



# MINUTES

## ORDINARY MEETING OF COUNCIL

**Tuesday, 23 June 2015**

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

### COUNCIL:

Cr. D. Lyons  
*Mayor*

(G21 Geelong Regional Alliance, Finance, Governance, Regional Cities)

Cr. T. Ansett (*Windermere*)

(Heritage, Rural Communities)

Cr. L. Ellis (*Coryule*)

(Coastal Communities, Infrastructure, Parks and Gardens, Climate Change)

Cr. J. Farrell (*Beangala*)

(Community Safety, Youth, Women in Community Life, Finance)

Cr. K. Fisher (*Corio*)

(Community Development, Tourism)

Cr. B. Harwood (*Kardinia*)

(Enterprise Geelong, Primary Industries)

Cr. M. Heagney (*Brownbill*)

(Central Geelong, Planning)

Cr. J. Irvine (*Austin*)

(Sport and Recreation)

Cr. E. Kontelj (*Cowie*)

(Aboriginal Affairs, Multicultural Affairs, Finance)

Cr. Dr. S. Kontelj (*Kildare*)

(Veteran Affairs)

Cr. R. Macdonald (*Cheetham*)

(Major Projects, Knowledge Economy & Education)

Cr. R. Nelson (*Deakin*)

(Major Events)

Cr. A. Richards (*Buckley*)

(Environment & Sustainability, Transport, Arts & Culture, Climate Change)

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**MINUTES OF THE ORDINARY MEETING  
OF THE GREATER GEELONG CITY COUNCIL  
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE  
CITY HALL, LITTLE MALOP STREET, GEELONG  
TUESDAY, 23 JUNE 2015  
COMMENCING AT 7.00P.M.**

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

**Also present:** K Spiller (Interim Chief Executive Officer), D Frost (General Manager Strategy & Performance), J Van Slageren (Acting General Manager Planning and Tourism), W Tieppo (General Manager City Services), J McMahon (Acting General Manager Projects, Recreation and Central Geelong), L Quinn (Acting General Manager Community Services), M Kelly (Manager Financial Services), R Bourke (Co-ordinator Governance & Legal Services), J Merlo (Senior Media Officer)

**OPENING:** The Acting 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 Lyons (Mayor) (Leave of Absence)

**CONFIRMATION OF MINUTES:**

Cr Irvine moved, Cr Ellis seconded -

That the Minutes of the Ordinary Meeting held on 9 June 2015 be confirmed and signed.

**Carried.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

*Cr Heagney declared an Indirect Financial Interest by Close Association in Agenda Item 4 – National Stronger Regions Fund in that her husband's business, of which Cr Heagney is a shareholder, does electrical work for Deakin.*

**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.*

**Jennifer Bantow** asked if Council could please consider removing forever the possibility of selling the Old Geelong Gaol and Osborne House from their thinking, and instead, work out how to help these places and thus conserve heritage architecture as well as the embodied history, and thereby provide venues for cultural activities?

*Dean Frost (General Manager Strategy & Performance) responded that in relation to the Old Geelong Gaol, Council is in the process of working with groups and entities to look at ways of maintaining ownership of the Gaol.*

*Regarding Osborne House, Council's position is as it has been for some time, fundamentally to remain in Council or community ownership.*

**PETITIONS:** Nil.

## **1. ADOPTION OF BUDGET AND STRIKING OF RATES FOR THE FINANCIAL YEAR 1 JULY 2015 TO 30 JUNE 2016**

|                        |                                                             |
|------------------------|-------------------------------------------------------------|
| <b>Portfolio:</b>      | <b>Finance - Cr Lyons (Mayor), Cr Farrell, Cr E Kontelj</b> |
| <b>Source</b>          | <b>Strategy &amp; Performance – Financial Services</b>      |
| <b>General Manager</b> | <b>Dean Frost</b>                                           |
| <b>Index Reference</b> | <b>Financial Management / Budget – Fin Yr 2015/2016</b>     |

### **Purpose**

To adopt the 2015-2016 Budget as proposed at Council meeting held on 12 May 2015, after consideration of budget submissions.

### **Summary**

- The Proposed 2015-2016 Budget for the year commencing 1 July 2015 was considered by Council at its meeting on 12 May 2015 and public notice was given in accordance with Section 129 of the Local Government Act 1989.
- At that meeting Council appointed a Budget Submissions Panel to hear submissions made in relation to the Proposed Budget and Differential Rating.
- A Budget Submissions Panel comprising of Cr M Heagney, Cr J Farrell, Cr A Richards, and Cr E Kontelj met on Friday, 12 June 2015 and considered submissions as per Appendix 3.
- Fees & Charges relating to waste charges have been updated following advice of changes to EPA landfill levy with no change to budget revenue or expenditure estimates.
- Other changes will be considered during the 2015-2016 Amended Budget.

**Cr E Kontelj moved, Cr Farrell seconded -**

**That Council:**

### **PART A**

- 1) **Having considered all submissions lodged, together with the report of the Budget Submissions Panel (Appendix 3), the Proposed Budget (Appendix 1) and Councillor allowance, the Deputy Mayor allowance and also the Mayoral allowance considered by Council on 12 May 2015 be varied with the following changes only:**
  - a) **Council increase the contribution to Barwon Sports Academy by \$5,000.**
  - b) **Council contribute \$30,000 capital works funding for building alterations at Osborne House as requested by the Osborne Park Association.**
  - c) **Council redirect \$100,000 from the Brand Audit review towards the request from the Geelong Art Gallery for concept design funding to progress the Gallery redevelopment project.**
- 2) **Public notice be given of the decision to adopt the Budget and Rate Declaration in accordance with Section 130 (2) of the Local Government Act 1989.**

- 3) Pursuant to Section 171 (4)(f) of the Local Government Act 1989, Council resolves to treat any person who has successfully applied for and been granted a pensioner waiver of rates as having made a continuing application for such waiver, unless the person advises otherwise.

## **PART B**

### **I. Council adopts the Rating Strategy 2015-2016 (Appendix 2).**

### **II. Declare the following Rates & Charges:**

#### **1. Amount Intended to be raised by General Rates, Municipal Charge, and Annual Service Charge for the period 1 July 2015 - 30 June 2016.**

An amount of \$190,839,558 be declared as the amount which Council intends to raise by General Rates, Municipal Charge and the Annual Service Charge, which amount is calculated as follows:

General Rates \$153,337,132

Municipal Charge \$10,799,024; and

Annual Service Charge \$26,703,402.

#### **2. General Rates**

2.1 A general rate be declared for the period 1 July 2015 to 30 June 2016.

2.2 It be further declared that the general rate be raised by the application of differential rates.

2.3 A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared.

##### **2.3.1. Farm Land – means any land which:**

- i. is not less than 2 hectares in area; and
- ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii. satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on

the land if it continues to operate in the way that it is operating.

**2.3.2 Residential Land** - means any land:

- i. that is used exclusively for residential purposes; or
- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

**2.3.3 Vacant Land** - means any land:

- i. that does not have the characteristics of Farm Land; and
- ii. on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

**2.3.4 Petroleum Production Land** – means any land that is:

- i. used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
- ii. is described as such in Schedule A.

**2.3.5 Industrial Land** – means any land that:

- i. does not have the characteristics of:
  - a) Vacant Land; or
  - b) Commercial Land; or
  - c) Petroleum Production Land; or
  - d) Automobile Manufacture Land; and
- ii. is used predominantly for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing.

**2.3.6 Commercial Land** – means any land that:

- i. does not have the characteristics of:
  - a) Farm Land; or
  - b) Industrial Land; or
  - c) Petroleum Production Land; or
  - d) Automobile Manufacture Land; and
- ii. is used predominantly for the sale of goods or services or other commercial purposes; or
- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

**2.3.7 Aluminium Production Land** –

The Aluminium Production Land differential rate has been discontinued from 2015-2016, given there are no applicable rateable properties. This follows the closure of the Alcoa smelter in December 2014.

**2.3.8 Automobile Manufacture Land** – means any land that is:

- i. used primarily for the manufacture of automobiles or automobile products;  
and

- ii. is described as such in Schedule A.

**2.3.9 Mixed Use Land** – means any land that:

- i. has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land;  
and

- ii. is used partly for residential purposes and partly for commercial and/or industrial purposes.

**2.3.10 The Point – Residential Land** - means any land that:

- i. is used exclusively for residential purposes; or

- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and

- iii. is described as such in Schedule A.

**2.3.11 The Point – Vacant Land** - means any land:

- i. that does not have the characteristics of Farm Land; and

- ii. on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and

- iii. is described as such in Schedule A.

**2.3.12 The Point – Commercial Land** - means any land that:

- i. does not have the characteristics of:

- a) Farm Land; or

- b) Industrial Land; and

- ii. is used predominantly for the sale of goods or services, or other commercial purposes; or

- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and

- iv. is described as such in Schedule A.

**2.4** A rate pursuant to the Cultural and Recreational Lands Act 1963 be declared for rateable land having the respective characteristics specified below.

**2.4.1 Cultural and Recreational Land -**

Any land which -

- (a) has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963; and

- (b) is described as such in Schedule A.

**2.5** Each differential rate and Cultural and Recreation Lands Rate will be determined by multiplying the Capital Improved Value of each rateable

land (categorised by the characteristics described in paragraph 2.3 and 2.4 by the relevant percentages indicated in the following table:

**CATEGORY %**

Farm Land .002832 (or .2832 percent of Capital Improved Value).

A rebate of 34% of the CIV by rate in dollar in accordance with Council policy for farm rating.

Residential Land .002832 (or .2832 percent of Capital Improved Value).

Vacant Land .004107 (or .4107 percent of Capital Improved Value).

The Point Residential Land .002832 (or .2832 percent of Capital Improved Value).

The Point Vacant Land .004107 (or .4107 percent of Capital Improved Value).

The Point Commercial Land .005908 (or .5908 percent of Capital Improved Value).

Petroleum Production Land .009133 (or .9133 percent of Capital Improved Value).

Industrial Land .007881 (or .7881 percent of Capital Improved Value).

Commercial Land .005908 (or .5908 percent of Capital Improved Value).

Automobile - Production Land .009133 (or .9133 percent of Capital Improved Value).

Mixed Use Land .004333 (or .4333 percent of Capital Improved Value).

Cultural and Recreational .001846 (or .1846 percent of Capital Improved Value).

2.6 It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions; and that

2.6.1 the respective objectives of each differential rate be those specified in Schedule B;

2.6.2 the respective types or classes of land which are subject to each differential rate be those defined in Schedule B;

2.6.3 the respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in Schedule B; and

2.6.4 the relevant

(a) uses of; and

(b) geographical locations of; and

(c) planning scheme zonings of; and

(d) types of buildings on the respective types or classes of land be those identified in Schedule B; and

2.7 It be confirmed that no amount is fixed as the minimum amount payable by way of general rate in respect of each rateable land within the municipal district.

### **3. Rebates**

#### **3.1 Farm Rebate**

For 2015-2016 Council declare a rebate under section 169 of the LGA of 34% for all land classified and rated as farm land. Properties defined as farms will be entitled to a rebate recognising that there is a benefit to the community in encouraging the retention of large lot primary producing holdings. An application can be made to Council to have land classified as Farm land.

### **4. Waivers**

#### **4.1 Rates Assistance Waivers**

Council declares a waiver of general rates under Section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are categorised as Residential Land or Farm Land where the valuation of the assessment has increased, between the 2012 valuation and the 2014 valuation, by 50% or more and that increase is purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver is set at:

4.1.1 between 25% and 49.99% of the general rates payable for the 2015-2016 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and

50% of the general rates payable for the 2015-2016 financial year for valuation increases of 60% or more.

The waiver is designed to mitigate the rates shock of a valuation increase and can only be claimed in respect of an assessment once in a two year valuation cycle.

4.2 Council declares a Housing Support waiver of 100% of general rates and municipal charge under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:

4.2.1 transitional, emergency or crisis housing;

4.2.2 housing for Legatees or War Widows, provided by the Geelong Legacy Club or provided by RSL; and

4.2.3 supported housing for disabled people.

This waiver recognises that these properties provide for specific needs within the community. Application can be made to Council to have land classified as being eligible for the waiver.

#### **4.3 New Corio Estate (Inappropriate Subdivision)**

For 2015-2016 financial year, Council declares a waiver of 100% of general rates and municipal charge under Section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are in private ownership within the inappropriate subdivision known as New Corio Estate.

This rates assistance waiver recognises the financial burden associated with ownership of this land. Land within the New Corio Estate is zoned as farming land and the area has been determined to be an inappropriate subdivision due to the difficulty of providing utilities and drainage and due to its distance from other residential areas. The

Minister for Environment & Climate Change has approved a native vegetation plan for this land in support of natural temperate grassland of the Victorian Volcanic Plains. The waiver recognises the ongoing encumbrances on the land that prevent owners from making any demands on Council services now and into the future.

**5. Municipal Charge**

- 5.1 An annual municipal charge be declared for the period commencing 1 July 2015 to 30 June 2016.
- 5.2 The purpose of the municipal charge is to recover some of the administrative costs of the Council.
- 5.3 The charge be the sum of \$94.30 for each rateable property in the municipality.
- 5.4 Applications for exemption for farm land in accordance with section 159 of the LGA, is to be made within two months from the date of issue of annual rate notice.

**6. Annual Service Charge**

- 6.1 An Annual Service Charge be declared for the period commencing 1 July 2015 to 30 June 2016.
- 6.2 The Annual Service Charge be declared for the collection and disposal of refuse.
- 6.3 The Annual Service Charge be \$258.25 for each rateable land and non-rateable land (or part) in respect of which the Annual Service Charge may be levied.
- 6.4 The criteria specified below, be the criteria, which form the basis of the Annual Service Charge, so declared:

Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service. The charge will be raised irrespective of whether the service is used or not.

**7. Central Activities Area Rate**

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. The special rate is the Central Activities Area (CAA) Rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

2015-2016 represents the final year of the Special Rate & Charge scheme. The scheme provides a 2.5% increase to raise \$824,510 (\$804,400 in 2014-2015). The rate in dollar for 2015-2016 is set at \$0.0006478 and \$0.0002024 for Cultural & Recreation (Cultural and Recreation properties are charged a reduced CAA rate, in accordance with the ratio of the recreation rate to the commercial rate).

**8. Incentives**

No incentives be declared as the incentives to be given by Council for the payment of General Rates, Municipal Charge and the Annual Service Charge (described earlier in this document) before the dates fixed for their payment under Section 167 of the LGA.

**9. Consequential**

- 9.1 Notwithstanding anything said in any earlier Resolution of Council, the Geelong Advertiser be chosen, as the newspaper in which the public notice will appear.
- 9.2 The Responsible Officer of Council be authorised to levy and recover the General Rates, Municipal Charge and the Annual Service Charge described earlier in accordance with the LGA.

**10. Interest**

Interest on unpaid rates and charges will be charged in accordance with Section 172 of the LGA. Interest will be charged at the penalty interest rate of 9.5% for 2015-2016. In proven cases of hardship where Council allows rates to be deferred, interest will be charged at 5.82% for 2015-2016.

Schedule A on following page.

## **SCHEDULE A**

### **1. Petroleum Production Land**

All that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

### **2. Automobile Manufacture Land**

(a) All that land generally bounded more or less by Cowies Creek, Melbourne Road, North Shore Road and Geelong – Melbourne Railway, excluding the land known as 60-80 North Shore Road being the Ford Research and Development Facility.

(b) All that land generally bounded more or less by Sea Beach Parade, St Georges Road, Geelong-Melbourne Railway and neighbouring southern land.

### **3. The Point Residential Land**

All the residential land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and PS 722214.

### **4. The Point Vacant Land**

All the vacant land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and PS 722214.

### **5. The Point Commercial Land**

All the commercial land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and PS 722214.

### **6. Cultural and Recreational Land**

Any land reserved under the Cultural and Recreational Lands Act 1963 including the following:

| <b>Ratepayer Name</b>                    | <b>Property Address</b>                           |
|------------------------------------------|---------------------------------------------------|
| Bareena Bowling Club Incorporated        | 89 Noble Street, Newtown VIC 3220                 |
| Drumcondra Bowling Club                  | 9 Glenleith Court, Geelong VIC 3220               |
| Geelong Race Course Trustees             | 99 Breakwater Road, Breakwater VIC 3219           |
| Geelong Agricultural & Pastoral Society  | 79 Breakwater Road, Breakwater VIC 3219           |
| Royal Geelong Yacht Club                 | 25 Eastern Beach Road, Geelong VIC 3220           |
| Eastern Park Bowling Club Inc            | 51-55 Garden Street, East Geelong VIC 3219        |
| Geelong Football Club Incorporated       | 360-380 Moorabool Street, South Geelong VIC 3220  |
| East Geelong Golf Club                   | Eastern Park Circuit, East Geelong VIC 3219       |
| Highton Bowling Club Inc                 | 204 Roslyn Road, Highton VIC 3216                 |
| Barwon Heads Golf Club Incorporated      | Golf Links Road, Barwon Heads VIC 3227            |
| Belmont Bowling Club Incorporated        | 16-36 Reynolds Road, Belmont VIC 3216             |
| Geelong Lawn Tennis Club Incorporated    | 12-20 Sommers Street, Belmont VIC 3216            |
| Geelong Bowls Club Incorporated          | 4-10 Sommers Street, Belmont VIC 3216             |
| Beckley Park Committee of Management Inc | 40 Broderick Road, Corio VIC 3214                 |
| Bell Park Sport & Rec Club Inc           | 68 Calvert Street, Hamlyn Heights VIC 3215        |
| St Leonards Golf Club Inc                | 79-175 Harvey Road, St Leonards VIC 3223          |
| Clifton Springs Golf Club Incorporated   | 86-88 Clear Water Drive, Clifton Springs VIC 3222 |
| Clifton Springs Bowling Club             | Clifton Street, Clifton Springs VIC 3222          |
| Drysdale Bowling & Croquet Club inc      | 19-29 Collins Street, Drysdale VIC 3222           |

| Ratepayer Name                                     | Property Address                                |
|----------------------------------------------------|-------------------------------------------------|
| Lonsdale Golf Club                                 | 31-69 Fellows Road, Point Lonsdale VIC 3225     |
| Portarlington Bowls Club Incorporated              | Harding Street, Portarlington VIC 3223          |
| Portarlington Golf Club                            | 92-160 Hood Road, Portarlington VIC 3223        |
| Leopold Sportsmans Club Inc                        | 131-139 Kensington Road, Leopold VIC 3224       |
| Ocean Grove Bowling Club                           | 16-24 The Terrace, Ocean Grove VIC 3226         |
| St Leonards Bowling Club                           | 1274 Murradoc Road, St Leonards VIC 3223        |
| Curlewis Golf Club Incorporated                    | 1201-1419 Portarlington Road, Curlewis VIC 3222 |
| Australian Croatian Sporting Centre                | 15 Gibbons Road, Lara VIC 3212                  |
| Bell Park Sports Club Inc                          | 515 Ballarat Road, Batesford VIC 3221           |
| Geelong West Bowling Club Incorporated             | 12 Bowlers Avenue, Geelong West VIC 3218        |
| Barwon Rowing Club Inc                             | 2 Barwon Terrace, South Geelong VIC 3220        |
| Geelong Grammar School Rowing                      | 6 Barwon Terrace, South Geelong VIC 3220        |
| Geelong Rowing Association                         | 8 Barwon Terrace, South Geelong VIC 3220        |
| Corio Bay Rowing Club                              | 10 Barwon Terrace, South Geelong VIC 3220       |
| East Geelong Uniting Church Tennis Club Inc        | 39 Denman Street, East Geelong VIC 3219         |
| East Geelong Recreation Reserve Committee          | 137-139 McKillop Street, Geelong VIC 3220       |
| Portarlington Sailing Club                         | 219 Point Richards Road, Portarlington VIC 3223 |
| Indented Head Boat Club                            | The Esplanade, Indented Head VIC 3223           |
| Indented Head Yacht Club                           | The Esplanade, Indented Head VIC 3223           |
| St Leonards Yacht Club & Motor Squadron            | Lower Bluff Road, St Leonards VIC 3223          |
| Geelong Watersports Club Incorporated              | 493-499 Wilsons Road, St Albans Park VIC 3219   |
| Geelong College Rowing Club                        | 4 Barwon Terrace, South Geelong VIC 3220        |
| Geelong Pistol Club                                | 70-80 Williams Road, Mount Duneed VIC 3216      |
| Geelong Table Tennis Association                   | 84-88 Church Street, North Geelong VIC 3215     |
| Western Beach Boat Club Incorporated               | 74-90 Western Foreshore Road, Geelong VIC 3220  |
| Lagoon Boat Club Inc                               | Foreshore Road, Corio VIC 3214                  |
| Lara Sporting Club Incorporated                    | 4 Walkers Road, Lara VIC 3212                   |
| Western District Car Club                          | 55 Beach Road, Avalon VIC 3212                  |
| Corio Bay Sailing Club                             | Foreshore Road, Corio VIC 3214                  |
| North Shore Sports & Community Club Inc            | 39 Rose Avenue, Norlane VIC 3214                |
| Herne Hill Bowls Club Inc                          | 180 McCurdy Road, Fyansford VIC 3221            |
| Norlane Bowling Club Incorporated                  | 26-36 St Georges Road, Corio VIC 3214           |
| Lara Bowling Club Inc                              | 10 Alkara Avenue, Lara VIC 3212                 |
| Barwon Heads Bowling Club                          | 18 Geelong Road East, Barwon Heads VIC 3227     |
| Geelong & Dist Angling Club & Fish Protect Society | 9 Yuille Street, Geelong West VIC 3218          |
| Seabrae Boat Owners Club Inc                       | 302 Clifton Avenue, Leopold VIC 3224            |

Properties granted Cultural & Recreational Rate status include any other not-for-profit clubs or associations having similar characteristics and objectives to Cultural & Recreational land as defined which is extended to include indoor sporting, recreational and cultural activities.

To be considered, each property should have limited venue hire, restricted liquor licensing provisions and have little impact on neighbouring amenity.

| Ratepayer Name                                 | Property Address                             |
|------------------------------------------------|----------------------------------------------|
| Geelong Bridge Club                            | 148-152 Portarlington Road, Newcomb Vic 3219 |
| Austrian Club Geelong Incorporated             | 258 Plantation Road, Lovely Banks Vic 3221   |
| Serbian Parish Youth Club                      | 256 Plantation Road, Lovely Banks, Vic 3221  |
| Polish Community Association in Geelong        | 35 Ryrie Street, Geelong Vic 3220            |
| Geelong Speedway Drivers Club Inc              | 1/4 Wood Street, South Geelong VIC 3220      |
| Wood Street Public Recreation Reserve COM Inc. | 2/4 Wood Street, South Geelong VIC 3220      |
| Wood Street Public Recreation Reserve COM Inc. | 3/4 Wood Street, South Geelong VIC 3220      |
| Geelong Transport Drivers Social Club Inc      | 4/4 Wood Street, South Geelong VIC 3220      |
| Croatian Community Centre of Geelong (Inc)     | 172-178 Cox Road, CORIO VIC 3214             |
| Association of Ukrainians - Victoria           | 16-21 Monastery Court, Lovely Banks VIC 3213 |

## **SCHEDULE B**

### **1. Farm Land**

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
  - a) construction and maintenance of public infrastructure;
  - b) development and provision of health and community services; and
  - c) provision of general support services.
- ii. To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 100% of the Residential Land differential and by the provision of a farm rebate under Section 169 of the LGA.

#### *Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.1.

#### *Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council. The level of the differential rate less the applicable rebate is the level, which Council considers it necessary to achieve the objectives specified above.

#### *Geographic Location*

Wherever located within the municipal district.

#### *Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

#### *Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

#### *Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

## **2. Residential Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.2.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

*Geographic Location*

Wherever located within the municipal district.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

## **3. Vacant Land**

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
  - a) construction and maintenance of public infrastructure;
  - b) development and provision of health and community services; and
  - c) provision of general support services.
- ii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.
- iii. To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 145% of the Residential Land differential.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.3.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

Wherever located within the municipal district.

*Use of Land*

Any use permitted under the Geelong Regional Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Geelong Regional Planning Scheme.

*Types of Buildings*

No building must be located on the land or constructed prior to 30 June 2016 save for any uninhabitable shed or shelter that does not exceed more than 5% of the total area of the land.

**4. Petroleum Production Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at 322% of the Residential Land differential with the intention that the Petroleum Production Land differential be at the Industrial Land rate differential from 2017-2018.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.4.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

## **5. Industrial Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.5.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

Wherever located within the municipal district.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

## **6. Commercial Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.6.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

Wherever located within the municipal district.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**7. Aluminium Production Land**

The Aluminium Production Land differential rate has been discontinued from 2015-2016, given there are no applicable rateable properties. This follows the closure of the Alcoa smelter in December 2014.

**8. Automobile Manufacture Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Automobile Manufacture Land differential is set at 322% of the Residential Land differential with the intention that it will be at the Industrial Land differential rate from 2017-2018.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.8.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**9. Mixed Use Land**

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

*Types and Classes*

Rateable land having the relevant characteristics described previously in part B 2.3.9.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

Wherever located within the municipal district.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**10. The Point – Residential Land**

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
  - a) construction and maintenance of public infrastructure;
  - b) development and provision of health and community services;
  - c) provision of general support services; and
  - d) management of environmentally sensitive land.

- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.10.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**11. The Point – Vacant Land**

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council, generally including the:
  - a) construction and maintenance of public infrastructure;
  - b) development and provision of health and community services;
  - c) provision of general support services; and
  - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.11.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**12. The Point – Commercial Land**

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of Council, generally including the:
  - a) construction and maintenance of public infrastructure;
  - b) development and provision of health and community services;
  - c) provision of general support services; and
  - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.3.12.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**13. Cultural and Recreational Land**

Has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963.

*Types and Classes*

Rateable land having the relevant characteristics described previously in Part B 2.4.1.

*Use and Level of Differential Rate*

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

*Geographic Location*

As described in Schedule A.

*Use of Land*

Any use permitted under the Greater Geelong Planning Scheme.

*Planning Scheme Zoning*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

*Types of Buildings*

All buildings which are now constructed on the land or which are constructed prior to 30 June 2016.

**Carried.**

***Background***

The City prepared a Proposed Budget for the 2015-2016 financial year in accordance with Section 127 of the Local Government Act.

The Proposed Budget was received and considered at a Meeting of Council held on 12 May 2015.

At that meeting Council appointed a Budget Submissions Panel to hear submissions made in relation to the Proposed Budget and Differential Rating.

***Discussion***

Following consideration by Council of the Proposed Budget, an advertisement was placed in the Geelong Advertiser advising that the budget document would be available for public scrutiny and inviting written submissions to be made.

The Budget Submissions Panel met on Friday, 12 June 2015 at 3.00pm to consider written submissions and hear any person who wished to address the Panel in support of a submission.

The report of the Budget Submissions Panel is incorporated in Appendix 3. The Budget as presented to Council on 12 May 2015 will be varied with the following changes only:

- a) Council increase the contribution to Barwon Sports Academy by \$5,000.
- b) Council contribute \$30,000 capital works funding for building alterations at Osborne House as requested by the Osborne Park Association.
- c) Council redirect \$100,000 from the Brand Audit review towards the request from the Geelong Art Gallery for concept design funding to progress the Gallery redevelopment project.

Other changes impacting on the 2015-2016 Budget are as follows:

### **1. State Government EPA Landfill Levy**

The State Government has released the 2015-2016 EPA levy applicable for waste at Landfill sites. The levy has been set at \$60.52 versus our budget assumption rate at \$58.92. Fees & Charges relating to waste charges have been updated following this advice with no change to budget revenue or expenditure estimates.

### **2. Grants Commission preliminary advice**

The Victorian Grants Commission have advised Council of the proposed 2015-2016 general purpose grant and local road funding grant. The announcement of \$19.19M funding represents a further reduction of \$143,000 versus the proposed budget assumption. This shortfall be incorporated into the 2015-2016 Amended Budget.

### **3. Geelong Regional Library 2014-2015 funding level**

The 2014-2015 Amended Budget included an additional \$91,000 to fund a shortfall in Library funding that was incorrectly omitted in the base library funding when applying 2015-2016 increments. It is proposed that 2015-2016 Library funding be increased by \$91,000 and this increase be incorporated into the 2015-2016 Amended Budget.

### **4. Fire Services Property Levy – 2015-2016 rates**

Council collects the Fire Services Property Levy (FSPL) on behalf of the State Government via the Council rate notice. The FSPL rates were announced at the end of May with a 2% increase in the fixed charge and a 32% increase in the variable rate for residential property. Commercial, Farm and Industrial variable rate has been increased by 12.5%. The impact to the rate notice for the average residential ratepayer is as follows:

|                                | <b>2014-2015<br/>Rates on<br/>Average CIV \$</b> | <b>2015-2016<br/>Budget Rates<br/>on Average<br/>CIV \$</b> |              |
|--------------------------------|--------------------------------------------------|-------------------------------------------------------------|--------------|
| General Rates CIV x Rate in \$ | 1,023.60                                         | 1,069.65                                                    | 4.50%        |
| Municipal Charge               | 91.55                                            | 94.30                                                       | 3.00%        |
| Waste Collection Service       | 246.50                                           | 258.25                                                      | 4.77%        |
|                                | <b>1,361.65</b>                                  | <b>1,422.20</b>                                             | <b>4.45%</b> |
| Fire Services Property Levy    |                                                  |                                                             |              |
| Fixed                          | 102.00                                           | 104.00                                                      | 2.0%         |
| Variable                       | 41.17                                            | 54.39                                                       | 32.1%        |
|                                | <b>143.17</b>                                    | <b>158.39</b>                                               | <b>10.6%</b> |
| <b>Total Rate Notice</b>       | <b>\$1,504.82</b>                                | <b>\$1,580.59</b>                                           | <b>5.04%</b> |

Council is subject to FSPL on community buildings and also is subject to FSPL as outgoings on properties that are leased. This will represent an additional cost, estimated at \$20,000.

### **Mayor and Councillor Allowances**

The LGA regulates the allowance payable to the Mayor and Councillors of Local Governments in Victoria.

By notice in the Government Gazette published on 6 November 2014 the Minister for Local Government implemented an annual adjustment of allowances payable to Mayor, Deputy Mayor and Councillors effective from 1 December 2014. For the City of Greater Geelong the Mayoral Allowance is \$187,414.73, the Deputy Mayoral Allowance is \$58,673.39 and for Councillors \$30,881. These allowances have been provided for in the 2015-2016 Budget.

Following adoption of the Budget, Council will advertise the adoption of the Budget and Declaration of the Rates.

### ***Environmental Implications***

The Budget identifies the sources and allocation of the resources to implement the many environmental initiatives that impact on the community as outlined with Council's 2013-2017 City Plan.

### ***Financial Implications***

The Budget has been prepared in accordance with the direction provided by Council. Changes in rates, fees and charges have been structured to meet the financial requirements as proposed for the 2015-2016 financial year.

Expenditure includes the continuation of Council services to the community.

The Budget includes a recurrent operating surplus of \$0.7M.

The gross capital expenditure of \$94.87M includes funding of \$13.77M on Infrastructure Leisure, \$24.78M on roads, footpaths, kerb and channel, drains and \$21.88M on Buildings.

New loans of \$13.1M are proposed for 2015-2016 and \$14.92M from 2014-2015 has been deferred until 2015-2016. The projected total amount of borrowings as at 30 June 2016 is \$81.5M.

### ***Policy/Legal/Statutory Implications***

The Annual Budget has been prepared in accordance with the requirements of the Local Government Act including:

Section 127 of the Local Government Act that requires that a Council prepare a budget for each financial year that contains:

- a) Financial statements in the form and containing the information required by the regulations;
- b) a description of the services and initiatives to be funded in the budget;
- c) a statement as to how the services and initiatives described under paragraph (b) will contribute to achieving the strategic objectives specified in the Council plan;
- d) Major initiatives, being initiatives identified by the Council as priorities, to be undertaken during the financial year:
  - i) for services to be funded in the budget, the prescribed indicators of service performance that are required to be reported against in the performance statement under section 131;

- ii) the prescribed measures relating to those indicators.
- e) any other information required by the regulations.

The Council must ensure that the budget also contains:

- a) the information the Council is required to declare under section 158(1);
- b) if the Council intends to declare a differential rate under section 161, the information listed in section 161(2);
- c) if the Council intends to declare a differential rate under section 161A, the information listed in section 161(2).

Section 129 of the Local Government Act requires:

- 1) As soon as practicable after a Council has prepared a budget or revised budget, the Council must give public notice.
- 2) A person has a right to make a submission under section 223 on any proposal contained in the budget or revised budget.
- 3) In addition to any other requirements specified by this Act, the notice referred to in sub-section (1) must —
  - a) contain any details required by the regulations; and
  - b) advise that copies of the budget or revised budget are available for inspection for at least 14 days after the publication of the notice at —
    - i) the Council office and any district offices; and
    - ii) any other place required by the regulations.

A copy of the budget or revised budget must be displayed at the places specified under sub-section (3)(b).

Section 130 of the Local Government Act requires that:

- 1) A Council may adopt a budget or revised budget if it has complied with all of the relevant requirement of this Act relating to budgets and revised budgets.
- 2) The Council must give public notice of its decision under sub-section (1).
- 3) The Council must adopt the budget by 30 June each year.
- 4) The Council must submit a copy of the budget or the revised budget to the Minister within 28 days after adopting the budget under subsection (3) or adopting the revised budget under subsection (1).
- 5) The Minister may extend the period within which a Council must comply with sub-section (4).
- 6) If a Council fails to submit a copy of the budget to the Minister within the time allowed, the Secretary must ensure that details of the failure are published in the annual report of the Department.
- 7) A Council must give the Minister any information concerning its budget or revised budget that the Minister requests.
- 8) A Council must comply with sub-section (7) —
  - a) within 14 days of receiving a request in writing for the information from the Minister; or
  - b) within any longer period specified by the Minister in the request.

- 9) A copy of the budget or revised budget must be available for inspection by the public at —
- a) the Council office and any district offices; and
  - b) any other place required by the regulations.

In addition, a Council must ensure that the current budget or revised budget is published on the council's internet website (see section 82A(2)(ab)(iii)).

***Alignment to City Plan***

This report contributes to responsible and sustainable financial management as aligned in Council's City Plan objective on How We Do Business.

***Officer Direct or Indirect Interest***

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

***Risk Assessment***

There are outstanding 2014 level valuation objections from 2014-2015 that may carryover and impact on 2015-2016 general rates. Reasonable provision has been made for the outcome.

Although required to adopt the Annual Budget by 30 June there are adverse operational implications if the process is delayed. These include:

- A lack of internal control to monitor the financial position of the City into the new financial year.
- Delays in commencing (and therefore completion) of projects identified within the Annual Budget.

Delaying the issuing of the first rate instalment notices (due in early September) and possible breach of the Local Government Act.

***Social Considerations***

The Proposed budget identifies the sources and allocation of resources to implement the many social initiatives that impact on the community as outlined with Council's 2013-2017 City Plan.

***Human Rights Charter***

There are no known positive or negative effects.

***Consultation and Communication***

Following adoption of the Budget, a public notice will be placed in the newspaper on Wednesday, 24 June 2015, advising the adoption of the Budget along with the Declaration of the Rates.

## **APPENDIX1**

### **BUDGET 2015–2016**

## **APPENDIX 2**

### **RATING STRATEGY 2015-2016**

APPENDIX 3

**SUBMISSIONS REVIEW PANEL REPORT**

# MINUTES

## BUDGET SUBMISSIONS REVIEW PANEL

### ***HELD IN COUNCIL CHAMBER***

**COUNCIL CONFERENCE AND RECEPTION CENTRE  
CITY HALL, LITTLE MALOP STREET, GEELONG  
ON FRIDAY, 12 JUNE 2015**

**Present:** Cr Michelle Heagney (Chair), Cr Jan Farrell, Cr Andy Richards, Cr Eddy Kontelj

**Also Present:** D Frost (General Manager – Strategy & Performance), W Tieppo (General Manager City Services), L Quinn (Acting General Manager Community Services), J McMahon (Acting General Manager Projects, Recreation & Central Geelong), M Kelly (Manager – Financial Services), K Fulton (Coordinator – Financial Reporting), J Brown (Manager Administration & Governance), R Bourke (Coordinator Governance & Legal Services)

The Hearing commenced at 3:10pm and closed at 5:15pm.

**Apologies:** Cr Kylie Fisher, Cr Tony Ansett

### **Declarations of Interest or Conflicts of Interest:**

*Cr Heagney noted that she sits on a Board with Tim Denton from Bike Safe (but did not declare a conflict).*

*Cr Farrell noted that she sits on a Board with Anne Brackley from SpringDale Neighbourhood Centre (but did not declare a conflict).*

### **Items considered:**

Council received 25 written submissions in relation to the Proposed Budget. Submissions have been listed by the name of the submitter as follows. A complete listing of all submissions is included in Attachment A.

1. The Geelong Canoe Club Inc. (John Yacoub, Vice President).
2. Kensington Retirement Village Resident Committee (Maureen Walsh, Secretary).
3. Shirley Rees.
4. Bicycle Network (Peter Hall).
5. Jessica Su.
6. Parkers Steakhouse / Squires Loft (Douglas Unsworth).
7. Barwon Sports Academy (Cameron Loftus, Chief Executive Officer).
8. Newtown Action Group (Vicki Baensch).
9. Bike Safe Surf Coast Geelong Bellarine Inc., (Barton van Laar)  
Supported by:
  - Barwon Medicare Local (Tim Denton, Chair).
  - Life Activities Club Geelong Inc. (Josie Weedon).

- Drysdale Clifton Springs Community Association (Neil McGuinness, Secretary).
  - Bicycle Users Geelong Inc. (Tony Grgurevic, President).
  - Lions Club of Barwon Heads / Ocean Grove (Lloyd Smith, President Elect).
  - Ride the Bellarine (John Paton, Chairman).
  - Niki Hines.
  - Noel Emselle.
10. Osborne Park Association Inc. (Cheryl Scott, President).
  11. St Albans Netball Club (Megan Dean, President).
  12. Drysdale Soccer, Football & Cricket Clubs (Paul Rawson, Treasurer).
  13. Queenscliff Music Festival (Geoff Mutton, Board Chairman).
  14. Geelong Gallery (Geoffrey Edwards, Director).
  15. Tannoch Brae Retirement Village (Lorraine Harrison, Chairperson Residents' Committee).
  16. SpringDale Neighbourhood Centre (Anne Brackley, Coordinator).
  17. Committee for Bellarine (Tom O'Connor, Executive Director).

**List of submitters who addressed the Panel:**

- Maureen Walsh, Secretary, Kensington Retirement Village Resident Committee.
- Cameron Loftus, Chief Executive Officer, Barwon Sports Academy.
- Barton van Laar, Bike Safe Surf Coast Geelong Bellarine Inc.
- Susan Allsop & Rod Charles, Osborne Park Association Inc.
- Geoffrey Edwards, Director, Geelong Gallery.
- Lorraine Harrison, Chairperson, Residents' Committee & Shirley Oman, Tannoch Brae Retirement Village.

## **PANEL CONSIDERATION OF SUBMISSIONS MADE TO THE PROPOSED 2015-2016 BUDGET**

**Portfolio:** Finance - Cr Lyons (Mayor), Cr Farrell, Cr E Kontelj  
**Source:** Corporate Services – Financial Services  
**General Manager:** Dean Frost  
**Index Reference:** Financial Management / Budget – Fin Yr 2015/2016

### **Summary**

- In accordance with the requirements of the Local Government Act, Council advertised its Proposed 2015-2016 Budget and invited submissions which closed on Tuesday, 9 June 2015 at 5.00pm.
- The purpose of the Budget Submission Review Panel is to consider any submissions received and make a recommendation to the Council Meeting to be held at 7.00pm on Tuesday, 23 June 2015.

### **Recommendation**

**That Recommendation 1 on the agenda for the Meeting of Council on Tuesday, 23 June 2015 be as follows:**

- 1) **“Having considered all submissions lodged, together with the report of the Budget Submissions Panel (Appendix 1), the Proposed Budget considered by Council on 12 May 2015 be adopted.”**

**That Council advise the following submitters, of the panels resolution regarding their funding requests.**

- a) **Council will increase the contribution to Barwon Sports Academy by \$5,000.**
- b) **Council will contribute \$30,000 capital works funding for building alterations at Osborne House as requested by the Osborne Park Association.**
- c) **Council will consider re-directing \$100,000 from the Brand Audit review towards the request from the Geelong Art Gallery for concept design funding to progress the Gallery redevelopment project.**
- d) **Council will consider funding an additional \$100,000 towards Geelong Cycling Strategy annual allocation as part of the 2015-2016 amended budget review.**

### **Report**

#### ***Background***

Council gave formal notice of its Proposed 2015-2016 Budget in the Geelong Advertiser and Geelong Independent, inviting written submissions to Council in relation to the Proposed Budget. The submission period closed on Tuesday, 9 June 2015 at 5.00pm.

#### ***Discussion***

In accordance with the Local Government Act, the Submission Review Panel appointed by Council must consider every submission received. Further, the person lodging the submission may have the opportunity to speak in support of their submission, providing a specific request is received.

The making of submissions in respect of the Budget is an important opportunity for the community to have input into the budget process.

Having considered any submissions made, the Budget Submissions Review Panel will need to formulate a recommendation to Council, which may either:

- 1) Resolve that having considered submissions received in relation to the Budget, the Budget be adopted without change, or
- 2) That having considered submissions in relation to the Budget, the Budget be varied.

The following formal submissions were received in response to Council's notice of intention to adopt a Budget. The Budget Submissions Panel reviewed each submission and officer recommendations as follows:

|                                                                     |
|---------------------------------------------------------------------|
| <b>1. The Geelong Canoe Club Inc. (John Yacoub, Vice President)</b> |
|---------------------------------------------------------------------|

The submission acknowledges and thanks Council for supporting the re-development of the Geelong Canoe Club on the banks of the Barwon River, Newtown. Following recent detailed assessment of the structure, the preferred most effective solution for longevity of the building leaves the project with a shortfall of approximately \$100,000. The Club has raised a further \$60,000 cash towards the project and has investigated ways to contribute in-kind trade to meet requirements of Council and Sport & Recreation Victoria. There is still a cash shortfall of \$40,000 which the Club is requesting Council fund or alternatively Council underwrite the contingency in the project that sits at \$40,000.

The submission acknowledges that the Canoe Club Pavilion is not a CoGG asset, but the building provides significant community benefit to a number of clubs, including Geelong Cross Country Club, Dragons Abreast, Geelong Fire Cats, Geelong Secondary Schools and Geelong Scouts.

**Officer Comments**

*The re-development of the Geelong Canoe Club pavilion was included in the 2014-2015 Budget at a net cost to Council of \$115,000. At the concept stage Council's contribution was increased to \$195,000. The expanded project included funding contributions from Sport & Recreation \$80,000, Corangamite Catchment Authority \$80,000, Geelong Canoe Club cash \$80,000 plus in-kind \$25,000. At the detailed design level the revised costing of the project has increased to \$565,500 (including project contingency of \$48,000 and the value of in-kind works \$48,600). There were also increased funding contributions from CCMA to \$70,000 and the GCC cash contribution to \$135,500 with in-kind \$48,600. The agreed funding currently totals \$529,100 leaving a gap of \$36,400.*

| Funding Partner | At concept stage | At detailed design (current funding) | Comment                     |
|-----------------|------------------|--------------------------------------|-----------------------------|
| COGG            | \$195,000        | \$195,000                            |                             |
| SRV             | \$80,000         | \$80,000                             | No further funds available. |
| CCMA            | \$50,000         | \$70,000                             | Extra \$20,000 committed.   |
| GCC (Cash)      | \$80,000         | \$135,500                            | Extra \$54,000 committed.   |
| GCC (In-kind)*  | \$25,000         | \$48,600                             | Extra \$23,600.             |
| <b>TOTAL</b>    | <b>\$430,000</b> | <b>\$529,100</b>                     |                             |

*Council has previously advised the Club that a funding agreement would be required to be entered into between the Club and Council to outline the responsibilities of both parties. Council has also advised the Club of preparedness to assist in a project management role, however, Council is not prepared to take responsibility for cost overruns or budget shortfalls. Furthermore, this advice stated that should the funding allocated to the project by the funding partners be insufficient to complete the project, the Geelong Canoe Club would be responsible for meeting the funding gap or reducing the project scope.*

## **Recommendation**

### **That:**

- 1) **The submission be received and the Geelong Canoe Club be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submission.**
- 2) **The Geelong Canoe Club be thanked for their submission and a response be forwarded in terms of the officer comments.**

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

|                                                                                       |
|---------------------------------------------------------------------------------------|
| <b>2. Kensington Retirement Village Resident Committee (Maureen Walsh, Secretary)</b> |
|---------------------------------------------------------------------------------------|

**Maureen Walsh** spoke to her submission.

The Committee acknowledge that consideration was given in last year's budget to administering an individual differential rate for retirement villages, but was rejected. The Committee make a submission for a differential rate in the dollar to off-set the infrastructure services provided by Council that they do not access or are not available to retirement villages as a whole, based on the following reasons:

- **Equity Principle:**
  - Council does not provide retirement villages with maintenance, upgrade or replacement of infrastructure items.
  - The density of housing in a Retirement Village provides Council with a huge financial windfall for minimal services provided.
  - Some councils have struck a differential rate specifically for retirement villages.
- **Incentive**
  - Retirement villages are an asset to the community and the Council. They provide a safe and secure environment for the ageing population and can reduce costs to council.

### **Officer Comments**

*Council has been liaising with the Kensington Retirement Village Resident Committee since November 2013 regarding the introduction of a retirement village differential.*

*The submission refers to the Ministerial Guidelines for Differential Rating released in April 2013. The guidelines provide the types and classes of land appropriate for differential rating and include retirement village land. Circumstances whereby common types and classes of land use consistently demonstrate significant relative disparities, including access to services arising from the use of a uniform rate, may be addressed by the use of differential rate powers. The guidelines state that Council must give consideration to reducing the rate burden through use of a differential rate for farm land and retirement village land.*

*Consideration of a retirement village differential was presented to Councillors during the 2014-2015 Budget deliberations. The principles of such a differential were put forward, however, were not supported by Council.*

*The introduction of a retirement village differential was not considered as part of the 2015-2016 Budget deliberations.*

*The key principles relied on for not supporting a retirement village differential is as follows.*

1. *Councils Rating Strategy refers to a rating equity principle whereby identical land uses should be treated in the same manner.*

*Residential land means any land that is used exclusively for residential purposes.*

*Retirement villages have identical land use to privately owned residential properties.*

*A separate retirement village differential is therefore unnecessary unless Council was prepared to offer a lower differential rate to retirement village properties. A lower rate for retirement village properties would require a higher differential rate to be set for other land use.*

2. *Retirement village properties as a general rule are valued lower than a residential property and therefore subject to lower rates.*

*Council's contract valuer has advised that it is difficult to compare the sale price within a retirement village as the owners are reluctant to disclose this information. No acquisition / disposition are completed as the owner has not changed, only the ratepayer (occupier). Retirement villages are generally under valued as a result of this. Thus, compared to residential properties, retirement village land is generally valued in a conservative manner and therefore occupiers pay a lower rate to a comparable property outside of the retirement village.*

*A comparison of residential versus retirement village change in valuation for 2012 and 2014 is provided in the table below:*

| Year of Valuation | Average change in valuation (%) |                    |
|-------------------|---------------------------------|--------------------|
|                   | Residential                     | Retirement Village |
| 2012              | 11.5                            | 8.65               |
| 2014              | 2.12                            | 0.13               |

3. *Rates are a property tax in the form of a general purpose levy to all property owners, not a fee for service. Council rates contribute to funding over 120 services which are utilised by ratepayers at different stages over a life time cycle, pending what stage in life you are at. There are times when ratepayers rely more heavily on Council, and other times when services are not utilised. Residents of retirement villages can still utilise services and infrastructure provided by Council and they are not excluded. Residents from outside retirement villages are not permitted to access the facilities within retirement villages.*
4. *Retirement villages are not the only high density residential housing within the City of Greater Geelong.*  
*The Local Government Act 1989, section 158A and the Valuation of Land Act 1960, section 13DC state that Council must separately rate each portion of land which has a separate valuation and separate occupancy.*
5. *The City of Greater Geelong has over 20,000 pensioners claiming the Municipal Rates Concession. Many of these pensioners would not be in retirement villages and would be disadvantaged if a discounted retirement village differential was introduced. Many residents of retirement villages would have access to the Municipal Rates Concession.*
6. *Retirement villages are owned and run by private individuals or corporations as a commercial operation to return a profit to the owners. The owners have made a decision to pass on the rates to the occupiers. The agreement between Owner and Occupier is a private matter that should not affect rates charged. Potentially the beneficiary of a discounted retirement village differential may be the owner of the retirement village and not the resident of the retirement village as the ratepayer.*
7. *The submission provides no evidence that the rates applied on any retirement village land are a burden that is higher than that on other ratepayers.*

## **Recommendation**

### **That:**

- 1) The submission be received and Ms Maureen Walsh from Kensington Retirement Village Resident Committee be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.
- 2) Ms Maureen Walsh be thanked for the submission and a response be forwarded in terms of the officer comments.

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

## **3. Shirley Rees**

Shirley is a resident of Bell Park and has an interest in the amenity of Cowies Creek and surrounding Parklands. Shirley appreciates the new seats that have been placed on the northern side of the creek, but would also like to have seating placed on the southern side of the creek. Shirley would also like to see a proper path made from the Park Lane entrance into the park.

### **Officer Comments**

#### **Fountain of Friendship Park Furniture Installations**

*The installation of seating on the south side of Cowies Creek is identified as an action within the FoF Park Landscape Plan (2006) and would be appropriate given the usage levels and distances along the walking path in this area.*

*The suggested improvements can be managed as new installations, or through the replacement and redistribution of existing furniture items.*

*Recommendation – This is not considered as a mandatory or critical project.*

#### **Fountain of Friendship Connecting Pathway Establishment**

*The installation of pathways connecting Park Lane and also Malinda Crescent are identified as actions within the FoF Park Landscape Plan (2006).*

*Given the relatively small residential catchment and the absence of any known risk issues the construction of the proposed pathways would not be considered a mandatory or critical priority. If a pathway was to be constructed, the topography of the area, residential density levels and the fact that pedestrian activity has established an informal pathway into the park from Malinda Crescent (at the reserve entrance between 45 and 49 Malinda Crescent) would identify this site as the most suitable and cost effective pathway project.*

*Recommendation – This is not considered as a mandatory or critical project.*

## **Recommendation**

### **That:**

- 1) The submission be received and Ms Shirley Rees be advised that Council resolved not to vary the 2015-2016 Budget as a result of her submission.
- 2) Ms Shirley Rees be thanked for her submission and a response be forwarded in terms of the officer comments.

