That Council resolves to:

- 1) adopt Amendment C312 in the form as outlined in Appendix 1 of this report;**
- 2) submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**
- 3) re-adopt the St Leonards Structure Plan (now March 2015) with changes resulting from Amendment C312 as outlined in Appendix 2 of this report and with additional text relating to potential tourist accommodation at 390A The Esplanade, St Leonards as outlined in Appendix 3.**

Cr S Kontelj moved, Cr Nelson seconded –

That the report be deferred.

Lost.

Division Requested:

For: Crs Ansett, S Kontelj, Harwood, Nelson, E Kontelj

Against: Crs Heagney, Ellis, Lyons, Fisher, Farrell, Macdonald, Irvine

The motion was then put and carried.

Division Requested:

For: Crs Heagney, Ansett, Ellis, Lyons, Fisher, Macdonald, Farrell, Irvine

Against: Crs S Kontelj, Harwood, Nelson, E Kontelj

Background

The review of the 2006 St Leonards Structure Plan culminated in the Council adopting the St Leonards Structure Plan 2014 at its meeting on 25 February 2014. Council also resolved to prepare and exhibit a planning scheme amendment to implement the necessary planning elements of the Structure Plan into the Greater Geelong Planning Scheme.

Amendment C312 proposes to replace the existing Municipal Strategic Statement for *The Bellarine Peninsula* at Clause 21.14 with an updated clause. The Amendment was exhibited for a 1 month period closing on 8 September 2014. This included a Notice and information brochure sent to some 2,500 landowners in the St Leonards area.

Council received 24 submissions; 14 in support or not objecting and 10 opposing the Amendment or requesting changes.

Key issues arising from the submissions included: no strategic justification to support immediate rezoning of the two identified growth areas; an oversupply of residential lots; detriment to the town's seaside village feel; support for Growth Areas 1 and 2; and landowners requesting additional areas be included in the settlement boundary or nominated for future growth.

Council resolved on 28 October 2014 to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning. The Panel Hearing was held on 9, 10 and 11 December 2014.

Discussion

A two person Panel, chaired by Cathie McRobert, conducted the hearing. The Panel provided its report to Council on 2 February 2015.

The Panel observed that the Amendment does not propose changes to key strategic directions for St Leonards, so the range of issues raised was limited primarily to implications of facilitating the rezoning of two areas designated for long term growth.

The Panel found that the analysis of land supply issues underpinning the 2014 Structure Plan was robust and will support competition and affordability in the residential market. The Panel considers the rezoning of Growth Areas 1 and 2 does not raise strategic concerns but careful consideration of staging and effective land release mechanisms are necessary to ensure out-of-sequence development is avoided.

As the Growth Areas are located well away from the coast, the Panel believes there will be limited impact on the seaside village character of St Leonards.

The Panel did not support the need to foreshadow additional land outside the settlement boundary for residential expansion. Nor did it support identifying 390A The Esplanade as having potential for tourist development in the Municipal Strategic Statement or the 2014 Structure Plan.

The Panel also noted that identification of a community centre on Murradoc Road was not contentious and therefore not addressed in the Report.

A table listing all of the recommendations and other post-exhibition changes, including changes to the 2014 St Leonards Structure Plan, a summary Council response and adopted Council position is in Appendix 2. A copy of the Panel Report's Overall conclusions and consolidated recommendations is in Appendix 3.

The issues raised during the Panel Hearing, the Panel's recommendations and Council officers' response are outlined below using the headings from the Panel Report.

Chapter 2: Does the Amendment have a sound strategic basis?

The Panel reviewed the policy context of the Amendment and whether the structure planning process and methodology were sound.

The Panel highlighted that the 2014 Structure Plan explicitly supports the rezoning of Growth Areas 1 and 2 – a position opposed by submitters Egan and Brock. The submitters questioned the strategic basis for the Amendment, stating that there is already sufficient residential land available within St Leonards.

In its discussion the Panel noted that the changes proposed by the Amendment relating to residential growth do not change the extent or location of either the settlement boundary or land identified for future growth in St Leonards. The Panel accepted Council's advice that the strategic planning at the local, municipal and regional levels has been on the basis that Growth Areas 1 and 2 will be developed.

The Panel concluded that in view of the limited changes proposed, any potential for inconsistency with planning policy rests with the extent of rezoning for residential development that would be facilitated by the Amendment.

The Panel also considered submissions that expressed concern about the rigour of the analysis underpinning the 2014 Structure Plan and the lack of consultation during its development. At the Hearing Council presented a detailed summary of the Structure Plan process and highlighted the extensive public notice of Amendment C312 to 2,500 landowners in the St Leonards area.

The Panel concluded that exhibition of the Amendment has satisfied the requirements of the *Act* and the 2014 Structure Plan provides a sound strategic basis for the proposed changes to the Planning Scheme.

Council Officer Response

The findings of the Panel are agreed.

Chapter 3: Is the residential land supply facilitated appropriate?

The considerable extent of residential land supply facilitated by the Amendment was the most contentious issue raised in submissions according to the Panel. Council submitted that it had considered all aspects of policy, particularly Clause 11.02 *Supply of urban land*, and concluded that the 2014 Structure Plan provides a practical approach to providing land to meet the future needs of St Leonards.

The Panel Report referred to the expert evidence presented at the hearing by Mr McNeill and Mr Ainsaar. Both experts agreed that policy does not indicate a maximum level of residential land supply and supported the immediate rezoning of Growth Areas 1 and 2. They highlighted housing choice and affordability benefits of maintaining competition in the market, referring to lot price increases when supply in St Leonards declined.

The Panel commended Council's thorough land supply analysis noting its comparable conclusions to the two land supply experts. The Panel agreed with submissions and evidence at the Hearing that policy does not establish a maximum supply level and that the substantial supply of zoned land should only be of concern if it undermines the achievement of planning objectives.

The Panel then turned its mind to whether the immediate rezoning of both Growth Areas 1 and 2 is appropriate. Experts McNeil and Ainsaar agreed that the existing supply will be largely developed by the time Growth Areas 1 and 2 come on line. Planning expert Mr McGurn, and Mr Carey acting for Costa Property Nine P/L, considered that developers will manage lot release to maintain profitability and that Council can manage staging.

The Panel considered that the structure planning process had addressed key issues such as infrastructure availability, environmental constraints and the open space network, and development planning would address more detailed issues. The Panel agreed with Mr McGurn and Mr Carey who stated that the market conditions will ensure the progressive release of residential land.

The Panel concluded that the rezoning of Growth Areas 1 and 2 is not problematic, nor does it raise strategic concerns. However the Panel cautioned that consideration of staging and effective land release mechanisms are necessary to ensure out-of-sequence development or market distortions are avoided.

Council Officer Response

The findings of the Panel are consistent with the policy position of Council and supported.

In its closing submission at the Hearing, Council reiterated its interpretation of Clause 11 and 11.02 in particular:

"Clause 11.02-1 itself has an overarching objective and then a number of strategies, each of which are to be considered. Council submits that, properly understood, that in order to plan for projected population growth over a 15 year period, a planning authority must, first, gain an understanding of what the population growth is likely to be and, secondly, "Ensure that sufficient land is available to meet forecast demand" and to "Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development".

It does not say that there needs to be at least 15 years of residentially zoned or residentially identified land at any one time (although over the years it has come to be understood as requiring that).

Council submits that there is no planning scheme imperative that treats the 15 year period as some type of target or criteria. It is respectfully submitted that Planning Panels need only concern themselves with the quantity of residential land if there is evidence that the release (a) is prejudicial to specified planning policy (e.g. if it affects ability of other townships to be the focus of population growth), (b) will result in detrimental impacts such as traffic, environmental effects or (c) detrimentally affect the timely and efficient delivery of infrastructure and services (e.g. an out of sequence land release). There is no such evidence in this case."

Chapter 4: Should additional areas be identified for residential growth?

Submissions at the Hearing sought identification of the St Leonards Golf Course, 522-570 Ibbotson Street and 390A The Esplanade for future development. Council submitted that planning policy does not identify St Leonards as a significant growth front and extensions to the settlement boundary are not supported.

The Panel agreed with Council that the part of the golf course on the eastern side of Ibbotson Street plays an important role as a landscape buffer to the Salt Lagoon Wildlife Reserve and contributes to the character of the Township. Regarding 522 Ibbotson Street, the Panel considered identification of this land for long term growth would be premature.

Overall, the Panel did not support the identification of any land for future residential development outside the settlement boundary.

Mr Watters presented at the Hearing on behalf of Riverlee P/L, owner of 390A The Esplanade. Mr Watters advised that Riverlee was not pursuing a residential rezoning but suggested the opportunity exists to develop the land in the Farming Zone for tourist accommodation. Mr Watters outlined the policy support for tourism enterprises on the Bellarine Peninsula. Council supported this approach, proposing to include additional text in the St Leonards Structure Plan only (Mr Watters was proposing reference in Clause 21.14 of the Greater Geelong Planning Scheme).

In considering Mr Watters submission, the Panel emphasised that Riverlee did not provide any details of the type of accommodation planned, nor had there been any assessments of environmental and amenity impacts. While the Panel acknowledged that there is general policy support for tourism on the Bellarine and the site may or may not be suitable, the Panel said it was a matter for the applicant to determine whether to invest in the work necessary to evaluate the merits of their proposal.

On this basis, the Panel concluded it would be premature to foreshadow tourist development at 390A The Esplanade in either the Structure Plan or Clause 21.14.

Council Officer Response

The findings of the Panel are supported.

Chapter 5: Will impacts on the character of St Leonards be acceptable?

The Panel discussed the concerns of some submitters that the level of residential development facilitated by the Amendment will detract from the 'village seaside feel' of St Leonards. The Panel highlighted that its site inspections reinforced earlier analysis of the St Leonards UDF where broad sea views, a low rise town centre, coastal vegetation and environmental assets, and the farming hinterland, all defined the town's character.

The Panel accepted that the character of the town will change as it grows and activity increases. The Panel noted that new subdivisions and contemporary housing will not mirror the character of a long established seaside town developed over a century.

The Panel concluded that the areas identified for future residential development are located well away from the coast which will limit any impact on the seaside village character of St Leonards.

Council Officer Response

The findings of the Panel are agreed. Subsequent amendments to rezone Growth Areas 1 and 2 will address subdivision design, open space allocation and streetscapes.

Chapter 6: The proposed planning framework

The Panel questioned why it was appropriate for a Development Plan Overlay (DPO) to be proposed for Growth Area 2 but not for Growth Area 1. The Panel noted that the 2014 Structure Plan was drafted on the assumption that both areas would be subject to the overlay. The critical issues concerning the Panel were connectivity and staging.

Council submitted that it was conscious of these issues and confident that they can be managed for Growth Area 1 through the combined rezoning and permit process. Mr Carey for Costa Properties said that Growth Area 1 is held in single ownership and the requirements of Clause 56 will provide an appropriate framework for assessment and to achieve orderly subdivision.

The Panel ultimately recommended the application of a DPO to Growth Area 1, saying this approach has merit to establish an explicit overall framework for development over an extended timeframe. The Panel further recommended that Clause 21.14-3 be revised to incorporate the subdivision development principles identified in the 2014 Structure Plan.

Finally, the Panel noted that the application of a Development Contributions Plan Overlay or equivalent Section 173 Agreement to the growth areas is not contentious with the landowners directly affected. The Panel recommended a minor revision to Clause 21.14-2.

Council Officer Response

The revision to Clause 21.14-2 is supported. However the recommendations to apply a DPO to Growth Area 1 and incorporate the Structure Plan subdivision development principles in Clause 21.14-3 are not supported.

Applying a DPO to Growth Area 1 is not considered necessary as matters relating to connectivity and staging can be addressed by the Planning Permit. While the Panel rightly note that "...it is conceivable that ownership will change or become fragmented", the reality is that the land is in single ownership and the proponent has a reputable development history and already significantly invested in technical drainage assessments to support a rezoning application. Other than drainage issues there are no unmanageable or contentious site constraints.

TGM Group P/L wrote to Council on 12 February 2015 reinforcing that Costa Properties is a land developer, who for a considerable period of time has sought the agreement of the City of Greater Geelong to rezone and subdivide their land, and thus fully intends to develop as soon as possible. TGM believe the introduction of a DPO for the purpose of an additional planning control is unwarranted.

Council officers acknowledge that circumstances can change over time and there are good reasons to strengthen the overall framework for Growth Area 1.

It is therefore considered appropriate to include the key development outcomes established during the rezoning and permit process in the Section 173 Agreement (for 321-399 Ibbotson Street). Outcomes include: protection and rehabilitation of the creek co-located with a park; drainage infrastructure as determined by the Stormwater Management Plan, landscape buffers to Ibbotson Street; and external road upgrades to Ibbotson Street, Old St Leonards Road and Murradoc Road.

The recommendation to incorporate the growth area subdivision principles in Clause 21.14-3 is considered to be inconsistent with the Ministerial Direction: *The Form and Content of Planning Schemes*; and the Department's Planning Practice Note: *Writing a Municipal Strategic Statement*. The St Leonards Structure Plan is a reference document in Clause 21.14 and will be given due consideration in the rezoning process for both Growth Area 1 and 2.

Environmental Implications

St Leonards is surrounded by sensitive waterways including the Salt Lagoon and Swan Bay. Stormwater from the existing residential areas drain to these receiving waterways. As in the majority of older established areas, there is a need to improve drainage infrastructure and water quality outputs. Future developments identified in the St Leonards Structure Plan will need to consider and manage stormwater runoff.

Financial Implications

No impact to budget.

Policy/Legal/Statutory Implications

The review of the 2006 St Leonards Structure Plan and ultimate adoption of the 2015 version was undertaken with due regard to current policies and strategies. This included state coastal planning policies and the Municipal Strategic Statement, Clause 21.14 *The Bellarine Peninsula*.

Alignment to City Plan

The Amendment supports the 'Growing our Economy' and 'Sustainable Built and Natural Environment' strategic directions of City Plan. The Amendment implements the 2014 review of the St Leonards Structure Plan which identifies a clear settlement boundary, nominates areas for new residential growth, and protects the surrounding rural landscape, conservation reserves and coastal setting.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

The 2015 St Leonards Structure Plan review has been prepared following consultation with the local community. The structure plan is a strategic framework for the future development of the Township which is to continue its role as a coastal village. The identified need for an Early Years Learning Centre is a key social outcome of the plan.

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 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 C312 to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C312

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 Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.14 with a new Clause 21.14 in the form of the attached document.

End of document

21.14 THE BELLARINE PENINSULA

27/11/2014
~~C283~~
[Proposed C312](#)

21.14-1 Key issues and Influences

28/01/2010
C129(Part 1)

The Bellarine Peninsula comprises a series of contained townships separated by rural and coastal areas.

The rural and coastal areas on the Bellarine Peninsula form an important non-urban break between settlements. They are highly valued for their scenic attributes, tourism function, environmental function and lifestyle appeal.

The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong. Population growth on the Bellarine Peninsula is being driven by the attractiveness of the peninsula as a relaxed lifestyle destination within close proximity to urban Geelong.

Appropriately managing urban growth on the Bellarine Peninsula will be critical to retaining the peninsula's identity and attributes.

21.14-2 Objectives

27/11/2014
~~C283~~
[Proposed C312](#)

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.
- To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect rural and coastal environments from inappropriate urban encroachment.
- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.
- Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks or longer term growth opportunities.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- ~~Support the development of an appropriately located community centre.~~
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlinton:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of Portarlinton by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Community Centre in Portarlinton within an existing public building.
- Support the provision of a new fire station at Portarlinton.
- Support the integration of the Portarlinton town centre and pier-foreshore area.
- Support the development of a focal building at 22-34 Newcombe Street, Portarlinton, to contain retail uses, tourist accommodation and tourism related activities.
- Support development in the Portarlinton town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.

- Support the on-going management, enhancement and sensitive development of the foreshore, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Support expansion of the existing retail premises on The Esplanade, Indented Head.

Ocean Grove:

- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Direct new greenfield residential development to the designated growth area in the north-east of the township, as shown on the Structure Plan map.
- Encourage a range of accommodation and housing options, including aged care within and adjacent to the town centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the town centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Support expansion of the town centre, particularly in a northerly direction up to the Avenue.
- Support development of a new Neighbourhood Activity Centre on Grubb Road, to service the future population of the north-east growth area.
- Support the continued development of industrial, restricted retail and associated businesses on Grubb Road, and support the expansion of this type of development to the east and north, as shown on the Structure Plan map.
- Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
- Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links and roads as identified on the Structure Plan map.
- Provide for a range of appropriately scaled and located tourism accommodation and activities.
- Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road Growth Area and other areas identified for residential development on the Structure Plan map.

- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.
- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connemara and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new commercial development to the existing business and mixed use zones in Hitchcock Avenue between Bridge Road and Ozone Road and the south side of Bridge Road.
- Ensure new housing development complements the character of Barwon Heads and provides for a variety of housing sizes and types.
- Support the continued development of 13th Beach Resort as a tourist destination.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre.

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road

- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.
- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including;
 - Low scale forms
 - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.
- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-3 Implementation

27/11/2014

C283

Proposed C312

- These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure development respects the natural coastal landscape as described in the Coastal Spaces Landscape Assessment Study and, where relevant, assess applications against schedules 10, 11, 12 13 and 14 to the Significant Landscape Overlay.

Ocean Grove

Support buildings of up to three storeys within the town centre which utilise contemporary building forms and materials, articulation and setback of upper levels so as to complement the coastal setting, and which provide sufficient car parking.

Support higher density development including tourist accommodation of up to three storeys along The Terrace between Hodgson and Eggleston Streets which utilise contemporary building forms and materials, articulation and setback of upper levels to retain a coastal town character and provide for the reasonable sharing of coastal views.

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Applying Zones and overlays

Ocean Grove

Apply the Residential 1 Zone to growth areas identified in the Ocean Grove Structure Plan 2007 as appropriate.

Apply the Development Plan Overlay to those parts of the north-east growth corridor that are rezoned for urban development.

Apply the Development Contributions Plan Overlay to north-east residential corridor.

Apply the Industrial 3 Zone to any expansion of the Grubb Industrial Estate.

Apply the Development Plan Overlay to any expansion of the industrial-restricted retail precinct on Grubb Road.

Apply the Business 1 Zone over land bounded by The Avenue, The Parade, Presidents Avenue and Hodgson Street.

Apply the Mixed Use Zone over the former CFA depot (south-east corner The Avenue and Hodgson Street) and land to the immediate south.

Leopold

Apply the Residential 1 Zone and the Development Plan Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of business zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

Drysdale

Apply the Residential 1 Zone with a Development Plan Overlay (DPO) based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the Residential 1 zone to identified residential infill areas to a Residential Zone with appropriate DPO and Developer Contribution Plan (DCP) controls.

Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the Residential 1 Zone with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map at Clause 21.14-12 subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

Rezone the Business 4 Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

[Apply the Development Plan Overlay to Growth Area 2.](#)

[Apply the Development Contributions Plan Overlay \(or an equivalent agreement with landowners\) in conjunction with the rezoning of Growth Areas 1 and 2.](#)

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed.

Point Lonsdale

Work with the Borough of Queenscliff to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Prepare an Urban Design Framework for the Portarlington Town Centre.

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Prepare a Development Contributions Plan for the Ocean Grove Township, including the northern urban growth area.

Review the application of Significant Landscape Overlay 7.

Prepare an Urban Design Framework and Parking Precinct Plan for the Ocean Grove Town Centre.

Prepare Streetscape Plans for The Parade – Orton Street, Shell and Grubb Roads, Tuckfield Street, The Terrace, the Hodgson – The Parade Town centre entry and key streets between the beach and Town Centre.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Implement the Memorial Park Masterplan, 2011.

Support the implementation of the Kensington Road Community Hub Concept Design, 2008.

Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Schedule.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

Undertake a Landscape Assessment Study for the Ewing Blyth/Golf Links/Bridge Road and the Warrenbeen Court residential areas with the intention to apply an overlay to protect the existing character and vegetation.

Undertake a detailed study of Murtaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Implement the findings of the Barwon Heads Parking & Traffic Study.

Consider the impacts of climate change on the future development of Barwon Heads in accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, Hansen Partnership and the City of Greater Geelong, 2007.

Portarlington Structure Plan, City of Greater Geelong, 2007.

Indented Head Structure Plan, City of Greater Geelong, 2007.

~~*St Leonards Structure Plan*, City of Greater Geelong, 2006.~~

St Leonards Structure Plan, City of Greater Geelong, 2015.

Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).

Leopold Urban Design Framework, City of Greater Geelong, 2011.

Barwon Heads Structure Plan, City of Greater Geelong, 2010.

Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.

Jetty Road Urban Growth Plan 2007.

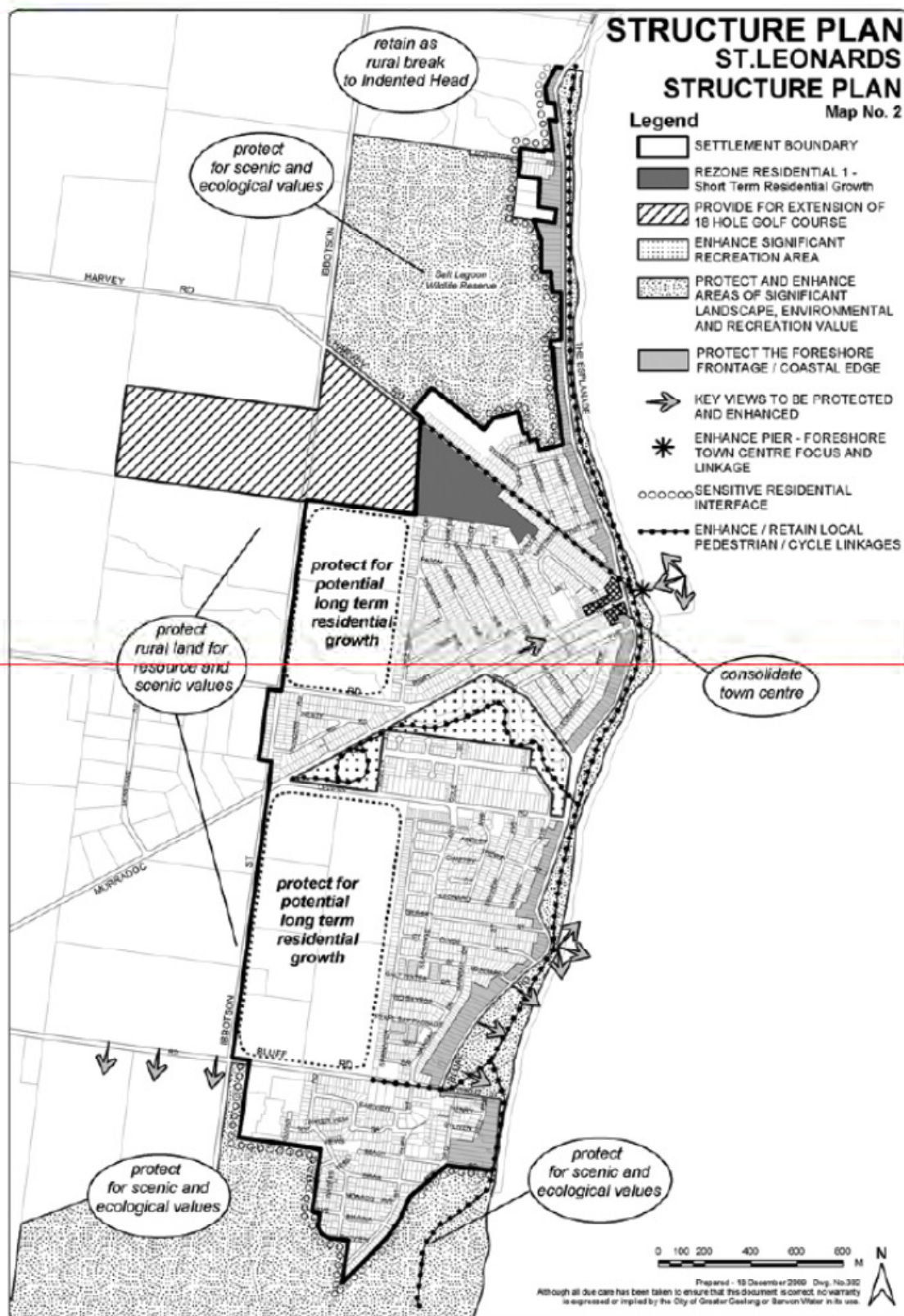
City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

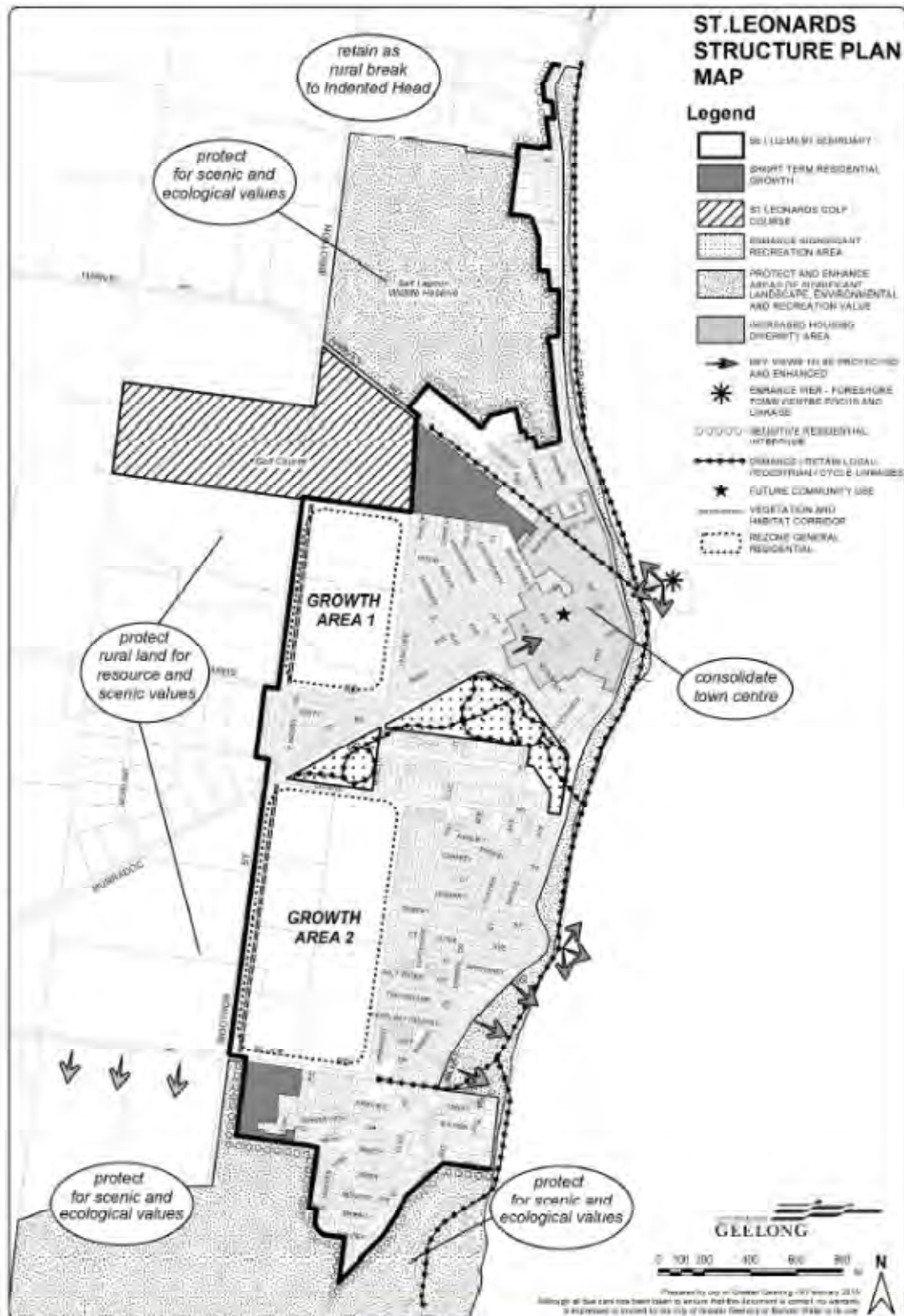
Point Lonsdale Structure Plan, Planisphere, April 2009 (amended November 2011).

Drysdale Urban Design Framework, City of Greater Geelong 2012.

21.14-4 St Leonards Structure Plan map

28/01/2010
G1-28(Part 4)
Proposed G12





NOTE: The remaining Clause 21.14 Township Structure Plan Maps are not shown for the purposes of this report.

Appendix 2 - Amendment and Structure Plan Changes

Panel Recommendation Amendment C312	Council Response/ Position	Adopted Council Position	No.
Changes to the Greater Geelong Planning Scheme			
Amend the Clause 21.14-4 St Leonards Structure Plan map to re-orient the <i>'key views to be protected and enhanced'</i> arrow closest to Margaret Street to reflect the position in the 2006 Structure Plan.	Supported.	As per recommendation.	1
Apply a Development Plan Overlay to Growth Area 1 (321-399 Ibbotson Street, St Leonards).	Not supported.	Applying a DPO to Growth Area 1 is not considered necessary as matters relating to connectivity and staging can be addressed by the Planning Permit. The land is in single ownership and the proponent has a reputable development history and already significantly invested in technical drainage assessments to support a rezoning application. Other than drainage issues there are no unmanageable or contentious site constraints. However there is merit in the Panel's recommendation and Officers propose to include planning principles established during the permit process in the Section 173 Agreement for 321-399 Ibbotson Street.	3
Revise Clause 21.14-3 Implementation St Leonards deleting <i>'based on the subdivision development principles identified in the Structure Plan 2014'</i> and incorporate the subdivision development principles which are identified in the 2014 Structure Plan as Development Plan Overlay requirements.	Not supported.	The recommendation to incorporate the growth area subdivision principles in Clause 21.14-3 is considered to be inconsistent with the Ministerial Direction: <i>The Form and Content of Planning Schemes</i> ; and the Department's Planning Practice Note: <i>Writing a Municipal Strategic Statement</i> . The St Leonards Structure Plan is a reference document in Clause 21.14 and will be given due consideration in the rezoning process for both Growth Area 1 and 2.	4
Revise Clause 21.14-2 St Leonards as follows: <i>'Facilitate development of a community facility including an Early Years Centre, preferably at 1345</i>	Supported.	As per recommendation.	5

Panel Recommendation Amendment C312	Council Response/ Position	Adopted Council Position	No.
<i>Murradoc Road supported by contributions from Growth Area 1 and 2 developers.'</i>			
Changes to the St Leonards Structure Plan 2014			
Add an additional note to the 2014 St Leonards Structure Map 8 Plan Flood and Sea Level rise: <i>'This flood extent is designated under the Building regulations and does not show all the flood-prone areas in St Leonards'.</i>	Supported.	As per recommendation.	2
Post Panel changes to the 2014 St Leonards Structure Plan			
n/a	The Structure Plan, as a result of changes, is to be re-adopted with the March 2015 version. The adopted February 2014 version is therefore superseded.	Replace all references to 'February 2014' with 'March 2015'.	n/a
n/a	The Structure Plan Map (Map 2) has changed during the Amendment C312 process and should match the map to be inserted into the Greater Geelong Planning Scheme.	Replace the Structure Plan Map 2 with a new Map 2 as shown in Appendix 1	n/a
n/a	An error has been detected on page 15, under 'Subdivision Development Principles', which reads: <i>"It is recommended that the land identified within the Structure Plan map as areas 1 and 2 be rezoned to a General Residential Zone Schedule 1 (previously Residential 1) with a Development Contributions Plan Overlay and/or 173 agreement."</i>	Sentence to be changed to now read: <i>"It is recommended that the land identified within the Structure Plan map as areas 1 and 2 be rezoned to a General Residential Zone Schedule 1 (previously Residential 1) with a Development Plan Overlay."</i>	n/a

Appendix 3 - C312 Panel Report conclusions and recommendations

Overall conclusions and consolidated recommendations

Overall conclusions

As the Amendment does not propose changes to key strategic directions for St Leonards, the range of issues raised were limited. There was a particular focus at the Hearing on the implications of facilitating the rezoning of two growth areas which have been designated for long term residential growth since the 2006 Structure Plan.

The Panel is satisfied that the analysis of land supply issues underpinning the 2014 Structure Plan was robust, although the suggested 25-33 year supply may be somewhat overstated. The generous residential land supply facilitated by the Amendment easily meets the policy *'to accommodate projected population growth over at least a 15 year period'* and will support competition and affordability in the residential market.

The Panel does not consider the rezoning Growth Areas 1 and 2, potentially concurrently, for residential development is necessarily problematic or raise strategic concerns but we emphasise that careful consideration of staging and effective land release mechanisms is necessary to ensure out-of-sequence development or market distortions are avoided. However, even in an area currently in one ownership, such as Growth Area 1, we consider that development over an extended timeframe elevates the importance of an explicit overall staging and development plan. This should ensure that the release of land is efficient and that effective movement, drainage and open space networks are integrated with established areas. The Development Plan Overlay would serve this purpose. The Panel also considers the subdivision principles in the 2014 Structure Plan should be included in the MSS, rather than relying on the reference document.

Given the extent of land within the existing settlement boundary, the need to foreshadow additional land for future residential expansion has not been established. We have not supported requests for identification of St Leonards Golf Course Developments land or Gee Dee Nominees land in Ibbotson Street for long term residential development.

The Panel does not support identifying 390A The Esplanade, St Leonards as a 'Tourist investigation area' or as having potential for tourism development in either the MSS or the 2014 structure Plan. It would be premature to make changes to either document, in the absence of a proposal or any assessment of the merits of tourism development on this constrained and environmentally sensitive site. Nor has there been any assessment of the merits of this site over other potential sites for tourism development in St Leonards.

Consolidated recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C312 should be adopted as exhibited subject to the following recommended changes:

1. Amend the Clause 21.14-4 St Leonards Structure Plan map to re-orient the *'key views to be protected and enhanced'* arrow closest to Margaret Street to reflect the position in the 2006 Structure Plan.
2. Add an additional note to the 2014 St Leonards Structure Map 8 Plan Flood and Sea Level rise: *'This flood extent is designated under the Building regulations and does not show all the flood-prone areas in St Leonards'*.
3. Apply a Development Plan Overlay to Growth Area 1.
4. Revise Clause 21.14-3 Implementation St Leonards deleting *'based on the subdivision development principles identified in the Structure Plan 2014'* and incorporate the subdivision development principles which are identified in the 2014 Structure Plan as Development Plan Overlay requirements.
5. Revise Clause 21.14-2 St Leonards as follows:

'Facilitate development of a community facility including an Early Years Centre, preferably at 1345 Murradoc Road supported by contributions from Growth Area 1 and 2 developers.'

3. MUNICIPAL CHILDREN'S SERVICES INFRASTRUCTURE PLAN 2013-2030

Portfolio:	Community Development - Cr Fisher
Source	Community Services – Family Services
Act/General Manager:	Linda Quinn
Index Reference	Subject: Family Services Planning

Purpose

The purpose of this report is to present the Municipal Children's Services Infrastructure Plan (MCSIP) 2013-2030 for Council endorsement. A copy of the Executive Summary from the Municipal Children's Services Infrastructure Plan 2013-2030 is attached for reference and consideration (*previously circulated with Briefing papers*).

Summary

- Council plays a significant role in the planning, development, funding and delivery of children's service infrastructure. The MCSIP is the first comprehensive infrastructure plan that has been produced by Council, specifically aimed at addressing the future requirements for development, renewal and replacement of Council owned buildings and facilities accommodating children's services.
- In 2009, Council received a total of \$50,000 from the former State Government Department of Education and Early Childhood Development to contribute to the cost of producing the MCSIP.
- External consultants were engaged to assist Council with the development of the MCSIP with considerable input from Council officers.
- The MCSIP has been designed principally as an internal reference document that will guide Council planning decisions regarding future infrastructure planning, development, and asset management of existing Council buildings that provide children's services.
- The recommendations contained within the MCSIP have been incorporated into Council's (Draft) Social Infrastructure Plan and has been used to provide background evidence for statutory planning.
- Council has a total of 62 buildings that currently accommodate over 200 different children's services. These services include: Maternal and Child Health, child care, kindergarten, health services, family support, playgroups, neighbourhood houses, and other community facilities for young children and families.
- These assets represent a total capital investment of over \$57 million. Considerable investment has been made by Council over the past 10 years to improve and expand existing children's service facilities and develop new services to meet future population requirements.
- New centres incorporating innovative design have been opened in Ocean Grove, Barwon Heads, Grovedale, Leopold and Norlane. Planning for additional centres to respond to continuing population growth, social disadvantage, and asset renewal priorities are planned for other areas.
- The MCSIP has been prepared after an extensive analysis of emerging needs across the municipality, including the status of existing buildings and playgrounds, and the latest policy developments and trends in building design.

- The MCSIP also acknowledges the changing policy context of children's services planning and service delivery. There is a clear international trend toward the consolidation of children's services and development of integrated centres that accommodate multiple functions. This is reflected in all levels of Australian Government policy which strongly encourages co-location and integration of services.
- Meeting the key requirements of population growth; asset renewal and replacement; and accommodating new regulation and service requirements, are key factors that have informed the various priorities and recommendations contained within the MCSIP.
- The development and endorsement of the MCSIP will potentially strengthen Council's position to attract funding and resources for future capital and infrastructure, and provide a cohesive planning and policy platform for the future development of local children's services and facilities to respond to local population requirements over the next 10 to 20 years.

Cr Fisher moved, Cr Farrell seconded -

That Council:

- 1) receives and endorses the Municipal Children's Services Infrastructure Plan 2013-2030;**
- 2) provide a copy of the Municipal Children's Services Infrastructure Plan 2013-2030 to the Victorian State Department of Education and Training, Minister for Education and Minister for Families and Children.**

Carried.

Background

Strong research evidence supports the understanding that buildings and facilities accommodating early childhood services represent a vital part of contributing to better outcomes in early childhood development and stronger communities.

The need for Council to strengthen planning associated with the development and management of children's service infrastructure through the creation of a Municipal Children's Services Infrastructure Plan was initially identified as a key strategic priority within Council's Municipal Early Years Plan 2006-2010, and supported by Council's Asset Management Strategy.

In 2009, Council received a grant of \$50,000 from the former State Government Department of Education and Early Childhood Development to assist with the development of a Municipal Children's Services Infrastructure Plan for the City of Greater Geelong.

The completed Municipal Children's Services Infrastructure Plan (MCSIP) aims to provide the City of Greater Geelong with a comprehensive and coherent framework for children's services infrastructure provision that addresses both current and future community needs and priorities to the year 2030.

The MCSIP has been designed principally as an internal reference document, with an Executive Summary (as attached) available for public release.

The MCSIP will be progressively updated as local needs change and asset requirements addressed over time.

Discussion

The City of Greater Geelong is forecast to experience significant growth with estimates indicating that the population of Greater Geelong and environs is likely to increase by approximately 80,000 residents over the next 20 years (2013-30).

Ensuring adequate provision of children's services is integral to meeting future population needs, and providing high quality environments that support and facilitate children's early development and family engagement.

The MCSIP is the first plan of its kind produced by Council, and has been designed to provide a coherent strategy to guide the future development and refurbishment of facilities for early childhood services within the City of Greater Geelong.

The structure of the MCSIP has been organised into four integrated documents (sections) as follows:

Section One: Children's Infrastructure Background

In addition to providing general background information about existing and future demographics trends across the municipality, this section gives an overview of municipal provision of children's service infrastructure including average service benchmarks; relevant government policy and children's services capital funding, and a rationale for the importance of children service environments, and key findings and recommendations for future development.

Section Two: Capacity and Local Priorities

This section provides a detail analysis of existing and future children's service infrastructure for each designated Planning Area as has been defined by the MCSIP. Specific development recommendations are presented for each Planning Area.

Section Three: Assessment of Existing Infrastructure

This section focuses on the outcomes of technical assessments of the physical state and fit-for-purpose capacity of existing Council children's service buildings. Again recommendations are presented for the specific buildings that have been included which need to be considered within the context of broader MCSIP recommendations.

Section Four: Appendices

The final section includes the assessment tools that have been specifically developed and used in the background analysis of existing Council buildings, along with a ten-year capital development plan. Other technical and policy information relevant to the development of children's services infrastructure is also included in this section.

Given the large geographical area and size of the population of the City of Greater Geelong, the MCSIP has been based around the development of 15 specific geographic 'planning areas'. These areas have been incorporated into the (Draft) Social Infrastructure Plan, and used as the basis for future planning recommendations regarding children's service infrastructure, to provide a 'local place-based' approach that has included examination of the following demographic and service requirements:

- Existing geographic service catchment areas for children and families accessing services.
- Existing (and future) infrastructure provided by both Council and other non-Council providers in a given area.
- Variable provision of and need for service infrastructure across different local and geographic communities.

- Differing community environments and demographics including population growth and socio-economic disadvantage.

In each planning area both Council owned and non-Council children's service facilities are identified and specific recommendations regarding the future development of Council owned facilities included.

The MCSIP has been prepared after an extensive analysis of the emerging needs across the municipality, including the status of existing buildings and playgrounds, and the latest policy, management and design trends. The result is a practical strategy that seeks to balance ideals and innovation in design; changing policy requirements; diversity across the needs of children and families; and distribution of population across both small and large communities.

The MCSIP also acknowledges the changing policy context of children's services planning and design. There is a clear international trend toward the consolidation of children's centres and the integration of multiple functions and service delivery models. This is reflected in all levels of Australian Government policy that strongly encourages co-location and integration of services in preference to single purpose 'stand-alone' approaches.

A range of additional factors impact on the need to develop a more strategic approach to the provision of children's service infrastructure including:

- Demographic changes such as increasing birth rates, demand on workforce participation by women, and increasing family complexities are all impacting on demand for the expansion of additional services and new facilities.
- Population growth generated by new residential developments, sub-division planning, urban renewal, and encouraging increased housing densities within and close to activity centres.
- The majority of Council's early childhood facilities are more than 30 years old and in the main have not been well designed to meet contemporary service requirements and standards.
- The importance of environmental sustainability, climate change, and improving functional cost-efficiencies is also profoundly influencing the way new children's service facilities and buildings are designed and constructed.
- New evidence-based approaches have identified the important role that space and building design plays in affecting children's development.

All of these policy priorities have significant implications for the future development of children's service infrastructure and the content of the MCSIP.

Council plays a crucial role in the planning, development and provision of local early childhood services, and maintains a large infrastructure portfolio of buildings and facilities that play a crucial part in the delivery of local support, health, and early learning services for children and families.

The MCSIP is designed to complement other work undertaken by Council in relation to infrastructure and asset management, strategic planning and development, and future capital funding planning.

While it is extremely difficult to predict all the various factors that are likely to influence the local infrastructure requirements for young children across the municipality, this plan has sought to collate the best information currently available to identify existing and future priorities and requirements.

Based on current population projections the MCSIP estimates that by the year 2030, approximately 1,124 additional kindergarten places will be required in order to maintain the current ratio of service provision. An increase of 43.3 per cent or 1,391 additional child care places will also be required. This is equivalent to almost 10 additional child care centres, based on existing industry service capacity benchmarks of 120 places per centre.