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

#### **4. Bicycle Network (Peter Hall)**

The submission communicates the importance of investing in bike infrastructure as part of the 2015-2016 Budget. Investing in bicycle infrastructure would give people access to routes they feel comfortable riding and decrease traffic congestion and increase physical activity. The Bicycle Network is working with local councils around the state to improve their bike plans and budget.

##### **Officer Comments**

*All cycling related works undertaken by Council align to the Greater Geelong Cycle Strategy which aims to make Geelong more cycle friendly by creating/improving networks for recreational, competition and commuter cyclists.*

*During the 2014-2015 year, Council completed or nearly completed 15 related cycling projects at a cost of \$2.6M. The following projects are planned for 2015-2016:*

- Council invests \$100,000 toward the Greater Geelong Cycle Strategy Implementation each year. Council will explore opportunities to further leverage funding to deliver cycling related projects in 2015-2016. The projects delivered will align to Council's Bicycle Works Program as detailed in the Greater Geelong Cycle Strategy.*
- Extension Peninsula Drive (Anderson Rd – Reserve Rd) - \$90,000 – shared path upgrade to help school users.*
- Cadel Evans Great Ocean Road Race – includes an elite one day race format and a People's Ride which includes a 111km loop that closely follows the Elite Men and Women's races and a shorter 65km circuit.*
- Villamanta and Lt Malop St Bridge construction to provide improved connections from Geelong West to the CBD.*
- Recurrent Bicycle Program – upgrades to on and of road bike paths at various locations throughout Geelong.*

##### **Recommendation**

**That:**

- 1) The submission be received and Mr Peter Hall be advised that Council resolved not to vary the 2015-2016 Budget as a result of his submission.**
- 2) Mr Peter Hall be thanked for his submission and a response be forwarded in terms of the officer comments.**

**\* Cr Richards moved and Cr E Kontelj seconded that:**

- The Submissions Panel agreed that Council will consider an additional \$100,000 towards the Geelong Cycling Strategy annual allocation as part of the 2015-2016 Amended Budget review.**

**Carried**

#### **5. Jessica Su**

Jessica has owned a hairdressing business in Little Malop Street since 2008 and is seeking to have the 10% levy imposed on the CBD removed and does not wish to see an increase in parking fees in the CBD.

Jessica is concerned about the number of businesses closing in the CBD and the decrease in people traffic coming into the CBD.

##### **Officer Comments**

*Central Geelong Marketing has been regularly recognised as one of the leading Marketing initiatives in Australia.*

*The measured economic return of programs run by the Central Geelong Marketing Committee brings in excess of \$6M to Central Geelong businesses every year.*

*Key activities include: Sidewalk Sales, School Holiday Programs, May Magic Car Giveaway, July's Tastes of Central Geelong Food promotion, Food Truck Fridays, Street entertainment programs, professional development, trader networking and significant Christmas promotions and activities.*

*The support and endorsement of the 1,460 businesses over the 13 years of the Program to date has been very strong and is valued highly.*

#### **Special Rate & Charge details**

*Council has declared a special rate in respect to the central business district of Geelong applicable to non-residential, non-exempt properties. The Central Area Activities special rate declared each year over five years and concluding in 2015-2016, is in addition to other rates and charges. The purpose of the special rate is to promote the CBD as a commercial shopping precinct using events, marketing and media. The 2015-2016 Budget represents the final year of the Special Rate and Charge scheme. The scheme provides a 2.5% increase to raise \$824,510 (\$804,400 in 2014-2015). The rate in dollar for 2015-2016 is set at \$0.0006478 and \$0.0002024 for Cultural and Recreation (Cultural and Recreation properties are charged a reduced CAA rate, in accordance with the ratio of the recreation rate to the commercial rate).*

*A new scheme for the Central Activities area would require a scheme to be re-designed and supported via a Council report. A decision on a future scheme would be considered during 2015-2016.*

*Car parking is budgeted to increase from \$2.50 per hour to \$2.60 per hour whilst free weekend parking is retained. New parking meters have been installed which are more customer friendly and provide a range of options.*

#### **Recommendation**

**That:**

- 1) The submission be received and Ms Jessica Su be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.**
- 2) Ms Jessica Su be thanked for her submission and a response be forwarded in terms of the officer comments.**

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

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|----------------------------------------------------------------|
| <b>6. Parkers Steakhouse / Squires Loft (Douglas Unsworth)</b> |
|----------------------------------------------------------------|

Mr Unsworth requests that CoGG abolish the Central Activities Area fee on his Council rates. He believes it is unfair, unnecessary and a detriment to many businesses since it is used to ring in conflicting businesses on the short term, thus taking away valuable and necessary custom to those businesses.

#### **Officer Comments**

*Central Geelong Marketing has been regularly recognised as one of the leading Marketing initiatives in Australia.*

*The measured economic return of programs run by the Central Geelong Marketing Committee brings in excess of \$6M to Central Geelong businesses every year.*

*Key activities include: Sidewalk Sales, School Holiday Programs, May Magic Car Giveaway, July's Tastes of Central Geelong Food promotion, Food Truck Fridays, Street entertainment programs, professional development, trader networking and significant Christmas promotions and activities.*

*The support and endorsement of the 1,460 businesses over the 13 years of the Program to date has been very strong and is valued highly.*

*The 2015-2016 Budget represents the fifth and final year of the Current Central Activities Area Special Rate & Charge Scheme. A new scheme for the Central Activities area would require a scheme to be re-designed and supported via a Council report. A decision on a future scheme would be considered during 2015-2016.*

**Recommendation**

**That:**

- 1) The submission be received and Mr Unsworth be advised that Council resolved not to vary the 2015-2016 Budget as a result of his submission.**
- 2) Mr Unsworth be thanked for his submission and a response be forwarded in terms of the officer comments.**

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>7. Barwon Sports Academy (BSA) (Cameron Loftus, Chief Executive Officer)</b> |
|---------------------------------------------------------------------------------|

**Cameron Loftus** spoke to his submission.

Cameron Loftus makes the submission on behalf of the Board and stakeholders. CoGG is thanked for the support provided.

Mr Loftus elaborates on the growth of BSA since 2007 with many partnerships and relationships developed with other organisations since this time. BSA considers itself to be the leader among the regional academies in both support services for athletes and athlete results. Their goal is to further enhance the reputation and make Geelong the Sporting capital of Victoria, acknowledging that it is only possible through support from the community and the City of Greater Geelong and financial contributions based on population from their G21 partner councils. BSA undertakes fundraising to deliver Bis Sport grants, disability grants and High Performance Centre access.

State Government funding has not varied since 2007, with \$80,000 being filtered to each regional academy through the Victorian Institute of Sport funding. In 2008 they had 42 athletes, but this has grown to 90 in 2015.

The Barwon Sports Academy would like CoGG to utilise unused components of their in-kind support to provide some additional funding to support the growth of the academy and the increased costs of providing their far reaching services. Cameron Loftus would also like to meet with the Manager Sport & Recreation to discuss further.

**Officer Comments**

*The 2015-2016 Budget includes total funding of \$50,000 to the Barwon Sports Academy. This funding is cash \$40,000 and \$10,000 value of in-kind support with office accommodation in the Sports House at Simmonds Stadium. CPI increase to council's contribution could be considered in future budgets.*

**Recommendation**

**That:**

- 1) The submission be received and the Barwon Sports Academy be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.**
- 2) The Barwon Sports Academy be thanked for the submission and a response be forwarded in terms of the officer comments.**

**Cr Farrell moved and Cr Heagney seconded that:**

- The Submission Panel agreed that Council should consider an additional \$5,000 contribution to the Barwon Sports Academy.**

**Carried**

**8. Vicki Baensch (Newtown Action Group)**

Vicki Baensch, on behalf of her family and the Newton Action Group thanks Council for including the Heritage Review for Newtown West in the proposed budget. This shows commitment by CoGG for heritage protection and retaining the character of this area in Geelong.

**Officer Comments**

*A non capital project of \$60,000 was included in the draft budget to review the architectural, historical and cultural significance of the Newtown area west of Shannon Avenue for inclusion in the Planning scheme through a heritage overlay. The project was included as a critical priority and was included in the draft budget.*

**Recommendation**

**That:**

- 1) The submission be received and Ms Vicki Baensch be thanked for her submission.**

**\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.**

**9. Bike Safe Surf Coast Geelong Bellarine Inc. (Barton van Laar)**  
**Supported by:**

- 9a - Barwon Medicare Local (Tim Denton)
- 9b - Life Activities Club Geelong Inc. (Josie Weedon)
- 9c - Drysdale Clifton Springs Community Association (Neil McGuinness, Secretary)
- 9d - Bicycle Users Geelong Inc. (Tony Grgurevic, President)
- 9e - Lions Club of Barwon Heads / Ocean Grove (Lloyd Smith, President Elect)
- 9f - Ride the Bellarine (John Paton, Chairman)
- 9g - Niki Hines
- 9h - Noel Emselle

**Barton van Laar** spoke to his submission.

Bike Safe is seeking Council to address cycling issues with amendments and/or reallocations to existing and future CoGG budgets.

The following comments are provided in response to each of the issues raised in the submission.

- The 2015-2016 Budget does not make sufficient provision for cycling infrastructure works to improve safety and encourage more active transport.

*Council is committed to delivering the actions and projects as identified within the Cycle Strategy and Bike Safe PBN. Projects will be delivered via existing budget allocations including Cycle Strategy Implementation (\$100K) and the Re-Current Bicycle Program (\$90K) to upgrade on and off road bike paths.*

- The Budget does not address Council's decision to progressively adopt and implement the PBN. The capital works program, neglects adequate cycling infrastructure maintenance, improvements and development.

*Council is committed to delivering the actions and projects as identified within the Cycle Strategy and Bike Safe PBN. Projects will be delivered via existing budget allocations including Cycle Strategy Implementation (\$100K) and the Re-Current Bicycle Program (\$90K) to upgrade on and off road bike paths.*

- Most progressive cities and LGAs around the world are now embracing the fact that bike riding has proven to have economic, social, health and environment benefits. The Geelong CBD Taskforce plans reveal a new awareness and plan for cycling,

but it will be ineffective if connections are not created or improved, as identified in the PBN.

*As part of the Central Geelong Taskforce, a Network Operating Plan is currently under development. An objective of this plan is to integrate Central Geelong road use with the broader road network. This should provide complimenting connections in the new and existing cycle network.*

- Many of CoGG's towns do not have safe cycling connections on and off road, to community hubs, other towns or to the CBD.

*Council is committed to delivering the actions and projects as identified within the Cycle Strategy and Bike Safe PBN.*

The Bike Safe submission proposes the following changes to the budget with officer response also provided:

- Reconsider five PBN related cycling projects submitted by Council officers (Northern suburbs cycling link; Western Roebuck St Link Upgrade; Barwon to Bay Cycleway Design; Corio Quay Rd Share Path Upgrade; Moorabool St Bridge Cycling Connections).

*The following five cycle infrastructure projects are identified within Councils Cycle Strategy and Bike Safe PBN:*

- Northern Suburbs Cycling Link (\$420K).
- Western Roebuck St Link Upgrade (\$60K).
- Barwon to Bay Cycleway Design (\$50K).
- Corio Quay Rd Share Path Upgrade (\$220K).
- Moorabool St Bridge Cycling Connections (\$280K).

*Unfortunately these projects have not been assessed as Critical or Mandatory within the current annual budget assessment process (2015-2016). Council officers will continue to advocate these five projects as the highest priority when funding opportunities become available.*

- Develop Northern Suburbs Links.

*Council will seek to use current cycle funding allocations to leverage further external funding to support northern suburbs cycling links as a priority.*

- Increase the Geelong Cycling Strategy Annual Allocation (should be at least \$200,000 pa and indexed thereafter).

*The strategically underpinned five priority projects as listed above have not been assessed as Critical or Mandatory within the current annual budget assessment process (2015-2016). Council officers will continue to advocate these five projects as the highest priority when funding opportunities become available.*

- Fix four hazard roads as a matter of urgency since they represent extreme and unacceptable risk to cyclists and drivers (Scope for options: Ghazeepore Rd, Waurms Ponds and Moorabool St, Geelong; Thirteenth Beach Road, Barwon Heads and Thacker Street, Ocean Grove). Bike Safe request that the previous working group for Thirteenth Beach Road be re-established with Barwon Coast, Bike Safe and VicRoads.

*Ghazeepore Rd, Thirteenth Beach Rd and Thacker Street are identified in the current Cycle Strategy. Council will pursue projects as identified in the Cycle Strategy. Council is currently developing a Network Operating Plan through the Central Geelong Action Plan. This plan will determine road functions within Central Geelong, including cycle corridors.*

*Council will investigate re-establishing the Thirteenth Beach Road Working Group and make contact with the key stakeholders previously represented in the group.*

- Establish a cycling infrastructure advisory group consisting of CoGG councillors and officers, VicRoads, Victoria Police and cycling representatives to guide the implementation of the cycling strategy / PBN and prioritise projects for funding and ensure infrastructure improvements are incorporated into existing works programs.

*Council officers will investigate the suggestion of a Cycle Strategy Implementation Advisory Group.*

- Invest more in bike path and bike lane upgrades (boost to \$150,000 p.a.)

*The strategically underpinned five priority projects as listed above have not been assessed as Critical or Mandatory within the current annual budget assessment process (2015-2016). Council officers will continue to advocate these projects as the highest priority when funding opportunities become available.*

### **Recommendation**

#### **That:**

- 1) **The submissions be received and all submitters, including Bike Safe Surf Coast Geelong Bellarine Inc. (Barton van Laar), be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submissions.**
- 2) **All Submitters, including Bike Safe Surf Coast Geelong Bellarine Inc. (Barton van Laar) be thanked for their submissions and responses be forwarded in terms of the officer comments.**

***Cr Richards moved and Cr E Kontelj seconded that:***

- ***The Submissions Panel agreed that Council will consider an additional \$100,000 towards the Geelong Cycling Strategy annual allocation as part of the 2015-2016 Amended Budget review.***

***Carried***

|                                                                    |
|--------------------------------------------------------------------|
| <b>10. Osborne Park Association Inc. (Cheryl Scott, President)</b> |
|--------------------------------------------------------------------|

**Susan Allsop and Rod Charles** spoke to their submission.

Osborne Park Association Inc. was unsuccessful in their community concept grant application and request reconsideration.

The not for profit community group seek \$40,000 from Council, with the community group contributing \$5,000 to reinstate a heritage room to its former grandeur.

The association has facilitated many community groups over the past five years for such things as exhibitions, meetings and presentations.

Several community groups add their support to the funding request by the association, including: Corio Bay Camera Club Inc., Geelong Society of Model and Experimental Engineers Inc., Geelong Amateur Radio Club Inc., Geelong & South Western Rail Heritage Society Inc., Hon Rod Mackenzie OAM, and Mr Rod Charles.

#### **Officer Comments**

*Osborne House is currently allocated minimum maintenance funding for reasonable care and upkeep as part of asset maintenance responsibilities. The community concept provides scope for increased community use. The project was not included in the draft budget relative to higher priority projects.*

### **Recommendation**

#### **That:**

- 1) **The submission be received and the Osborne Park Association be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submission.**

- 2) The Osborne Park association be thanked for their submission and a response be forwarded in terms of the officer comments.

**Cr E Kontelj moved and Cr Richards seconded that:**

- ***The Submission Panel agreed that Council should consider contributing \$30,000 capital works funding for building alterations at Osborne House as requested by the Osborne Park Association.***

**Carried**

|                                                           |
|-----------------------------------------------------------|
| <b>11. St Albans Netball Club (Megan Dean, President)</b> |
|-----------------------------------------------------------|

The St Albans Netball Club on behalf of the St Albans Sports Club Board of Management request consideration of the upgrade of the St Albans Netball Courts. They are seeking to upgrade the netball court to a compliant two court facility. Court improvements have been identified in the G21 and AFL Barwon Regional Strategy as a priority. Initial costings were documented in conjunction with the City of Greater Geelong in 2013.

Only having one court impacts greatly on the Club's functions. For example, home games and training are split over different days impacting on volunteers' time. Having another court would assist the Club to develop and grow and provide a facility for other community groups that have an interest in the court.

**Officer Comments**

*This project was identified through a prior year (ie.2014-2015) community concept which was unsuccessful. Whilst the project is supported by officers it is not considered Mandatory or Critical justifying inclusion in the 2015-2016 budget relative to other projects.*

**Recommendation**

**That:**

- 1) The submission is received and the St Albans Netball Club be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submission.
- 2) St Albans Netball Club be thanked for their submission and a response be forwarded in terms of the officer comments.

***\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.***

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|----------------------------------------------------------------------------------------------|
| <b>12. Drysdale Soccer, Football &amp; Cricket Clubs (Paul Rawson, Drysdale Soccer Club)</b> |
|----------------------------------------------------------------------------------------------|

The collective football, cricket and soccer clubs of Drysdale and Clifton Springs thank Council for their continued support for this community infrastructure, viz. \$3.5M commitment from State Government in the 2016-2017 financial year and an indicative allocation of \$3.2M for 2017-2018.

The Clubs have concern over the timing for the projected release of funds and the impact this will have on the ability to seed natural grass playing surfaces and the subsequent delay this would cause to the availability of sporting fields for active recreation. The timing of the project has been hampered to date with the initiation of an innovative 'fill' approach to earthworks.

The Club believe that a small commitment in 2015-2016 may have a significant impact on the facility being available a year earlier.

**Officer Comments**

*The Drysdale Sporting Precinct Master plan has been endorsed by Council. Officers are currently investigating an innovative clean fill project that will deliver project works*

*in 2015-2016 at no cost to Council. The Drysdale Sporting precinct project will initially be funded via State Government contributions. Council officers are currently in negotiations with State representatives to determine the likely timing of \$3.5M contributions. Provision has been made in the Strategic Resource Plan for Council contributions of \$3.226M in 2017-2018.*

**Recommendation**

**That:**

- 1) The submission be received and the Drysdale Soccer, Football and Cricket Clubs be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submission.**
- 2) The Drysdale Soccer, Football and Cricket Clubs be thanked for their submission and a response be forwarded in terms of the officer comments.**

***\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.***

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|----------------------------------------------------------------------|
| <b>13. Queenscliff Music Festival (Geoff Mutton, Board Chairman)</b> |
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Financial support is requested for the Queenscliff Music Festival (QMF). This is a major event on the Bellarine Peninsula which brings significant economic and tourism benefits, whilst also support local musicians.

**Officer Comments**

- QMF is the only event that requests funding (disbursement or sponsorship etc.) that occurs outside of the Geelong municipality.*
- The value of the sponsorship in previous years has been \$5K cash and the provision of banners and marketing materials (banners have a cost to CoGG of a further \$5K).*
- The last year CoGG paid support was for the 2013 event (QMF declined support in 2014).*
- The event is a significant event for the broader Geelong region and does attract notable numbers of people which would likely have a good economic impact for the Geelong municipality as a neighbouring shire to the Borough of Queenscliffe (where it's held).*
- At this time however, there are no strategies endorsed by Council to support events in neighbouring shires that could have benefits to the City of Greater Geelong. Should CoGG choose to investigate such an opportunity, there would be a number of events that could argue a case very similar to that of the QMF. Golden Plain Shire, for instance, has some very successful large scale events which, it could be argued, benefit the City of Greater Geelong as a municipality even more and at this time, receive no financial support.*
- For the past two years, there has been considerable debate regarding the value of the sponsorship provided by the City of Greater Geelong to the QMF (under the direction of two different event managers).*
- The CoGG position has been articulated in response as 'unique' in that the QMF are the only event held outside of the City of Greater Geelong municipality, and that our reason for supporting the event (right or wrong) largely relates to the provision of tickets.*
- For the 2014 event, the new event manager, Andrew Orvis submitted a sponsorship proposal form – part of CoGG's standard process for the management of sponsorship disbursements for events (this was done to align with the budget process). Officers put forward the request to Council and the event was offered \$5K cash and \$5K value for banners (as per previous years) and as requested by the*

event manager. Following the preparation of contract documents, which included noting the ticketing allocation (also based on previous years), the event manager tried to re-negotiate the value of the cash sponsorship and reduce the ticket allocation. It was explained that there wasn't any option to increase the cash component as the budget process was complete etc. Various communications (verbal and in writing) continued including the involvement of Cr Jan Farrell. The result was the QMF declined any support from the City of Greater Geelong in 2014.

- For the 2015 event, the QMF were again given the opportunity to submit a sponsorship proposal for consideration within the budget process.
- The request saw the cash contribution value double – to \$10K cash and the ticketing allocation reduced by half.
- As part of the budget process, Cr Jan Farrell encouraged the Council to consider supporting the event. She was not supported and the event was removed from the budget.
- City of Greater Geelong via Events Geelong will continue to assist in the marketing and promotion of the event as a show of goodwill.

### **Recommendation**

#### **That:**

- 1) The submission be received and Geoff Mutton be advised that Council resolved not to vary the 2015-2016 Budget as a result of his submission.
- 2) Geoff Mutton be thanked for his submission and a response be forwarded in terms of the officer comments.

*\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.*

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|---------------------------------------------------------|
| <b>14. Geelong Gallery (Geoffrey Edwards, Director)</b> |
|---------------------------------------------------------|

**Geoffrey Edwards** spoke to his submission.

The Gallery thank Council for the continued support.

The Gallery is seeking financial assistance to progress the Gallery's redevelopment to its next stage. The Gallery requires an additional planning document at an estimated cost of \$400,000, of which it is seeking Council to include a provision for all or some of this amount in its 2015-2016 Budget. The Gallery's ability to seek funding from the Federal and State Governments would be severely constrained without this document. The Gallery are mindful of a Federal election due in the next eighteen months and their requirement to lobby.

#### **Officer Comments**

*Council considered a report on the Gallery Redevelopment following community comment period on 28 April 2015. Council resolution was as follows:*

Cr Richards moved, Cr Ansell seconded –

That Council:

- 1) note the outcome of the community comment process;
- 2) endorse Option 4, the Gallery expanding eastwards and upwards into the driveway and conference centre/meeting room annex of City Hall as the preferred option for the redevelopment of the Geelong Gallery;
- 3) receive a further report detailing the next steps for the redevelopment of the Geelong Gallery.

Cr Fisher left the meeting room at 9.10pm

Cr Fisher re-entered the meeting room at 9.12pm

The Mayor re-entered the meeting room at 9.14pm

Amendment

Cr Harwood moved, Cr E Kontelj seconded –

- 1) note the outcome of the community comment process;
- 2) receive a further report detailing the next steps for the redevelopment of the Geelong Gallery.

Lost.

The motion was then put and carried.

Division Requested:

For: Crs Ansell, Ellis, Lyons, Heagney, Fisher, Macdonald, Richards, Farrell, Irvine  
Against: Crs Harwood, Nelson, E Kontelj

*At this point in time there is no Council commitment to fund the Gallery Redevelopment although Council will consider a further report on the possible phasing of the project in the near future. The estimate of the concept phase at \$400,000 is noted as is the gallery's willingness to fund up to half of this sum. The requirement of Government for further work to be done in addition to the Business Case has placed a new demand on both Council and the Gallery.*

### **Recommendation**

**That:**

- 1) The submission be received and the Geelong Gallery be advised that Council resolved not to vary the 2015-2016 Budget as a result of their submission.**
- 2) Geelong Gallery be thanked for their submission and a response be forwarded in terms of the officer comments.**

***Cr Richards moved and Cr Farrell seconded that:***

- The Submissions Panel agreed that Council should consider a re-directing \$100,000 from the Brand Audit review towards the request from the Geelong Art Gallery for concept design funding to progress the Gallery redevelopment project.***

***Carried***

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| <b>15. Tannoch Brae Retirement Village (Lorraine Harrison, Chairperson Residents Committee)</b> |
|-------------------------------------------------------------------------------------------------|

**Lorraine Harrison and Shirley Oman** spoke to their submission.

The Retirement Village submitted a petition containing 88 names that is being lodged with the Legislative Council of Victoria. The Retirement Village is seeking the Legislative Council to:

- Introduce legislation to amend Sec 161 of the Local Government Act to make it obligatory for councils to consider and decide upon any request by the owner of retirement village land that a fair differential rate be applied in relation to the village or land.
- Introduce guidelines to be applied specifically in relation to retirement village land with reference to facilities and services.
- Introduce into Sec 161 a right of appeal to VCAT if any request for a fair differential rate is refused.

Residents pay a maintenance/administration fee to village management that covers village amenities and security (such as care and maintenance of roads, curbs and

guttering, street lighting and tree trimming), services that are usually provided by Council. Residents believe the only service they receive from Council is a weekly rubbish collection. They believe they are paying for goods and services that are never delivered.

**Officer Comments**

*The submission is seeking legislative change to force councils to introduce a retirement village differential at a discount to the residential differential. The submission doesn't acknowledge that residential rates are meant to be a property tax on 'property owners' rather than 'occupiers' of residential property. The residents may have rights to challenge their agreements with property owners for a better deal on rates.*

*Refer to officer comments regarding Kensington Retirement Village submission.*

**Recommendation**

**That:**

- 1) The submission be received and Tannoch Brae Retirement Village be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.**
- 2) Tannoch Brae Retirement Village be thanked for their submission and a response be forwarded in terms of the officer comments.**

***\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission, and also refer the Tannoch Brae Retirement Village to Council's community grant program for potential eligibility for a grant.***

|                                                                         |
|-------------------------------------------------------------------------|
| <b>16. SpringDale Neighbourhood Centre (Anne Brackley, Coordinator)</b> |
|-------------------------------------------------------------------------|

The SpringDale Neighbourhood Centre request reconsideration of their community concept submission for the upgrading of their registered kitchen.