The estimates referred to above are additional to any refurbishment or replacement of existing children's services assets that may be required. Refurbishment of existing assets is likely to present opportunities for consolidation and expansion as has already been the case in recent capital development across the municipality. Additional service estimates will also need to be monitored and adjusted as service and population requirements become clearer over the next 10-20 years.

Recommendations contained within the MCSIP in response to development and refurbishment of children's services facilities have been structured around a hierarchy of provision with different scales of facilities to meet the needs of different and varying sized catchments areas, and populations as follows:

- a. **Integrated Children's Centres** – located in major activity areas and communities that have a large population or serve a broad geographic area; e.g. Boorai Centre - Ocean Grove; Leopold and Grovedale Child and Family Centres; Armstrong Creek, etc.
- b. **Enhanced Early Learning Centres** – integrating services in communities which have smaller populations or have particular requirements in relation to the range of services required in response to community needs or specific target groups; e.g. Barwon Heads and Norlane Child and Family Centres.
- c. **Neighbourhood Early Childhood Facilities** – specific early years services located in local areas based on existing children's service provision; e.g. local kindergartens, child care centres, Maternal and Child Health Centre, etc.

The MCSIP makes it clear that Council faces a range of significant challenges to deliver the future development requirements for local early childhood infrastructure and facilities across the municipality. The most obvious challenge is the large costs involved in capital development and the ongoing operational requirements associated with service delivery.

In an environment where the imperative is to improve quality, meet more rigorous performance standards, and respond to higher expectations, costs (including capital construction and operating costs) will increase, exacerbating the financing gap and demand on further Council investment.

Funding and investment will inevitably be required from other levels of government, commercial operators, and community groups to ensure that sufficient service provision is available.

The role of multiple stakeholders in ensuring adequate local service provision and infrastructure investment will require greater coordination, communication and collaboration between stakeholders, particularly amongst local, state, and federal governments. New funding opportunities and delivery models will need to be examined and pursued if provision of required assets is to be sufficient to meet future population demands.

Environmental Implications

The MCSIP includes a clear focus on the importance of sound environmental design considerations to be incorporated into the development of future children's service buildings and facilities, in accordance with Council policy and building design guidelines.

Financial Implications

The development of Council's MCSIP 2013-2030 has been funded by Council and a grant of \$50,000 received from the Victorian State Government.

The cost of implementation of relevant recommendations contained within the MCSIP will be referred for consideration as part of future Council budgets and specific business case proposals. External sources of funding and alternative financing and procurement measures will also be pursued as and where approved by Council.

Continued investment in new buildings and facilities to accommodate children's services will be needed to meet future population growth and replacement of old facilities. Current estimates suggest that at least \$114,700,000 will be required alone for new facilities to meet the requirements of future population growth in key areas such as Armstrong Creek, Lara West, Jetty Road, etc. While some of the required infrastructure will be funded through Developer Contribution Plans (DCPs), other funding options will need to be considered to meet the extent of future requirements.

Council's maintenance backlog on existing buildings accommodating children's services is estimated currently to be over \$1.4 million. This is likely to continue to increase over time.

Increased attention toward the importance of reducing risk factors that have adverse implications for children, families and communities are acknowledged as providing clear social, economic and developmental benefits to the whole community.

Economic modelling associated with investment in early childhood services concludes that there is at least a *3-1 return in economic benefit* to the community. Other longitudinal studies conclude that for every dollar spent on high quality early childhood support, up to seventeen dollars is saved through reducing adverse individual and broader social problems.

The development of the MCSIP enables key priorities for future funding and expenditure in relation to early childhood buildings and facilities to be more clearly identified, and to provide support for applications for external sources funding, based on clear evidence and planning.

Policy/Legal/Statutory Implications

The MCSIP is intended to inform and integrate with Council's strategic and capital planning processes and responsibilities.

The planning role of Local Government is legislated in the Victorian Local Government Act (1989), Planning and Environment Act (1987) and the Health Act (1958). Corporate Plans, Municipal Public Health Plans, and the Municipal Strategic Statement are required by statute.

Council is responsible to ensure compliance of its children's service buildings and facilities with a range of relevant regulation and service standards including:

- Education and Care Services National Regulations (2011)
- Maternal and Child Health Program Standards (2009)

- Building Code of Australia (2013)
- Disability Discrimination Act (1992)
- Occupational Health and Safety Act (2004)
- Victorian Food Act 1984

The development and endorsement of the MCSIP strengthens Council's position to potentially attract additional funding and resources for the future, along with establishing a cohesive planning and policy framework for further development and planning of early children's services and facilities.

Alignment to City Plan

The MCSIP takes into consideration other existing Council strategies, policies and plans that play a role in the overall management of the City's children's services buildings and facilities and associated community assets. This includes the following:

- City Plan (2013-2017) - a major theme within City Plan, is *"delivering community infrastructure and managing and supporting our continued growth, whilst delivering services for our community"*.
- Municipal Public Health and Well-being Plan (2013-2017) *"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 its goals to improve outcomes for young children."*
- Council's Asset Management Policy (2012)
- Council Asset Management Strategy Version 1.06 – (2010)
- Asset Disposal Policy (2010)
- (Draft) Social Infrastructure Plan
- Local Area Urban Design and Structure Plans
- Urban Growth Area Social Infrastructure Plans
- Sustainable Communities - Infrastructure Development Guidelines (2010)
- Sustainable Building Policy (2012)

Officer Direct or Indirect Interest

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

Risk Assessment

Council has a shared responsibility with the Victorian State and Australian Governments to ensure that locally accessible family and children's services are provided which support families in the care, protection, development and well being of young children.

Early childhood research clearly indicates that the quality of service provision and the physical environments in which children are cared for and educated within are integral to ensuring positive outcomes for children.

The MCSIP has identified a range of challenges associated with existing service facilities and future provision of appropriate infrastructure that meets both the needs of local communities and service requirements.

The MCSIP provides a comprehensive and coherent framework within which the various issues, challenges, and future requirements for children's service buildings and facilities can be progressively addressed.

Social Considerations

Public and private investment in social infrastructure is important and contributes to building the essential fabric of local communities, connections, identity and opportunities for participation. For young children and families provision of services and high quality service environments play an essential part in engaging families; the early development outcomes for young children, and access to support.

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.

Evidence clearly indicates that preventative support and intervention in the early stages of child development and family formation can significantly reduce the incidence of more complex problems arising in the later stages of children's lives. The provision of effective support to families with young children inevitably has broader social benefits in contributing to strengthening the capacity of local communities.

Equally, provision of high quality service environments are more inclined to attract and retain staff and enable employers to meet their occupational health and safety obligations.

On a broader scale, the development and provision of high quality service environments for children and families directly contributes to the social and economic prosperity of the community. Provision of high quality child care and kindergarten facilities enables parents with confidence to participate in the workforce which in turn contributes to a more economically prosperous and socially cohesive community.

Development of quality service environments for Maternal and Child Health contributes to provision of effective preventative and early intervention health services that mitigate the potential development of more chronic health conditions and problems.

Human Rights Charter

The MCSIP 2013-2030 is informed by key policies, reforms and initiatives, internationally, nationally and locally. From an international perspective, this includes a commitment to uphold children's rights, drawing on the UN Convention on the Rights of the Child. It also includes awareness of international enterprises, such as the Child Friendly Initiative, which is seen as the embodiment of the Convention at a local level.

Consultation and Communication

Development of the MCSIP 2013-2030 has been informed by extensive research, data analysis and consultation with key stakeholders from across relevant Council departments and service groups.

Given the comprehensive nature of the MCSIP and the continual need to review and update the content of the MCSIP, subject to changing community needs and asset requirements, it is not proposed to release a full copy of the MCSIP publically. An Executive Summary document (as attached) has been produced for public release.

Community engagement and communication with relevant stakeholder groups will occur in relation to specific capital projects and developments as and when projects are approved by Council.

A copy of the final MCSIP 2013-2030 is required by the Department Education and Training following endorsement by Council, in accordance with funding requirements.

City of Greater Geelong

Municipal Children's Services Infrastructure Plan



Children's Services Infrastructure Background



DISCLAIMER

Although all information contained in this publication has been researched and presented with due care and attention, the City of Greater Geelong accepts no responsibility or liability whatsoever for any errors or omissions that may have accidentally or inadvertently occurred within this publication.

Some information may have also changed since publication and needs to be carefully considered and verified before its use.

October 2013
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EXECUTIVE SUMMARY

*"Young children learn through interaction with their physical, social, and cultural environments.... Among the most critical design considerations are the amount and organisation of both indoor and outdoor areas. Research studies confirm that limited space and poorly organised space negatively affect child and staff behaviours."*¹

The provision of high quality and accessible children's services facilities and environments directly impacts on the early development outcomes for young children and availability of support for local families.

The *Municipal Children's Services Infrastructure Plan (MCSIP)* aims to provide the City of Greater Geelong with a blueprint for children's services infrastructure provision that addresses current and future community needs, in a way that is financially viable and sustainable. The plan investigates the children's service infrastructure requirements for the City of the City of Greater Geelong to 2030.

The need for a specific Municipal Children's Services Infrastructure Plan was identified as a key strategic priority within Council's Municipal Early Years Plan 2006-2010, and is also supported by Council's Asset Management Policy and Planning requirements.

The City of Greater Geelong is forecast to experience significant growth with estimates indicating that the population of Greater Geelong and environs will increase by approximately 80,000 over the next 20 years (2013-30). The *Municipal Children's Services Infrastructure Plan* is intended to act as a mechanism to ensure that relevant infrastructure planning is integrated with, and has a meaningful influence over, this growth and development and is able to adequately support local growth plans.

This *Municipal Children's Services Infrastructure Plan* is the first plan of its kind produced by Council, and has been designed to provide a clear strategy to guide the future development and refurbishment of facilities for early childhood services (ECS) within the City of Greater Geelong. It has been prepared after an extensive analysis of the emerging needs in the LGA, including the status of existing buildings and grounds, and the latest policy, management and design trends. The result is a practical strategy that seeks to balance the ideal design and policy outcomes with the particular needs of the Geelong environment, taking into account our unique geography and the distribution of population across both small and large communities.

The plan also acknowledges the changing policy context of children's services planning and design. There is a clear international trend to building larger centres for children's services and

¹ *Designed Environments for Young Children: Empirical Findings and Implications for Planning and Design* Professor Gary Moore Faculty of Architecture University of Sydney http://sydney.edu.au/architecture/documents/ebs/child_family_policy_conf_pape.pdf

integrating multiple functions. This is reflected in all levels of Australian Government policy that strongly encourages co-locating services and managing them in an integrated way.

The analysis also identified that there has been significant changes in best practice for both the management of children's services and the physical design of facilities since most of the existing facilities in Geelong were first developed. These changes are reflected in the current policy framework, so have important implications for future capital funding, as well as obvious lessons for improving the standard of service for all who access early childhood services.

Policy changes are also softening the former distinctions between services such as kindergarten, long day care and occasional care, so that it is likely in future that centres will offer a range of such services. This implies a need for flexible design layouts with the ability to share some areas, and increased demand for highly adaptable service environments that can be used for multiple purposes.

Also, educational theory within the early childhood years increasingly focuses on explorative and play based learning. This implies that buildings and grounds must be stimulating and consideration needs to be given to the child's perspective and experience in building and playground design. There is a strong body of evidence that supports the value of contact with natural environments in child development.

There is a developing focus on the need to support the transition to school process. There is strong value seen in close location with primary schools, for convenience, interaction between staff, and particularly for shared programs where preschool children have opportunities to interact with schools and in managed environments.

All of these policy priorities have significant implications for the future development of children's services infrastructure and the content of the *Municipal Children's Services Infrastructure Plan*.

A range of additional factors impact on the need to develop a more strategic approach to the provision of children's services infrastructure, including:

- Demographic changes such as increasing birth rates, demand on workforce participation by women, and increasing family complexities are all affecting demand for additional services and new facilities;
- Population growth generated by new residential developments, sub-division planning, urban renewal, and increased housing densities within and close to activity centres;
- The majority of Council's early years facilities are more than 30 years old and in the main have not been well designed to meet contemporary service requirements to accommodate the needs of children, parents or staff;
- The importance of environmental sustainability, climate change, and improving functional cost-efficiencies is also profoundly influencing the way new children's services facilities and buildings are designed and constructed;
- New evidence-based approaches have identified the important role that space and building design plays in affecting children's development;
- Changes to the way services are structured and more effectively delivered through co-location and integrated approaches to optimise access, available resources and enhance

outcomes for children and families. Both Federal and State Governments are promoting greater service integration, and encouraging Councils and schools to jointly develop early years facilities on or close to school sites; and

- Local government is being required to adopt more stringent approaches to the planning and management of buildings and infrastructure assets.

It is therefore important that Council focus on planning for the future. The development of this *Municipal Children's Services Infrastructure Plan* is based on demographic research and considers population projections for the coming 20 years. It also incorporates a review of a number of current children's services facilities and the extent to which these facilities are likely to meet future service and population needs or require modification.

Local government authorities across Victoria have a long history in the provision of early childhood services and facilities. Within the City of Greater Geelong, Council plays a crucial role in the planning, development and provision of local early childhood services, and maintains a large infrastructure portfolio of buildings and facilities that play a vital part in the delivery of local support, health and early learning services for children and families.

The City of Greater Geelong currently maintains 78 facilities that offer 208 children's services. The services include: Maternal and Child Health Centres, child care, kindergartens, health services, family support, schools, neighbourhood houses and other community facilities. Many of these buildings and facilities accommodate multiple services and programs for young children and families.

The City of Greater Geelong is rapidly growing and expanding. The G21 Regional Growth Plan predicts that "*over the next 30-40 years we are likely to reach a population of 500,000...*"² This growth presents both new opportunities and immense challenges, and Council has a responsibility to make sure that adequate community infrastructure is in place to accommodate and meet the needs of local children and families, now and also in the future. The growth and development in infrastructure to accommodate services such as Maternal and Children Health, child care, kindergartens, etc, is fundamental to: building cohesive communities; support for the healthy development of young children; and economic prosperity through ensuring access to child care for working parents.

This *Municipal Children's Services Infrastructure Plan* has been produced to provide Council with a cohesive framework which will guide how the City of Greater Geelong plans, assesses and prioritises future children's services infrastructure projects. The plan is designed to complement other work undertaken by Council in relation to infrastructure and asset management, strategic planning and development, and future capital funding planning.

While it is extremely difficult to predict all the various factors that are likely to influence the local infrastructure requirements for young children across the municipality, this plan has sought to collate the best information currently available to identify existing and future requirements.

² G21 Regional Growth Plan (page 3, April 2013)

Regular review and further assessment in the future will be required to ensure the needs of local communities and young children is being adequately assessed and provided for.

Key elements contained within the *Municipal Children's Services Infrastructure Plan* include:

- Acknowledging the key role of Council in the planning, development and delivery of children's service infrastructure;
- Responding to the demands of population growth in key areas across the municipality through provision of new and/or expansion of existing services infrastructure;
- The quality of children's physical space environments has a direct link to their early development, learning, and health outcomes;
- New government policies, service standards and legislative requirements impact on service infrastructure, capacity, design and programs;
- New service models are emerging based on sound international evidence toward integration and consolidation of children's services;
- The need to ensure optimal use of existing and future children's services infrastructure through greater flexibility and service delivery partnerships;
- Improved infrastructure design to meet modern service requirements and environmental sustainability outcomes;
- Changing needs and expectations of families with young children, requiring affordable, flexible and accessible support services.
- Place-based planning that acknowledges the important connections for children and families to service support within the areas in which they live and the role that these services play in building local community capacity and connections of social support.
- The need to address important issues of disadvantage and inequitable access to service infrastructure and support for young children across the municipality; and
- Addressing the challenges of future capital investment and asset management.

It will be necessary to ensure that the *Municipal Children's Services Infrastructure Plan* is well integrated with other Council asset management and urban development plans, to enable a consistent and cohesive approach is adopted to respond to the future requirements of the local community.

In assessing existing and future infrastructure requirements, the impact of continuing population growth represents a key issue driving the need to further expand available children's services infrastructure. It is expected that by the year 2030 there will be 4,366 additional children aged between 0-4 years within the City of Greater Geelong. In response to this growth, the *Municipal Children's Services Infrastructure Plan* estimates the following additional services will be required to maintain current average service provision benchmarks for each of the main types of children services:

Kindergarten:

By 2030, approximately 3,000 licensed kindergarten places will be required or 1,124 additional kindergarten places, in order to maintain the current ratio of service provision (0.17 places per total population of children aged 0-4 years). This represents a 59.9% increase in kindergarten provision or the equivalent of 23.5 additional kindergarten rooms (licensed at 33 places per child).

Long Day Child Care:

Based on current long day child care provision ratios, approximately 4,600 licensed long day child care places will be required by 2030. This represents an increase of 43.3% or 1,391 places. This is equivalent to almost 10 additional child care centres being required, based on a service capacity of 120 places per centre.

Occasional Child Care:

Based on the current rate of occasional child care provision, it is estimated that 120 additional occasional child care places (an increase of 48.6%) will be required by 2030 to maintain existing provision ratios. Additional provision beyond these benchmarks will be required to improve access and distribution of occasional child care services across the municipality.

Outside School Hours Care:

There are 57 Outside School Hours Care Centres located across the City of Greater Geelong providing 2,905 places. It is estimated that approximately 950 additional (increase of 32.7%) Outside School Hours Care places will be required by 2030, based on current service provision ratios.

Maternal and Child Health:

It is estimated that approximately 7 additional Maternal and Child Health Centres will be required by 2030, based on current service provision ratios. However, the actual number of Maternal and Child Health Centres and consulting rooms required in the future will depend upon the way in which service provision is structured in response to the service delivery issues as referred to above.

Playgroup Activity Programs:

As the number of children aged 0-4 in the City of Greater Geelong increases in the period to 2030, the number of playgroups available will need to increase in line with this. Based on the projected population of children aged 0-4 years, it is estimated that space will be required to provide for approximately 39 additional playgroups across the municipality by 2030 to maintain existing service provision benchmarks.

Toy Library Services:

The decline in parent support for toy libraries has over recent years has resulted in some rationalisation of local toy library services. Despite continuing population growth, it is not expected that further expansion of toy library services will be required into the future. Rather,

consolidation of existing service provision is recommended to improve service provision, facilities, and community access.

The estimates referred to above are additional to any refurbishment or replacement of existing children's services assets that may be required, however such refurbishment may also present opportunities for consolidation and expansion, as has already been the case in recent capital development across the municipality. Additional service estimates will also need to be monitored and adjusted as service and population requirements become clearer over the next 10-20 years.

Existing approaches to the provision of community infrastructure are generally structured around a hierarchy of provision with different scales of facilities servicing varying sized catchments. This hierarchical provision based on existing and future facility requirements, and community needs forms the basis of the *Municipal Children's Services Infrastructure Plan* and includes the following:

- a. **Integrated Children's Centres** – located in major activity areas and communities that have a large population or serve a broad geographic area, e.g. Ocean Grove Children's Centre, Leopold Community Hub; Armstrong Creek, etc.
- b. **Enhanced Early Learning Centres** – integrating services in communities which have smaller populations or have particular requirements in relation to the range of services required in response to community needs or specific target groups, e.g. Barwon Heads Enhanced Early Learning Centre.
- c. **Neighbourhood Early Childhood Facilities** – specific early years services located in local areas based on existing children's services provision, e.g. kindergarten, child care centre, Maternal and Child Health Centre, etc.

Table 1 provides a summary of existing and proposed future children's services infrastructure developments that fit within each of the hierarchies of provision as referred above.

There are a total of 31 buildings and/or service facilities identified for development within the MCSIP. This includes 17 buildings and/or facilities that have either commenced development or are associated with new infrastructure to be provided in growth areas such as Armstrong Creek and Lara West, which have already been identified as part of precinct planning in these areas.

In existing communities, proposed new developments have been design to consolidate and replace existing infrastructure where these facilities are no-longer adequate to meet the current and future needs of the population.

A total of 23 buildings/facilities may require refurbishment or upgrading depending on community needs, regulation requirements, and the potential of existing facilities for further property development; these facilities are currently recommended for maintenance.

Five children's services facilities have been refurbished in the last 12 months and are not expected to require further development in the short to medium term. The future requirements associated with 12 facilities and/or the infrastructure needs for related local communities have been identified for further investigation, subject to a range of considerations and potential

development opportunities. A summary of proposed facilities by hierarchy of provision is summarised below.

Table 1: Recommended provision of Children's Services Infrastructure Developments

Integrated Children's Centres	Enhanced Early Learning Centres	Neighbourhood Early Childhood Facilities
▪ Armstrong Creek (3) ▪ Belmont-Highton ▪ Corio ▪ Drysdale ▪ Grovedale ▪ Lara ▪ Lara West ▪ Leopold ▪ Ocean Grove	▪ Armstrong Creek (3) ▪ Ariston House CLAC ▪ Barwon Heads ▪ Bell Post Hill-Bell Park ▪ Clifton Springs ▪ Corio-Norlane ▪ Geelong West ▪ Jetty Road (Clifton Springs) ▪ Lara West ▪ Newtown/Library Centre ▪ Portarlinton (completed) ▪ Apollo Early Learning Centre (Whittington) ▪ St Leonards	▪ Allanvale Kindergarten ▪ Anakie Neighbourhood House (playgroup) ▪ Beacon Point Kindergarten ▪ Bellevue Kindergarten ▪ Breakwater Kindergarten ▪ Flinders Kindergarten ▪ Fyans Park Kindergarten ▪ Geelong MCH Centre ▪ Greenville Kindergarten ▪ Highton Kindergarten ▪ Kirralee Kindergarten ▪ Lara Lake Kindergarten ▪ Little River Kindergarten (Wyndham) ▪ Leisurelink Occasional Care ▪ Leopold Kindergarten ▪ Newcomb MCH Centre ▪ Normanby Street Kindergarten ▪ Norlane West Kindergarten ▪ Ocean Grove Kindergarten ▪ Rix Street Kindergarten ▪ Ruthven Street Play Centre ▪ Springdale Neighbourhood Centre OCC ▪ Splashdown Leisure Centre Occasional Care ▪ St Albans Park Kindergarten ▪ Thomson Kindergarten ▪ Waterworld Occasional Care ▪ Woodlands Kindergarten



Figure 1: Image north facing view of the new Grovedale Children's and Community Centre



OVERVIEW

The *Municipal Children's Services Infrastructure Plan* addresses key questions associated with the future of provision of children's service infrastructure throughout the City of Greater Geelong. The Municipal Children's Services Infrastructure Plan is organised in the following sections.

Section One: Children's Services Infrastructure Background

In addition to providing general background information about existing and future demographic trends across the municipality, this section gives an overview of municipal provision of children's services infrastructure, including: average service benchmarks; relevant government policy and children's services capital funding; a rationale for the importance of children service environments; and key findings and recommendations for future development.

Section Two: Capacity and Local Priorities

This section provides a detailed analysis of existing and future children's services infrastructure for each designated Planning Area as has been defined by the *Municipal Children's Services Infrastructure Plan*. Specific development recommendations are presented for each Planning Area.

Section Three: Assessment of Existing Infrastructure

This section focuses on the outcomes of an assessment of a select sample of existing Council children's services buildings from a physical and economic perspective. Again recommendations are presented for the specific buildings that have been included which need to be considered within the context of broader Municipal Children's Services Infrastructure Plan recommendations.

Section Four: Appendices

The final section includes the assessment tools that have been specifically developed and used in the background analysis of existing Council buildings, along with a 10-year capital development plan. Other technical and policy information relevant to the development of children's services infrastructure is also included in this section.



KEY FINDINGS AND RECOMMENDATIONS

Children's Services Infrastructure Provision – Anticipated Demand

A range of factors affect the demand for children's services infrastructure in varying ways across the City of Greater Geelong, including:

- Increasing population and demographic changes;
- Changes context of families and support requirements;
- Industrial requirements of staff working in early childhood services;
- Changing regulations increasing kindergarten hours and staffing ratios;
- Locality and access to services
- Costs and affordability for families
- Adequacy and capacity of existing infrastructure to meet contemporary requirements;
- Increased demand for child care places; and
- Changing community expectations and service requirements..

These along with other factors that impact on the demand for children's services infrastructure are detailed throughout the *Municipal Children's Services Infrastructure Plan*.

Population trends are a key driver impacting on demand for children's services. The population of children aged between 0-4 years within the City of Greater Geelong is expected to grow by 4,109 children by the year 2030. The following planning areas will experience significant growth in the number of 0-4 year olds between 2013- 2030:

- Planning Area 2 Barwon Heads, Breamlea, Ocean Grove, Point Lonsdale and Wallington (24% increase)
- Planning Area 3 Clifton Springs and Drysdale (54% increase)
- Planning Area 4 Indented Head, Portarlington and St Leonards (21% increase)
- Planning Area 5 Leopold (28% increase)
- Planning Area 9 East Geelong, South Geelong, Geelong and Drumcondra (17% increase)
- Planning Area 12 Hamlyn Heights, Herne Hill and Fyansford (46% increase)
- Planning Area 14 Lara and Little River (33% increase)
- Planning Area 15 Batesford, Lovely Banks and Rural Anakie (21% increase)

While some areas within the municipality will grow in population, others will remain static and possibly decline. Changes in population, combined with ageing infrastructure, and new regulation requirements pose significant challenges for the future provision of appropriate infrastructure to accommodate children's services.

The following Table 2 summarises the likely potential change in demand for children's services infrastructure across the municipality between the years 2013-2030 and by specific service type. This information has been based on:

1. Current audit of children's services provided by the City of Greater Geelong;
2. Age cohort projections for 2013; 2016, 2020, 2030; and
3. Provision ratios for children's services (provision ratios used in this report are based on current regulation requirements. Reference to future change to ratio requirements has also been included).

Table 2 identifies those children's services in the City of Greater Geelong that:

1. Are adequate or likely to experiencing a decrease in demand (WHITE)
2. Are likely to experience significant increase in demand (30%+ increase RED)
3. Are likely to experience moderate increase in demand (10% - 30%+ increase ORANGE)
4. Are likely to experience low increase in demand (<10% increase GREEN)

The information provided in the table below includes an audit of current services used to inform the future planning of facilities that have the capacity to accommodate future service requirements.

Table 2: Anticipated demand for children's services 2013-2030

Low anticipated increase in demand can be accommodated by existing facilities	Moderate anticipated increase in demand	Significant anticipated increase in demand	Services that will decrease in demand, or are or adequate supply
(<10% increase)	(10%-30% increase)	(>30% increase)	

Service Type	Current Service Audit	Anticipated demand requirements			Overall % increase 2013-2030
		2016	2020	2030	
Early Years					
Four Year Old Kindergarten Programs	51 four year old kindergarten facilities and 1876 licensed places	For total population: 55.1 facilities or 2074.4 places	For total population: 60.7 facilities or 2338.8 places.	For total population: 74.5 facilities or 3,000 places.	46.1% centres; 59.9% places
Three Year Old Supervised Activity Groups	53 three year old supervised activity groups within 4 year old facilities and 680.8 places	For total population: 57.3 groups and 735.4 places.	For total population: 63.1 groups and 810.2 places.	For total population: 77.5 groups and 995.6 places.	46.2% centres and places
Maternal & Child Health Services	21 maternal & child health service facilities and 29 consulting rooms	For total population: 22.2 facilities and 34.13 consulting rooms.	For total population: 23.9 facilities amd46.1 consulting rooms.	For total population: 28 facilities and 56 consulting rooms.	33.3% centres
Playgroups	124 playgroups or 205 weekly sessions, and 2460 places	For total population: 130.9 playgroups.	For total population: 140.0 playgroups.	For total population: 163 playgroups or 3336.8 places.	31.4% centres; 35% places
Occasional Child Care Centres	10 occasional child care centres and 247 places	For total population: 10.8 centres and 268.6 places.	For total population: 12.0 centres and 297.4 places.	For total population: 14.8 centres or 367 places.	48.0% centres

Service Type	Current Service Audit	Anticipated demand requirements			Overall % increase 2013-2030
		2016	2020	2030	
Long Day Child Care Centres	38 long day child care centres and 3209 places	For total population: 39.8 centres or 3454 places.	For total population: 42.1 centres or 3781 places.	For total population: 48 centres or 4600 places.	97.4% centres, 43.3% places
Outside School Hours Care Centres	56 outside school hours care centres and 2905 licensed places	61 outside school hours care centres and 3113 places.	65 outside school hours care centres and 3306 places.	75 outside school hours care centres and 3855 places.	33.9% centres, 32.7% places
Toy Libraries	8 toy libraries	For total population: 7 facilities.	For total population: 7 facilities.	For total population: 8 facilities.	0.0% centres

NB: The information presented above is based on population projections and existing local average industry provision ratios for children's services. It assumes the requisite service benchmarks are delivered at each interval for the threshold years as indicated. Additional information including local knowledge about service use and 'fit for purpose' assessment of existing facilities also impacts on future demand for children's services. These factors are considered in each Planning Area assessment and recommendation provided below.

Children's Services Infrastructure – Planning Areas Assessment

The *Municipal Children's Services Infrastructure Plan* includes a detailed assessment of the factors impacting on demand for infrastructure that accommodates children's services in each of the MCSIP planning areas. This material includes the following for each planning area:

- 2001- 2011 population trends
- 2013-2030 population projections
- Current supply of provided children's services
- Current supply of provided children's services facilities (infrastructure)
- Socio-economic index for areas (SEIFA)
- Australian Early Development Index (AEDI)
- Factors impacting on demand for children's services
- Strategic recommendations regarding the future use of Council owned children's services infrastructure

Based on an assessment of this material for each planning area, the following priorities ranking was developed for future children's services infrastructure planning:

Table 3: City of Greater Geelong Children's Services Infrastructure Priority Planning Areas

Planning Area	Suburbs	Ranking
1	Armstrong Creek	HIGH
2	Barwon Heads, Breamlea, Ocean Grove, Point Lonsdale and Wallington	LOW-MODERATE
3	Clifton Springs and Drysdale	HIGH

Planning Area	Suburbs	Ranking
4	Indented Head, Portarlinton and St Leonards	LOW-MODERATE
5	Leopold	LOW
6	Breakwater, Moolap, Newcomb, St Albans Park, Thomson and Whittingto	HIGH
7	Grovedale, Marshall and Waurm Ponds	LOW-MODERATE
8	Belmont, Highton and Wandana Heights	HIGH
9	East Geelong, Geelong, South Geelong and Drumcondra	MODERATE
10	Geelong West, Manifold Heights and Newtown	HIGH
11	Bell Park, Bell Post Hill and North Geelong	HIGH
12	Hamlyn Heights, Herne Hill and Fyansford	HIGH
13	Corio, Norlane and North Shore	HIGH
14	Lara and Little River	HIGH
15	Batesford, Lovely Banks and Rural Anakie	LOW

Strategic Recommendations

In response to the broad range of issues and priorities identified through the development process of the *Municipal Children's Services Infrastructure Plan*, the following strategic recommendations are proposed to ensure the ongoing provision of infrastructure to provide adequate and appropriate children's services:

1. Council acknowledges responsibility to ensure provision of adequate infrastructure to allow the delivery of services for the community including young children, parents and families.
2. The City supports the provision of a mixed economy of children's services including those provided by Council, other levels of government, community and commercial providers.
3. Council will continue to provide and maintain facilities to support the provision of services for children and families.
4. Early childhood facilities in the City of Greater Geelong will be planned and redeveloped in response to community needs and a hierarchy model for service provision based on the following:
 - a. **Integrated Children's Centres** – located in major activity areas and communities that have a large population or serve a broad geographic area, e.g. Ocean Grove Children's Centre, Leopold Community Hub; Armstrong Creek, etc.
 - b. **Enhanced Early Learning Centres** – integrating services in communities which have smaller populations or have particular requirements in relation to the range of services required in response to community needs or specific target groups, e.g. Barwon Heads Enhanced Early Learning Centre.
 - c. **Neighbourhood Early Childhood Facilities** – specific early years services located in local areas based on existing children's services provision, e.g. kindergarten, child care centre, Maternal and Child Health Centre, etc.

5. Council will also support the co-location or integration of early years services within broader community hub developments.
6. Council will continue to seek capital funding and resources to meet the increasing demand for children's services facilities. This will include, where appropriate, applications for capital funding, developer contributions and encouraging commercial investment.
7. Council will pursue where possible and practicable the development of integrated models of service and building provision through planning and the development of future early childhood services and infrastructure.
8. Where appropriate Council will consider investment in early years facilities through joint partnership arrangements that are in the best interests of the community (with careful mitigation of risks) and delivery of high quality services for young children.
9. Council will actively seek to develop effective partnerships with local schools and the relevant State Government Departments in the joint development and use of facilities for young children.
10. Council is committed to ensuring that future early childhood infrastructure will be carefully planned to deliver high quality and accessible service environments for children and families.
11. Where possible Council will seek to ensure early childhood facilities meet environmental sustainability development requirements through design and construction.
12. Children's services facilities will be carefully assessed in order to deliver a reasonable financial investment for Council, including capital costs, ongoing maintenance, future asset renewal and operational requirements.
13. Council will review property management systems and requirements to provide relevant technical and service capacity information as required.

The following [Table 4](#) recommendations relate to existing Council owned children's services infrastructure (for a more detailed analysis of each Planning Area and both Council and non-Council facilities. see Section 2: Capacity and Local Priorities):

Table 4: MCSIP Planning Area and Facility Recommendation Summary

Plan Area	Location	Status	Timeline	Strategic Issues/Recommendations	Strategic/Statutory Planning Background
1	Armstrong Creek Growth Area Armstrong Creek East LAC Armstrong Creek East NAC Armstrong Creek West LAC Armstrong Creek West NAC Horseshoe Bend LAC Horseshoe Bend NAC Horseshoe Bend NAC Major Activity Centre LAC	Future Development	Short Medium Long	Defined new growth area which will include significant development of new children's services facilities in accordance with existing community infrastructure and precinct planning. Recommendation: Implement development of children's service facilities in accordance with existing precinct and infrastructure plans.	Greater Geelong Planning Scheme Armstrong Creek Social Interagency Infrastructure Delivery Plan (2009) Armstrong Creek East Precinct Structure Plan (2011) Armstrong Creek West Precinct Structure Plan (2012) Developer Contribution Plans Greater Geelong City Plan 2013-2017 G21 Regional Growth Plan Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009)
2	1 John Dory Drive, Ocean Grove City Learning & Care - Ocean Grove Ocean Grove MCH Centre Surfside Kindergarten	Replaced	Completed	Existing facilities at this location have been replaced by a new integrated children's centre and expanded service capacity. Recommendation: Transfer existing services to new centre and examine options for future use of building.	Greater Geelong Planning Scheme Ocean Grove Structure Plan (2007) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 Greater Geelong City Plan 2013-2017 G21 Regional Growth Plan (2013) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) DEECD Children's Capital Funding Agreement
	78 Presidents Avenue, Ocean Grove Ocean Grove MCH Centre	Replaced	Completed	Existing MCH facilities at this location have been replaced by a new children's centre. New facility is due for completion by December 2013 and will expand current service capacity. Recommendation: Transfer existing services to new centre and examine options for future use of building.	
	114 The Avenue, Ocean Grove Ocean Grove Preschool	Maintain	Long	Facility was recently expanded and refurbished in 2012, including: an additional room to increase capacity from single to double room kindergarten; improvements to office, kitchen and outdoor play area. Recommendation: Maintain existing facility and upgrade as required.	
	15 Wyatt Street, Ocean Grove Woodlands Preschool	Maintain	Long	Single room kindergarten. Located adjacent to private child care centre in built up area with no capacity for further expansion. Recommendation: Maintain existing facility and upgrade as required.	
	52-60 Shell Road, Ocean Grove Bellarine Aquatic and Sports Centre Outside School Hours Care Occasional Child Care	Replaced	Short	Existing occasional child care services located in this facility have been relocated to new Boorai Child and Family Centre. Recommendation: Transfer existing services to new centre.	
	4-50 Shell Road, Ocean Grove Boorai Child and Family Centre - Ocean Grove	New Development	Completed	New integrated children's centre opened 2014 providing additional child care and kindergarten places to meet population growth and replace existing early childhood services facilities. Recommendation: Maintain new centre and required.	

	5 Clifford Parade, Barwon Heads Barwon Heads MCH Centre Barwon Heads Preschool	Replaced	Completed	Existing facilities at this location have been replaced by new Barwon Heads early learning centre (including double room kindergarten, MCH consulting rooms, and multi-purpose room) Recommendation: Transfer existing services to new centre and examine options for future use of building.	Greater Geelong Planning Scheme Barwon Heads Structure Plan (2010) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006)
	2D Geelong Road, Barwon Heads Bop Bop Karrong Child and Family Centre	New Development	Completed	Construction of new centre completed. Funding contribution from State Government. Centre provides, kindergarten, playgroups, MCH, occasional child care and family support services. Building located on Crown land. Recommendation: Complete construction of new centre and maintain.	Greater Geelong City Plan 2013-2017 Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) DEECD Children's Capital Funding Agreement
	Point Lonsdale	Future Development	Medium-Long	The \$330 million residential and waterways Stockland development will add to local pressure for additional children's services infrastructure. Recommendation: Council work with developers, local service providers, and Borough of Queenscliffe to ensure adequate children's services infrastructure provision within Point Lonsdale.	Greater Geelong Planning Scheme Point Lonsdale Structure Plan (2011) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006)
3	21-27 Eversley Street, Drysdale City Learning & Care - Drysdale Drysdale Kindergarten	Replace	Medium-Short	Small centre with no capacity to expand on current site. Increasing population growth and service supply demand. Current capacity of existing child care centre financially unviable. Building located on Crown land. Recommendation: Relocate and expand existing services to proposed new integrated Drysdale Child and Family Centre (refer below).	Greater Geelong Planning Scheme Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006) G21 Regional Growth Plan (2013) Drysdale Clifton Springs Structure Plan (2010)
	17-21 High Street, Drysdale Springdale Neighbourhood Centre Occasional Care Drysdale Toy Library	Replace Replace	Medium-Short Medium-Short	Existing children's services located within neighbourhood centre include occasional child care and toy library. Recommendation: Relocate toy library to proposed new integrated Drysdale Child and Family Centre (refer below). Retain occasional care program on this site.	Drysdale Clifton Springs Community Hub and Active Transport Network (2009) Drysdale/Clifton Springs Community Infrastructure Analysis (2009) Education and Care Services National Regulations (2011)
	23-25 Palmerston Street, Drysdale Drysdale MCH Centre	Replace	Medium-Short	MCH Centre is leased and co-located with Bellarine Community Health Centre. Limited capacity for expansion of services in current location. Recommendation: Relocate and expand MCH facility to proposed new integrated Drysdale Child and Family Centre (refer below).	Maternal and Child Health Service Program Standards (2009) Greater Geelong City Plan 2013-2017
	17-21 Palmerston Street, Drysdale Drysdale Child and Family Centre	Future Development	Medium-Short	Examine options and opportunities for the development of a new integrated children's centre in Drysdale to replace and expand existing facilities to meet population growth requirements. Recommendation: Review potential site options and locations, commence preliminary concept planning and schematic design.	
	23a Central Road, Clifton Springs Clifton Springs Preschool Clifton Springs MCH	Maintain	Medium	Recommendation: Maintain and upgrade existing facility as required. Clifton Springs will require a second kindergarten to meet anticipated growth in demand.	

	49-55 Centaurus Avenue, Clifton Springs Beacon Point Preschool	Maintain	Long	Single room kindergarten. Located in built up area with no capacity for further expansion. Recommendation: Maintain and upgrade existing facility as required.	
	Jetty Road, Clifton Springs Community/Children's Centre	Future Development	Medium-Short	Proposed new integrated community/children's centre to be constructed as part of Jetty Road development. Recommendation: Examine future use of proposed 'Community Centre' for children's services. Commence preliminary concept planning.	Greater Geelong Planning Scheme Jetty Road Urban Growth Plan (2007) Drysedale/Clifton Springs Community Infrastructure Analysis (2009)
4	51-55 Newcombe Street, Portarlington Portarlington Playgroup Portarlington Preschool Portarlington Toy Library	Maintain	Long	Facility was expanded and refurbished in 2012, including an additional multi-purpose room to increase capacity, improvements to toy library facilities and outdoor play area. No future expansion possible on current site. Building located on Crown land. Recommendation: Maintain and upgrade existing facility as required.	Greater Geelong Planning Scheme Portarlington Structure Plan, (2008) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006) Education and Care Services National Regulations (2011)
	39-41 Fenwick Street, Portarlington Portarlington MCH Centre	Requires Further Investigation	Medium	MCH Centre is leased and co-located with Bellarine Community Health Centre. Limited capacity for expansion of service in current location. Recommendation: Examine options for future service location and requirements in response to local needs and planning by Bellarine Community Health.	Bellarine Community Health Strategic Plan 2014-2016 Maternal and Child Health Service Program Standards (2009)
	St Leonards Town Centre Early Childhood Centre	Future Development	Medium - Long	No existing children's service facilities located in area apart from primary school. Recommendation: Subject to future population growth and potential new sub-division development, a new children's facility will be required.	Greater Geelong Planning Scheme St Leonards Structure Plan (2014) Indented Head Structure Plan (2007) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006)
5	21-29 Kanimbla Avenue, Leopold Leopold Kindergarten	Maintain	Long	Single room kindergarten currently collocated with MCH Centre. Only service facility located on southern side of Bellarine Highways. Building is in relatively good condition. Upgrade facility to incorporate former MCH office once MCH service has been relocated.	Greater Geelong Planning Scheme Leopold Structure Plan (2011) Bellarine Peninsula Strategic Plan 2006-2016 Bellarine Peninsula Community Service Plan 2006-2016 (2006) Education and Care Services National Regulations (2011)
	Leopold MCH Centre	Replace	Short	Current MCH facility collocated with Leopold Kindergarten. Inadequate for service requirements. Recommendation: Relocate existing service to new Leopold Child and Family Centre planned for completion by 2015. Transfer use of former office to Leopold Kindergarten.	Maternal and Child Health Service Program Standards (2009) Greater Geelong City Plan 2013-2017 G21 Regional Growth Plan (2013)
	18-30 Allanvale Avenue, Leopold Allanvale Preschool	Maintain	Long	Facility was expanded and refurbished in 2012, including an additional room to increase capacity from single to double room kindergarten, improvements to office, kitchen and outdoor play area. Recommendation: Maintain and upgrade existing facility as required.	DEECD Children's Capital Funding Agreement

	91-139 Melaluka Road, Leopold Leopold Toy Library	Replace	Short	Service currently operates from inadequate facilities located within Girl Guide Hall. Recommendation: Relocate service to new Leopold Child and Family Centre once completed.	
	31-39 Kensington Road, Leopold Leopold Child and Family Centre	Current Development	Completed	New centre currently being constructed scheduled to be completed March 2015 to expand existing children's service facilities capacity to meet population growth. Funding contribution from State Government. Recommendation: Complete construction of proposed new centre and maintain.	
6	125 Coppards Road, Moolap Splashdown Leisure Centre Occasional Child Care	Maintain	Long	Council operated aquatic facility provides occasional care mainly for patrons, adequate for current demand. Recommendation: Maintain and upgrade existing facility as required.	Community Infrastructure Assessment for Moolap, Breakwater, St Albans Park, Whittington, East Geelong, Newcomb & Thomson (2009) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) DEECD Children's Capital Funding Agreement
	17 Townsend Road, Whittington Whittington War Memorial Kindergarten	Close	Completed	Very challenging site and location. Limited feasibility to extend and improve the existing facility Recommendation: Relocate existing children's services and refer building for disposal or alternative future use.	
	17-19 Worden Court, Whittington City Learning & Care - Whittington (The Link)	Maintain	Long	Small Council operated child care centre, located in area of high demand and socio-economic disadvantage. Considerable investment made to upgrade facility to meet environmental standards. Challenge is ongoing recruitment and cost of service due to service size (too small to be economically viable). Recommendation: Maintain and upgrade existing facility as required.	
	27 Apollo Place, Whittington Early Learning & Family Centre @ Apollo	Current Development	Completed	Council operated kindergarten located in area of high socio-economic disadvantage. State Government funding recently received to upgrade second room to expand existing capacity and improve facilities. Located in close proximity to school and child care centre. Recommendation: Develop facilities in accordance with current capital funding proposal. Maintain and upgrade as required.	
	201 St Albans Road, Thomson Breakwater Preschool Centre	Maintain	Long	Facility has recently had minor works upgrade and has potential capacity for further expansion on site. Building located on Crown land Recommendation: Maintain and upgrade existing facility as required.	
	43-53 Homestead Drive, St Albans Park St Albans Park Kindergarten	Maintain	Long	Relatively new building opened in 2007. Good condition with open space at rear of existing playground for potential future expansion if required. Recommendation: Maintain and upgrade existing facility as required.	