The kitchen is used to train people to learn life skills or other vocational subjects. It is used by almost 60 men using the kitchen for cooking, mentoring, sharing over four different sessions.

**Officer Comments**

*A community concept was received from Ann Brackley requesting funding of \$40,000 with a contribution from the organisation of \$19,000 towards the project. Council officers support the project and it progressed as a project proposal. The cost estimate based on previous drawings was around \$70,000. The upgraded kitchen would support the high level of traffic utilising this space with key benefits for the community around education and inclusiveness. The project was not included in the draft budget relative to higher priority projects.*

**Recommendation**

**That:**

- 1) The submission be received and Ms Anne Brackley from the Springdale Neighbourhood centre be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.**
- 2) Ms Anne Brackley be thanked for the submission and a response be forwarded in terms of the officer comments.**

***\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.***

#### **17. Committee for Bellarine (Tom O'Connor, Executive Director)**

The Committee for Bellarine request that prior to adoption of the Budget, the farm rate and rating strategy be carefully considered within the following framework:

- Intent of and relationship to the tourism industry.
- Short and long term effect on the farming community.
- Overall impact of the Budget's financial situation.

The Committee believe there are significant rating inconsistencies which go contrary to State Government and CoGG policies/strategies, as well as Tourism Greater Geelong and the Bellarine Strategic Plan 2014-2017.

The Committee also believe a commercial rate for a farm zoned / farm rate property is in direct conflict with the legislated intent of the Ministerial Guidelines for Differential Rating.

Examples of support to farming communities is provided in:

- McLaren Vale Tourism submission.
- Barossa Valley and McLaren Vale Revised Preservation Districts.
- Mornington Shire Agricultural Report 2010.

#### **Officer Comments**

*Council officers have engaged with the Executive Director Committee for Bellarine on numerous occasions regarding farm rating. The objective of Committee for Bellarine is to obtain a better rating deal for farmers on the Bellarine. An improved outcome or incentive for Farmers will likely impact on other ratepayers.*

*The submission indicates that the Mornington Peninsula Shire (MPS) approach is much simpler to administer, encourages farming and the associated activities and has a much improved level of acceptance by the farming community. The submission states that Morningtons' approach to Farm rating provides an incentive towards continued farming in lieu of encouragement of farm land sales towards further urban development. Comparison between approach would require detailed analysis but key points are as follows:*

- *The Mornington Peninsula Shire (MPS) have established a Curtilage or apportionment of valuation between Residential and Farm land use. MPS then apply a lower rate in \$ for the Farm land use relative to the General rate. MPS have one General Rate for improved land and do not have an Industrial or Commercial rating differential for improved land.*
- *This can be compared to Councils approach whereby the entire farm property including the residential home is included as farm land. Whilst the farm differential rate is the same as Residential rate a farm rebate is then applied representing a discount of 34% for the entire property. The impact of Councils approach is that where Farming land is then used for commercial activities a much higher commercial rate in \$ is applied to this land with a separate assessment created.*

#### **Budget Briefing Discussions**

*During budget discussions councillors were advised that Tom O'Connor, Committee for Bellarine Inc., had requested special rating consideration for farmers on the Bellarine who expand into commercial activities. Mr O'Connor requested a rebate as an incentive to farmers who introduce commercial activities on their farms such as a Café, Restaurant, etc. The suggestion is that Council could rate the portion of the farm property used for commercial activities at the Commercial differential (creating a separate rating assessment) and then apply an incentive rebate off the commercial rate.*

*Councillors were provided with the following response to this proposal:*

*Council currently creates a separate assessment upon notification or identification of different land use activities associated with a property. The rating differential is allocated based on the land use.*

*For example, Leura Park has two assessments. One for the vineyard at the farm rate (65971) and one for the restaurant at the commercial rate (904699).*

*Factors to consider with a farm incentive rebate:*

- *Does Council wish to encourage increased commercial land use with existing Farm zoned land?*
- *Farm gate sales activity are excluded from rating changes as they are seen as consistent with farm land use. Commercial rates do not apply.*
- *Any rebate is offset by increased rates across other rate differentials.*
- *The rebate may not be equitable in application for all Commercial activities and could therefore be challenged at VCAT.*
- *Other properties with multiple land uses are either rated mixed use in its entirety or have the assessment separated.*
- *No other Victorian Council offers an incentive rebate for non farm activities on otherwise farming land.*
- *According to the Local Government Act 1989, the Valuation of Land Act 1960 and the Ministerial Guidelines, planning legislation does not influence rating strategy. Planning constraints are taken into consideration as part of the valuation process.*
- *Consideration of municipal wide benefit.*
- *Fairness and equity arguments.*
- *The administrative efficiency of the rebate.*

*Council accepted officers recommendation not to proceed with an incentive rebate for commercial activity on farm land.*

### **Recommendation**

**That:**

- 1) The submission be received and the Committee for Bellarine be advised that Council resolved not to vary the 2015-2016 Budget as a result of the submission.**
- 2) The Committee for Bellarine be thanked for their submission and a response be forwarded in terms of the officer comments.**

***\* The Panel agreed that Council should endorse the Officer Recommendation in relation to this Submission.***

## **2. ADOPTION OF CITY PLAN 2013-2017 (2015-2016 UPDATE)**

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| <b>Portfolio:</b>       | <b>Governance - Cr Lyons (Mayor)</b>                 |
| <b>Source:</b>          | <b>Strategy and Performance - Corporate Strategy</b> |
| <b>General Manager:</b> | <b>Dean Frost</b>                                    |
| <b>Index Reference:</b> | <b>Subject: Corporate Strategy</b>                   |

### **Purpose**

City Plan 2013-2017 has been reviewed as per section 125(7) of the Local Government Act 1989. This report is to advise Council of the amendments/update.

### **Summary**

- Following the October 2012 Council Election, Council was required to prepare a new Council Plan and have it submitted to the Minister for Local Government by 30 June 2013 as per the Local Government Act 1989. Section 125(7) also provides that at least once in each financial year, a Council must consider whether the current Council Plan requires any adjustment in respect of the remaining period of the Council Plan.
- City Plan 2013-2017 (2015-2016 Update) contains the following amendments:
  - As in previous years, City Plan has been updated to include the 2015-2016 City Plan Actions under each priority within each strategic direction.
  - The Strategic Resource Plan has also been updated to include the proposed 2015-2016 Annual Budget as the base year.
  - A revised Mayor's message has also been included explaining that City Plan 2013-2017 has been reviewed.
  - The Council Funding Priorities have been removed from this document and will form a document of its own. As these priorities can be reviewed, updated, changed or replaced at any time during the Council's term, it is not feasible to have them in the City Plan. Also, it is not a requirement for these to appear in the Council Plan under the Local Government Act 1989.
  - Two indicators have been removed:
    - 'Percentage of infants breast fed at 12 months of age' (accurate data is only collected up to six months of age and data at Victorian level is not collected).
    - 'Employers assisted with Skilled Migration Support Services' (program is no longer being undertaken).
- The remainder (and majority) of City Plan 2013-2017 remains unchanged.
- Pursuant to section 125(10) of the Local Government Act 1989, the Minister will be notified of these adjustments and receive a copy of the updated City Plan.
- 25 submissions were received for the 2015-2016 Annual Budget. These were considered by the Submissions Panel at a meeting on Friday 12 June 2015. The panel consisted of Cr Heagney (Chair), Cr Farrell, Cr Richards, and Cr E Kontelj. Cr Fisher and Cr Ansett were apologies. The resultant changes from these submissions have been reflected in the 2015-2016 City Plan Actions and Strategic Resource Plan contained in City Plan 2013-2017 (2015-2016 Update).

- Public submissions on the revised City Plan were not required as per the Local Government Act 1989. These are only required when the new Council Plan is prepared post a general Council election.

**Cr Farrell moved, Cr E Kontelj seconded -**

**That Council note that:**

- 1) In accordance with section 125(7) of the Local Government Act 1989, City Plan 2013-2017 has been reviewed and as a result:**
  - a) 2015-2016 City Plan Actions have been added under each Strategic Direction/Priority;**
  - b) Strategic Resource Plan has been updated using the 2015-2016 Annual Budget as the base year; and**
  - c) Revised message from the Mayor.**
- 2) Council adopt the adjustments to City Plan 2013-2017 (2015-2016 Update) (as per Appendix 1-1) and take the necessary steps to advise the Minister of these adjustments pursuant to section 125(10) of the Local Government Act 1989.**

**Carried.**

### ***Background***

The Local Government Act 1989 requires that a Council must prepare and approve a Council Plan within the period of six months after each general election or by the next 30 June, whichever is later.

Section 125 of the Local Government Act also prescribes that a Council Plan must include:

- The strategic objectives of the Council,
- Strategies for achieving the objectives for at least the next four years,
- Strategic indicators for monitoring the achievement of these objectives,
- A Strategic Resource Plan, and
- Any other matter prescribed by the regulations.

In subsequent years, councils are required to, at least once in each financial year; consider whether the current Council Plan requires any adjustment in respect of the remaining period of the Council Plan.

The Council's performance and results in achieving the strategic indicators of the City Plan are required to be reported in the Council's Annual Report.

City Plan 2013-2017 was developed to reflect the results of the extensive community engagement which was undertaken, Council's current priorities and the supporting resource allocation.

The framework for the City Plan 2013-2017 incorporates the planning framework based on the on the Quadruple Bottom Line framework and features four strategic directions (Community Wellbeing, Growing our Economy, Sustainable Built and Natural Environment and How We Do Business), supporting internal objectives and the Council's Vision, Mission, Values and Behaviours section.

City Plan identifies the key priorities, strategies and progress indicators that are currently planned over the said four-year period, as well as detailed actions associated with implementing this four-year City Plan.

The priorities under each of the four strategic directions are as follows:

**Community Wellbeing**

- Healthy lifestyles
- Healthy environments
- Connected, creative and strong communities

**Growing our Economy**

- Support existing businesses and encourage new and emerging growth sectors
- Facilitate major infrastructure and investment to enable economic growth
- A prosperous and innovative Geelong
- A successful and vibrant city centre
- Greater Geelong is a leading city for tourism, arts, culture and events

**Sustainable Built and Natural Environment**

- Enhance and protect natural areas and ecosystem health
- Support our community to live sustainably
- Advocate for and promote sustainable design and development
- Minimise our environmental footprint

**How We Do Business**

- Lead by advocating and collaborating on issues important to the Greater Geelong community
- Efficient and customer focused organisation
- Responsible and sustainable financial management
- Informed and engaged community
- Motivated and skilled staff in a safe work environment

All the actions within City Plan have been developed collaboratively across the organisation and support the long-term social, environmental and economic benefits for the community articulated through the Vision, Mission and Objectives established by the Council.

**Discussion**

City Plan 2013-2017 (2015-2016 Update) has been reviewed pursuant to section 125(10) of the Local Government Act 1989. It contains the following amendments:

- As in previous years, City Plan has been updated to include the 2015-2016 City Plan Actions under each priority within each strategic direction.
- The Strategic Resource Plan has also been updated to include the proposed 2015-2016 Annual Budget as the base year.
- A revised Mayor's message has also been included explaining that City Plan 2013-2017 has been reviewed.

- The Council Funding Priorities have been removed from this document and will form a document of its own. As these priorities can be reviewed, updated, changed or replaced at any time during the Council's term, it is not feasible to have them in the City Plan. Also, it is not a requirement for these to appear in the Council Plan under the Local Government Act 1989.

Two indicators have been removed:

- 'Percentage of infants breast fed at 12 months of age' (accurate data is only collected up to six months of age and data at Victorian level is not collected).
- 'Employers assisted with Skilled Migration Support Services' (program is no longer being undertaken).

The remainder (and majority) of City Plan 2013-2017 remains unchanged.

City Plan 2013-2017 (2015-2016 Update) has been developed and will be available at Customer Service Centres and on Council's website as per section 125(11) of the Local Government Act 1989.

25 submissions were received for the 2015-2016 Annual Budget. These were considered by the Submissions Panel at a meeting on Friday 12 June 2015. The panel consisted of Cr Heagney (Chair), Cr Farrell, Cr Richards, and Cr E Kontelj. Cr Fisher and Cr Ansett were apologies. The resultant changes from these submissions have been reflected in the 2015-2016 City Plan Actions and Strategic Resource Plan contained in City Plan 2013-2017 (2015-2016 Update).

Public submissions on the revised City Plan are not required as per the Local Government Act 1989. These are only required when the new Council Plan is prepared post a general Council election.

Pursuant to section 125(10) of the Local Government Act 1989, the Minister will be notified of these adjustments and receive a copy of the updated City Plan.

### ***Environmental Implications***

City Plan 2013-2017 (2015-2016 Update) outlines the objectives and strategies to deliver the environmental benefits to the community. Details of these can be found within the Sustainable Built and Natural Environment Strategic Direction

### ***Financial Implications***

City Plan 2013-2017 (2015-2016 Update) includes Council's four-year financial strategy and plan. The 2015-2016 Annual Budget is the base year in the Strategic Resource Plan in this updated City Plan.

### ***Policy/Legal/Statutory Implications***

The Local Government Act 1989 requires that a Council must prepare and approve a Council Plan within the period of 6 months after each general election or by the next 30 June, whichever is later.

Section 125(2) of the Local Government Act also prescribes that a Council Plan must include:

- The strategic objectives of the Council,
- Strategies for achieving the objectives for at least the next four years,
- Strategic indicators for monitoring the achievement of these objectives,
- A Strategic Resource Plan, and

- Any other matter prescribed by the regulations.

If a Council makes an adjustment to the Council Plan, the Council must within 30 days of making the adjustment advise the Minister of the details of the adjustment to the Council Plan.

City Plan 2013-2017 (2015-2016 Update) complies with the Local Government Act, 1989.

***Alignment to City Plan***

Not applicable.

***Officer Direct or Indirect Interest***

There is no direct or indirect officer interest to which this report relates.

***Risk Assessment***

Failing to notify the Minister of any adjustments would result in non-compliance.

***Social Considerations***

City Plan 2013-2017 (2015-2016 Update) outlines the objectives and strategies to deliver the social benefits to the community.

***Human Rights Charter***

City Plan 2013-2017 (2015-2016 Update) will be made available on Council's website and on request at Council's Customer Service Centres. There are no known positive or negative effects.

***Consultation and Communication***

City Plan 2013-2017 (2015-2016 Update) will be available at Council's Customer Service Centres and on Council's Internet site ([www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)).

Public submissions on the revised City Plan are not required as per the Local Government Act 1989, these are only required when the new Council Plan is prepared post a general Council election.

The Minister will be notified of any amendments to City Plan following review each subsequent year.

### **3. MUNICIPAL STRATEGIC STATEMENT (MSS) REVIEW 2015 AND IMPLEMENTATION AMENDMENT**

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| <b>Portfolio:</b>       | <b>Planning - Cr Heagney</b>                      |
| <b>Source</b>           | <b>Planning &amp; Tourism - Planning Strategy</b> |
| <b>General Manager:</b> | <b>Peter Bettess</b>                              |
| <b>Index Reference</b>  | <b>Subject: MSS Review</b>                        |

#### **Purpose**

The purpose of this report is to consider the 2015 Review of the Municipal Strategic Statement (MSS) which comprises part of the Local Planning Policy Framework (LPPF) within the Greater Geelong Planning Scheme.

The report also recommends that an associated Planning Scheme Amendment be prepared to give effect to the recommendations within the review.

#### **Summary**

- Section 12B of the *Planning and Environment Act* 1987 obliges a Planning Authority which is a Municipal Council to regularly review its Planning Scheme.
- The objective of such a review is to enhance the effectiveness and efficiency of the Scheme in meeting both the broader objectives of planning in Victoria and the objectives of the framework established by the Act.
- The *Planning and Environment Act, 1987* requires the Planning Scheme to be reviewed after the adoption of City Plan and this report represents that review.
- Since Gazettal of the ('New Format') Greater Geelong Planning Scheme based upon the Victoria Planning Provisions on 27<sup>th</sup> July 2000 the Scheme has been the subject of a number of reviews (in both 2003/2004 and again in 2005).
- The MSS has not remained static since the last major review; rather the Greater Geelong Planning Scheme has been the subject of a number of Planning Scheme Amendments, including Council initiated reviews of Adopted Structure Plans which continue to update and refine the suite of planning policies and implementation measures used to achieve the objectives and strategies listed.
- Overall, it is not considered that there is need for major review of the strategies which comprise the Municipal Strategic Statement at this time.
- Minor changes are recommended to both 'Further work' statements within the MSS and deletion of redundant Schedules to Development Plan Overlays (and associated Planning Scheme Overlay Maps) which form part of the Local Provisions. All such changes are 'policy neutral' and may be undertaken via an Amendment which is recommended subsequent to finalisation of this review.
- The next review will not be required until after the potential introduction of any wholly revised Planning Policy Framework (PPF) following release of the Advisory Committee's recommendations to the Minister, or otherwise following release of an updated City Plan; which is not expected prior to 2018.

**Cr Macdonald moved, Cr Harwood seconded -**

**That Council:**

- 1) submit the findings of the MSS Review Report 2015 to the Minister for Planning as required by Section 12B(5) of the *Planning and Environment Act* 1987;**
- 2) support the preparation and exhibition (where exemptions cannot be granted) of Amendment C333 to the Greater Geelong Planning Scheme to make consequential changes to the Local Planning Policy Framework and delete redundant Schedules to the Development Plan Overlay and Maps as contained in the Appendix to this report, subject to the authorisation of the Minister for Planning being obtained; and**
- 3) seek an exemption from the Minister for Planning from the giving of notice pursuant to Section 20(2) of the *Planning and Environment Act* 1987.**

**Carried.**

### ***Background***

The *Planning and Environment Act* 1987 obliges a Council, acting as Planning Authority to update the Planning Scheme within twelve months of the Adoption of a Council Plan consistent with provisions contained within the *Local Government Act* 1989.

The Review must be consistent with Planning Practice Notes published by DTPLI in relation to: *Review of Planning Schemes, Writing a Municipal Strategic Statement and Writing a Local Policy*. Upon completion of the review, Council must report on its findings to the Minister for Planning.

### ***Discussion***

In its capacity as 'Planning Authority', each Municipal Council is required to regularly review the Planning Scheme under its jurisdiction. Upon completion of the review, the Council must report its findings to the Minister for Planning.

Since introduction of the 'New Format' Greater Geelong Planning Scheme on 27<sup>th</sup> July 2000 (as based upon the Victoria Planning Provisions [VPPs]), the Scheme has been the subject of a number of reviews, most notably those undertaken in 2003/2004 and again in 2005. The latter of which formed the basis of the most recent review and overhaul of both the structure and content of the Municipal Strategic Statement (MSS) which was implemented via Amendment C129 to the Greater Geelong Planning Scheme.

Amendment C129 was an exhaustive review process which despite having commenced in 2005, and having been Adopted by Council in September 2008, was not Gazetted until January 2010.

Section 12B of the *Planning and Environment Act* 1987 requires that a review be undertaken no later than one year after each date by which it is required to approve a Council Plan under section 125 of the *Local Government Act* 1989.

*City Plan 2013-2017* was Adopted by Council in June 2013 prompting need for the current review.

Notwithstanding this, the Greater Geelong Planning Scheme has not remained static. Indeed, subsequent to Approval of C129 in early 2010, Greater Geelong City Council has undertaken a significant number of Council initiated Planning Scheme Amendments, such as those that seek to regularly review and update Structure Plans applying to specific Townships or areas.

The review process is governed by a number of Planning Practice Notes as published by predecessors to the Department of Transport, Planning and Local Infrastructure (DTPLI) in the form of the following:

- PPN32: *Review of Planning Schemes*, February 2006;
- PPN4: *Writing a Municipal Strategic Statement*, October 2013; and
- PPN8: *Writing a Local Planning Policy*, September 2013.

To assist, the Department has prepared a '*Continuous Improvement Review Kit, 2006*' to provide a template for ongoing auditing and performance based reviews.

An assessment of the performance of Council's Municipal Strategic Statement (MSS) against current day practice has been undertaken within Appendix 1: *Municipal Strategic Statement (MSS) Review 2015*.

The Review found the present structure and content of the MSS to be functioning well. Whilst there are opportunities to update the 'Further work' statements where relevant within Clause 21, the introduction of new strategies has not been recommended at this time.

A number of redundant Schedules to the Development Plan Overlays are proposed for removal, together with deletion of associated Overlay Maps. 'Further work' statements within several MSS Clauses are also recommended to be amended or deleted. Further assessment and rationale for such changes is included within the Appendices to this Report.

A further review of the Planning Scheme is recommended either following the introduction of any revised 'Planning Policy Framework' (PPF), or otherwise as required by legislation following release of the next publication of City Plan which is not expected before 2018.

### ***Environmental Implications***

The review / Amendment are not expected to have any significant effect on the environmental, social and economic issues within the Municipality as it is a policy neutral revision of the existing MSS and therefore continues to give effect to the strategic intent of objectives, policies and implementation tools that are contained within it.

### ***Financial Implications***

There are no financial implications for Council.

There are no income or expenditure receipts. There will be no budgetary implications as a consequence.

***Policy/Legal/Statutory Implications***

The review has been undertaken to meet Council's statutory obligation (in its capacity as Planning Authority) under Section 12B of the *Planning and Environment Act 1987* by regularly reviewing its Planning Scheme. Upon completion of the review in accordance with this Section, the Planning Authority must without delay report the findings of the review to the Minister.

***Alignment to City Plan***

The key driver for the review of the Planning Scheme is the *Planning and Environment Act 1987*, which requires that planning schemes be reviewed after adopting City Plan.:

This review has determined that the MSS encapsulates the four pillars which underpin City Plan 2013-2017, namely:

- Community Wellbeing
- Growing Our Economy
- Sustainable Built and Natural Environment
- How We Do Business

***Officer Direct or Indirect Interest***

No Council officers or contractors have any direct or indirect interest, in accordance with Section 80(C) of the *Local Government Act 1989*, in the matter to which this review / Amendment relates.

***Risk Assessment***

If Council elects not to report the findings of the review to the Minister without delay, the Municipal Council is not fulfilling its statutory obligations as Planning Authority under Section 12B(4) of the Act by ensuring that the Greater Geelong Planning Scheme:

*(a) is consistent in form and content with the directions or guidelines issued by the Minister under section 7; and*

*(b) sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and*

*(c) makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.*

***Social Considerations***

There are not expected to be any impacts for community health and wellbeing as a consequence of the review and/or Amendment.

***Human Rights Charter***

Neither the 2015 review, nor following Amendment will impact on basic human rights, freedoms and responsibilities as set out in the Charter. Planning legislation provides for exemptions to the usual consultation process for Amendments which are policy neutral or procedural in nature.

***Consultation and Communication***

The review process involved seeking comment from internal and external referral authorities as detailed in Appendix 1.

The Amendment which follows the 2015 MSS Review will seek an exemption under Section 20(1) of the *Planning and Environment Act* 1987 from the giving of notice with the exception of notification to prescribed Ministers under Section 19(1)(c ) of the *Planning and Environment Act* 1987.



# **MUNICIPAL STRATEGIC STATEMENT (MSS) REVIEW**

2015



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## APPENDIX 1:

### INTRODUCTION

Council has undertaken the 2015 Municipal Strategic Statement (MSS) Review to meet its legislative obligations (refer below) in ensuring that the Greater Geelong Planning Scheme remains current and robust. Council Officers have engaged with key stakeholders who utilise the Scheme on a regular basis, including all adjoining municipalities and VicRoads. As frequent users of the Planning Scheme, a number of internal Departments within Council have also been consulted as part of the review.

The review process began by revisiting previous Greater Geelong Planning Scheme Municipal Strategic Statement (MSS) reviews which had been undertaken since Gazettal of the New Format Greater Geelong Planning Scheme in 2000. An Audit of Council initiated Planning Scheme Amendments having been prepared subsequent to the last major review was undertaken and all 'Further work' statements within MSS Clauses were also examined as to whether such work has yet been completed, commenced or was no longer required. At the same time, the review explored the status of the Development Plans as covered by respective Development Plan Overlays (DPOs) forming part of the Scheme (30 in total).

### Legislation

Section 12B of the *Planning and Environment Act 1987* obliges a Planning Authority which is a Municipal Council to regularly review its Planning Scheme. The objective of such a review is to enhance the effectiveness and efficiency of the Scheme in meeting both the broader objectives of planning in Victoria and the objectives of the framework established by the Act.

Generally, a review is required:

- a) *no later than one year after each date by which it is required to approve a Council Plan under section 125 of the Local Government Act 1989; or*
- b) *within such longer period as is determined by the Minister.*

The review must evaluate the content and function of the Scheme to ensure that it:

- c) *is consistent in form and content with the directions or guidelines issued by the Minister under section 7; and*
- d) *sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and*
- e) *makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.*

City Plan 2013-2017 is the Council Plan for the City of Greater Geelong as per the *Local Government Act 1989*, Section 125. City Plan 2013 – 2017 was adopted on 25<sup>th</sup> June 2013 triggering the requirement for the current review.

Upon completion of the review in accordance with this Section, the Planning Authority must without delay report the findings of the review to the Minister. This report is intended to serve this function.

## **BACKGROUND**

### **Previous Greater Geelong Planning Scheme MSS Reviews**

Since the introduction of the new format planning scheme in 2000, the City of Greater Geelong has undertaken two (2) major reviews of the Municipal Strategic Statement (MSS). The first such review in 2003/04 identified the need to make both 'structural' and 'strategic' changes to the MSS. A work program was devised to implement various recommendations however the review did not result in any changes being made to the Scheme at that time.

A second review in 2005 built on the matters raised as part of the initial 2003/04 review and resulted in a major overhaul of the MSS. A significant amount of work was done in relation to the structure and content of the MSS.

The proposed format of the MSS included a 'thematic' and 'place based' approach. The thematic approach and structure was generally consistent with the (superseded) Practice Note from 1999 'Format of Municipal Strategic Statements'. The 'place based' approach was developed to facilitate easy navigation and provide objectives and strategies for specific places within the Municipality.

The proposed changes formed part of Planning Scheme Amendment C129. In 2008 Council considered and supported the changes and requested the amendment be considered by a Panel. The proposed MSS content and structure was supported by the C129 PART 1 Panel subject to minor changes. The amendment was ultimately approved by the Minister in 2010 subject to some changes.

The resultant (current) MSS is divided into two parts, a Municipal Planning Framework and a Place-based Planning Framework. The Municipal Planning Framework sets out the overarching objectives, strategies and implementation mechanisms that will guide land use and development across the municipality. The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the Municipality.

## **HISTORY OF GREATER GEELONG'S MSS**

### **Introduction of New Format Planning Scheme**

The ('New Format') Greater Geelong Planning Scheme based upon the Victoria Planning Provisions was Gazetted on the 27<sup>th</sup> July 2000.

The Municipal Strategic Statement (MSS) sets out the key objectives and strategies that will guide land use and development in the City of Greater Geelong.

The first MSS was prepared as part of new format planning scheme in the mid to late 1990's.

It comprised of a collection of strategic planning work undertaken by Council post amalgamation in 1993 and some long-standing policies of the former Geelong Regional Commission (GRC).

*The Planning and Environment Act, 1997 (Section 12A(5))\**, previously required Council to review the Municipal Strategic Statement every three years. \*Repealed.

## **2003/2004 Review**

The first such review was carried out in 2003/2004.

The review focused on the initial years of operation and adjustment to the new format planning schemes and the Victoria Planning Provisions including:

- the progress of the strategic priorities and significant gaps identified;
- including key strategic land use and development outcomes;
- developing a monitoring program.

The review set out a range of recommendations aimed at improving the usability and clarity of the Municipal Strategic Statement (MSS) and the effectiveness of the Local Planning Policies (LPPs).

It culminated in the submission of a Review Report (2004) to Council and the Minister for Planning.

It identified the need to make both 'structural' and 'strategic' changes to the MSS.

It recommended that the 'structural' and 'strategic' issues be addressed individually; a structural amendment in the short term (high priority) with strategic issues being addressed through a rolling work program over the next three years involving individual Planning Scheme Amendments.

This review did not result in any immediate changes to the MSS.

## **2005 Review**

In November 2005 Council embarked on a major review of the MSS and LPPs.

It involved substantial revisions to the strategic content and general format of the MSS and LPPs.

It aimed to create a concise, easy-to-use and strategically robust Scheme which appropriately regulated land use and development to achieve the City's long term planning vision.

The strategic **content** of the MSS was revised to clearly articulate:

- The key issues and influences on the City's future land use development;
- The long term planning outcomes which Council and the community are seeking in different places and circumstances;
- The objectives which will bring forth the desired outcomes and address the key issues and influences;
- The strategies which will achieve the objectives (i.e. clear descriptions of how the City plans to achieve the objectives); and
- The planning tools that will be used to implement the strategies (e.g. Local Planning Policies, the application of Zones and Overlays, etc).

The **format** of the MSS was revised to:

- Incorporate a precinct based approach, in addition to high level planning themes;
- Incorporate a consistent approach to structure planning;
- Remove unnecessary background material;
- Consolidate and update statistical data;
- Produce a concise document that is easy to use, navigate and understand.

The review examined the Municipality using two discrete analytical approaches:

- A **thematic approach** outlining strategic responses to six key land use themes:
  - Urban Growth
  - Infrastructure
  - Housing
  - Environment
  - Economic Development
  - Rural

These were later revised to:

- Natural Environment (Clause 21.05)
- Settlement and Housing (Clause 21.06)
- Economic Development and Employment (Clause 21.07)
- Development and Community infrastructure (Clause 21.08)

The thematic approach provides for an MSS which is strategically comprehensive. Each of the MSS precincts envelopes smaller communities of interest, where different land use and development outcomes may be desired. The inclusion of land use and development themes allows any differences to be appropriately reflected by Councils strategies and policies.

There are many planning issues that apply to all precincts (indeed, most issues apply to all of the precincts, but to differing degrees). The MSS proposed addressing overarching issues / planning principles, before 'drilling' down into more detail for each precinct.

- A **geographic approach** based on the analysis of five distinct regions / precincts:
  - Bellarine Peninsula
  - Northern Areas
  - Inner Suburbs
  - Outer Suburbs
  - South Western Areas

The primary purpose of the precinct approach was to facilitate easy navigation of the MSS. This approach also allowed Council to produce area- specific MSS 'extracts' for marketing purposes and community distribution.

This was later revised to a **place-based approach** which set out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality. These currently include:

- Central Geelong

- Geelong Western Wedge
- Armstrong Creek Urban Growth Area
- Geelong Port
- Lara
- The Bellarine Peninsula
- Wandana
- Anakie
- West Fyans - Fyans Street Precinct Structure Plan Area
- Corio Norlane

The final MSS was divided into three key parts:

- Municipal Planning Framework
- Place-based Planning Framework; and
- Local Planning Policies.

### **Municipal Planning Framework**

Sets out the overarching objectives, strategies and implementation mechanisms that will guide land use and development across the municipality.

It is structured around four key land use themes, based on those identified in the State Planning Policy Framework (SPPF). A range of objectives, strategies and implementation mechanisms are grouped under each theme.

### **Place-based Planning Framework**

The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality.

### **Local Planning Policies**

Local Planning Policies provide additional decision making detail in relation to specific planning matters.

## **Amendment C129 Part 1**

The 2005 MSS review was a major review which involved undertaking a number of studies and land use plans. The process of research and development, consideration by Council, preparing an Amendment, undertaking a Panel and final Adoption by Council commenced in 2005 and was completed in September 2008.

The Municipal Strategic Statement Amendment was adopted for Exhibition purposes, subject to Authorisation by the Minister for Planning in August 2007.

The Amendment was exhibited for an eight week period between October and December 2007. A total of 149 submissions were received to the amendment.

A Panel was appointed and held a public hearing that extended for 17 days between March and April in 2008.

The Panel recommended that Amendment C129 PART 1 be adopted subject to some changes.

The Panel supported the structural approach adopted by Council which responded to the spirit of the (now superseded) 1999 Practice Note on the 'Format of Municipal Strategic Statements'.

Council Adopted the Amendment subject to some changes in September 2008.

The amendment was submitted to the Department for assessment in December 2008 and was ultimately approved by the Minister in January 2010.

The amendment was Gazetted and incorporated into the Scheme in January 2010.

## **RELEVANT PRACTICE NOTES**

### **PPN32: *Review of Planning Schemes*, February 2006**

Section 12B of the *Planning and Environment Act* 1987 requires a Planning Authority to regularly review the provisions of the Planning Scheme.

The review is a self-assessment process that aims to:

- maintain the strategic focus of the planning scheme;
- ensure council's continued ownership and commitment to the planning scheme and its continuous improvement;
- satisfy the requirements of Section 12B of the Act;
- establish a framework to efficiently administer and enforce the planning scheme in accordance with Section 14 of the Act.

To assist, the Department has prepared a '*Continuous Improvement Review Kit*, 2006' to provide a template for ongoing auditing and performance based reviews.

### ***Continuous Improvement Review Kit*, February 2006**

This toolkit provides a framework for reviewing the Planning Scheme. It recommends the following process and provides some tools to assist with the various steps:

- Step 1 – Scope the review
- Step 2 – Collect data
- Step 3 – Consultation
- Step 4 – Review data
- Step 5 – Analyse data
- Step 6 – Report the review
- Step 7 – Implement the findings

This review is generally consistent with the approach recommended in PPN32: *Review of Planning Schemes* and accompanying guidelines titled *Continuous Improvement Review Kit*.

The kit outlines suggested methodology for the conduct of the review, which aims to ensure that the requirements of the *Planning and Environment Act 1987* are met, whilst having opportunity to identify potential operational improvements. The review has not been subject to public exhibition, nor has a detailed analysis of the 'Planning process' been undertaken. The kit itself acknowledges that: *"The process for completing the review is flexible and can be altered to suit the requirements of each Council."*

#### **PPN4: Writing a Municipal Strategic Statement, October 2013**

The MSS provides the broad local policy basis for making decisions under a Planning Scheme.

The MSS should be continually refined as the Planning Authority develops and revises its strategic direction.

The MSS must contain:

- the strategic planning **objectives** of the Planning Authority
- the **strategies** for achieving the objectives
- a general explanation of the relationship between the objectives and strategies and the **controls** on the use and development of land in the planning scheme.

The **municipal profile** should be a short description of the municipality that may include a regional context.

Clearly identify the **key issues and influences** affecting the municipality, from a regional and local perspective, that the planning scheme must address. Both **opportunities and constraints** should be addressed.

A **vision** is a statement or description of the type of place a council seeks to create.

The **strategic framework plan** provides the spatial representation of the key strategic directions and key issues of the municipality

The MSS should be grouped into logical **themes** that will assist land use and development planning and decision making. The preferred approach is to use the SPPF themes. Relevant policy topics could then be used according to the needs of the municipality.

Each theme should set out the key issues, objectives, strategies, scheme implementation, any further strategic work and any incorporated or reference documents.

One objective should be supported by a strategy or a number of strategies.

**Policy guidelines** - The exercise of discretion in decision making under the planning scheme.

**Scheme implementation** - The application of zones and overlays and their accompanying schedules.

Other implementation - Other actions of the council/ Future strategic work.

**Reference Documents** - The documents that were used to strategically construct the objectives and strategies in the MSS should be referred to in the MSS preferably at the end of each theme or local area implementation.

**Local area plans** provide detailed guidance in specific areas of the municipality showing how the general strategies are implemented at a local area.

#### **PPN8: Writing a Local Planning Policy, September 2013**

A Local Planning Policy (LPP) guides decision-making in relation to a **specific discretion** in a zone or overlay or particular provision.

An LPP should only be taken into account when making a decision about a planning permit application and it must directly relate to a **permit trigger** in the planning scheme.

An LPP is **not a control** and cannot remove the discretion under the relevant zone, overlay or particular provision.

An LPP guides the exercise of discretion under a planning scheme control to **deliver an objective or strategy** in the MSS.

### **ADVISORY PANEL SPPF & LPPF REVIEW**

The State Policy Planning Framework is a key part of the Victorian planning system and the Victoria Planning Provisions (VPPs). It sets the key policy direction for State planning issues.

The Minister for Planning announced a review of the SPPF to ensure all state policy matters better align and integrate with the key strategic directions and strategic maps that have been identified in the newly developed *Plan Melbourne* and eight regional growth plans. An Advisory Committee was appointed in July 2013 to advise on the content and structure of a revised SPPF. The Terms of Reference were expanded in October 2013 to include consideration and the relationship of local policy within any revised State policy structure.

Council lodged a written submission to the DRAFT SPPF Review. Generally Council's submission supported the thrust of the proposed changes, however suggested that the policy neutral translation removed any opportunity to revisit the SPPF as a whole, noting that there remain a number of outdated policies. The submission also highlighted need for clarification as to how high level strategies should apply to regional centres, citing as an example the Activity Centre hierarchy. The submission also noted concern with the desire to accommodate growth over a 15 year horizon as opposed to 10 years, with associated implications for consistency with existing locally developed structure plans and growth planning strategies.

#### **Draft Planning Policy Framework (PPF)**

In March 2014 the Advisory Committee released a document titled: DRAFT *Planning Policy Framework* (PPF) for comment.

The DRAFT PPF updates the existing State Planning Policy Framework, incorporates regional policy and enables local policy to be better aligned with state and regional policy. As noted on the DTPLI website:

*"Under the revised structure proposed by the Committee there will be no need for an MSS or LPPF. Based on the outcome of the consultation the Committee will form a view on how this might work and provide advice to the Minister for Planning."*

The Committee is currently seeking feedback on the form, content and workability of the DRAFT PPF prior to reporting to the Minister for Planning to make recommendations on the way forward. Until such time as any PPF is incorporated into the VVPs, regular reviews of the operation of the current structure of the Scheme will be required. If however, an amalgam of State and Local Frameworks is contemplated, it is likely a substantial rewrite of the Scheme provisions will be required.

## **KEY CHANGES SINCE AMENDMENT C129 PART 1 (REVIEW)**

Post C129 PART 1 Greater Geelong's monitoring and review program has involved:

- Formal Amendments to the Planning Scheme;
- Commissioning further strategic work; and
- Renewal and review of Council's strategic and corporate plans.

### **Planning Scheme Amendments**

Subsequent to Gazettal of Amendment C129 Part 1 on 28<sup>th</sup> January 2010, 39 Council initiated Planning Scheme Amendments have been Gazetted whilst 4 have been Adopted, but not yet finalised. A further 3 are yet to seek Authorisation. The purpose and status of all such Council initiated Amendments are outlined in further detail in **Appendix 1A (List of Council Initiated Amendments - Post C129 Part 1)**.

The number of Amendments represents a considerable amount of additional work undertaken by the City to continually monitor and improve the Greater Geelong Planning Scheme to address strategic policy gaps or anomalies to improve the function and performance of the Scheme provisions or to respond to development proposals which require Planning Scheme Amendments as initiated by proponents.

### **Further Strategic Work**

In addition to formal Planning Scheme Amendments, an array of strategic research and analysis has been undertaken across Council since Gazettal of C129 Part 1 on 28 January 2010.

Some of these have been prepared to address legislative obligations, whilst others have been initiated by Council in response to emerging Municipal issues over the past few years of operation of the Planning Scheme.

### **Strategic Work Currently Underway**

The City has commenced a number of recent strategies / projects. These may be described as being either thematic or place-based and include:

- Open Space Strategy
- Retail Strategy
- Non Rural Uses in Rural Areas Policy
- Structure Plans for:
  - Ocean Grove
  - Portarlington
  - Indented Head
- Ocean Grove Urban Design Framework (UDF)

## **City Plan 2013-2017**

The current MSS references Council's (former) *City Plan 2007-2011* only briefly – within Clause 21.01 (Introduction) and again as a reference document within Clause 21.06 (Settlement and Housing). As Council's City Plan concentrates primarily on Council's corporate goals, projects, finance and management of the organisation, there are no explicit land use objectives outlined that provide detailed directions suitable for the MSS and the Planning Scheme.

City Plan was developed around four strategic directions:

- Community Wellbeing
- Growing Our Economy
- Sustainable Built and Natural Environment
- How We Do Business

*“Strategic directions are aligned to the Quadruple Bottom Line framework. They will ensure our planning and priorities take a balanced approach and address our communities’ wellbeing, our economy and our environment, as well as ensuring Council operations meet customer expectations.”*

City Plan includes annual actions which are aligned with Council's (annual) Budget. This framework intends to deliver upon a core objective and list of priorities nested beneath each of the four strategic directions. This version of the Corporate Plan has a similar format to City Plan 2007-2011 with few direct planning related objectives and strategies. Changes to the Council Plan do not warrant amendments being made to Council's MSS at this stage.

Major projects derived from City Plan 2013-2017 may in future impact upon Council's MSS. Those which have direct land use connotations are expected to require site specific Amendments or further strategic studies to be undertaken.

## **Annual Report 2013/2014**

This document reports on the progress the City has made in the past twelve months towards achieving *City Plan*, 2013-2017.

The Annual Report provides an update on the highlights and achievements emanating from this program. The aim of the report is to inform all Council stakeholders including ratepayers, residents, businesses, community and interest groups, news media, all levels of government, Council staff and the wider general community.

As the Annual Report functions largely as an audit tool it does not set targets or plans for the coming year, and therefore provides no strategic land use planning directions suitable for inclusion in the Municipal Strategic Statement.

## **CONSISTENCY WITH THE SPPF**

The strategic basis for Amendment C129 PART 1 included:

- the Three Year MSS Review Report prepared for the Minister for Planning (July 2004), and
- various thematic and area specific reports and strategic plans that Council has prepared.

The Planning Panel considering submissions to Amendment C129 assessed the extent to which the proposed MSS complied with (former) Practice Note on Format of

Municipal Strategic Statements (February 1999) and 'best practice' approaches. The Panel said:

*We acknowledge and support Council's efforts in developing a 'practice note compliant' MSS because we believe that the planning system and its users are best served by a consistent application of the principles described in the Practice Note. However, we consider that further work can, and should, be done in order to conform to the spirit of the Practice Note and to provide a document that performs its intended functions with more ease and efficiency.*

*The Practice Note provides an essential resource for the development and revision of MSSs and we have relied upon it during our assessment of the Amendment. Before discussing specific issues associated with the MSS, it is appropriate to highlight some of the relevant elements of the Practice Note.*

*While the Practice Note sets out a preferred MSS format, it also provides for alternative formats to be used where they are logical, easy to follow and clearly linked to other parts of the planning scheme.*

*Under the heading 'Why is a consistent format for the MSS encouraged?' the Practice Note includes:*

*A consistent format will assist councils to ensure that the content of the MSS is presented in such a way that the requirements of the Act are seen to be met, the linkages between the MSS and the application of zones, overlays, schedules and policies are clearly expressed and the links to the Corporate Plan are apparent. It will also establish a consistent approach across the State while still allowing councils to creatively express the content of the MSS.*

*Under the heading 'How should the MSS be written?' the Practice Note concludes:*

*The MSS should be written in clear, concise, plain English. Jargon, generalised statements and repetition must be avoided. Descriptions or outcomes should be written as specifically as possible so that the meaning is unambiguous. There is no need to restate other parts of the scheme, such as the SPPF.*

*The MSS should be set out in an attractive manner that is easy to follow. Only maps, diagrams and photographs that are relevant to the text should be included.*

#### *Conclusion*

*We support the intent of the Practice Note and agree that the application of a consistent approach to the format and content of MSSs will have positive outcomes. Nevertheless, we acknowledge that the Practice Note provides for Council's to adopt differing approaches as long the intent of the Practice Note is met. The key concerns for us are the need to respond to the spirit of the Practice Note and to ensure that the MSS is concise, strongly focussed on Council's land use planning function and above all, easy to use.*

Whilst the format of the MSS may have differed from the conventional structure, it was supported by the Panel and was later Approved by the Minister as being a suitable layout. Support for the structure and function of the MSS at this level is clearly an endorsement as to the efficient functioning of the Scheme.

## **CURRENT STRUCTURE**

### **Consistency with Practice Notes**

The content and structure of the City of Greater Geelong MSS is generally consistent with Practice Note PPN04: 'Writing a Municipal Strategic Statement'. This practice note states the MSS should be grouped into logical themes which is consistent with the thematic approach Geelong took. The practice note also provides for 'local area plans' which are similar to the 'place based' approach Geelong took.

The key difference between Geelong's MSS and the current practice note is Geelong's Scheme groups objectives and strategies under a theme instead of listing each objective and associated strategies separately, however the nexus between objectives and strategies is still considered to be clear and this potentially reduces the need to repeat strategies that may be applicable to multiple objectives. COGG also uses the heading 'Key issues and influences' instead of the practice note heading of 'Issues and overview'. Notwithstanding the above, it is considered that the content and format of Geelong's MSS is consistent with the current practice note.

## **CONSULTATION**

### **Referrals**

In undertaking this Review, Planning Strategy sought input from each of the following internal Departments within Council:

- |                                          |                                  |
|------------------------------------------|----------------------------------|
| • City Development                       | (Heritage Advisor)               |
| • City Development                       | (Statutory Planning)             |
| • City Services                          | (Environment and Waste Services) |
| • Community Services                     | (Aged and Disability Services)   |
| • Community Services                     | (Community Development)          |
| • Community services                     | (Family Services)                |
| • Engineering Services                   | (Infrastructure Management Unit) |
| • Projects, Recreation & Central Geelong | (Enterprise Geelong)             |
| • Healthy Together Geelong               | (Healthy Communities)            |

Input was also sought from the following external organisations:

- Golden Plains Shire
- Surf Coast Shire
- Wyndham City Council
- Moorabool Shire Council
- Borough of Queenscliffe
- VicRoads

Comments received following referral included requests to make Amendments to the State Planning Policy Framework (SPPF) and Definitions within the Greater Geelong Planning Scheme. However, such provisions form part of the Victoria Planning Provisions (VPPs) as introduced by Statewide ('V' or 'VC' Amendments) and cannot be amended by Council. Such changes are beyond the scope of the current review.

Other submissions related to matters which were already inherent within the MSS or were for matters unrelated to land use planning. These have not been considered further.

Where appropriate changes have been made to the MSS as requested via referral responses received.

### **Third Party Notice**

Direct notice to third parties (other than the internal Departments and external organisations listed above) was not considered necessary as the review was largely an audit of the functioning of the Scheme. The Report to Council is a matter of public record.

On this basis, the request seeking Authorisation to prepare Amendment C333 to implement the findings of the 2015 MSS Review will also seek exemption from the requirement to give notice of the Amendment (other than to those Ministers prescribed under Section 19(1)(c) of the *Planning and Environment Act 1987*).

It should however, be noted that many other Amendments relating to Structure Plan reviews would remain subject to full Exhibition.

## **EFFECTIVENESS OF THE MSS**

A Major structural overhaul of the Scheme was recently undertaken via Amendment C129 Part 1 to ensure it is consistent with current practice (as measured against the present day Practice Note).

No major strategic or policy gaps have been identified that require urgent attention. Referral feedback indicates there is need for the Local Planning Policy Framework to adapt to changes in planning policy at State level. For example, reforms to the Rural Zones may necessitate the preparation of improved local policy having regard to the ambit of discretion now available. As discussed earlier in this report, this work is now underway. In many such cases, there remains need for further studies to be undertaken before any such local strategies or policies are sufficiently robust to warrant inclusion in the MSS.

Where need for the introduction of new strategies are warranted, it is appropriate that such changes be made by separate Planning Scheme Amendments as the need arises. For example, as each Structure Plan is reviewed, there would be opportunity to revisit the suite of inter-related land use principles applying to the context of the place-based area or township. Similarly, any redundant controls may be deleted and any identified anomalies resolved by separate Amendments.

## **FURTHER STRATEGIC WORK IDENTIFIED**

The present structure of MSS Clauses provides opportunity to include a sub-heading titled "Further work". The majority of Clause 21 of the Greater Geelong Planning Scheme includes provision for such "Further work" statements. An analysis of all such further work has been undertaken. Refer **Appendix 1B (*Further Work Clauses within the MSS*)** to this report.

In several instances the Further work has now been completed or may have been made redundant by other work and is therefore recommended for deletion. Otherwise, the Further work statements are proposed for retention.

## RELEVANCE OF SCHEDULES TO DEVELOPMENT PLAN OVERLAYS

Prior to the introduction of the Urban Growth Zone (UGZ) into the VPPs, the City of Greater Geelong extensively employed use of Development Plan Overlays (DPO's) to guide future land use and development outcomes for land which was rezoned or had particular attributes that warranted details to be met by future use and development of the land.

These continue to be utilised, particularly for smaller 'infill' type development. However, a number of the Schedules to the Development Plan Overlay have fulfilled their intended function, as Development Plans have been approved and the majority, if not all of the land has been developed generally in accordance with the Development Plan.

In such circumstances, the continued application of a DPO may no longer serve any useful purpose. There are however, no practice notes or guidelines which apply to deletion of DPO Schedules. On this basis, the status of each of the DPO's has been reviewed to determine whether or not a Development Plan has yet been approved, and where this has occurred whether the area affected by the Development Plan has now been developed to the extent that the DPO requirements have been discharged.

Refer **Appendix 1C (Development Plan Overlay Schedules)** to this report.

In the case of DPO2, DPO4, DPO5 & DPO10 it is considered that the requirements of the relevant DPO Schedule and Development Plan have been met and no longer serve any useful purpose. In these circumstances it is recommended that the DPO Map and Schedule be removed (deleted).

## CONCLUSIONS AND RECOMMENDATIONS

Whilst the 2005 review of Greater Geelong Planning Scheme took a different approach to that suggested in the 1999 Practice Note (*Format of Municipal Strategic Statements*), it was an approach which was supported by the Independent Panel considering submissions to Amendment C129, and an approach which was subsequently affirmed following Approval of the Amendment by the Minister for Planning.

The current MSS also differs from today's Practice Note (PPN04: *Writing a Municipal Strategic Statement*), in that the thematic and place based approach differ (slightly) from the recommended format. Notwithstanding this, the MSS continues to be presented in a clear and cohesive way which ensures that:

- the requirements of the Act continue to be met; and
- the linkages between the MSS and the application of the zones, overlays, schedules and policies are clearly expressed.

The MSS has not remained static since the last major review; rather the Greater Geelong Planning Scheme has been the subject of a number of Planning Scheme Amendments, including Council initiated reviews of Adopted Structure Plans which continue to update and refine the suite of planning policies and implementation measures used to achieve the objectives and strategies listed.

It is appropriate that a number of measures such as: Further work statements and Development Plan Overlay Schedules (and associated Overlay Maps) that have fulfilled their intended purpose and have now become redundant, either be amended or deleted.