	53 Richard Street, Newcomb Kirrilee Kindergarten	Maintain	Long	Single room kindergarten building. Upgrade to playroom, kitchen and toilets conducted in 2011 and further renovation to front of building completed in 2008. Open space at rear of existing facility could provide opportunity for further expansion if required in the future. Only early childhood facility located on the northern side of the Bellarine Highway. Potential future opportunity for relocation with local primary school. Recommendation: Maintain and upgrade existing facility as required.	
	2C Godfrey Street, Thomson Thomson Kindergarten	Upgrade (Short) Monitor use and demand (Long)	Short Long	Backlog investment is needed to get this facility to a reasonable standard. Opportunity exists to redevelop site. Low levels of demand in area. Declining population although area population numbers are relatively high compared to other areas. High levels of socio-economic disadvantage in area. Need to maintain access to kindergarten for disadvantaged families living in area. Building located on Crown land Recommendation: Upgrade existing facility and monitor long term use and demand.	
	3/71 Bellarine Highway, Newcomb Newcomb MCH Centre	Maintain	Long	Relatively new centre opened in 2007 as part of retail centre development. Located in close proximity to public library. Opportunity to potentially expand service capacity through satellite service delivery at Whittington. Recommendation: Maintain existing facility and examine satellite delivery options.	
7	83 Heyers Road, Grovedale Grovedale Kindergarten Grovedale MCH Centre (former)	Maintain	Short - Medium	Old single room kindergarten with no capacity to expand on existing site. The current building would require extensive adaptation in order to support regulation requirements. MCH relocated in 2011 to Reynolds Road, Belmont until new integrated children's centre is completed. Recommendation: Maintain existing facility.	Greater Geelong Planning Scheme Grovedale Oberon 3216 Community Plan Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) DEECD Children's Capital Funding Agreement Greater Geelong City Plan 2013-2017
	35-53 Heyers Road, Grovedale Grovedale Child and Family Centre Paddington Toy Library	Current Development	Completed	Construction of new centre completed. Funding contribution from State Government. Centre provides, kindergarten, playgroups, MCH, occasional child care and family support services. Existing service located at Grovedale Community Centre. Recommendation: Relocate to new facility within children's centre once completed.	
	58-62 Greenville Drive, Grovedale Greenville Kindergarten Gateways Early Intervention Kindergarten	Maintain	Long	Two room kindergarten which has received minor upgrade improvements to existing facilities. Provides accommodation for specialised early intervention kindergarten group. Recommendation: Maintain and upgrade existing facility as required.	
	240 Pioneer Road, Grovedale Leisure Link Occasional Child Care	Maintain	Long	New Council operated aquatic and recreation facility provides occasional care mainly for patrons, adequate for current demand. Recommendation: Maintain and upgrade existing facility as required.	

8	12-14 Reynolds Road, Belmont City Learning & Care - Belmont	Maintain	Short - Medium	Small Council operated child care centre with no capacity for further expansion on existing site. Centre not viable long term. Recommendation: Examine options and opportunities for potential future of existing service and facility in response to the needs families in the Belmont-Highton area.	Greater Geelong Planning Scheme Grovedale Oberon 3216 Community Plan Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) DEECD Children's Capital Funding Agreement Greater Geelong City Plan 2013-2017
	218 Roslyn Road, Highton Bellevue Preschool Centre	Maintain Requires Further Investigation	Medium - Long	Single room kindergarten well located adjacent to local primary school. Increasing service demands in area from population growth and regeneration with young families relocating. Potential development opportunity in conjunction with school and Council owned hall. Recommendation: Investigate option for the future maintenance, development and/or expansion of existing building.	
	257 Roslyn Road, Highton Highton Preschool	Maintain Requires Further Investigation	Medium Long	One room kinder with old disused MCH facility attached. Site has limited capacity for expansion and poor parking on main road. Recommendation: Investigate option for the future maintenance, development and/or expansion of existing building.	
	29-31 Reynolds Road, Belmont Reynolds Road MCH Centre	Maintain	Long	Recently refurbished centre opened in 2012. No anticipated additional work required short term. Recommendation: Maintain and upgrade existing facility as required.	
	31-35 Mt Pleasant Road, Belmont Belmont MCH Centre Belmont Toy Library	Requires Further Investigation	Medium	Old facility that does not meet service requirements. Structural issues within existing building. Located adjacent to Belmont Community Centre. Toy library located within Belmont Community Centre. Existing toy library facilities are inadequate. Recommendation: Investigate option for the future maintenance, development and/or expansion of existing building	
	Belmont-Highton Integrated Children's Centre	Future Development Requires Further Investigation	Medium	Development of new facility to replace and augment existing services to meet future needs of local population. Recommendation: Investigate potential land options and opportunities. Funding \$5.5M for development identified in 2013-14 Budget Council Strategic Resource Plan, and \$1.6M through 2014 State election commitment.	
	Province Estate Highton	Requires Further Investigation	Medium	New residential development area. Proposed site for kindergarten identified as part of development. Recommendation: Examine future development options, opportunities, or requirements for land use.	
9	164 McKillop Street, East Geelong Geelong MCH Centre	Maintain Requires Further Investigation Med-Long Term	Medium	Old facility estimated to be constructed about 80 years ago although has been well maintained and recently refurbished. Physically isolated with no opportunity for further expansion on current site without encroaching into open space. Building located on Crown land Recommendation: Maintain in short to medium term. Longer term examine option for potential relocation and integration with other complementary services.	Central Geelong Action Plan (2013) Central Geelong Structure Plan (2007) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009)

	53 Normanby Street, East Geelong Normanby Street Preschool	Maintain	Long	Well maintained, single room kindergarten estimated to be built in early 1980's. Physically isolated from other complementary services and no capacity to expand on existing site. Recommendation: Maintain and upgrade existing facility as required.	
	Geelong Central Activities Area	Requires Further Investigation	Long	The Department of Planning and Community Development is working with the City of Greater Geelong, Deakin University and the Committee for Geelong on a vision for the future development of central Geelong. The aim of Vision 2 is to achieve a shared vision for central Geelong and identify areas, strategies and opportunities that will provide a stimulus, momentum and investment for the next 20 years. Recommendation: Review and assess future children's services requirements and opportunities in conjunction potential plans and developments.	
10	10-12 Clarence Street, Geelong West Geelong West MCH Centre Geelong West Toy Library	Future Development	Short Medium	Virginia Todd building only Council owned asset in immediate locality that could provide potential expansion of existing children's services capacity. High demand for local kindergarten places and playgroup facilities. Existing MCH facilities in building do not meet current service requirements. Recommendation: Develop existing facilities in short term to provide additional kindergarten capacity integrated with other existing children's services to expand local capacity to meet the needs of Geelong West and Manifold Heights communities.	Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009)
	2 Ruthven Street, Newtown Ruthven Street Playgroup	Maintain	Long	Well utilised, Council owned facility used exclusively for playgroup service provision. Recommendation: Maintain existing facility in short term and examine requirements for major upgrade or replacement of facility in the future.	
	204 West Fyans Street, Newtown Fyans Park Kindergarten	Current Development	Short	Single room kindergarten with disused former MCH facility attached on large corner block location. Capacity for potential expansion in response to existing increased local service demand. Preliminary design work has been completed for potential expansion of existing facilities. Recommendation: Proceed with expansion of facilities subject to funding for capital development requirements.	West Fyans Street Precinct Structure Plan (2009) DEECD Children's Capital Funding Agreement
	245 Pakington Street, Newtown City Learning & Care - Ariston Kindergarten Newtown Playgroup Parenting Programs Immunisation	Requires Further Investigation	Short	Well utilised Council operated child care facility and associated offices for Council's Family Services Department. Building and facilities currently leased. Existing lease agreement expires in 2016. Recommendation: Review potential options and opportunities for the relocation of existing Council services or extension of lease arrangements.	

	49 Russell Street, Newtown Newtown MCH Centre	Develop	Medium Long	Ageing MCH facility located in converted residential building located adjacent to Chilwell public library. Facilities do not meet current service requirements. Preliminary design plans have been completed for redevelopment of MCH and library. Alternatively MCH service could be integrated with potential development of multi-service centre at Virginia Todd in Geelong West (refer above). Recommendation: Proceed with redevelopment of existing service facilities in accordance with one of the preferred options above.	Chilwell Community Hub - Space Planning Project Report (2009) Maternal and Child Health Service Program Standards (2009)
11	10 Barton Street, Bell Park Bell Park Kindergarten	Requires Further Investigation	Medium	Potential development in conjunction with other complementary services and possibly local school to enhance local service provision and replace ageing infrastructure. Limited land options available in this area. Possible land acquisition required to further develop service infrastructure. Recommendation: Maintain existing facility in short-term. Council should consider purchasing land in this Planning Area for the provision of integrated children's services infrastructure i.e. former school land at Barton Street. Consideration should be given to the provision of two distinct facilities located either side of Anakie Road.	Bell Park, Bell Post Hill and North Geelong Community Services Infrastructure Analysis (2014) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) Greater Geelong City Plan 2013-2017
	7 Milton Street, Bell Park Bell Park MCH Centre	Requires Further Investigation	Short Long	Building over 50 years old. Poorly located and structured facility. Asbestos lining in the ceiling and the ceiling is showing signs of cracking around edges. Centre does not meet MCH service standards or requirements. Limited land options available in this area. Possible land acquisition required to further develop service infrastructure. Recommendation: Relocate existing facility. Council should consider purchasing land in this Planning Area for the provision of integrated children's services centre. Consideration should be given to the provision of two distinct facilities located either side of Anakie Road.	
	58 Ernest Street, Bell Post Hill Bell Post Hill Kindergarten	Requires Further Investigation	Short Long	Double room kindergarten, building over 40 years old, well located adjacent to primary school and situated in area of high vulnerability amongst young children. Location of service would suggest retention and potential development in conjunction with other complementary services and possibly local school. Limited land options available in this area. Possible land acquisition required to further develop service infrastructure. Recommendation: Maintain existing facility. Council should consider purchasing land in this Planning Area for the provision of an integrated children's services centre. Consideration should be given to the provision of two distinct facilities located either side of Anakie Road.	

12	4 Hosie Avenue, Bell Post Hill Bell Post Hill MCH Centre	Requires Further Investigation	Short Long	Ageing building over 40 years old. Isolated from other services located in residential area. Single consulting space. Building does not meet service requirements and standards. Limited land options available in this area. Possible land acquisition required to further develop service infrastructure. Recommendation: Maintain existing facility. Council should consider purchasing land in this Planning Area for the provision of integrated children's services infrastructure. Consideration should be given to the provision of two distinct facilities located either side of Anakie Road.	
	Bell Post Hill-Bell Park Area Early Learning Centre	Requires Further Investigation	Medium	Proposed new facility to consolidate and replace existing children's service facilities in Bell Park-Bell Post Hill area (as referred above). Recommendation: Council to investigate land options and future development opportunities in this planning area.	
	33 Griffen Street, Hamlyn Heights William Parker Memorial Kindergarten	Requires Further Investigation	Medium	Single room kindergarten in relatively poor condition - asbestos cladding. Building over 55 years old located in built up area, with no capacity for further expansion on current site. Located close to Vines Road development. Increasing local service demands reflecting young families relocating to area. Recommendation: Short term maintain facility. Longer term relocate services to proposed new multi-service children's centre for Planning Area to expand local capacity and meet the needs of surrounding communities in Hamlyn Heights, Herne Hill.	Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009)
	35 Fairlie Street, Hamlyn Heights Hamlyn Heights MCH Centre	Requires Further Investigation	Medium	Isolated centre, older building constructed in 1960. Building isolated from other services located in residential area. Single consulting space. Building does not meet service requirements. Recommendation: Short term maintain facility. Longer term relocate services to proposed new multi-service children's centre for Planning Area to expand local capacity and meet the needs of surrounding communities in Hamlyn Heights, Herne Hill.	
	49 Rix Street, Herne Hill Rix Street Kindergarten	Requires Further Investigation	Medium	Large single room kindergarten with capacity for some further expansion on site. Facility isolated from other complementary services, located in an area of increasing demand. Recommendation: Develop including refurbishment of existing building. Seek funding for capital development requirements.	Greater Geelong Planning Scheme Fyansford Community Integration and Services Report (2007)
	Fyansford Area Development	Requires Further Investigation	Long	No existing children's service facilities located in area. A projected population of 4,500-6,000 people will generate the need for early childhood service provision. Recommendation: Subject to future population growth and potential new sub-division development, examine requirements for children's services facilities. Examine future use of proposed 'Community Centre' for children's services. Commence preliminary concept planning.	

13	11 Gerbera Avenue, North Shore Norlane North Shore Kindergarten	Replaced	Completed	Old double room kindergarten built mid 1960s. Building and facilities in poor condition. Facilities used for kindergarten and playgroup programs provided by multiple organisations. Existing facilities at this location are being replaced by a new children's centre to be constructed adjacent to local primary school. State Government funding has been received. Recommendation: Relocate existing children's services to new centre and dispose or examine alternative options for future use of existing building.	Corio Norlane Structure Plan (2012) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) G21 Regional Growth Plan (2013) Corio Norlane Community Infrastructure Analysis (2009) Corio Norlane Education Regeneration Project (2007) Greater Geelong City Plan 2013-2017 DEECD Children's Capital Funding Agreement
	32 Plume Street, North Shore Norlane MCH Centre	Replaced	Completed	Old isolated building constructed in early 1950s. Current facilities do not meet service requirements. Existing facilities at this location are being replaced by a new children's centre to be constructed adjacent to local primary school. State Government funding has been received. Recommendation: Relocate existing children's services to new centre and dispose or examine alternative options for future use of existing building.	
	52-56 Gerbera Avenue, North Shore Norlane Child and Family Centre	Current Development	Completed	New centre proposed for construction to replace and expand existing children's services facilities capacity. Funding contribution from State Government. Recommendation: Complete construction of new facility and maintain.	
	116-120 Purnell Road, Corio City Learning & Care - Corio	Requires Further Investigation	Medium	Forty year old building with no scope for expansion or further development of scope and scale for existing service. Existing building well situated. If no short term investment is made in this building then the building condition would start to decline. Recommendation: Short term upgrade to maintain service delivery. Longer term relocate services to proposed new integrated children's centre adjacent to Corio West Primary School in Purnell Road.	
	152 Purnell Road, Corio Corio Kindergarten	Requires Further Investigation	Medium	Double room kindergarten built in mid 1970s. Well located on main transport route and adjacent to primary school. Building requiring major upgrade. Opportunity for further expansion of existing facilities on adjacent recreation reserve. Recommendation: Short term upgrade to maintain service delivery. Longer term relocate services to proposed new integrated children's centre adjacent to Corio West Primary School in Purnell Road to include existing site.	
	167 Purnell Road, Corio Corio West MCH Centre	Requires Further Investigation	Medium	MCH Centre located within Cloverdale Neighbourhood Centre. Current facilities do not meet service requirements. Recommendation: Maintain existing facilities in short term. Longer term relocate services to proposed new integrated children's centre adjacent to Corio West Primary School in Purnell Road.	

152 Purnell Road, Corio Corio Integrated Children's Centre	Future Development	Medium	Proposed development of a new facility to consolidate and replace existing early childhood facilities in the Corio West area (as referred above). Recommendation: Investigate potential land and funding opportunities to facilitate development.
38 Hendy Street, Corio Corio MCH Centre	Future Development	Short	Physically isolated facility, built in early 1980s. Single consulting room, facility does not meet service requirements. Recommendation: Examine opportunity for potential relocation of services to a new enhanced early childhood facility to be developed in conjunction with replacement of Rosewall Kindergarten and/or redevelopment of William Hovell Kindergarten also located in Hendy Street. Demolish existing building once new facility has been completed.
28 Hendy Street, Corio William Hovell Preschool	Future Development	Short	Single room kindergarten built in 1980 located within residential area in close proximity to other children's services and local primary school. Architectural assessment indicates opportunity for further expansion of existing facilities into adjacent sites. Recommendation: Examine opportunity for potential relocation of services to a new enhanced early childhood facility to be developed in conjunction with replacement of Rosewall Kindergarten and Corio MCH Centre also located in Hendy Street. Demolish existing building once new facility has been completed.
36 Sharland Road, Corio Early Learning Centre @ Rosewall	Future Development	Short	Service currently operating temporarily from Wathaurong Aboriginal Children's Centre in North Geelong, following destruction of former building by fire in 2010. Previous building included double room kindergarten and consulting space. Potential opportunity to relocate new building development in conjunction with other children's services located in Hendy Street to create multi-service hub. Recommendation: Examine opportunity for potential replacement of former facility to be integrated into a new enhanced early childhood facility developed in conjunction with other existing children's services located in Hendy Street.
Hendy Street, Corio Hendy Street Early Childhood Centre	Future Development	Short	Proposed development of new facility to replace, consolidate, and augment existing early childhood service facilities, including replacement of two former local kindergartens destroyed by fire. Recommendation: Investigate potential land and funding opportunities to facilitate development
3-43 Peacock Avenue, Norlane Norlane West Kindergarten	Maintain	Long	Double room kindergarten well located adjacent to local primary school. Older building that has been extended a number of times. Operates in isolation from other services. Recommendation: Maintain and upgrade existing facility.

Corio North Community Infrastructure Plan (2013)

	9-41 Sparks Road, Norlane City Learning & Care - Norlane (Trudy Moritz) Norlane West Family Access Centre	Requires Further Investigation	Medium	Very small isolated purpose built child care centre. Would need to scale up facility to make it functionally and economically viable. Facility cannot be expanded to increase scope or scale without encroaching onto open space. Also located on site MCH facility used for family support services. Building is in poor condition requiring significant upgrade. Recommendation Maintain facilities short term. Longer term relocate services to proposed new integrated children's centre adjacent to Corio West Primary School in Purnell Road and dispose or examine alternative options for future use of existing building.	Northern ARC (Arts, Recreation and Community) Masterplan (2014)
	1-15 Cox Road, Norlane Water World Leisure Centre Occasional Care Centre	Future Development	Long	Council operated aquatic facility provides occasional care mainly for patrons, adequate for current demand. Recommendation: Re-develop existing occasional child care facility consistent with Northern ARC Masterplan proposals.	
14	7 Walkers Road, Lara Lara MCH Centre	Replace	Short	Current facility constructed in 1965. Building located centrally on Crown land. Current facility does not meet service requirements. Recommendation: Maintain existing facilities in short term. Longer term relocate as part of development of proposed new integrated children's centre.	Greater Geelong Planning Scheme Lara Structure Plan (2011) Lara Town Centre Urban Design Framework (2006) Lara Community Infrastructure Analysis (2008) Future Provision of Community Services Infrastructure in Lara (2010) Lara West Growth Area Community Infrastructure Assessment (2012) G21 Regional Growth Plan (2013) Education and Care Services National Regulations (2011) Maternal and Child Health Service Program Standards (2009) Greater Geelong City Plan 2013-2017
	10 Waverley Road, Lara Lara Kindergarten	Replace	Medium	Current facility constructed in 1967. Single room kindergarten located centrally. Building is in need of a major upgrade to continue public and program requirements. Potential to further expand existing facilities to accommodate future population growth. Building located on Crown land. Recommendation: Maintain existing facilities in short term. Longer term relocate services and facilities as part of development of proposed new integrated children's centre.	
	11-15 Waverley Road, Lara Lara Community Centre Lara Toy Library Lara Community Centre Occasional Care	Replace	Medium	Existing children's services located within neighbourhood centre. Recommendation: Maintain existing facilities short term. Relocate toy library and occasional care to proposed new integrated children's centre.	
	Lara Town Centre Early Childhood Centre	Future Development	Medium	Proposed development of new facility to replace, consolidate, and augment existing early childhood service facilities currently located in central Lara. Recommendation: Investigate potential land and funding opportunities to facilitate development	
	25 Darcy Street, Lara Lara Lake Community Preschool	Maintain	Long	Relatively new kindergarten facility completed in 2005. Building has been recently extended (2012) to provide an additional room and multi-purpose facilities. Recommendation: Maintain existing facilities and upgrade as required.	