Any identified anomalies should be rectified as part of the ongoing Structure Plan review implementation program, or as part of a dedicated 'Anomalies' Amendment. Such changes are *not* required to be addressed as part of this review process.

Overall, it is not considered that there is need for major review of the strategies which comprise the Municipal Strategic Statement at this time. Furthermore, the City is currently working on a number of new strategic projects, which will be included in the Greater Geelong Planning Scheme upon completion. These include a new Retail Strategy, Open Space Strategy, Environmental Management Strategy and a Non Rural Uses in Rural Areas Policy.

### **Recommendation for Further Review**

A more detailed review should next be undertaken either following the outcome of the Minister's response to the Advisory Committee's recommendations in respect to the Planning Policy Framework (PPF) review that is currently underway, or otherwise as required by Section 12B of the *Planning and Environment Act* 1987 – which would not be anticipated until after release of an update to City Plan circa 2018. Until then, it is considered that subject to minor updates the Greater Geelong Planning Scheme is serving its intended function and does not require wholesale review or changes.

## APPENDICES

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## APPENDIX 1A:

### COUNCIL INITIATED AMENDMENTS POST C129 PART 1

| Amendment No. | What the Amendment Does                                                         | Status                           |
|---------------|---------------------------------------------------------------------------------|----------------------------------|
| C129          | Major MSS & LPPF updates                                                        | Gazetted 28/01/2010              |
| C206          | Implement Armstrong Creek East Precinct Structure Plan                          | Gazetted 03/06/2010              |
| C207          | Implement Armstrong Creek North East Industrial Precinct Structure Plan         | Gazetted 03/06/2010              |
| C159          | Implement Barwon Heads Structure Plan                                           | Gazetted 26/08/2010              |
| C168          | Introduce Gaming Policy                                                         | Gazetted 14/10/2010              |
| C194          | Implement Drysdale Clifton Springs Structure Plan                               | Gazetted 06/01/2011              |
| C177          | Introduce Coastal Spaces SLOs                                                   | Gazetted 24/02/2011              |
| C205          | Implement West Fyans-Fyans Street Structure Plan                                | Gazetted 10/03/2011              |
| C127          | Implement Flood Studies via LSIO, FO, SBO Pt1 & Pt2                             | Gazetted 10/3/2011 & 24/11/2011  |
| C196          | Implement Ashby Heritage Review                                                 | Gazetted 21/07/2011              |
| C198          | Implement Lara Structure Plan                                                   | Gazetted 11/08/2011              |
| C241          | Anomalies                                                                       | Gazetted 10/10/2011              |
| C190          | Implement Newtown Heritage Study                                                | Gazetted 20/10/2011              |
| C222          | Implement Portarlington Urban Design Framework                                  | Gazetted 15/12/2011              |
| C165          | Implement Point Lonsdale Structure Plan                                         | Gazetted 26/07/2012              |
| C239 & C245   | Implement DDO14 Review                                                          | Gazetted 26/07/2012 & 19/07/2012 |
| C258          | Anomalies                                                                       | Gazetted 13/12/2012              |
| C240          | Implement Armstrong Creek West Precinct Structure Plan                          | Gazetted 07/03/2013              |
| C254          | Implement Leopold Structure Plan                                                | Gazetted 16/05/2013              |
| C243          | Implement Geelong Ring Road Employment Precinct Native Vegetation Precinct Plan | Gazetted 12/09/2013              |

|      |                                                                  |                       |
|------|------------------------------------------------------------------|-----------------------|
| C281 | Implement Corio Norlane Structure Plan                           | Gazetted 21/11/2013   |
| C294 | Anomalies                                                        | Gazetted 30/01/2014   |
| C274 | Implement Heritage Review Batman Park                            | Exhibition 06/02/2014 |
| C310 | Implement New Zones Armstrong Creek                              | Gazetted 07/08/2014   |
| C267 | Implement Armstrong Creek Town Centre Precinct Structure Plan    | Gazetted 23/10/2014   |
| C300 | Implement new Residential Zones                                  | Gazetted 13/11/2014   |
| C259 | Implement Armstrong Creek Horseshoe Bend Precinct Structure Plan | Gazetted 27/11/2014   |
| C283 | Implement Drysdale Town Centre Urban Design Framework            | Gazetted 27/11/2014   |
| C323 | Anomalies                                                        | Gazetted 19/03/2015   |

|      |                                                                      |                                                 |
|------|----------------------------------------------------------------------|-------------------------------------------------|
| C265 | Implements Flood Studies via SBO                                     | Panel Report to Planning Authority 22/05/2013   |
| C312 | Implement St Leonards Structure Plan                                 | Panel Report to Planning Authority 03/02/2015   |
| C309 | Implement Low Density Residential Zone Review                        | Submitted to Department for Approval 19/02/2015 |
| C307 | Anomalies                                                            | Adopted by COGG 14/04/2015                      |
| C278 | Implement Armstrong Creek Marshall Precinct Structure Plan           | Active                                          |
| C292 | Implement Armstrong Creek Western Employment Precinct Structure Plan | Active                                          |
| C316 | Implement Lara Outer Areas Heritage Review                           | Active                                          |

## APPENDIX 1B:

### FURTHER WORK CLAUSES INCLUDED WITHIN CURRENT MSS

| Clause                                                               | Further Work                                                                                                                              | Status    | Comment                                                                                                                                                                                                                             |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21.01<br><i>Introduction</i>                                         | N/A                                                                                                                                       | N/A       | N/A                                                                                                                                                                                                                                 |
| 21.02<br><i>City of Greater Geelong Sustainable Growth Framework</i> | N/A                                                                                                                                       | N/A       | N/A                                                                                                                                                                                                                                 |
| 21.03<br><i>Objectives – Strategies – Implementation</i>             | N/A                                                                                                                                       | N/A       | N/A                                                                                                                                                                                                                                 |
| 21.04<br><i>Municipal Framework Plan</i>                             | N/A                                                                                                                                       | N/A       | N/A                                                                                                                                                                                                                                 |
| 21.05<br><i>Natural Environment</i>                                  | <ul style="list-style-type: none"> <li>Implement the flood studies that have been undertaken in Moolap, Barwon Heads and Lara.</li> </ul> | Commenced | <p><b>Amend</b></p> <p>Flood studies completed for Moolap / Barwon Heads. Lara yet to be implemented.</p> <p><u>Moolap</u></p> <p>Completed via Amendment C127 (Pt 1). The Explanatory Report accompanying the Amendment noted:</p> |

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|  |                                                                                                                                                                                                                                                                                                                                |                          | <p><i>"The amendment applies the appropriate flood provision ie. the SBO to land known to be affected by flooding and identified in adopted drainage and flood studies."</i></p> <p><u>Barwon Heads</u></p> <p>Completed via Amendment C127 (Pt 2).</p> <p>The Explanatory Report accompanying the Amendment noted:</p> <p><i>"The amendment refines the extent of land affected by the Special Building Overlay (SBO) in catchments generally located in ... Barwon Heads, as shown on the relevant planning scheme maps."</i></p> <p><u>Lara</u></p> <p>Not yet commenced. Reword Further Work statement to read:</p> <p><i>Prepare and implement an updated flood study for Lara.</i></p> |
|  | <ul style="list-style-type: none"> <li>• <i>Work with the Corangamite Catchment Management Authority and the Department of Primary Industries to implement the Salinity Management Overlay Project, which may also include the protection of primary salinity sites via the Environmental Significance Overlay.</i></li> </ul> | <b>Awaiting partners</b> | <p><b>Retain</b></p> <p>Work has not yet been undertaken by the CCMA or DPI on salinity &amp; identifying the primary salinity sites in the Planning Scheme.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  | <ul style="list-style-type: none"> <li>• <i>Work with the Corangamite Catchment Management Authority and the Department of Primary Industries to implement the Erosion Management Overlay Project.</i></li> </ul>                                                                                                              | <b>Awaiting partners</b> | <p><b>Retain</b></p> <p>As above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | <ul style="list-style-type: none"> <li>• <i>Work with the Department of Sustainability and Environment and the Country Fire Authority to implement the Wildfire Management Overlay</i></li> </ul>                                                                                                                              | <b>Not required</b>      | <p><b>Delete</b></p> <p>Not Required. Changes to the VPPs were made via both</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|  | <p><i>Project.</i></p>                                                                                                              |                  | <p>Amendments VC83 and VC109.</p> <p><i>“In November 2011 the bushfire planning provisions including the BMO were introduced into the VPP and planning schemes by Amendment VC83 replacing the previous Wildfire Management Overlay, in line with the recommendations of the Victorian Bushfire Royal Commission 2009.</i></p> <p><i>Since the implementation of the BMO, a number of concerns have arisen about its practical implementation for new, replacement and upgraded single dwellings including:</i></p> <ul style="list-style-type: none"> <li><i>• the inability of some landowners to achieve defensible space because of site constraints which can cause a planning permit to be refused</i></li> <li><i>• the rigidity of the system that does not allow for practical site specific solutions</i></li> <li><i>• inconsistencies in the application of the bushfire controls across the State</i></li> <li><i>• the inability of the system to consider alternative fire safety solutions</i></li> <li><i>• competing interests relating to vegetation removal for defensible space purposes.”</i></li> </ul> <p>Amendment VC109 subsequently introduced changes to the Victoria Planning Provisions and all planning schemes on 31 July 2014. These changes implement reforms to bushfire planning provisions announced by the Minister for Planning in May 2014.</p> <p><i>“Amendment VC109 supports community resilience to bushfire, makes it easier for landowners to prepare a planning application and for councils to assess a planning application under the Bushfire Management Overlay.”</i></p> |
|  | <ul style="list-style-type: none"> <li><i>• Investigate the application of the Environmental Significance Overlay to</i></li> </ul> | <b>Commenced</b> | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                     | <i>contributory value wetlands.</i>                                                                                                                                                                                                                                                                                      |                  | Considerable work was undertaken in 2007 by Council, DSE and external consultants appointed by Council being Tract & Chris Harty (EnPlan Partners). Timing of the new Overlays was impacted by the timing of the new MSS. Work undertaken requires review. These overlays are tasks Council's Environment Department have identified as key pieces of strategic environmental planning work to be undertaken pending resource allocation. |
|                                     | <ul style="list-style-type: none"> <li>Investigate the application of the Environmental Significance Overlay or Vegetation Protection Overlay to areas identified as Biodiversity Sites and/or Primary Biodiversity Conservation Zones.</li> </ul>                                                                       | <b>Commenced</b> | <b>Retain</b><br><br>As above. This work will now be supported by the vegetation mapping being undertaken over the last few years.                                                                                                                                                                                                                                                                                                        |
|                                     | <ul style="list-style-type: none"> <li>Work with the Department of Sustainability and Environment to investigate the application of appropriate planning provision(s) to the coastal fringe.</li> </ul>                                                                                                                  | <b>Commenced</b> | <b>Retain</b><br><br>As above. This project will be supported by the extensive work & modelling being undertaken as part of the Third Pass Project being run by the City in partnership with DELWP & the Borough of Queenscliffe.                                                                                                                                                                                                         |
|                                     | <ul style="list-style-type: none"> <li>Work with the Department of Sustainability and Environment to investigate the application of appropriate planning provision(s) to areas identified as containing Bellarine Yellow Gum and Coastal Moonah Woodland.</li> </ul>                                                     | <b>Commenced</b> | <b>Retain</b><br><br>As above. This work has already commenced as part of Amendment C129 (Part 1) which introduced Schedule 2 to the VPO & specifically covers the Bellarine Yellow Gum – Coast Manna Gum Grassy Woodland in the northern part of Ocean Grove.                                                                                                                                                                            |
| Clause 21.06 Settlement and Housing | <ul style="list-style-type: none"> <li>Review the residential areas around Central Geelong to determine Residential Growth Zone opportunities.</li> </ul>                                                                                                                                                                | <b>Commenced</b> | <b>Retain</b><br><br>Preliminary assessment has been undertaken. Further work required to complete review.                                                                                                                                                                                                                                                                                                                                |
|                                     | <ul style="list-style-type: none"> <li>As a priority commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning, that would include: <ul style="list-style-type: none"> <li>the assessment of the environmental,</li> </ul> </li> </ul> | <b>Commenced</b> | <b>Retain</b><br><br>The G21 Regional Growth Plan identified the need to develop a land supply monitoring process to form the basis for growth and land-release strategies within the G21 region. Having a                                                                                                                                                                                                                                |

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|                                                           | <p><i>resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong;</i></p> <ul style="list-style-type: none"> <li>○ <i>the identification of a preferred growth area or areas; and</i></li> <li>○ <i>the preparation of detailed growth area plans.</i></li> </ul> |                     | <p>reliable, accurate and regularly-updated picture of industrial and residential land supply is critical for future urban planning.</p> <p>In August 2013, G21 released an innovative online land supply mapping and reporting tool for the G21 region.</p> <p>Developed in partnership with specialist consultancy Spatial Economics, the tool provides both a visual and reporting capability for residential and industrial land supply data.</p> <p>Council's Managing Future Growth Project will also address such matters.</p> |
|                                                           | <ul style="list-style-type: none"> <li>• <i>Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study.</i></li> </ul>                                                                                                                                                  | <b>Ongoing</b>      | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                           | <ul style="list-style-type: none"> <li>• <i>Undertake further work to review the implementation of areas identified for incremental change in the Housing Diversity Strategy, to consider the application of General Residential Zone Schedule 2.</i></li> </ul>                                                                                                                     | <b>Commenced</b>    | <p><b>Retain</b></p> <p>This work seeks to review application of GRZ2 to incremental change areas nominated in the Housing Diversity Strategy which were not implemented via Amendment C129.</p> <p>Planning Strategy has commenced an Incremental Housing Area Review 2015.</p>                                                                                                                                                                                                                                                      |
| Clause 21.07<br>Economic<br>Development and<br>Employment | <ul style="list-style-type: none"> <li>• <i>Support the development of a masterplan for the Avalon Airport site.</i></li> </ul>                                                                                                                                                                                                                                                      | <b>On work plan</b> | <p><b>Retain</b></p> <p>No change.</p> <p>Council supported Avalon in preparing a masterplan for Avalon Airport. The <i>Avalon Airport Master Plan</i> is currently pending Commonwealth approval.</p>                                                                                                                                                                                                                                                                                                                                |
|                                                           | <ul style="list-style-type: none"> <li>• <i>Implement Coastal Spaces Landscape Assessment Study (Department of</i></li> </ul>                                                                                                                                                                                                                                                        | <b>Completed</b>    | <b>Delete</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                                                                | <i>Sustainability and Environment, 2006).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  | <p>Completed by Strategic Implementation via Amendment C177. The Explanatory Report accompanying the Amendment noted:</p> <p><i>“The amendment also changes the Municipal Strategic Statement (MSS) at Clause 21.14 The Bellarine Peninsula to include references to significant landscapes and removes from the “Further work” section of Clauses 21.05 and 21.07 the requirement to implement the Coastal Spaces Landscape Assessment Study 2006.”</i></p> <p>It appears the Further work section in CI 21.07 was inadvertently overlooked.</p>                                                                                                                                                                                                                                                          |
|                                                                | <ul style="list-style-type: none"> <li>As a priority, commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning that would include: <ul style="list-style-type: none"> <li>assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong,</li> <li>identification of a preferred growth area or areas, and</li> <li>preparation of detailed growth area plans.</li> </ul> </li> </ul> | <b>Commenced</b> | <p><b>Retain</b></p> <p>The G21 Regional Growth Plan identified the need to develop a land supply monitoring process to form the basis for growth and land-release strategies within the G21 region. Having a reliable, accurate and regularly-updated picture of industrial and residential land supply is critical for future urban planning.</p> <p>In August 2013, G21 released an innovative online land supply mapping and reporting tool for the G21 region.</p> <p>Developed in partnership with specialist consultancy Spatial Economics, the tool provides both a visual and reporting capability for residential and industrial land supply data.</p> <p>Council’s Managing Future Growth Project will identify the cost implications if growth areas are implemented earlier than planned.</p> |
| Clause 21.08<br>Development and<br>Community<br>infrastructure | <ul style="list-style-type: none"> <li>Prepare Development Staging Plans and Development Contributions Plans for the Armstrong Creek and Jetty Road Urban Growth Areas.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Commenced</b> | <p><b>Retain</b></p> <p>Commenced by COGG Urban Growth Area Planning Unit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|  |                                                                                                                                              |         | <p>Development Staging Plans for Armstrong Creek are addressed via the Integrated Infrastructure Delivery Plan (IIDP) and Precinct Structure Plan (PSP) process, whilst Development Contributions Plans (DCPs) for Armstrong Creek are implemented at the time each PSP is Approved.</p> <p>The '<i>Jetty Road Urban Growth Area Development Contributions Plan, September 2011</i>' and accompanying Development Contributions Plan Overlay – Schedule 2 (DCPO2 - <i>Jetty Road Urban Growth Area Stage 1 Development Contributions Plan</i>) were Incorporated into the Greater Geelong Planning Scheme via Amendment C230 on 09/02/12.</p> <p>A separate DCP for Stage 2 of the Jetty Road Urban Growth Area is yet to be prepared.</p> |
|  | <ul style="list-style-type: none"> <li>Investigate a new east-west link road between Portarlinton Road and the Geelong Ring Road.</li> </ul> | Ongoing | <p><b>Retain</b></p> <p>Council will continue working with VicRoads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | <ul style="list-style-type: none"> <li>Support VicRoads future planning for the Outer Metropolitan Ring Transport Corridor.</li> </ul>       | Ongoing | <p><b>Retain</b></p> <p>State Government initiative. COGG are a Key Stakeholder.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| <p>Clause 21.09<br/>Central Geelong</p> | <ul style="list-style-type: none"> <li>• <i>Review the Waterfront Geelong Design and Development Code 1996 where appropriate.</i></li> </ul> | <p><b>Completed</b></p> | <p><b>Delete</b></p> <p>The <i>Central Geelong: Looking Forward Structure Plan</i>, City of Greater Geelong (July 2007) replaced much of the 1996 Development Code as originally prepared by Keys Young. Much of the remainder of the document was covered by the <i>Central Geelong Urban Design Guidelines</i>, City of Greater Geelong and Department of Planning and Community Development, Victorian State Government (October 2008).</p> <p>More recently the <i>Central Geelong Waterfront Masterplan Update</i>, September 2011 reviewed the waterfront component of the Code. The Background to the Masterplan states:</p> <p><i>“This document updates the Waterfront Geelong Design and Development Code 1996 (the Code), a master plan document prepared by Keys Young in conjunction with the City of Greater Geelong.</i></p> <p><i>The Code laid the groundwork for the development that occurred on the waterfront from 2000 until 2010. During that time most of the key sites were developed and many of the improvements to the public realm foreshadowed in the Code were completed.”</i></p> <p><i>“In addition to the immediate waterfront area, the Code encompassed a small part of the central Geelong retail precinct. This review will narrow its scope by concentrating on the waterfront between Rippleside Park and Limeburners Point. Work subsequent to the Code has seen the production of various planning documents that specifically cover development in the Central Activities Area and the inner western area of the city. These include:</i></p> <ul style="list-style-type: none"> <li>• <i>Geelong Western Wedge Framework - 2005</i></li> <li>• <i>Central Geelong: Looking Forward Structure Plan -</i></li> </ul> |
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|  |                                                                                                                                                                                        |                   | <p>2007</p> <ul style="list-style-type: none"> <li>Central Geelong Urban Design Guidelines – 2008”</li> </ul> <p>“The Central Geelong Waterfront Master Plan 2011 is intended to be appended as a reference document to the Greater Geelong Planning Scheme.”</p> <p>Whilst the 2008 Central Geelong Urban Design Guidelines was not incorporated into the Scheme, the requirements have been written into Schedule 1 to the Activity Centre Zone.</p> |
|  | <ul style="list-style-type: none"> <li>Prepare a detailed Master Plan for the Arts and Culture precinct.</li> </ul>                                                                    | Commenced         | <p><b>Amend</b></p> <p>Geelong Cultural Precinct Masterplan completed in partnership by State Government and City of Greater Geelong.</p> <p>Masterplan delivery has not been fully realised. On this basis it is recommended the Further work statement be reworded to: “Continue to implement the Master Plan for the Cultural Precinct.”</p>                                                                                                        |
|  | <ul style="list-style-type: none"> <li>Investigate the consolidation of civic buildings and functions in Central Geelong.</li> </ul>                                                   | Completed         | <p><b>Delete</b></p> <p>COGG established a Working Group to review such opportunities. Project completed.</p>                                                                                                                                                                                                                                                                                                                                          |
|  | <ul style="list-style-type: none"> <li>Support the Department of Transport in preparing a transport requirement study to identify any surplus land along the rail corridor.</li> </ul> | Awaiting partners | <p><b>Retain</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | <ul style="list-style-type: none"> <li>Review the Residential Growth Zone areas in Central Geelong to implement urban design guidelines.</li> </ul>                                    | On work plan      | <p><b>Retain</b></p> <p>This work will Implement the recommendations of the Urban Design Guidelines for residential areas within and adjacent to Central Geelong.</p>                                                                                                                                                                                                                                                                                  |

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| Clause 21.10<br><i>Geelong Western Wedge</i>             | N/A                                                                                                                                                                                                                                                           | N/A              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Clause 21.11<br><i>Armstrong Creek Urban Growth Area</i> | <ul style="list-style-type: none"> <li>• <i>Prepare a detailed Implementation Plan for the Armstrong Creek Urban Growth Plan, including a rezoning strategy, an integrated infrastructure delivery plan and an infrastructure investment plan.</i></li> </ul> | <b>Completed</b> | <b>Delete</b><br><br>Completed by Urban Growth Area Planning Unit.<br><br>Refer Amendment C170 ( <i>Urban Growth Zone</i> ), Geelong Planning Work Group and Integrated Infrastructure Delivery Plan (IIDP).                                                                                                                                                                                                                                                                                                                                |
|                                                          | <ul style="list-style-type: none"> <li>• <i>Prepare an Infrastructure Funding Model and Development Contributions Plan for the Urban Growth Area.</i></li> </ul>                                                                                              | <b>Commenced</b> | <b>Retain</b><br><br>Refer Integrated Infrastructure Delivery Plan, 10 March 2009 (IIDP) and specific growth area DCPs, including the ' <i>Armstrong Creek Town Centre Development Contributions Plan, March 2014</i> ' and accompanying Development Contributions Plan Overlay – Schedule 6 (DCPO6 – <i>Armstrong Creek Town Centre Development Contributions Plan</i> ) as Incorporated into the Greater Geelong Planning Scheme via Amendment C267 on 23/10/14.<br><br>Additional DCPs will be required for Precincts not yet developed. |
|                                                          | <ul style="list-style-type: none"> <li>• <i>Coordinate the preparation of Precinct Structure Plans for development areas within the Urban Growth Area.</i></li> </ul>                                                                                         | <b>Commenced</b> | <b>Retain</b><br><br>In Progress.<br><br>Precinct Structure Plans (PSPs) have been approved for five of the seven Precincts (North East Industrial Precinct, Armstrong Creek East and West Precincts, Horseshoe Bend and ACTC) within the Armstrong Creek UGA. Council's Urban Growth Area Planning Unit continues to work with                                                                                                                                                                                                             |

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|  |                                                                                                                                                                                                                                                                                                          |                            | proponents for the remaining Precincts, including coordination of master planning and infrastructure delivery across Precinct boundaries.                                                                                                                                                                                                                                                                                 |
|  | <ul style="list-style-type: none"> <li>Coordinate the input of relevant State Government agencies and service providers to ensure the realisation of the development vision for the Armstrong Creek Urban Growth Area, particularly the provision of appropriate infrastructure and services.</li> </ul> | <b>Ongoing</b>             | <b>Retain</b><br><br>Commenced by Urban Growth Area Planning Unit.<br><br>Refer Integrated Infrastructure Delivery Plan (IIDP).                                                                                                                                                                                                                                                                                           |
|  | <ul style="list-style-type: none"> <li>Develop sustainable water and energy policies prior to the commencement of development.</li> </ul>                                                                                                                                                                | <b>Completed</b>           | <b>Delete</b><br><br>Completed by Urban Growth Area Planning Unit.<br><br>Recycled water confirmed for the ACUGA.                                                                                                                                                                                                                                                                                                         |
|  | <ul style="list-style-type: none"> <li>Apply relevant Land Management Overlays (Floodway Overlay and Land Subject to Inundation Overlay) to areas prone to flooding / inundation once post development conditions are established based upon preparation of drainage schemes.</li> </ul>                 | <b>Commenced</b>           | <b>Retain</b><br><br>In progress (Urban Growth Area Planning Unit).<br><br>Refer Amendments C206 ( <i>Armstrong Creek East Precinct</i> ), C207 ( <i>North East Industrial Precinct</i> ), C240 ( <i>Armstrong Creek West Precinct</i> ) and C267 ( <i>Armstrong Creek Town Centre</i> ).<br><br>Further Land Management Overlays (FO, LSIO or other) will be applied to the remaining Precincts at the time of Approval. |
|  | <ul style="list-style-type: none"> <li>Investigate the opportunity for an integrated approach to the development of Cultural Heritage Management Plans for the entire ACUGA.</li> </ul>                                                                                                                  | <b>Partially Completed</b> | <b>Retain</b><br><br>Not Required – addressed by both <i>Aboriginal Heritage Act 2006</i> / <i>Aboriginal Heritage Regulations 2007</i> .<br><br>Integrated approach was investigated and deemed inappropriate due to the size of the growth area, financial constraints and time constraints associated with land supply shortage. Recent changes by Aboriginal Affairs Victoria                                         |