	3 Kees Road, Lara Flinders Kindergarten	Maintain	Long	Single room kindergarten with capacity to extend existing facilities on current site. Preliminary concept design plans completed for add extra room and refurbishment of office and kitchen areas. Current service demand does not warrant immediate development. Building is in a moderate to poor condition with a number of significant issues. A majority of the interior is of asbestos and this will need to be addressed. Recommendation: Review potential expansion opportunities within current facility if future community and service needs require. Maintain and upgrade as required	Lara West Precinct Structure Plan (2013)
	Lara West Growth Area Lara West LAC Lara West NAC	Future Development	Long	Defined new growth area which will include development of new children's services facilities in accordance with community infrastructure and precinct planning. Recommendation: Implement development of children's services facilities in accordance with existing precinct and infrastructure planning.	
	22 Little River Street, Little River Little River Kindergarten Little River MCH Centre	N/A	N/A	Little River township has a population of around 1,400 residents and provides a basic level of services. Little River is split between the Cities of Wyndham and Greater Geelong. A single room kindergarten and MCH Centre building is owned by and located in City of Wyndham. Recommendation: Review future service development and community needs in conjunction with City of Wyndham as required.	
15	2115 Ballan Road, Anakie Anakie Community House Playgroups	Maintain	Long	Only children's services located and operating in Anakie apart from the local primary school. Recommendation: Review future services development and community needs as required and depending on population growth.	Greater Geelong Planning Scheme G21 Regional Growth Plan (2013) Anakie Reserve Community Multi-Purpose Facility Feasibility Study and Master Plan (2009)
	Batesford and Lovely Banks Area	Requires Further Investigation	Long	No children's services facilities located in area apart from existing primary schools. Potential growth area with projected future population of up to 30,000 residents. Recommendation: Subject to future population growth and potential new sub-division development, examine requirements for children's services facilities.	

1.1 Meeting Future Asset Requirements

According to Council records the total value of existing capital assets used for the purposes of children's services is over \$57 million. This does not however include those buildings where the provision of children's service is not the principal service activity; i.e. occasional care centres located in Council Aquatic Centres and Neighbourhood Houses.

Considerable investment has been made by Council over the past 10 years to improve and expand existing children's service facilities and develop new services to meet future population requirements. This investment will need to be maintained for the foreseeable future to continue to meet local service demands and improve the level and nature of available facilities in order to meet service requirements.



Barwon Heads Early Learning Centre (Bop Bop Karrong) completed 2014.

Council will need to address the existing maintenance backlog on buildings, while also investing in future infrastructure requirements, especially as existing buildings continue to age further over the next 20 years. A Council report presented in 2014, indicated the total annual existing asset renewal gap for all Council buildings is estimated at is \$2.82 million per year.

The average age of Council's kindergarten buildings is approximately 37 years. Sixty-nine per cent of Council's existing kindergartens are single room kindergarten buildings with limited scope for further expansion - 17.6 per cent are rated as being in excellent or very good condition; 72 per cent rated as being good or reasonable; and 10.4 per cent rated as being poor or very poor.

Council's existing maintenance backlog on these buildings is estimated currently to be over \$1.4 million.

Consistent with the age of the buildings, the majority of kindergarten buildings contain asbestos materials³, do not provide safe off-street parking, and have a range of issues in relation to compliance requirements against the Education and Care Services National Regulations (2011) and Quality Standards; e.g. poor ventilation, heating and cooling, no direct toilet access from outdoor playground areas, etc. Similarly, local Maternal and Child Health Centres have been poorly assessed in meeting contemporary service requirements and standards, with many centres operating in ageing buildings and physical isolation from other early childhood services.

Investment in new facilities will be needed to meet population growth and replacement of old facilities. Current estimates suggest that at least \$114,700,000 will be required alone for new facilities to meet the requirements of future population growth in key areas such as Armstrong Creek, Lara West, Jetty Road, etc. While some of the required infrastructure will be funded through Developer Contribution Plans, other funding options will need to be considered to meet the future requirements.

The *G21 Regional Growth Plan* sets the direction for the growth of the region to reach a population of 500,000 by 2050. The plan provides broad direction for regional land use and development in the G21 region (Geelong). The plan's key land use planning directions will be implemented through the state planning system. This will provide a regional context to guide and inform councils in planning for their municipalities and support decision making at a local level. Implementation of the plan will have significant implications for existing and future children's services infrastructure and the need to provide an enhanced level of services for families with young children.

"It is extremely difficult to accurately predict how quickly the region will grow, as many factors have an impact. Careful and regular monitoring of the rate of development and land supply is required over the life of the Growth Plan. Based on existing commitments of infrastructure agencies and planned growth across the region, no new growth fronts are likely to be required within the next 10 years under either a base (1.5%) growth or a higher (2.5%) growth rate. Development of new areas which occurs before the planned growth will need further evaluation, in terms of land supply, return on existing infrastructure investments, costs of additional infrastructure and the costs to the community."

(G21 Regional Growth Plan: Executive Summary, page 3)

³ Council buildings identified as containing asbestos and are listed in Council's *Asbestos Register* and managed in accordance obligations stipulated under statutory Regulations. As building works are scheduled, asbestos removal is considered and undertaken as appropriate. All such removal and disposal is undertaken by licensed asbestos removal contractors in accordance with statutory requirements.

4. SUBMISSION TO CENTRAL COASTAL BOARD DRAFT REGIONAL COASTAL PLAN 2015-2020

Portfolio:	Environment & Sustainability - Cr Richards
Source	City Services - Environment and Waste
Act/General Manager:	Jenny McMahon
Index Reference	Foreshore Management

Purpose

The purpose of this Report is to inform Council of the Central Coastal Board Regional Coastal Plan 2015-2020 recently released for comment as well as seek endorsement of comments.

Summary

- The Central Coastal Board (CCB) was formed under the *Coastal Management Act 1995* and reports to the Minister for Environment and Climate Change. The CCB is one of three regional coastal planning advisory bodies – the other two are the Western Coastal Board and the Gippsland Coastal Board.
- The Central Coastal region of the Victorian coast spans 990 kilometres, from Breamlea to Inverloch and includes greater metropolitan Melbourne and Geelong within its hinterland catchment of 1.6 million hectares.
- The role of the CCB is to ensure co-ordination, planning and management of the coast and marine environment for long term sustainability in Victoria's central coastal region.
- The CCB is responsible for developing Regional Coastal Plans that guide and facilitate the implementation of the Victorian Coastal Strategy and approved coastal policy and guidelines in the region.
- The Central Coastal Board has released a Draft Regional Coastal Plan 2015-2020 for comment
- Appendix 1 provides comments to the Draft Plan

Cr Ellis moved, Cr Macdonald seconded -

That Council:

- 1) note the development of the Draft Regional Coastal Plan; and**
- 2) endorse the submission to the Central Coastal Board in relation to the Draft Plan contained within Appendix 1.**

Carried.

Background

The Central Coastal Board (CCB) was formed under the *Coastal Management Act 1995* and reports to the Minister for Environment and Climate Change. The CCB is one of three regional coastal planning advisory bodies – the other two are the Western Coastal Board and the Gippsland Coastal Board.

The Central Coastal region of the Victorian coast spans 990 kilometres, from Breamlea to Inverloch and includes greater metropolitan Melbourne and Geelong within its hinterland catchment of 1.6 million hectares.

The role of the CCB is to ensure co-ordination, planning and management of the coast and marine environment for long term sustainability in Victoria's central coastal region.

The CCB is responsible for developing Regional Coastal Plans that guide and facilitate the implementation of the Victorian Coastal Strategy and approved coastal policy and guidelines in the region. Following consultation with stakeholders the Central Coastal Board has prepared the draft Regional Coastal Plan to meet its obligations under the *coastal Management Act 1995* and the direction of the Minister for the Environment and Climate Change. It interprets the desired outcomes, policies and actions of the Victorian Coastal Strategy 2014 at a regional scale.

Discussion

The Draft Regional Coastal Action Plan provides a regional framework for planning and decision making on both public and freehold land at the local level. It also provides a focus for all agencies with responsibility for coastal management to act together to plan and manage the coast by:

- Interpreting and implementing the Victorian Coastal Strategy 2014 at a regional scale;
- Facilitating integration across jurisdictions to increase efficiency and effectiveness;
- Identifying regional coastal values and strategic priorities to be accounted for; and
- Identifying solutions that address systemic gaps in coastal management.

The Regional Coastal Plan will also provide the framework for agencies, community and industry groups working and engaging with decision makers on emerging strategic regional priorities for the Central Coastal Region. The Plan's primary audience is local government, committees of management, government agencies and peak bodies with a coastal focus. It will also be of interest to landowners, volunteer groups and coastal communities.

The principle of 'Integrated Coastal Zone Management' (ICZM) underpins the Central Regional Coastal Plan. ICZM is about working across a geographic area (land to sea), across different land tenures (public and private), across organisations and jurisdictions (national, State, regional and local). ICZM is achieved through both formal and informal collaboration and coordination between the various groups using and managing the coast.

The Central Board has identified eight priority areas as a focus for action. These Regional Priorities reflect:

- key issues identified in the Victorian Coastal Strategy 2014 which are relevant for specific attention in the Central Coastal Region;
- topics identified by stakeholders during the consultation process as important; and
- areas where the Central Coastal Board can provide leadership and influence.

The eight priority areas are:

1. Population Growth – balancing access and valuing the natural environment
2. Adapting to a changing climate and increased coastal hazards
3. Integrated coastal planning and management
4. Sustainable and equitable funding mechanisms
5. Oversee the implementation of the Recreational Boating Facilities Framework
6. Sustainable visitations and tourism infrastructure service level hierarchy

7. Protecting significant coastal ecosystems and habitats
8. Promoting leadership, coordination and capacity building

The priority actions apply across both public and private land tenures. None of the regional priorities can be considered in isolation. Each action is linked; recognising these linkages will lead to improved outcomes by implementation of the Regional Coastal Plan. For example, sustainable funding is critical if we wish to retain and maintain infrastructure and improve existing recreation and visitation opportunities on the central coast.

The Plan provides background and context for each of the eight regional priorities and also outlines Priority Actions. A summary of each priority is provided below.

Regional Priority 1; Population Growth – balancing access and valuing the natural environment.

The 4.5 million resident catchment population of the Central Coastal Region is projected to increase by 40 per cent to 6.3 million by 2031 and to almost eight million persons, an increase of greater than 75 per cent, by 2051. This will influence water quality in coastal estuaries and marine areas. Catchment water flows from either point sources (for example sewerage outfalls) or diffuse sources (for example stormwater) can make swimming and other water based recreation unsafe, as well as damaging marine habitats. The challenges in the face of significant projected population growth for the Central Region are to provide equitable access for safe and clean water based recreation and the protection of significant coastal environmental values. A long term response is to concentrate recreation pressures to more resilient areas where increased demand can be accommodated. This will require management of community and user group expectations through engagement and communication about the reasons for change.

Priority Actions	Lead	Partner agents	By when
1.1 To ensure catchment and coastal planning and management objectives and priorities are aligned	CMA's, MW	LC, CoM, PV, TV, EPA, DELWP, CCB	Ongoing
1.2 Engage and communicate about reasons for change through the development of the Visitation Level of Service Framework (see Regional Priority 6)	CCB	LC, CoM, PV, TV, CMAs X 3, MW, EPA, DELWP	2018

Regional Priority 2; Adapting to a changing climate and increased coastal hazards

A changing climate has the potential to make existing coastal hazards more severe and to bring about increased rates of erosion and more extensive flooding. The primary causes of coastal flooding are storm surges combining with high tides (storm tides) and extreme weather events – these extreme events are predicted to be more common in the future. As set out in the Victorian Climate Change Adaptation Plan 2013, adapting to changes in the climate means acting to reduce risks, increase resilience and take advantage of any new opportunities.

The Victorian Coastal Strategy 2014 envisages that this increase in threats from coastal hazards will be strategically managed, on both public and private land, through the development of regional and local adaptation planning. The process will involve identifying areas of public and freehold coastal land at risk from inundation, erosion and recession using a consistent risk management framework, to undertake coastal hazard

assessments, and more detailed flood and erosion studies as the evidence for the preparation of adaptive management responses.

Pilot Local Coastal Hazard Assessments have been undertaken in four locations, including, Western Port and the Bellarine Peninsula in the Central Coastal Region. The Bellarine Peninsula/ Corio Bay pilots are nearing completion. The learnings from these pilots will be used to guide future adaptation planning. The results of the local coastal hazard assessments will guide the identification of priority areas for the development of local adaptation plans.

Priority Actions	Lead	Partner agents	By when
2.1 Develop a systematic approach to identify regional priorities for adaptation planning	DELWP	CCB, LC, CoM, CMAs, MW	2020
2.2 Facilitate the development of adaptation planning by local government in priority areas of the region as identified in Action 2.1	LC	CCB, DELWP, CoM, CMAs, MW	2020
2.3 Develop methodologies for conducting flood and erosion studies in coastal areas	DELWP	CMA's, MW, CCB	2020
2.4 Determine the nature of the desirable outputs of flood and erosion studies which could include: a. draft components for municipal emergency plans; b. draft planning scheme amendments; c. viable mitigation options (if any); and d. viable long term options for retreat (if necessary)	DELWP	CCB, LC, CoM, CMAs, MW	2020

Regional Priority 3; Integrated coastal planning and management

The Central Coastal Region has many bodies responsible for land and water management along and across the coast. Forty different managers manage the coastline and many more the water, waterways and catchments. The complexity of managers and management responsibilities can at times appear confusing. Application of the principle of integrated coastal zone management is needed to collaborate and co-ordinate coastal management across these boundaries.

The Board will support the Victorian Coastal Council's work to clarify regional roles and responsibilities and ensure that important initiatives are not delayed by disputes about roles and responsibilities. The Department of Environment, Land, Water and Planning (DELWP) is currently developing guidelines for Coastal Management Plans.

On high community value land such as coastal foreshore, commercial use through leases and licences should generally attract full market rates. One of the desired outcomes for that strategy is for the built environment on foreshores to be confined to structures providing significant community benefit and to those whose functionality depends on them being near the water. Foreshore managers need to work with the lessees of buildings to ensure that the siting and design of facilities do not increase coastal hazards or reduce amenity for other users. Decisions about how to manage the variety of coastal values on the foreshore are made through the development of Coastal management Plans and planning schemes.

Priority Actions	Lead	Partner agents	By when
3.1 Prepare guidelines for the development of Coastal Management Plans (CMPs)	DELWP	CCB, CoM, LC, PV	2015
3.2 Effective planning mechanisms such as CMPs are in place along all of the Central Coastal Region. Where it is sensible a CMP should be developed across multiple land managers. From this, local public land managers can put together precinct or master plans	DELWP	CCB, CoM, LC, PV	2020
3.3 Clarify roles, responsibilities and expectations for all regional agencies involved in managing the coast especially where operating boundaries overlap	VCC	CCB, DELWP, LC, CoM, PV	2016

Regional Priority 4; Sustainable and equitable funding mechanisms

The Central Region's coast has high costs to manage and maintain. Coastal managers in the Central Region are concerned about how these costs can be sustained in the future, particularly if compounded by a changing climate. There are widely varying levels of resourcing available to different (often adjoining) coastal managers, reflecting their different revenue streams, such as caravan parks and campgrounds.

Investment in asset replacement and maintenance is often dependent on limited government grant programs. Ideally, funding models should account for the benefits all residents and broader users of the Central Region derive from its coast. There should be a proportionate contribution from all these beneficiaries of the coast towards the cost of coastal management. The Victorian Coastal Strategy 2014 has identified this issue as significant across the state. The Strategy calls for broader and long term approaches to setting priorities for, and financing new and existing coastal protection, infrastructure and user facilities, to be explored and analysed to better align funding and capacity with accountability.

Priority Actions	Lead	Partner agents	By when
4.1 Analyse options for improved funding arrangements for managing coastal Crown land in the Central Coastal Region	DELWP	CCB, CoM, LC, PV, VCC	2019

Regional Priority 5; Oversee the implementation of the Recreational Boating Facilities Framework

The Recreational Boating Facilities Framework 2014 (RBFF) is an example of how the Board has addressed a coastal issue at the regional scale. It shows that there are significant opportunities to provide a strategic approach to servicing demand for recreational boating that accounts for other values and users. The RBFF provides an inventory of the region's boating facilities, including local port facilities, and classifies each of them into five different categories based on the level of service they provide. The focus is on describing a hierarchy of boating facilities that will assist facility managers with future infrastructure planning and maintenance.

Priority Actions	Lead	Partner agents	By when
5.1 Annual monitoring and review of the implementation of the Recreational Boating Facilities Framework	CCB	LC, PV, DELWP, CoM, recreational boating industry groups	ongoing

Regional Priority 6; Sustainable visitations and tourism infrastructure service level hierarchy

Visitation and tourism is a key economic driver for Victoria. The Central Region experiences consistent high demand for coastal based visitation and tourism experiences. Visitation and tourism to the Central Coastal Region is expected to increase, in part due to Melbourne as a national/ international tourism destination, and the proximity of its significant coastal features and attractions, such as Point Nepean, the Mornington and Bellarine Peninsulas and the Bunurong Coast.

The capacity of the physical infrastructure will be challenged, leading to social pressures and environmental impacts on the coast and how it is used. These challenges can be met by a variety of potential responses using planning, education and regulatory mechanisms. There is also the challenge to respond to emerging coastal tourism source markets (for example Asia and India) and market sectors such as nature based tourism and cruise shipping. Strategically, the key will be to determine the infrastructure that is functionally important to create and maintain access for visitors and tourists – examples may include, car parking, boardwalks and coastal pathways. Where practical, levels of service should be functionally integrated across public and freehold land at particular locations.

Priority Actions	Lead	Partner agents	By when
6.1 Develop a Visitation Level of Service Framework to guide local decisions, support investment and communicate with users (refer Actions in Regional Priority 1)	CCB	DELWP, LC, PV, CoM, Local Ports, DTPLI	2018
6.2 a. map and categorise visitation infrastructure throughout the region; b. develop a service-level hierarchy for visitation infrastructure	CCB	DELWP, LC, PV, CoM, Local Ports, Tourism Vic	2018
6.3 Identify priority areas for visitation and tourism, in particular identify: a. resilient parts of the coast where visitation can be encouraged; b. vulnerable parts of the coast where demand might be reduced by encouraging visitors towards alternative sites; and c. vulnerable parts of the coast that provide unique visitor experiences where there is limited scope to reduce demand.	CCB	DELWP, LC, PV, CoM, Tourism Vic and Tourism Boards., TOs	2018

Regional Priority 7; Protecting significant coastal ecosystems and habitats

The Victorian Coastal Strategy 2014 identifies the need to consider the full values of these ecosystem services, when decision making about use and management of coastal and marine ecosystems. It calls for the development and implementation of an environmental value measurement system and environmental accounts that are consistent with international systems. Development of such a system would benefit from having input from the perspective of the Central Coastal Region. The release of this Regional Coastal Plan is an opportunity to identify the regional significant coastal ecosystems in the Central Region.

Priority Actions	Lead	Partner agents	By when
7.1 A Central Coastal Regional perspective is factored into the development of an environmental value measurement system and environmental accounts	DELWP	VCC, CCB, LC, CoM	2020

Regional Priority 8; Promoting leadership, coordination and capacity building

The Central Coastal Board has a role to support coastal stakeholder representations to the Minister in situations that will further the implementation of the Regional Coastal Plan and the Victorian Coastal Strategy 2014 in the Central Coastal Region. The Board also has a role in providing opportunities for networking and knowledge exchange between different groups and agencies.

Our coastal communities continue to change, and there is an ongoing need to support information sharing, including contemporary research to make the most of our coastal management experience and promote innovation.

Priority Actions	Lead	Partner agents	By when
8.1 Leadership to provide support to all Central region stakeholders that will strengthen their capacity for managing our coast in the short and long term. This may include: • Strategic events or conferences; • Support for community groups and programs; • Ongoing updates to Regional Coastal Plan mapping and information; and • A collaborative knowledge hub for sharing information about coastal and marine research in the central coastal region.	CCB	VCC, DELWP	2016

Acronyms:

CCB – Central Coastal Board

CoM – Committee of Management

DELWP – Department of Environment, Land, Water and Planning

DTPLI – Department of Transport, Planning and Local Infrastructure (*following recent restructure work to be undertaken by new Department of Economic Development, Jobs, Transport and Resources*)

LC – Local Councils

MW – Melbourne Water

PV - Parks Victoria

Environmental Implications

The implementation of the Central Regional Coastal Action Plan will enable further evaluation of environmental processes, conditions and existing features. It will improve planning processes, and enable a systematic approach to identifying regional priorities to adapt to climate change and increased coastal hazards. It will also enable the appropriate development of infrastructure suited to the environment.

Financial Implications

Council relies on state government grants to fund major upgrades and installation of significant coastal infrastructure such as boat ramps. A review of options to improve funding arrangements will provide Council with the opportunity to highlight the significant assets under management and the need for funding support.

Policy/Legal/Statutory Implications

The Central Coastal Board has prepared the draft Plan to meet its obligations under the Coastal Management Act 1995.

Alignment to City Plan

The draft Plan aligns closely with three of Councils strategic directions i.e.

- Community Wellbeing; via the provision of safe and accessible coast and associated infrastructure.
- Growing Our Economy; provision of infrastructure to support a wide range of businesses and tourism.
- Sustainable Built and Natural Environment; provision of appropriate, sustainable infrastructure, support for initiatives to record and manage environment assets and support comprehensive planning processes.

Officer Direct or Indirect Interest

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

Risk Assessment

Council manages significant areas of coast and associated infrastructure. The implantation of the Plan will include research and improved planning for threatening processes such as climate change.

This will result in decreased risk. The Plan also highlights the risks associated with limited infrastructure funding in a region of rapid population growth. A review of funding arrangements as put forward by the Plan will help reduce risks associated with failing infrastructure.

Social Considerations

The implementation of the Plan will result in improved infrastructure, planning, recreational and tourism opportunities.

Human Rights Charter

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

Consultation and Communication

Further consultation will be required with the Central Coastal Board to help ensure that the Plan incorporates the concerns and wishes of local stakeholders.

Appendix 1

City of Greater Geelong Submission

Draft Central Region Coastal Plan 2015 - 2020

Council appreciates the opportunity to comment on the Draft Central Region Coastal Plan 2015-2020. The City of Greater Geelong with a population of over 225,000 in close proximity to Corio and Port Phillip Bays as well as open coast plays a critical role in the management and health of these waters. In addition the City is responsible for approximately 45 kilometers of coastline including major coastal infrastructure such as sea walls, jetties and boat ramps. The City is also a partner in one of four pilot Local Coastal Hazard Assessments which will help improve our understanding of climate and other related coastal risks.

The City looks forward to working with stakeholders to ensure a healthy ecosystems, encourage tourism and provide for recreation as well as dealing with challenges such as climate change.

Section 1.1

Figure 1: has no reference to the existing Coastal Action Plans which identify actions based on the local context, these are broader than the specific Coastal Management Plans, however they do address local planning and operational issues.

The Corio Bay Coastal Action Plans extends from St Leonards to Little River and is already 10 years old. It was last revised in 2012 and will be in need of further revision in the next year or two. It is beyond the capacity of local government and in particular the City of Greater Geelong to update all of the existing Coastal Management Plans and establish new ones for the length of coast we manage. The other gap that the Corio Bay Coastal Action Plan addresses are the planning controls on privately owned coastal land.

Figure 2 – pg 7; Need to include the municipal boundary between Geelong and Wyndham.

Figure 3 – pg 8; Need to include City of Greater Geelong management of the area in the vicinity of Ramblers Road, Portarlington.

Section 2.1

This section should include a reference on the value and importance of the ability for near shore environment's to capture and store carbon.

Section 2.5.2

The Recreational Boating Facilities Framework needs to place more emphasis on managing the expectations of users based on the classification of facilities.

Figure 5 – pg 14; Missing new Big 4 Bellarine Holiday Park

Section 3.1

In response to "Proposals for protective works on the coast should be considered as part of a larger 'whole of coastal cell system' rather than as an individual site."

It should be acknowledged that further information is required to fill current knowledge in Victoria's 'whole of coastal cell system.'

Beach renourishment has been extremely effective in addressing coastal erosion and improving access to the foreshore and water. The City of Greater Geelong recommends the existing program continue and State funding be expanded to Council owned foreshore areas.

Section 6

There needs to be a differentiation between the terms “flooding and inundation.” The City of Greater Geelong accepts that it is difficult to separate coastal inundation from riverine flooding near the coast, however some of the major differences should be stated in this section.

The following 2 paragraphs are based on a conference paper in prep.

Pragmatic and innovative methods for considering sea-level rise in coastal hazard assessments. *Provis, D.G.¹, Braddock, H.¹ and Roob, R.²* ¹Cardno, Melbourne; ² City of Greater Geelong

A major difference between riverine flooding and coastal inundation is the issue of stationary. For planning purposes, riverine flooding is treated as a stationary process, with natural processes not changing over time. The 1% AEP (Annual Exceedance Probability) flood level is considered as constant over time. Variability due to climate change, this is not well-enough defined to use for planning purposes. Coastal inundation needs to consider variability due to sea-level rise and therefore a given event, such as the 1% AEP level, changes over time, for example the need to consider planning benchmarks of 0.2 m sea-level rise by 2040 and 0.8 m by 2100.

The duration of riverine flooding is generally much longer than coastal inundation. Coastal inundation is caused by the combination of the astronomical tide and storm surge and duration is controlled by the astronomical tide. The timing of high tide means that peak water levels are unlikely to exceed three hours and will generally not last long enough for water to flow inland. The reduction in water level as the tide falls allows the water to flow back into the sea. The consequences of inundation will be different from that normally occurring in riverine flooding and the means of protection or mitigation can also differ from those used for riverine flooding.

In terms of uploading the Government’s *Future Coasts* coastal inundation mapping to the Victorian Flood Database, the VFMS needs to consider whether the Future Coasts Statewide Inundation Dataset should be superseded with more detailed inundation data in areas where Local Coastal Hazard Assessments have been completed.

The Regional Coastal Plans are yet to be finalised and there is a need to identify a transparent process of identifying priorities and responsibilities as well as adequate resources to deliver works.

In response to the statement that “*beneficiaries and local communities can reasonable expect to contribute to the capital and ongoing costs of works that protect their assets,*” the amenity that the coast offers is for broad public benefit. It could be challenged that to what degree local beneficiaries contribute and then be solely responsible for ongoing management and maintenance costs.

The results of the local coastal hazard assessments will not only guide the identification of priority areas for the development of local adaptation plans it will also identify information gaps that may impact on addressing additional hazards other than inundation.

Priority Action Table; page 22 – Action 2.2 – recommend that a state planning agency be the Lead agency to help maintain consistency across the entire Victorian coastline.

Figure 7 - page 23; the words ‘Vulnerable locations where coastal hazards assessments have occurred’ implies assessments are complete when they are still in progress.

Section 7 Regional priority 3

"Regional Coastal Plans including the guiding concept of integrated coastal zone management across public and private tenure" who will fund the development of coastal management plans in areas where Council are not the owner or land manager?

Figure 8 – pg 25; Need to include City of Greater Geelong management of the area in the vicinity of Ramblers Road, Portarlington.

Regional Priority 4 – Sustainable Equitable Funding.....Could include mention of the rate cap to be introduced on local government which may impact on the ability to service infrastructure.

Section 7 Regional priority 4

"There should be a proportionate contribution from all these beneficiaries of the coast towards the cost of coastal management."

Suggest a priority action to identify the need for the development of a guideline to assist coastal managers in their implementation of *consistent fee structures for the use of foreshore land and its facilities*.

Outcomes

"Sustainable and equitable funding mechanisms that reflect the benefits all residents of the Central Region and its hinterland derive from the coast of the Central Region."

This should include Council owned foreshore and not just Crown Land foreshore.

Section 7 Regional priority 5

The review of the boating CAP needs to include a review of the boating facility hierarchy and improve the interpretation of the standards to the boating public so as to improve their understanding and establish realistic expectations.

Suggest a priority action to develop a strategic approach to funding boating facilities across the region.

Section 7 Regional priority 6

Suggest a priority action to develop a code of conduct amongst tour operators in order to enhance the safety and protection of other bay and open coast users, the marine environment and infrastructure / facilities.

Section 8 Regional priority 7

The regional Coastal Plan needs to note the concept of "coastal squeeze," i.e. the restriction due to built structures, such as roads and other landforms, on the ability for vegetation communities such as salt marsh to succeed to higher levels along the shore as sea levels rise.

Suggest a priority action that identifies areas where the opportunity exists for significant vegetation communities to succeed to when sea levels rise.

General comments

- Given the unique and extensive areas of private/freehold on the Corio Bay foreshore within CoGG (largest continuous and largest length in Corio Bay) that there ought be some specific directions/actions relating to the management/planning of this area.
- Bay access is major issue at Leopold and many submissions received at the last Leopold Structure Plan review identified that Bay access is wanted. Council has initiated a Land

Capability Assessment and investigation into Bay access for land north and west of the Leopold settlement boundary. The purpose of the project is to assess opportunities and constraints in the Study Area and to identify potential developable areas of land north of Portarlington Road, which could facilitate future access to the Bay. Given all of the land in this area is freehold, the best way to deliver access to the Bay would be most likely through private development rather than Council acquisition. There are significant constraints in this area including sea level rise and drainage issues. Council would like to see support within the draft Regional Plan for a specific action to guide planning for the extensive area of coastline which is in freehold and without a management body – and refer to this specific piece of work which reflects current pressures for access.

- Appropriately the document at page 12 recognises the role of the G21 RGP (although this is not identified in the references and sources of info section on page 40 or appendix 5 regarding values of Avalon Airport etc..)
- Support facilitation of adaptation planning and integrated coastal planning and management approaches.
- Regional priority 6 - sustainable tourism - opportunity to reinforce role of coastal environs for events and cruise ship activity.
- Spelling of Borough of Queenscliffe, “e” on the end missing on pages 34 & 35.
- Appendix 4 section 2 Coastal Management Plans. There are a number of management plans missing from the table, these include:
 - Ramblers Road Foreshore Management Plan
 - Buckley Park Coastal Management Plan
 - Limeburners Bay Management Plan

5. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT ARMSTRONG ESTATE STAGES 7, 8 AND 9 MOUNT DUNEED

Portfolio:	Infrastructure, Parks & Gardens – Cr Ellis
Source:	City Services – Engineering Services
Act/General Manager:	Jenny McMahon
Index Reference:	Subject: Drainage - Floods

Purpose

The purpose of this report is to present a revision to the flood mapping for existing conditions produced within the early stages of the development of the Armstrong Creek Urban Growth Plan (UGP).

Summary

- The flood mapping is subject to a revision due to the subdivision and development at 50A Whites Road, Mount Duneed. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Armstrong Estate Stage 7, 8 and 9, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks including the reshaping of Armstrong Creek.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the Armstrong Creek reserve.
- Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.
- It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of the Armstrong Creek UGP area, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.
- The current designated flood mapping (refer to Attachment 1) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006. Designation of land as liable to flooding enables the control of floor levels for acceptable building permit applications, or refusal of consent to building applications where there is likely to be a danger to life, health or safety due to flooding. Designation also enables disclosure of flood status within statutory information certificates.

Cr Ellis moved, Cr Macdonald seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land as highlighted as Armstrong Estate Stages 7, 8 and 9 on Armstrong Creek Urban Growth Plan Flood Map dated 29 November 2006 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Background

As part of the development of the Armstrong Creek Urban Growth Plan (UGP) a flood study was undertaken by specialist consulting engineers to identify the extents of the 100 year Average Recurrence Interval flood event for existing conditions. Following a public exhibition phase, the resultant flood mapping (refer to Attachment 1) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006.

Designation of land as liable to flooding under Regulation 802 of the Building Regulations 2006 enables the control of floor levels for acceptable building permit applications, or refusal of consent to building applications where there is likely to be a danger to life, health or safety due to flooding. Designation also enables disclosure of flood status within statutory information certificates such as the Land Information Certificate and Building Information Request Form.

The subject of this report is the residential land at Mount Duneed, 50A Whites Road. Prior to subdivision the parent lot was used primarily as farmland.

The subdivision at 50A Whites Road, Mount Duneed was named Armstrong Estate by the developer. The current designated flood extent affects multiple residential lots within the Armstrong Estate Stages 7, 8 and 9.

Discussion

Overland flows that may occur within the subdivision during the 100 year ARI flood event are now contained within road and drainage reserves in accordance with accepted best practice for development within flood-prone areas. Best practice requires that any overland flows within residential areas satisfy public safety criteria with respect to velocity and depth of flow.

Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

Attachment 1 shows the existing flood designation. Attachment 2 shows the change in flood mapping at 50A Whites Road, Mount Duneed after construction of the subdivision.

Environmental Implications

The revocation of flood-prone areas designation and designation of revised flood data does not result in any known adverse environmental impacts.

The removal of a minimum floor level requirement for new dwellings may result in a minor reduction in energy and material usage during construction. In addition, concrete slab-on-ground construction, which is normally used for a non-elevated floor, achieves the minimum energy rating more readily than a timber floor on stumps.

Financial Implications

The costs of proceeding to revoke the existing designation and to designate the revised flood mapping at 50A Whites Road, Mount Duneed in accordance with the requirements of the Building Regulations 2006, are provided for within the annual recurrent budget.

Policy/Legal/Statutory Implications

The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2006, Water Act 1989, Subdivision Act 1988 and Emergency Management Act 1986.

Regulation 802(2) of the Building Regulations 2006 provides Council with the powers to 'designate' land liable to flooding. Regulation 802(3) provides that consent must be obtained from Council for an application to build on land liable to flooding.

Section 27 of the Interpretation of Legislation Act 1984 provides the power for Councils to 'repeal or amend a subordinate instrument made in the exercise of that power'.

Section 807 of the Building Regulations 2006 requires Council to update the municipality's designated special area maps at the Building Control Commission in the event of alterations to a designated special area. Designated special areas include areas designated as being liable to flooding.

Section 229 of the Local Government Act and Regulation 326 of the Building Regulations provide for the issue of information certificates containing prescribed information, including the flood status of properties.

The revised flood data for 50A Whites Road, Mount Duneed will assist the City in meeting its statutory obligations with regard to flood data.

The revised flood data will also assist in fulfilling the recommendations of the Municipal Emergency Management Committee adopted by Council in November 1998 (i.e. mapping of 1 in 100 year flood levels).

Alignment to City Plan

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

Officer Direct or Indirect Interest

There are no officer direct or indirect interests with respect to this report.

Risk Assessment

Council has a risk exposure through its statutory obligations under the Building Regulations 2006 to:

- 1) designate land as liable to flooding where it reasonably knows it to be prone to flooding;
- 2) specify minimum floor levels in consultation with the relevant floodplain management authority (CCMA); and
- 3) refuse consent to building applications where there is likely to be a danger to life, health or safety due to flooding.

Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

The designation of the flood data produced by the flood study Armstrong Creek UGP project is a key step toward minimising Council's exposure to these risks.

Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone. Designation of land as being liable to flooding can result in extra construction costs and concerns regarding saleability, in some cases.

Social Considerations

Council has a responsibility to the community to provide the best possible information on areas that are flood-prone.

Human Rights Charter

We have taken into consideration the human rights relative to the subject matter of this report, which improves protection of private property.

Consultation and Communication

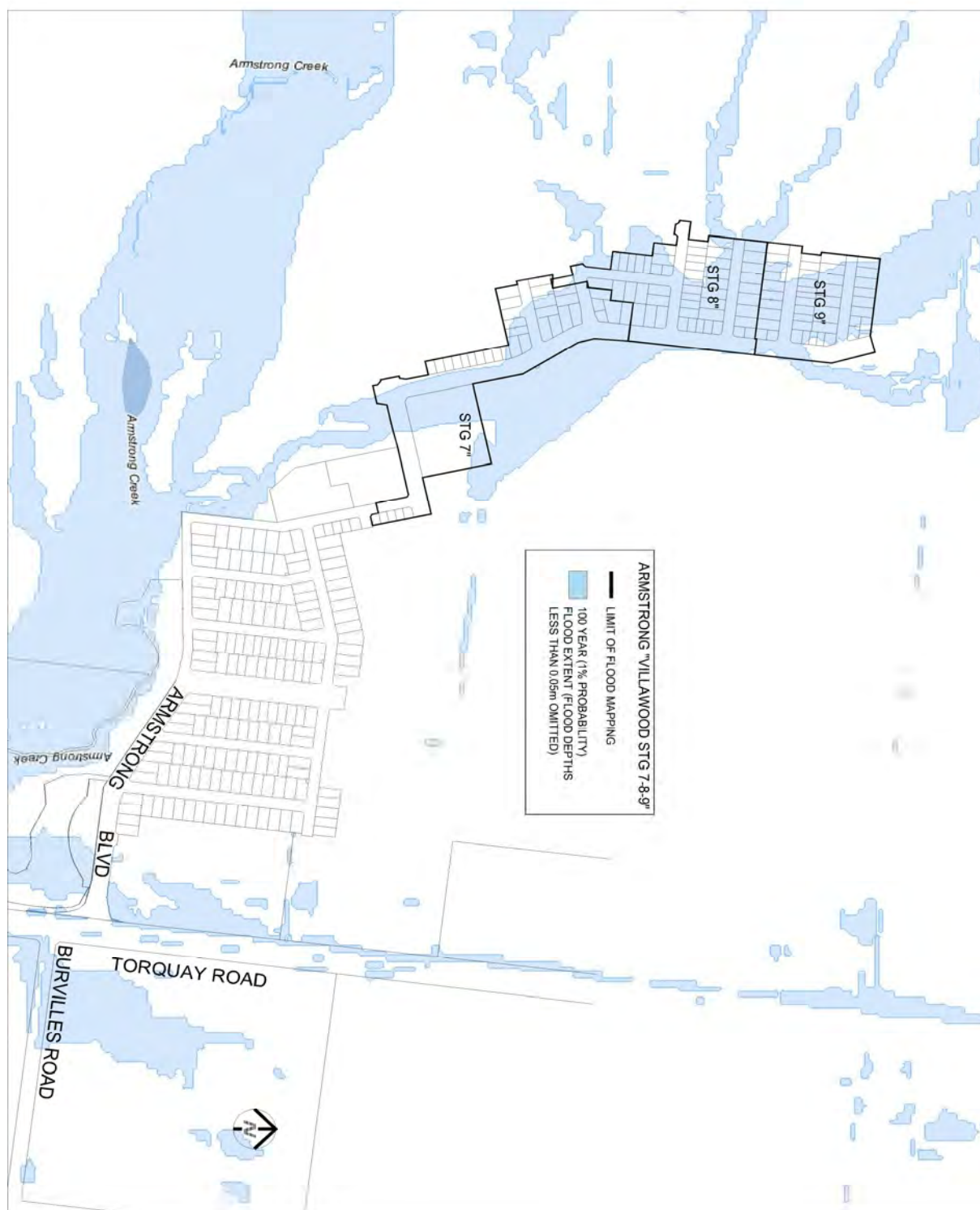
The current designation was undertaken following a public exhibition in October 2006 with notification of affected property owners. These owners were sent letters and fact sheets with an invitation for submissions.

A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.

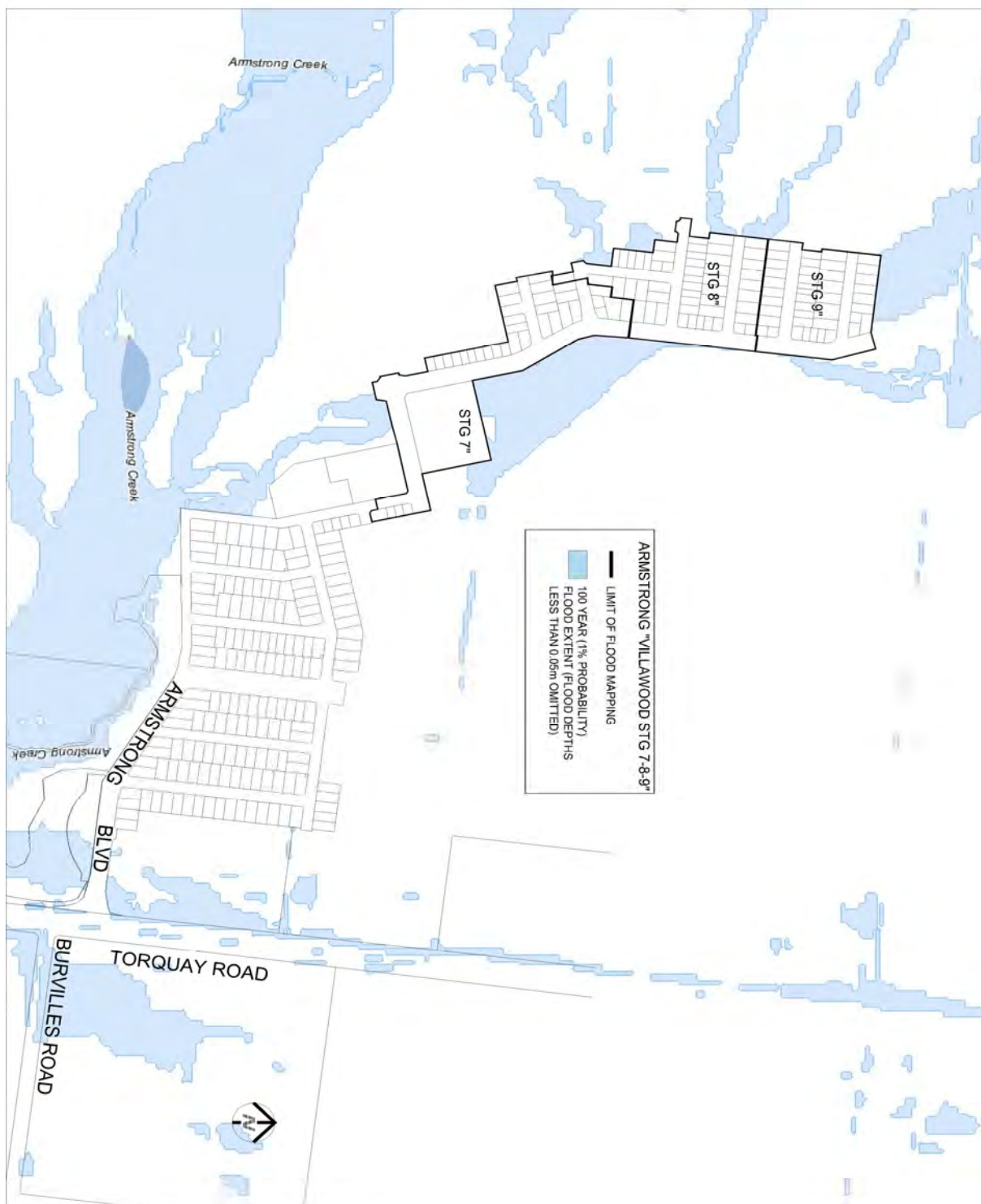
The owners of properties affected by the revocation will be notified so they are aware that disclosure of flood status on a Section 32 Vendors Statement is no longer required.