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|                              |                                                                                                                              |                     | (AAV) may allow the preparation of a precinct wide CHMP. This approach has been adopted for Amendment C267 ( <i>Armstrong Creek Town Centre</i> ) due to its small size, with a DRAFT Cultural Heritage management Plan (CHMP) [complex assessment] prepared for the entire Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                              | <ul style="list-style-type: none"> <li>Investigate the establishment of a Cultural Heritage Interpretation Trail.</li> </ul> | <b>Commenced</b>    | <b>Retain</b><br><br>An extensive trail network is being developed via the Precinct Structure Plan preparation process, and through the Barwon River Parkland Project (Parks Victoria). These trails will be investigated regarding their potential for broader heritage or tourist trails for the ACUGA and broader Geelong region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Clause 21.12<br>Geelong Port | <ul style="list-style-type: none"> <li>Implement the Geelong Port Structure Plan 2007.</li> </ul>                            | <b>On work plan</b> | <b>Retain</b><br><br><i>"The Geelong Port Structure Plan was developed to guide future use and development of land in and adjacent to the Port of Geelong.</i><br><br><i>The Structure Plan was adopted by Council on 23 October 2007. The Structure Plan is not included in the Planning Scheme. Prior to initiating an amendment, Council was awaiting the findings of the Ports and Environs Advisory Committee appointed by the Minister for Planning. The outcomes of this Committee are still being implemented with plans to introduce the Port Zone to land owned by the port.</i><br><br><i>This work has overtaken much of the work in the Port Structure Plan and at this time, Council is not proposing to commence a planning scheme amendment process."</i><br><br>The Advisory Committee Report (29 October 2010) was submitted to the Minister on 1 November 2010. The Minister for Planning released a Response to the Advisory Committee report recommendations in May 2012. |

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|  |  |  | <p>A new 'Port Zone' (PZ) was subsequently introduced into the VPPs via Amendment VC112 on 02/10/2014.</p> <p>The Explanatory Report notes:</p> <p><i>"The amendment changes the Victoria Planning Provisions by introducing a new Clause 37.09 'Port Zone'. The amendment also applies the Port Zone to port land and port waters to the map ordinances of the Glenelg, Greater Geelong, and Mornington Peninsula Planning Schemes."</i></p> <p>The Committee recommended a number of further actions which were endorsed (at least in principle) by the Minister in his written response, notably:</p> <ul style="list-style-type: none"> <li>• <i>Greater Geelong City Council consider whether any additional requirements relating to density and height of development in the North Shore residential area are appropriate;</i></li> <li>• <i>Greater Geelong City Council consider amending Clause 22.12 – Geelong Port, to explicitly recognise the buffering role the south side of Seebreeze Parade and Phosphate Paddock plays;</i></li> <li>• <i>The draft Geelong Port Structure Plan <u>not</u> be included as a reference Document in the Greater Geelong Planning Scheme;</i></li> <li>• <i>Further strategic planning be undertaken by Geelong Port and the Greater Geelong City Council, including</i></li> <li>• <i>Stakeholder consultation, to resolve the number and nature of precincts within the Port and of the location, capacity and conditions for Bulk Liquid Storage within the appropriate precinct in Geelong Port;</i></li> <li>• <i>Once agreement is reached on the strategic port planning matters noted above, the Greater Geelong City Council should prepare a new local planning</i></li> </ul> |
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|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                         | <p><i>policy addressing, but not limited to, both the strategic importance of the ports and the need for the two-way management of port interfaces to be undertaken in a manner that protects efficient operation of the ports and the reasonable amenity of surrounding land uses, especially residential and other sensitive uses;</i></p> <ul style="list-style-type: none"> <li><i>Greater Geelong City Council consider amending its local policy to recognise the buffering role played by the south side of Seabreeze Parade and Phosphate Paddocks.</i></li> </ul> |
|                      | <ul style="list-style-type: none"> <li><i>Liaise with the Department of Transport and Geelong Port in the finalisation of the Port of Geelong: Port Land Use Strategy.</i></li> </ul>                                                                                                                                                                                                                                                                                                                             | <b>Completed</b>        | <p><b>Delete</b></p> <p>Port Land Use Strategy complete. COGG must now liaise with Victorian Regional Channels Authority (VRCA) in implementing and reviewing the <i>Port of Geelong – Development Strategy</i>, 2013. The Port Development Strategy is given statutory effect through the Port Zone so is therefore not included in the Local Planning Policy.</p>                                                                                                                                                                                                        |
|                      | <ul style="list-style-type: none"> <li><i>Liaise with VicRoads to investigate options for providing direct linkages between the port, the Geelong Ring Road and the Heales Road Industrial Estate.</i></li> </ul>                                                                                                                                                                                                                                                                                                 | <b>Ongoing</b>          | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      | <ul style="list-style-type: none"> <li><i>Advocate with the relevant agencies to secure rail links to Lascelles Wharf.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                             | <b>Not on work plan</b> | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Clause 21.13<br>Lara | <ul style="list-style-type: none"> <li><i>Carry out the following further flooding and drainage work for Lara:</i> <ul style="list-style-type: none"> <li><i>update flood mapping data;</i></li> <li><i>develop a drainage infrastructure plan for the Lara area;</i></li> <li><i>introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and</i></li> <li><i>include drainage infrastructure in Developer Contributions Plans for</i></li> </ul> </li> </ul> | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>Flood Study yet to be funded and initiated by Infrastructure Management Unit / delivered by Strategic Implementation to address this Clause.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |

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|                                         | <i>future developments.</i>                                                                                                                                                                                                   |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                       |                                        |                         |  |  |  |
|                                         | <ul style="list-style-type: none"><li><i>Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.</i></li></ul>                                                | <b>On work plan</b>                         | <b>Retain</b><br><br>A DRAFT ‘Avalon Airport Draft Master Plan and Land Use Plan’ was released for Public Comment in 2014. The Masterplan is currently awaiting Commonwealth approval.<br><br>The plan includes provision for an additional parallel runway and one cross runway. Until final details are known, the need (or otherwise) for an Airport Environs Overlay is unknown.                                                                                                                                 |  |  |                       |                                        |                         |  |  |  |
|                                         | <ul style="list-style-type: none"><li><i>Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.</i></li></ul>                       | <b>On work plan</b>                         | <b>Retain</b><br><br>As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                       |                                        |                         |  |  |  |
|                                         | <ul style="list-style-type: none"><li><i>Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.</i></li></ul> | <b>Completed</b>                            | <b>Delete</b><br><br>Planning Scheme Amendment (C175) proposed an Intermodal Freight Facility (road and rail) involving a new rail siding. It also included associated industrial development. The Amendment was not granted Authorisation by the Minister for Planning.<br><br>The Government was then undertaking planning for the Avalon Airport Rail Link Project. Amendment C175 was considered to be premature as detailed environmental, road and rail infrastructure planning had not yet been investigated. |  |  |                       |                                        |                         |  |  |  |
| Clause 21.14<br>The Bellarine Peninsula | <ul style="list-style-type: none"><li><i>Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.</i></li></ul>                                                               | <b>Commenced</b><br><br><b>On work plan</b> | <b>Retain</b><br><br>Scheduled reviews are generally every 5 years as below: <table><tr><td><b>Structure Plan</b></td><td><b>Date of Adoption or Last Review</b></td><td><b>Scheduled Review</b></td></tr><tr><td></td><td></td><td></td></tr></table>                                                                                                                                                                                                                                                               |  |  | <b>Structure Plan</b> | <b>Date of Adoption or Last Review</b> | <b>Scheduled Review</b> |  |  |  |
| <b>Structure Plan</b>                   | <b>Date of Adoption or Last Review</b>                                                                                                                                                                                        | <b>Scheduled Review</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                       |                                        |                         |  |  |  |
|                                         |                                                                                                                                                                                                                               |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                       |                                        |                         |  |  |  |

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|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Barwon Heads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mar 2010  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Drysdale<br>Clifton Springs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sep 2010  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Indented Head                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Apr 2007  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Leopold                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Jan 2013  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ocean Grove                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sep 2008  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Point Lonsdale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Nov 2011  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Portarlington                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sep 2008  | 5 years   |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
|                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | St Leonards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Feb 2014  | 10 years  |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
| Ocean Grove, Portarlington and Indented Head Structure Plan Reviews are currently underway. St. Leonards Structure Plan was Adopted by Council and is currently awaiting incorporation via Amendment C312, whilst review of Barwon Heads and Drysdale Clifton Springs Structure Plans are programmed in the future. |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |           |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
| <ul style="list-style-type: none"><li>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.</li></ul>                     | Completed        | <b>Delete</b><br><br>Completed by Strategic Implementation via Amendment C177. The Explanatory Report accompanying the Amendment noted:<br><br>“The amendment also changes the Municipal Strategic Statement (MSS) at Clause 21.14 The Bellarine Peninsula to include references to significant landscapes and removes from the “Further work” section of Clauses 21.05 and 21.07 the requirement to implement the Coastal Spaces Landscape Assessment Study 2006.”<br><br>It appears the Further work section in CI 21.07 was missed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |           |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
| Point Lonsdale                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |           |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |
| <ul style="list-style-type: none"><li>Work with the Borough of Queenscliffe to address climate change issues in Point</li></ul>                                                                                                                                                                                     | Not on work plan | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |           |  |              |          |         |                             |          |         |               |          |         |         |          |         |             |          |         |                |          |         |               |          |         |             |          |          |

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|  | <i>Lonsdale and implement any relevant outcomes.</i>                                                                                                                                                   |                         | Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | <ul style="list-style-type: none"> <li><i>Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.</i></li> </ul>     | <b>Not on work plan</b> | <b>Retain</b><br>Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | <ul style="list-style-type: none"> <li><i>Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.</i></li> </ul> | <b>Not on work plan</b> | <b>Retain</b><br>Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | <i>Portarlington</i>                                                                                                                                                                                   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <ul style="list-style-type: none"> <li><i>Prepare an Urban Design Framework for the Portarlington Town Centre.</i></li> </ul>                                                                          | <b>Completed</b>        | <b>Delete</b><br>Completed via Amendment C222.<br><br>The ' <i>Portarlington Town Centre: Urban Design Framework</i> ' was Adopted by Council in September 2011. The UDF creates a planning and urban design framework to facilitate the development of the existing Portarlington Town Centre.<br><br>Amendment C222 was Gazetted on 15/12/11. The Explanatory Report accompanying the Amendment noted:<br><br><i>"The amendment is required to give effect to the recommendations of the adopted Portarlington Urban Design Framework in the Greater Geelong Planning Scheme."</i> |
|  | <ul style="list-style-type: none"> <li><i>Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.</i></li> </ul>  | <b>Commenced</b>        | <b>Retain</b><br><br>Parks Victoria has developed a 'Portarlington Safe Harbour Master Plan' to provide direction for the harbour and foreshore and to promote integration with the nearby parkland and the town centre.<br><br>Council and the Department of Economic Development, Jobs, Transport and Resources have partnered to prepare an Implementation Plan for the redevelopment of the Portarlington Harbour.                                                                                                                                                               |

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|  |                                                                                                                                                                             |                     | The City has appointed Pricewaterhouse Coopers to prepare a business case on behalf of the Project Steering Group that underpins the Implementation Plan. The Implementation Plan will be completed by mid 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  | <i>Ocean Grove</i>                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | <ul style="list-style-type: none"> <li>• <i>Prepare a Development Contributions Plan for the Ocean Grove Township, including the northern urban growth area.</i></li> </ul> | <b>Not required</b> | <p><b>Delete</b></p> <p>There is no requirement for a DCP across the entirety of the Ocean Grove Township.</p> <p>The Northern Growth Area (within DPO22) is already covered by multiple Section 173 Agreements. Such Agreements oblige developer contributions towards development and community infrastructure. DPO22 contains no reference to a formal Development Contributions Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  | <ul style="list-style-type: none"> <li>• <i>Review the application of Significant Landscape Overlay 7.</i></li> </ul>                                                       | <b>Completed</b>    | <p><b>Delete</b></p> <p>Council's Report considering Adoption of Amendment C300 (Reformed Residential Zones Implementation) discussed the implications of retaining SLO7 within Ocean Grove with particular reference to areas identified as being within an IHDA:</p> <p><i>"A number of issues have been raised over recent years by Council's planners and the community with the application and operation of the Significant Landscape Overlay Schedule 7 – Ocean Grove Coastal Area (SLO7). The review into the implementation of the reformed residential zones has considered how the policy objectives of the Housing Diversity Strategy, SLO7 and application of the reformed residential zones should be managed.";</i> and</p> <p><i>"To deliver a balanced approach in the Ocean Grove IHDA the objectives of the Housing Diversity Strategy and SLO7</i></p> |

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|  |                                                                                                                                                       |                                                    | <p><i>both need to be considered. The SLO7 does potentially impact on the capacity of the Ocean Grove IHDA to deliver the housing change anticipated in an IHDA. However, a review of the area has shown it is delivering housing change, increases in density and quality architectural styles when compared to other IHDA's. To this end it is recommended that the SLO7 be retained with improvements to remove the exemption for a permit to remove tea tree where it is indigenous to the area, include only relevant decision guidelines and include application requirements which require the need for a design response including a view impact analysis."</i></p> <p>Continued application of SLO7 will be investigated as part of the review of the Ocean Grove Structure Plan.</p> |
|  | <ul style="list-style-type: none"> <li><i>Prepare an Urban Design Framework and Parking Precinct Plan for the Ocean Grove Town Centre.</i></li> </ul> | <p><b>Commenced</b></p> <p><b>On work plan</b></p> | <p><b>Retain</b></p> <p><u>Urban Design Framework</u></p> <p>Council prepared an Urban Design Framework (UDF) to guide future development in the Ocean Grove Town Centre. The UDF was <b>Adopted</b> by Council on 24 June 2014.</p> <p>The recommendations of the UDF are yet to be implemented through a Planning Scheme Amendment.</p> <p><u>Parking Precinct Plan</u></p> <p>Turnbull Fenner (Traffic Engineers) and Fisher Stewart (Urban Planners) prepared a Car Parking Precinct Plan for the Ocean Grove Activity Centres in 2002. This was <u>not</u> Adopted by Council.</p> <p>A separate Planning Scheme Amendment will address references both to the UDF and need (or otherwise) for a</p>                                                                                      |

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|  |                                                                                                                                                                                                                                                                         |                         | Parking Precinct Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul> | <b>Not on work plan</b> | <b>Retain</b><br><br>Streetscape Plans yet to be prepared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | <i>Leopold</i>                                                                                                                                                                                                                                                          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  | <ul style="list-style-type: none"> <li>• <i>Implement the Leopold Activity Centre Urban Design Framework, 2011.</i></li> </ul>                                                                                                                                          | <b>Commenced</b>        | <b>Retain</b><br><br>Completed via Amendment C277.<br><br>The 'Leopold Sub-Regional Activity Centre: Urban Design Framework' was Adopted by Council in September 2011. The UDF includes design principles such as walkability, active street frontages, building scale, traffic, sustainability and integration with Leopold Memorial Park Recreation Reserve.<br><br>Amendment C277 was Gazetted on 14/08/2014. The Explanatory Report accompanying the Amendment noted:<br><br><i>"The amendment facilitates the expansion of the existing Leopold gateway Plaza shopping centre to a sub-regional activity centre and provision of a new drainage reserve."</i><br><br>The expanded facility has not yet been developed. |
|  | <ul style="list-style-type: none"> <li>• <i>Implement the Memorial Park Masterplan, 2011.</i></li> </ul>                                                                                                                                                                | <b>Completed</b>        | <b>Delete</b><br><br>The 'Leopold Memorial Recreation Masterplan' was Adopted by Council in 2011.<br><br>There are no land use planning implications arising out of the Masterplan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | <ul style="list-style-type: none"> <li>• <i>Support the implementation of the Kensington Road Community Hub Concept Design, 2008.</i></li> </ul>                                                                                                                        | <b>Completed</b>        | <b>Delete</b><br><br>Stage 1 of the Hub has been completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|  |                                                                                                                                                                                                                                      |                         | There are no land use implications arising out of the remainder of the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | <ul style="list-style-type: none"> <li>Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Schedule.</li> </ul>                                                                    | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>Three (3) areas (sites) were designated as: “Urban Consolidation Opportunity – Subject to Further Investigation” on the ‘Leopold Structure Plan map’ at Clause 21.14-8.</p> <p><b>Melaluka Road (north and south)</b><br/> There are four precincts of Low Density Residential Zoned land along Melaluka Road. The precincts around Barrabool Crescent and Cypress Crescent provide a reasonable opportunity to increase residential densities within reasonable proximity to the Sub-Regional Activity Centre.; and</p> <p><b>681 &amp; 683 Bellarine Highway</b><br/> These two lots are currently zoned Low Density Residential Zone with a combined area of around 2,537sqm. Each lot contains a dwelling, outbuildings and garden. These lots adjoin the recreation reserve and are within 150 metres of the Sub-Regional Activity Centre site. The site is also with close proximity to bus stops, primary school, medical centre and Gateway Sanctuary.</p> <p>Further detailed assessment required.</p> |
|  | <ul style="list-style-type: none"> <li>Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).</li> </ul>                            | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>Not yet commenced.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | Barwon Heads                                                                                                                                                                                                                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | <ul style="list-style-type: none"> <li>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</li> </ul> | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>Not yet commenced.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|  | <i>existing character and vegetation.</i>                                                                                                                                                              |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | <ul style="list-style-type: none"> <li>Undertake a detailed study of Murtnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.</li> </ul> | <b>Not on work plan</b> | <b>Retain</b><br><br>Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  | <ul style="list-style-type: none"> <li>Implement the findings of the Barwon Heads Parking &amp; Traffic Study.</li> </ul>                                                                              | <b>Not required</b>     | <b>Delete</b><br><br>The 'Barwon Heads Traffic & Parking Study' (February 2010) was <b>Adopted</b> by Council on 13/04/2010.<br><br>The Report's Conclusion included the following:<br><br><i>"The major issues that were identified in the submissions and meetings were inadequate pedestrian paths and crossing points of major roads, inadequate provision of parking in Hitchcock Avenue (particularly associated with new developments), congestion and safety issues created by parking in Clifford Parade, and the increasing volume of traffic on arterial roads in Barwon Heads, in particular heavy vehicle volumes.</i><br><br><i>Following consultation with Council officers, this report presents the outcomes of the consultation and resulting recommendations. These are detailed in Table 7.1 and include conversion of Clifford Parade to oneway operation, improved signage, advocacy for improved public transport (including a permanent internal town bus service), additional bicycle parking facilities and a pedestrian refuge islands in Bridge Road to allow improved pedestrian crossing opportunities and vehicle safety."</i><br><br>Many of the recommendations within the Adopted Study have already been addressed by Council's Asset and Traffic Management Department as required. |
|  | <ul style="list-style-type: none"> <li>Consider the impacts of climate change on the future development of Barwon Heads in</li> </ul>                                                                  | <b>Not on work plan</b> | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|  | accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.                                                                                                                                                                                                              |                         | <p>The <i>Climate Change Adaptation Strategy</i>, March 2011 includes a Section on 'Coastal Planning'. Recommended Actions in response include:</p> <ul style="list-style-type: none"> <li>• Continue participation in the Victorian Minister for Planning's Coastal Climate Change Advisory Committee program;</li> <li>• Work with State Government agencies such as DSE (through initiatives such as Future Coasts) and other representative groups (for example, ABM and MAV) to seek improved information relating to the potential extent of inundation, approaches to asset management and strategic planning and to advocate for financial support to undertake a third pass assessment of the City of Greater Geelong's coastline.</li> </ul> |
|  | Drysdale/Clifton Springs                                                                                                                                                                                                                                                                                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | <ul style="list-style-type: none"> <li>• Investigate the relocation of the Council depot site at 22A Collins Street</li> </ul>                                                                                                                                                                                   | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>The Drysdale Urban Design Framework (Adopted August 2012) includes this as an Implementation measure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <ul style="list-style-type: none"> <li>• Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.</li> </ul>                                                                                                                         | <b>Commenced</b>        | <p><b>Retain</b></p> <p>Preliminary design prepared.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | <ul style="list-style-type: none"> <li>• 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.</li> </ul> | <b>Commenced</b>        | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <ul style="list-style-type: none"> <li>• Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.</li> </ul>                                                                                                                                                               | <b>Not on work plan</b> | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <ul style="list-style-type: none"> <li>• Review the extent of the Heritage Overlay in</li> </ul>                                                                                                                                                                                                                 | <b>Not on</b>           | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|                                                                                 | <i>the Drysdale Commercial Heritage Area.</i>                                                                                                                                                                                                      | <b>work plan</b>    |                                                                                                                                                                                                                                                         |
| Clause 21.15<br>Wandana                                                         | <ul style="list-style-type: none"> <li>Undertake ongoing traffic management studies to determine the effects of increased traffic on the arterial road network around the Wandana area.</li> </ul>                                                 | <b>Not required</b> | <b>Delete</b><br><br>Periodical traffic counts / studies may be commissioned by Council's Traffic Unit if and when demand requires such an assessment to be undertaken.                                                                                 |
|                                                                                 | <ul style="list-style-type: none"> <li>Prepare a Development Contributions Plan or Section 173 Agreement detailing the level of development contributions payable for drainage, open space, road improvements and community facilities.</li> </ul> | <b>Not required</b> | <b>Delete</b><br><br>The Wandana Area (as included within DPO6) is covered by Section 173 Agreements (McCann, Heath, Douglas, Tidebird & Baptist Union). There is no need for preparation of a DCP which would unnecessarily duplicate such agreements. |
| Clause 21.16<br>Anakie                                                          | N/A                                                                                                                                                                                                                                                | N/A                 | N/A                                                                                                                                                                                                                                                     |
| Clause 21.17<br>West Fyans -<br>Fyans Street<br>Precinct Structure<br>Plan Area | <ul style="list-style-type: none"> <li>Work with Barwon Water to improve odour emissions from the Fernleigh Street Pumping Station and Bowlers Inlet Sewer Main.</li> </ul>                                                                        | <b>On work plan</b> | <b>Retain</b><br><br>Not yet commenced                                                                                                                                                                                                                  |
|                                                                                 | <ul style="list-style-type: none"> <li>Develop a Master Plan for Precinct 1 to enhance landscaping and visual amenity.</li> </ul>                                                                                                                  | <b>On work plan</b> | <b>Retain</b><br><br>Not yet commenced                                                                                                                                                                                                                  |
|                                                                                 | <ul style="list-style-type: none"> <li>Develop a streetscape design for link roads as identified in the Access and Amenity Improvement Plan detailed in the West Fyans-Fyans Street Structure Plan 2009.</li> </ul>                                | <b>On work plan</b> | <b>Retain</b><br><br>Not yet commenced                                                                                                                                                                                                                  |
|                                                                                 | <ul style="list-style-type: none"> <li>Work with VicRoads to undertake key traffic improvement works.</li> </ul>                                                                                                                                   | <b>On work plan</b> | <b>Retain</b><br><br>Not yet commenced                                                                                                                                                                                                                  |
|                                                                                 | <ul style="list-style-type: none"> <li>Support the five year review of the Structure Plan, in accordance with the West Fyans-Fyans Street Precinct Structure Plan Map, Stage 2 Implementation Area at Clause 21.17-</li> </ul>                     | <b>On work plan</b> | <b>Retain</b>                                                                                                                                                                                                                                           |

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|                               | 4, so as to revisit the future rezoning of the land.                                                                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                               | <ul style="list-style-type: none"> <li>Review the West Fyans-Fyans Street Precinct Structure Plan by 2015 to examine stage 2 implementation for land west of Hampton Street.</li> </ul>                                                                   | <b>On work plan</b>     | <b>Retain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                               | <ul style="list-style-type: none"> <li>Acquire land within a Public Acquisition Overlay for the purpose of a future road between Rutland Street and Fernleigh Street as identified within the West Fyans-Fyans Street Precinct Structure Plan.</li> </ul> | <b>Not on work plan</b> | <p><b>Retain</b></p> <p>Amendment C205 was Gazetted on 10/03/2011. The Explanatory Report accompanying the Amendment noted:</p> <p><i>“The amendment:</i></p> <ul style="list-style-type: none"> <li><i>Introduces a new clause 21.17 to the Municipal Strategic Statement relating to the West Fyans-Fyans Street Precinct Structure Plan Area.</i></li> <li><i>...</i></li> <li><i>Introduces and applies a Public Acquisition Overlay to land connecting Rutland/Bloomsbury and Fernleigh Streets for the purposes of a future road.”</i></li> </ul> <p>Land Acquisition has not yet been commenced.</p> |
| Clause 21.18<br>Corio Norlane | <ul style="list-style-type: none"> <li>Support the redevelopment of the former Rosewall Primary School in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space.</li> </ul>                                   | <b>Commenced</b>        | <p><b>Retain</b></p> <p>Council Adopted Amendment C305 on 25/11/2014.</p> <p>The Explanatory Report accompanying the Amendment noted:</p> <p><i>“The amendment rezones land at Connections Park, Corio, in accordance with the directions of the Corio Norlane Structure Plan July 2012. The amendment also applies a design and development control to the land being rezoned and to the former Rosewall Primary School site.”</i></p> <p>The Amendment was submitted to Department for Approval</p>                                                                                                       |