Relevant Council databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Attachment 1
Current Flood Map



Attachment 2
Revised Flood Map



6. REAR 307-313 PAKINGTON STREET, NEWTOWN - PROPOSED LANEWAY CONSTRUCTION - SRC 341 - INTENTION TO DECLARE

Portfolio:	Infrastructure – Cr Ellis
Source:	City Services - Engineering Services
Act/ General Manager:	Jenny McMahon
Index Reference:	Special Rates and Charges: Pakington Street, Newtown

Purpose

This report seeks a resolution by Council to consider an intention to declare a Special Charge Scheme to partially fund the construction of a laneway between Noble and Huntington Streets, Newtown. (See plan – Appendix 4).

Summary

- Concerns in regards to the unsealed laneway at the rear of 307 to 313 Pakington Street have been highlighted by residents in recent times. It is considered that the proposed laneway construction will provide a direct access and amenity benefit for the abutting properties.
- It is proposed to construct the laneway with a standard asphalt seal utilising existing drainage infrastructure.
- There are eleven (11) properties abutting the proposed laneway that will receive special benefit. There are no Council owned properties in the proposed scheme.
- The total estimated project cost is \$31,318. A Benefit Ratio of 0.93 has been calculated in accordance with Section 163 of the Local Government Act. This equates to a Council contribution to the scheme of \$2,185 and a property owner contribution of \$29,133.
- Property owners are considered to receive benefit from the works by way of improved vehicular access and general amenity improvements.
- The scheme has been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

Cr Ellis moved, Cr Ansett seconded -

That Council:

- 1) Gives notice of its intention to declare a Special Charge Scheme in accordance with Section 163 (1A) of the Local Government Act 1989 (The Act), as follows:**
 - a) The Special Charge is declared for a period of five (5) years commencing upon completion of the works and scheme finalised.**
 - b) The Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the laneway between Noble and Huntington Streets, Newtown which project:**
 - b1) Will provide proper vehicular access and improved 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 \$31,318(Schedule A).**
- d) It be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:**
 - d1) 'benefit ratio' (R) being calculated at 0.93 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 \$31,318; and**
 - d3) 'maximum levy' (S) be recorded as \$29,133.**
- 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 apportioned 50% on access benefit and 50% on a frontage share basis (amenity benefit); and**
 - 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).
- 2) Consider any submissions made under section 223 of the Act and the proposed declaration via a Submissions Review Panel, and then by Council at a subsequent meeting, at which time Council will consider whether to make a declaration in the form proposed.
 - 3) Authorise the Chief Executive Officer to give public notice of the proposed declaration in accordance with sections 163 (1A) and (1B) of the Act and send a copy of the public notice to each person who is liable to pay the special charge in accordance with section 163 (1C) of the Act.

Carried.

Background

Property owner concerns about the condition of this unconstructed laneway have been received in recent times citing issues of dust and poor standards. Following a subsequent inspection of the laneway, it is considered appropriate to have the laneway between Noble and Huntington Streets, Newtown upgraded to contemporary standards.

A detailed Special Charge Scheme proposal including a cost estimate, Benefit Ratio calculation and cost apportionment spreadsheet has been developed. The estimated charges, along with more detailed information on the scheme, were shown to all potentially affected property owners in early October 2014. They were asked to respond to the proposal via survey.

The final survey had seven (7) property owners respond representing a 63% response rate with four (4) in favour and three (3) opposed to the scheme proposal. In this particular scheme, due to the fact that the benefiting property owners are being asked to contribute more than two thirds of the total project cost, a majority approval is required by legislation in order for the scheme to proceed. This situation was explained to the property owners in the initiation letter sent out in October 2014.

Discussion

This proposed project involves the construction of the laneway at the rear of 307 to 313 Pakington Street, Newtown.

Of the survey results, some of the concerns by property owners include:

- The laneway is used by parents dropping and picking up from the school;
- A sealed laneway may encourage speeding;
- The apportionment is unfair;
- The laneway should be made one way from Huntington Street to Noble street northbound;
- A speed hump is necessary; and
- Laneway is very rarely used;

Cost apportionment for the scheme has been divided into access and amenity benefits. 50% of the total benefit has been apportioned to access. The access benefit includes the provision of an all weather sealed surface.

A sealed laneway also eliminates the nuisance affect of dust and mud. In simple terms, a new laneway improves accessibility for all abutting properties.

The access benefit has been apportioned based on the number of available car parking spaces. All residential properties had the standard allocation of two car parking spaces. The properties between 309 and 313 Pakington Street consist of a combination of retail outlets and medical practices. These properties contain between 4 and 8 car parking spaces. 0.5 Benefit Units (0.5BU) has been assigned to each space. A breakdown of Benefit Units vs. cost allocation is shown at Schedule C.

The remaining 50% of benefit is attributed to amenity and this can best be described as the benefit the laneway provides to an abutting property by way of improved aesthetics, safety, enjoyment, comfort and property value. The amenity benefit is based on the actual laneway frontage to a property. This is known as the apportion-able frontage and is shown at Column 4 of Schedule C.

Environmental Implications

The provision of a sealed laneway 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 any vegetation removal.

Financial Implications

The project is a one off capital cost and will require ongoing maintenance costs. If approved, the scheme could proceed next financial year.

Financial details are as follows:

Maximum scheme levy to Property Owners (income)	\$29,133
Scheme levy to Council	\$2,185
Total Project Cost	\$31,318

From the table above, the total net cost to Council for this project is estimated to be \$2,185.

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.

- 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 laneway will provide safer driving conditions for motorists by the elimination of uneven and slippery surfaces.

There are no identified risks for Council in making its intention to declare the scheme.

Social Considerations

The provision of properly sealed and drained laneways is aligned to Council's City Plan as described above and provides improved connectivity and safety for motorists. It is further considered that the laneways 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 laneways 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 laneway construction Special Charge Scheme has been carried out as follows:

2 October 2014 – Initiation letter including a plan, Special Rates and Charges brochure, Apportionment spreadsheet and survey forms were sent out to all affected property owners. The survey results indicated sufficient support for the scheme proposal to proceed to the next stage.

Further correspondence will be mailed should Council make its 'Intention to Declare' the scheme.

Appendix 1

SCHEDULE 'A'

The works for the construction of laneway in the rear of 307-313 Pakington Street Newtown which consist of excavation, pavement works, concrete works, drainage works, sealing, 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 LANEWAYS – BETWEEN HUNTINGTON AND NOBLE STREETS, NEWTOWN

TOTAL COST OF SPECIAL CHARGE SCHEME					
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.		ITEM	2,000.00	\$2,000.00
1.02	Traffic management costs.	2	ITEM	500.00	\$1,000.00
1.03	Service / Cable locations		ITEM	250.00	250.00
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.	54	m ³	60.00	\$3,210.00
2.04	Saw-cutting of asphalt paving.		Item	200.00	\$200.00
3.00	PAVEMENT WORKS				
3.01	30mm compacted depth 10mm nominal size type H Asphalt spread and compacted including emulsion prime & grit using a paver.	357	m ²	35.00	\$12,485.00
3.02	150mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	53.505	m ³	120.00	\$6,420.60
SUB-TOTAL					\$25,565
10% CONTINGENCY					\$2,556.54
DESIGN					\$1,278.27
SRC ADMINISTRATION					\$1,917.41
CONSTRUCTION COST ESTIMATE					\$31,318

Appendix 2

Benefit Ratio – Schedule 'B'

A Purpose

To construct the laneways at the rear of 307-313 Pakington Street, Newtown to provide all weather vehicular access for abutting property owners.

B Coherence

The works will provide a physical laneway connection between Noble Street and Huntingdon Street, Newtown and will provide a special benefit to abutting properties.

C Total Cost C

Total Estimated cost of works

Total Cost of Laneway Construction	\$31,318.00
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D Identify Special Beneficiaries

10 properties with frontages to the proposed laneway are considered to receive access and amenity benefits.

E Properties to include

Total Special Benefits (in) is apportioned to 10 properties. Three (3) properties are commercial properties which attract additional access benefits. Seven (7) properties are residential that attract standard access benefits. All properties receive the same amenity benefit.

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 the purpose of calculating the benefit ratio, a Benefit Unit (BU) will be used and a distinction is made between an access and amenity benefit. We shall assume that the 1 BU consists of 0.5BU for access and 0.5BU for amenity and is equal to the average benefits for each of the private properties. The access benefit for all properties will be considered via the number of car parking spaces available. It is considered that all private properties have provision for two cars at 0.5 BU each (2 X 0.5 = 1BU for access). The retail property at 313 Pakington Street has provision for 4 spaces, 311 Pakington Street has 8 and 309 Pakington Street has 4. The amenity benefit will be the same for all properties at 0.5 BU each. This can be summarised in the table below:

	7 Private Properties	3 Commercial / Retail properties
Access	14 spaces = 7 BU	16 spaces = 8 BU
Amenity	3.5 BU	1.5 BU
Total Special Benefits	10.5 BU	9.5 BU

Total Special Benefits in the scheme: TSB (in) = 20.00 BU

G Estimate of Total Community Benefit -TCB

It is considered that people in the community will receive some benefit from the works as the laneway is used as an access between Huntingdon and Noble Street. It is expected that no more than 10% of laneway users will fit this category and this includes the neighbouring bowling club. There is no amenity benefits considered for the wider community. TCB is calculated as follows:

TCB = 10% X 15 (Total access BU) = 2

H Calculate "Benefit Ratio" - R

Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}}$ = $\frac{20}{20 + 0 + 2}$ = 0.93

I Maximum Total Levy (S)

Maximum Total Levy S = R X C

Council Contribution to Special Charge Scheme

\$29,133.02

\$2,184.98

Appendix 3

SCHEDULE 'C' SPECIAL CHARGE SCHEME FOR LANEWAY CONSTRUCTION BETWEEN HUNTINGTON AND NOBLE STREETS, NEWTOWN

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8
Prop Key	Address	Legal Details	Apportionable Rear Frontage (metres)	Access Benefit (BU)	Access Charge	Amenity Charge	Estimated Total Charge
203761	307 Pakington Street, NEWTOWN	Lot 1 TP 760329	15.55	1	\$971.10	\$1,578.24	\$2,549.34
203762	309 Pakington Street, NEWTOWN	Lot 1 TP 698263	16.00	2	\$1,942.20	\$1,623.91	\$3,566.12
203763	311 Pakington Street, NEWTOWN	Lot 1 TP 423761	16.26	4	\$3,884.40	\$1,650.30	\$5,534.71
343424	1/313 Pakington Street, NEWTOWN	1/2 Share of Lot 1 TP 902736	23.13	2	\$1,942.20	\$2,347.57	\$4,289.77
203764	2-3/313 Pakington Street, NEWTOWN	1/2 Share of Lot 1 TP 902736					
203307	83 Noble Street, NEWTOWN	Lot 1 TP 704786	12.19	1	\$971.10	\$1,237.22	\$2,208.32
203308	85 Noble Street, NEWTOWN	Lot 1 TP 117779	12.29	1	\$971.10	\$1,247.37	\$2,218.47
203309	87 Noble Street, NEWTOWN	Lot 1 TP 829448	12.19	1	\$971.10	\$1,237.22	\$2,208.32
347341	2A Huntingdon Street, NEWTOWN	Lot 1 PS 703708	8.37	1	\$971.10	\$849.51	\$1,820.61
347342	2B Huntingdon Street, NEWTOWN	Lot 2 PS 703708	8.39	1	\$971.10	\$851.54	\$1,822.64
202332	4 Huntingdon Street, NEWTOWN	Lot 1 TP 684217	19.15	1	\$971.10	\$1,943.62	\$2,914.72

Appendix 4

Plan



Attachment 1

PROCESS CHART

**SPECIAL CHARGE PROJECTS –
(Section 163 – Local Government Act 1989)**

REAR OF 307 – 313 PAKINGTON STREET, NEWTOWN

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	Decision made to prepare scheme following consideration of surveys of property owners and feed back from the community. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs. October 2014.
<i>Intention to Declare Scheme</i>	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process.
<i>Advertisement</i>		The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time.
<i>Submissions</i>		From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
<i>Submissions Review Panel Hearing</i>		A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme..
<i>Declaration Report</i>		Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
<i>Appeal</i>		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

NOTICE OF MOTION – Cr Kylie Fisher

The Municipal Association of Victoria (MAV) is urging all Victorian Councils to join their campaign to ensure that the Commonwealth Government includes a continued investment of at least \$100 million per annum to Victoria to sustain 15 hours of kindergarten for children in the year before school.

In November 2008, through the Council of Australian Government (COAG), all Australian Governments committed to the implementation of universal access to early childhood education as a means of improving outcomes for young children through participation in universal preschool education.

The National Partnership Agreement on Universal Access to Early Childhood Education (UAECE), provided a commitment to ensure access to a quality early childhood education program for all children in the year before formal schooling, delivered by a university trained early childhood teacher, for 15 hours a week, over 40 weeks a year.

Council, in partnership with local kindergarten staff, Committees of Management, and Kindergarten Cluster Management organisations have worked tirelessly from 2008 until implementation in January 2013 to deliver on this very important Universal Access to Early Childhood Education policy initiative.

Of the 50 kindergartens operating across Geelong all except one service were able to successfully implement 15 hours of kindergarten on or before January 2013 and have continued to operate accordingly.

Council has also invested \$30M in children's services infrastructure to meet the additional demands and service requirements to ensure that Council owned kindergarten buildings have sufficient capacity to adequately accommodate additional program hours and the needs of the local population.

As part of the existing National Partnership Agreement the Victorian Government funds 10 hours of kindergarten and the Federal Government funds the additional five hours.

However, the current National Partnership Agreement is set to expire at the end of this year (2015), putting the additional hours in doubt for more than 70,000 Victorian children (including over 2,870 four year old children enrolled in kindergarten across Greater Geelong). A commitment to provide further funding certainty is urgently required to ensure all children can continue to access high-quality, affordable early education and care.

Without continued funding, local kindergarten programs hours would be either have to be reduced back to 10 hours per week, or parents would be required to meet significant fee increases to cover the additional costs.

The research evidence is clear that 15 hours of kindergarten promotes children's learning and development and contributes to longer term economic benefits to the community.

The recent report from the Australian Productivity Commission Inquiry into Childcare and Early Childhood Learning acknowledges that 15 hours of kindergarten is essential to boosting preschool participation, supporting children's development and improving school readiness, and recommends the Federal Government continue to provide funding.

Cr Fisher moved, Cr Farrell seconded -

That Council:

- 1) write to the Prime Minister; the Hon Christopher Pyne, Minister for Education; and the Hon Scott Morrison, Minister for Social Services, including local Federal and State Members of Parliament, seeking confirmation that they will support the continuation of funding towards the provision of 15 hours of kindergarten education;**
- 2) seek a meeting with Federal Members of Parliament to raise Council's concerns about the current uncertainty of future funding of 15 hours of kindergarten education.**

Carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Lyons (Mayor)
Source: Strategy & Performance
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 Ansett moved, Cr Ellis seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 24 March 2015)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Geelong Friends of Viqueque Committee 19 February 2015	Cr Richards	S Levakis (OFF) Judi Zabinskas (OFF)	- Business Arising: Committee Budget, Committee Membership Review/Renewal, Memorandum of Understanding, Alola Foundation Fundraising Dinner, 2014 Expenditure Statement - Correspondence - Project Officer Report - East Timor Independence Day Celebration 2015 - Agency Representative Reports - Annual Plan Activities, visits/events, etc	Nil.
fOrT Advisory Committee 16 March 2014	Cr Fisher	D Parker (OFF) J Ruge (OFF)	- Stead Park Master Plan - Council Budgets - BMX Jumps - Northern Arc - fOrT Youth Centre - Agency Updates	Nil.
Councillor Briefing 17 March 2015	Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, Richards	J McMahon (ACT/GM) P Bettess (GM) D Frost (GM) P Jane (ACT/GM) L Quinn (ACT/GM) J Brown (MGR) T Kerr (CO ORD) F Giggins (CO ORD) R Bourke (CO ORD)	- Simonds Stadium Presentation – Geelong Football Club - Kardinia Park Precinct - Procurement Policy - Municipal Children's Services Infrastructure Plan 2013-2030 - Submission to Central Coastal Board Draft Regional Coastal Plan 2015-2020 - Amendment C312 St Leonards Structure Plan 2014- Consideration of Panel Report and Adoption - Portarlington Harbour Redevelopment – Project Update - Rear 307-313 Pakington Street, Newtown – Proposed Laneway Construction SRC341 – Intention to Declare - Revocation of Flood Prone Area Designation of New Lots at Armstrong Creek Stages 7, 8 and 9 Mt Duneed	Nil.

PLANNING DELEGATIONS

Portfolio:	Planning – Cr Heagney
Source:	Planning & Tourism - City Development
General Manager:	Peter Bettess
Index Reference:	Delegation

Summary

- Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
- Council may also delegate to committees comprising Councillors and staff or a combination of both, pursuant to sections 86 and 87 of the Local Government Act and section 188 of the Planning and Environment Act.
- At its meeting on 13 March 2007 Council established a Planning Committee and a Development Hearings Panel with delegated powers to determine upon any development applications which have been the subject of an objection or in circumstances where officers have recommended refusal of the application.
- At its meeting on 23 September 2008 Council adopted a recommendation to allow Officers (restricted to Manager, Coordinator and Team Leader level) the ability to consider and approve applications with five or less objections.
- The appendix to this report contains a schedule of all applications determined under these delegations.

Cr S Kontelj moved, Cr Heagney seconded -

That the information be received.

Carried.

Planning Decisions Report - February 2015

App Number	Location	Application Type	Decision	Description	Authority
102/2013/C	300-400 Broderick Road, LARA VIC 3212	Partial Use and Development of land for Materials Recycling, Reduction in the Car Parking Requirement and Display of Business Identification and Direction Signage	20/2/2015	Refusal to Grant a Planning Permit	Development Hearings Panel
1340/2014	12 Lupton Street, GEELONG WEST VIC 3218	Partial Demolition and Construction of an Extension to an Existing Dwelling	6/2/2015	NOD - Planning Permit	Development Hearings Panel
1481/2014	9 Heales Road, CORIO VIC 3214	Four (4) Lot Subdivision	6/2/2015	Refusal to Grant a Planning Permit	Development Hearings Panel
1510/2014	36-40 Malpas Drive, WALLINGTON VIC 3222	Two Lot Subdivision	20/2/2015	Refusal to Grant a Planning Permit	Development Hearings Panel
1512/2014	3-4 McKillop Place, GEELONG VIC 3220	Construct Two Dwellings	20/2/2015	NOD - Planning Permit	Development Hearings Panel
240/2014	1225-1239 Swan Bay Road, SWAN BAY VIC 3225	Use and Development of the Land as a Camping and Caravan Park	6/2/2015	NOD - Planning Permit	Development Hearings Panel
596/2014	40 Clarke Street, PORTARLINGTON VIC 3223	Development of the Land for Two Dwellings Exceeding 7.5 metres in Height	9/2/2015	PI - No Appeal Lodged	Delegated Authority
1035/2014	22 Kingston Downs Drive, OCEAN	Change of use to an Office (Real Estate Agency), buildings and	27/2/2015	NOD - Delegate	Objectors - 1
1114/2014	2-6 Station Road, MARSHALL VIC	Construction of Thirteen (13) Dwellings and a Thirteen (13) Lot	18/2/2015	NOD - Delegate	Objectors - 1
1175/2014	PARENT - 31-51 Minerva Road, HERNE HILL VIC 3218	Buildings and Works Associated with a School	11/2/2015	NOD - Delegate	Objectors - 2
1235/2014	113 Clarence Street, GEELONG WEST VIC 3218	Partial Demolition and Buildings and Works Associated with Alterations and an Extension to the Existing Dwelling, a Garage and Construction of a Second Dwelling	18/2/2015	NOD - Delegate	Objectors - 2
1371/2014	18-20 Riversdale Road, NEWTOWN VIC 3220	Use of the Land for Offices, Subdivision of the Land into Ten (10) Lots, Buildings and Works and Reduction in Car Parking Spaces	24/2/2015	NOD - Delegate	Objectors - 5
1372/2014	95-107 Barrabool Road, HIGHTON VIC 3216	Variation of Liquor Licence #31422687 to Increase Red Line Area (including two outdoor areas at ground floor and first floor balcony)	18/2/2015	NOD - Delegate	Objectors - 1
1405/2014	2-4 Patullos Road, LARA VIC 3212	Use the Land for the Sale of Packaged Liquor	4/2/2015	NOD - Delegate	Objectors - 1
1457/2014	384 Shannon Avenue, NEWTOWN VIC 3220	Partial Demolition and Extension to a Dwelling within a Heritage Overlay	17/2/2015	NOD - Delegate	Objectors - 2

1538/2014	9 St James Street, GEELONG WEST VIC 3218	Partial Demolition and Extension to an existing Dwelling located within a Heritage Overlay	27/2/2015	NOD - Delegate	Objectors - 1
560/2014	4 Mina Place, NORTH GEELONG VIC 3215	Change of Use to Materials Recycling (Motor Vehicles)	5/2/2015	NOD - Delegate	Objectors - 1
775/2014	PARENT - 1A Sylvester Avenue, ST LEONARDS VIC 3223	Buildings and Works Associated with the Conversion of an Existing Dwelling into Six Dwellings	24/2/2015	NOD - Delegate	Objectors - 3
941/2014	188 Separation Street, BELL PARK VIC 3215	Buildings and works associated with existing dwelling and construction of two (2) additional double storey dwellings	4/2/2015	NOD - Delegate	Objectors - 1
991/2014	PARENT - 641-649 Lake Road, CONNEWARRE VIC 3227	Buildings and Works Associated with a Place of Assembly (Club Rooms)	12/2/2015	NOD - Delegate	Objectors - 1

CLOSE OF MEETING

As there was no further business the meeting closed at 8.51pm on Tuesday, 24 March 2015.

Signed: _____
Chairperson

Date of Confirmation: _____