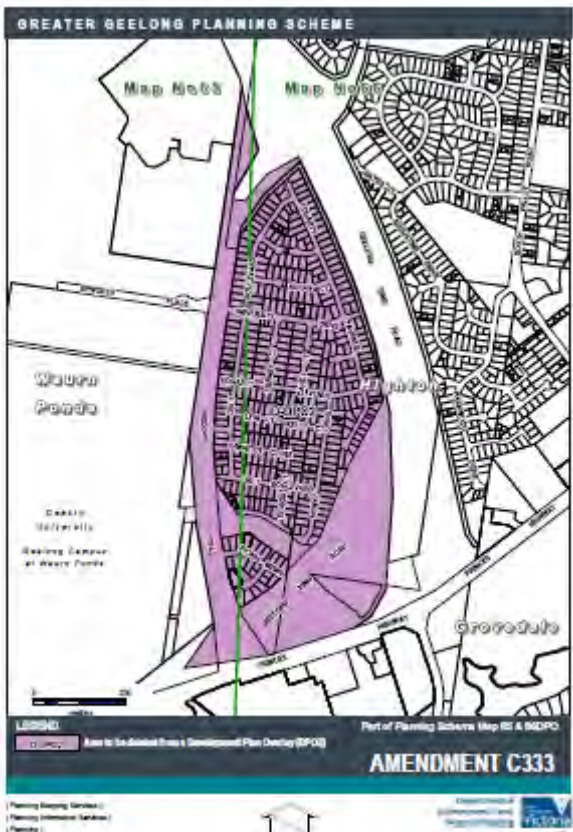
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|  |                                                                                                                                                                                                                                                                                                          |                         | on 05/01/2015. Amendment C305 is currently awaiting Approval by Minister.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | <ul style="list-style-type: none"> <li>• <i>Prepare structure plans for Increased Housing Diversity Areas to inform new planning provisions to support the policy objectives for these areas.</i></li> </ul>                                                                                             | <b>Not on work plan</b> | <b>Retain</b><br><br>Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <ul style="list-style-type: none"> <li>• <i>Review the Corio, Norlane and North Shore Residential Character Precinct Brochures.</i></li> </ul>                                                                                                                                                           | <b>Not required</b>     | <b>Delete</b><br><br>The use of the Residential Character Precinct Brochures as a Reference Document was removed from the list of References in Clause 21.06 following Approval of Amendment C300:<br><br><i>"Council reviewed the brochures as part of the Reformed Residential Zones Implementation Report and concluded that they have become dated, they are too 'generic' and they were inconsistent with some overlay provisions. The report also noted that there are numerous references to identifying and responding to 'neighbourhood character' in the Planning Scheme and concluded that the references to the brochures in Clause 21.06 are unnecessary and should be removed."</i><br>(p. 43, Amendment C300 New Residential Zones Panel Report, 3 June 2014) |
|  | <ul style="list-style-type: none"> <li>• <i>Prepare a master plan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including the creation of an arts and culture space to service northern Geelong.</i></li> </ul> | <b>Commenced</b>        | <b>Retain</b><br><br>The City of Greater Geelong, in partnership with Regional Development Victoria, commenced planning for a health and wellbeing hub in northern Geelong. Council engaged a consultant team, led by Tract Consultants, to help develop the masterplan and vision.<br><br>This project will create a long term vision for the Northern ARC (Arts, Recreation and Community) site which currently is home to Waterworld Leisure Centre, Corio Library, the Centennial Hall and the area around these Council facilities.                                                                                                                                                                                                                                     |

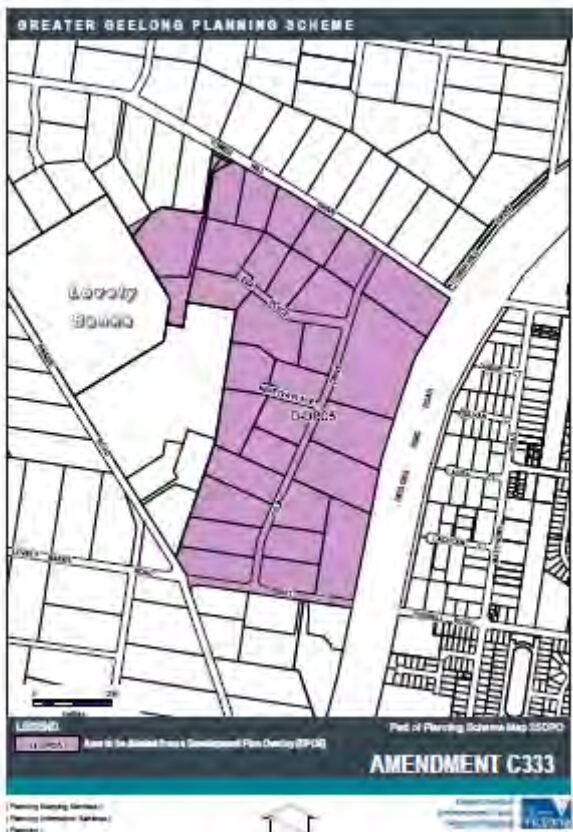
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|  | <ul style="list-style-type: none"> <li>• <i>Prepare a master plan for the Flinders Peak Reserve to better integrate the site with the former Flinders Peak Secondary College and provide improved vehicular and pedestrian access to both sites.</i></li> </ul> | <b>Not on work plan</b> | <b>Retain</b><br><br>Not yet commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <ul style="list-style-type: none"> <li>• <i>Review the Environmental Significance Overlay Schedule 5 to ensure that it appropriately manages the intensification of residential development within the North Shore residential area.</i></li> </ul>             | <b>Completed</b>        | <b>Delete</b><br><br>C300 Panel Report considered this issue. Port of Geelong environs are subject to Ministerial Direction No. 14 ( <i>Port Environs</i> ). The Direction states:<br><br><i>"The Direction requires a planning authority to satisfy itself that an amendment to a planning scheme will not introduce a sensitive use or will not intensify existing sensitive uses in the areas designated as port environs, if the use prejudices the operation of the port."</i><br><br>Application of the NRZ to the residential areas of the port environs was supported because it aligns with Ministerial Direction No 14 and the Environmental Significance Overlay Schedule 5 ( <i>Port environs</i> ) (ESO5).<br><br>Removal or significant change of ESO5 would be contrary to ongoing significance of Port operations as introduced by the Minister. |
|  | <ul style="list-style-type: none"> <li>• <i>Prepare a Pedestrian and Wayfinding Strategy.</i></li> </ul>                                                                                                                                                        | <b>Not on work plan</b> | <b>Delete</b><br><br>Not a land use planning issue.<br><br>Can be done outside the Planning Scheme..                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

APPENDIX 1C:

DEVELOPMENT PLAN OVERLAY SCHEDULES

| Schedule to Clause 43.04 (Development Plan Overlay)               | Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status / Comment                                                                                                                                                                                                                                                                                                                                                                              | Overlay Map | Aerial Photo |
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| <p>(DPO1)</p> <p><b>SPECIAL INDUSTRIAL AREA, POINT WILSON</b></p> | <p>Shown on the planning scheme map as <b>DPO1</b></p> <p><i>This schedule applies to the Industrial 2 zone located in Dandos Road, Point Wilson.</i></p> <p><i>Whilst this land has not been developed apart from an existing quarry operation, the zoning of the land recognises its potential as a site for a large scale industrial development requiring substantial buffer distances. A development plan is required to ensure that the area's environmentally significant flora and fauna is protected and that all planning issues are fully addressed prior to the issue of a permit for the development of the land.</i></p> | <p>Approved prior to New Format Planning Scheme. Incorporated via Amendment NPS1 (27/07/00).</p> <p>Development Plan: Approved (21/12/10) - Stage 1 only (Austrak).</p> <p>Development Plan: Amended (05/06/13) – Extractive Industry (Barro Group)</p> <p>Partially developed. Majority of land continues to be used for quarrying operations.</p> <p>Recommendation: <b>Retain DPO1</b></p> |             |              |

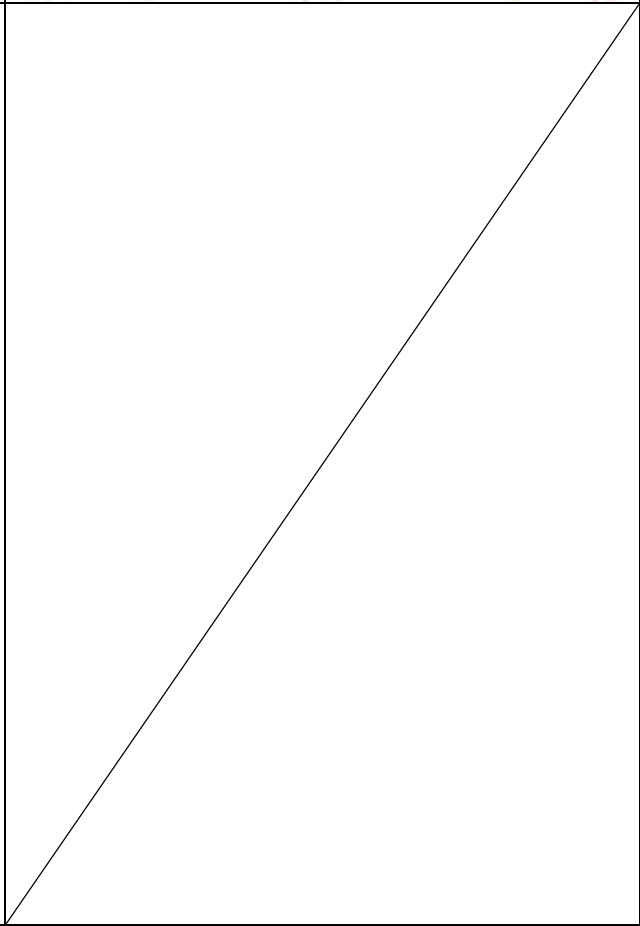
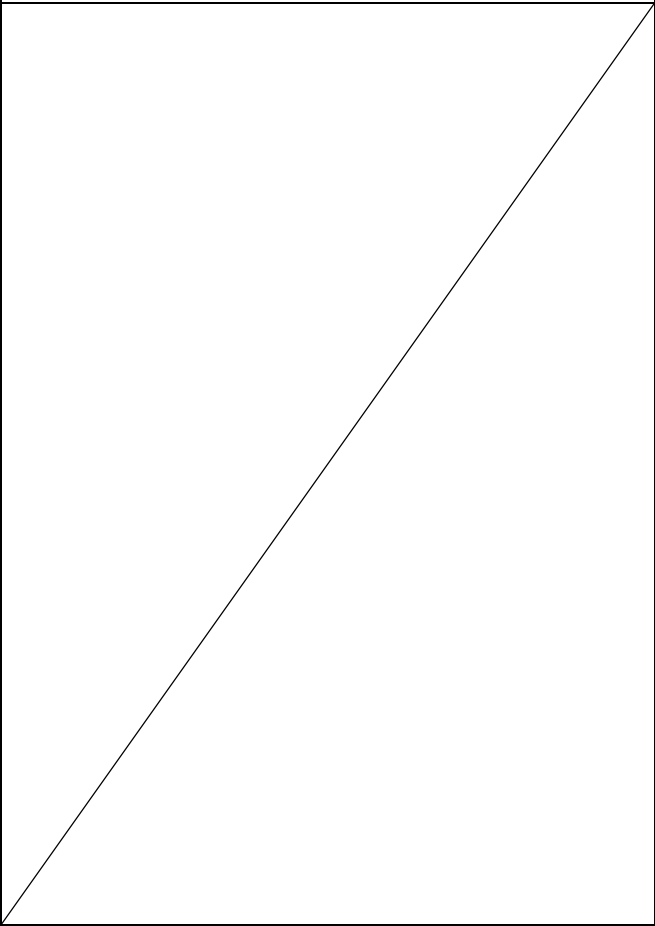
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| <p>(DPO2)</p> <p><b>WAURN PONDS<br/>OUTLINE<br/>DEVELOPMENT<br/>PLAN AREA</b></p> | <p>Shown on the planning scheme map as <b>DPO2</b></p> <p>(No detailed description provided.)</p>                                                                                                                              | <p>Approved prior to New Format Planning Scheme. Incorporated via Amendment NPS1 (27/07/00).</p> <p>Development Plan: Approved (22/02/01).</p> <p>Development completed.</p> <p>Recommendation: <b>Delete DPO2</b></p> |  |  |
| <p>(DPO3)</p> <p><b>N/A</b></p>                                                   | <p>Not in Use.</p> <p>Deleted via Amendment C207 (Gazetted 03/06/10) as it was precluding development of the land within the North East Industrial Precinct (NEIP) forming part of Armstrong Creek and was now superseded.</p> |                                                                                                                                                                                                                        |                                                                                      |                                                                                     |

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| <p>(DPO4)</p> <p><b>PORTARLINGTON &amp; CHRISTIES ROADS LEOPOLD</b></p> | <p>Shown on the planning scheme map as <b>DPO4</b></p> <p><i>This schedule applies to the Residential 1 zone on the south of Portarlinton Road, east of Christies Road and north of the Bellarine Rail Trail. It is required to ensure a range of detailed planning and servicing issues are resolved prior to commencement of development of the area.</i></p>                                                                                | <p>Approved via Amendment C32 (14/08/03).</p> <p>Development Plan: Approved (28/11/07).<br/>Development Plan: Amended (04/05/09).<br/>Development Plan: Amended (23/06/09).</p> <p>Development completed.</p> <p>Recommendation: <b>Delete DPO4</b></p> |   |    |
| <p>(DPO5)</p> <p><b>PURNELL &amp; PLANTATION ROADS LOVELY BANKS</b></p> | <p>Shown on the planning scheme map as <b>DPO5</b></p> <p><i>This schedule applies to the Rural Living zoned land between Purnell and Plantation Roads, immediately west of the Outer Ring Road, Lovely Banks. It is required to ensure adequate provision is made for the management of stormwater, the future arterial road network following construction of the Western Bypass and other detailed planning issues which need to be</i></p> | <p>Approved via Amendment C66 (04/12/03).</p> <p>Development Plan: Approved (13/04/07).</p> <p>Development completed.</p> <p>Recommendation: <b>Delete DPO5</b></p>                                                                                     |  |  |

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|                                                                                | <i>resolved prior to the commencement of development of the area.</i>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <p><b>(DPO6)</b></p> <p><b>WANDANA STRUCTURE PLAN AREA</b></p>                 | <p>Shown on the planning scheme map as <b>DPO6</b></p> <p><i>This schedule applies to the land generally bounded by Barrabool Road, Scenic Road, the Barwon River and the Outer Western Bypass alignment. The aim of the schedule is to ensure development occurs generally in accordance with the Wandana Structure Plan and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.</i></p> | <p>Approved via Amendment C35 (18/03/04).</p> <p>This Amendment enabled the land to be used and developed for residential purposes in accordance with an Outline Development Plan (ODP) approved under this Development Plan Overlay. This Outline Development Plan and a Section 173 Agreement relating to infrastructure contributions were prepared for approval in parallel with the amendment.</p> <p>Development Plan: Approved (27/07/05).<br/>Development Plan: Amended (30/10/13).</p> <p>The Approved Development Plan was amended to allow for a larger Neighbourhood Centre in an alternative location.</p> <p>Development commenced, but not yet complete.</p> <p>Recommendation: <b>Retain DPO6</b></p> |  |  |
| <p><b>(DPO7)</b></p> <p><b>MCHARRYS ROAD &amp; BUCKINGHAM STREET, LARA</b></p> | <p>Shown on the planning scheme map as <b>DPO7</b></p> <p><i>This Schedule applies to the Low Density Residential Zoned land at, and adjoining the north east and north west corners of McHarrys Road and Buckingham Street, Lara. It is required to ensure adequate provision is made for the management of stormwater,</i></p>                                                                                                                      | <p>Approved via Amendment C84 (22/07/04) and Amendment C161 (18/12/04).</p> <p>Development Plan: Approved (04/03/05) in part via Permit No. 1294/2004.</p> <p>No. 140 Buckingham Street (which was later included within DPO7 via Amendment C161 has not yet been approved.</p> <p>Recommendation: <b>Retain DPO7</b></p>                                                                                                                                                                                                                                                                                                                                                                                             |  |  |

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|                                               | <i>treatment and disposal of wastewater and protection of any native grasslands.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |  |  |
| (DPO8)<br><br>N/A                             | <p>Not in Use.</p> <p>Deleted via Amendment C232 (Gazetted 08/10/10) As noted within the Explanatory Report accompanying this Amendment:</p> <p><i>“The land required for Section 4C was first identified in the Greater Geelong Planning Scheme via Amendment C113. This amendment applied DPO8 over land broadly identified to connect the Princes Highway (Section 4B) and Surf Coast Highway (Section 4C) prior to more detailed environmental investigations and design work being carried out. DPO8 will be redundant as a result of application more specific identification of land required for the section 4C as defined by the proposed PAO3.”</i></p> |                                                                                                                                                                                   |  |  |
| (DPO9)<br><br>GEELONG GOLF COURSE DEVELOPMENT | <p>Shown on the planning scheme map as <b>DPO9</b></p> <p><i>This schedule applies to</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Approved via Amendment C110 (01/03/07) and modified via Amendment C244 (08/12/11).</p> <p>Development Plan: Approved (21/12/11).<br/>Development Plan: Amended (08/02/13).</p> |  |  |

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|  | <p><i>Certificate of Title, Volume 10462 Fol 241, being the former Geelong Golf Club located north of Ballarat Road and west of Thompson Road, North Geelong zoned Residential 1 and Volume 10058 Fol 441, Volume 10067 Folio 267, Volume 10755 Folio 636 and Volume 08942 Folio 837 located north of Ballarat Road and east of Thompson Road, North Geelong zoned Special Use Schedule 3. It is required to ensure a range of detailed planning, environmental and infrastructure issues are resolved prior to development of the area.</i></p> | <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO9</b></p> |  |  |
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| <p>(DPO10)<br/>(UNTITLED)</p>                                                        | <p>Shown on the planning scheme map as <b>DPO10</b></p> <p>This schedule applies to land known as 702-720 Portarlington Road, Leopold, generally east of Melaluka Road, south of Portarlington Road, west of Moss Road and north of the Bellarine Rail Trail. The development plan is to provide for an integrated and properly coordinated residential development of the land.</p>                                                                        | <p>Approved via Amendment C131 (27/09/07).</p> <p>Development Plan: Approved (10/01/08).</p> <p>Development completed.</p> <p>Recommendation: <b>Delete DPO10</b></p>                                         |   |    |
| <p>(DPO11)<br/><b>SMYTHE STREET AND TOWER ROAD FUTURE URBAN DEVELOPMENT AREA</b></p> | <p>Shown on the planning scheme map as <b>DPO11</b></p> <p>(No detailed description provided.)</p> <p>The Explanatory Report accompanying C134 states:</p> <p><b>Land affected by the amendment</b><br/><i>The land affected by the rezoning to Residential 1 Zone, application of Design and Development Overlay (14) and the Development Plan Overlay (11) comprises 24.64ha at 60-82 Smythe Street (Lot 1 TP 92292) and 161-239 Tower Road (Lots</i></p> | <p>Approved via Amendment C134 (28/02/08).</p> <p>Development Plan: Approved (23/05/08).<br/>Development Plan: Amended (22/05/09).</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO11</b></p> |  |  |

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|                                                                                    | 1-8 TP 310209), Portarlington.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                       |  |  |
| (DPO12)<br><br>RIVERLEE LAND,<br>HERNE HILL,<br>NORTH OF<br>FORMER<br>CEMENT WORKS | <p>Shown on the planning scheme map as <b>DPO12</b></p> <p><i>This schedule applies to land owned by Riverlee Corporation bounded by Church Street, the Moorabool River, the former Geelong Cement Works and the rear of properties fronting Graylea Avenue, Herne Hill to ensure the new residential and associated open space areas are developed in a fully integrated manner and all detailed planning issues are resolved prior to the issue of a permit for the development of the site.</i></p> | <p>Approved via Amendment C18 (06/03/08).</p> <p>Development Plan: Approved (14/03/14).</p> <p>Not yet developed.</p> <p>Recommendation: <b>Retain DPO12</b></p>                                                                                      |  |  |
| (DPO13)<br><br>(UNTITLED)                                                          | <p>Shown on the planning scheme map as <b>DPO13</b></p> <p><i>This schedule applies to Lots 1 &amp; 2, PS139922, Lot 1 TP371338 and Lot 'B' PS502735C, being all land generally bounded by Canterbury Road West, O'Hallorans Road, Buckingham Street, Barbara Drive and the northern and western boundaries of</i></p>                                                                                                                                                                                 | <p>Approved via Amendment C86 Pt. 1 (24/04/08).</p> <p>Development Plan: Approved (10/06/08).</p> <p>Development Plan: Amended (11/05/09).</p> <p>Majority of land now developed but not yet complete.</p> <p>Recommendation: <b>Retain DPO13</b></p> |  |  |

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|                                                                                   | <p>TP604732, Lara ('the Land'). The development plan is to provide for the integrated and properly coordinated redevelopment of the land for residential purposes accompanied by extensive open space areas and a range of small-scale community and commercial facilities.</p> <p>The development plan will provide for a high standard of urban and landscape design and clearly demonstrate how the area is to be serviced with reticulated water and sewerage.</p> |                                                                                                                                                                                                                                                                                 |  |  |
| <p>(DPO14)</p> <p>71 – 89<br/>MELALUKA<br/>ROAD, LEOPOLD</p>                      | <p>Shown on the planning scheme map as <b>DPO14</b></p> <p>(No detailed description provided.)</p>                                                                                                                                                                                                                                                                                                                                                                     | <p>Approved via Amendment C140 (06/11/08).</p> <p>Development Plan: Approved (24/07/09).</p> <p>Development commenced but not yet complete.</p> <p>Recommendation: <b>Retain DPO14</b></p>                                                                                      |  |  |
| <p>(DPO15)</p> <p>FORMER<br/>GEELONG<br/>CEMENT WORKS<br/>LAND-<br/>FYANSFORD</p> | <p>Shown on the planning scheme map as <b>DPO15</b></p> <p><i>This schedule applies to land bound by McCurdy Road/Hyland Street/Deviation Road and the Moorabool River in Fyansford and Herne Hill previously occupied by the Geelong Cement works. This development plan is required to</i></p>                                                                                                                                                                       | <p>Approved via Amendment C17 (23/12/08) and modified via Amendment C199 (13/11/14).</p> <p>Development Plan: Approved (06/10/09).</p> <p>Development Plan: Amendment submitted, but not yet approved.</p> <p>Not yet developed.</p> <p>Recommendation: <b>Retain DPO15</b></p> |  |  |

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|                                                                                 | <i>provide for the residential and commercial development on the site and for the integration of services and passive recreational areas that complement the existing surrounding and developing areas.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
| <b>(DPO16)</b><br><br><b>FORMER CSR QUARRY AND SURROUNDING LAND - FYANSFORD</b> | <p>Shown on the planning scheme map as <b>DPO16</b></p> <p><i>This schedule applies to land at Fyansford located west of the Moorabool River, south and east of the Princes Highway – Geelong Ring Road (the Geelong Ring Road) and north of the Hamilton Highway.</i></p> <p><i>It is intended that this land be redeveloped for residential purposes accompanied by some small-scale commercial uses with significant riparian reserve and a central area of public open space, both with active and passive recreation uses.</i></p> <p><i>A development plan is required to ensure the new residential area is planned and developed in a fully integrated and</i></p> | <p>Approved via Amendment C119 (23/12/08) and modified via Amendment C199 (13/11/14).</p> <p><i>The amendment:</i></p> <ul style="list-style-type: none"><li>• <i>Rezones the land from part Special Use Zone (SUZ7) and part Farming Zone (FZ) to part Residential 1 Zone (R1Z), part business 1 Zone (B1Z), part Mixed Use Zone (MUZ) and</i></li><li>• <i>part Public Conservation and Recreation Zone (PCRZ);</i></li><li>• <i>Introduces a new Schedule to the Development Plan Overlay (DPO16) over all of the site;</i></li><li>• <i>Introduces a Land Subject to Inundation Overlay (LSIO) to all land below the 1:100 year flood level;</i></li><li>• <i>Applies the Environmental Audit Overlay (EAO) to that part of the site formerly subject to quarrying;</i></li><li>• <i>Modifies the extent of an existing Heritage Overlay (HO) applying to the site.</i></li></ul> <p>Development Plan: Not yet Approved</p> <p>Recommendation: <b>Retain DPO16</b></p> |  |  |

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|                                                          | <i>comprehensive manner and that all detailed planning issues are resolved prior to the issue of a permit for the development of the land. The development plan may be prepared in stages to the satisfaction of the Council.</i>                                                                                                                                         |                                                                                                                                                                                                                                     |  |  |
| <b>(DPO17)</b><br><b>128-168 CHRISTIES ROAD, LEOPOLD</b> | <p>Shown on the planning scheme map as <b>DPO17</b></p> <p><i>This schedule applies to land at 128 – 168 Christies Road, Leopold. It is required to provide for the integrated and properly coordinated and planned residential development of the land.</i></p>                                                                                                          | <p>Approved via Amendment C148 (04/12/08).</p> <p>Development Plan: Approved (12/10/09).</p> <p>Development commenced but not yet complete.</p> <p>Recommendation: <b>Retain DPO17.</b></p>                                         |  |  |
| <b>(DPO18)</b><br><b>LEOPOLD URBAN EXPANSION AREA 2</b>  | <p>Shown on the planning scheme map as <b>DPO17 [sic.]</b></p> <p><i>A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of Leopold Urban Expansion Area 2, 251-319 Melaluka Road, Leopold.</i></p> <p><i>The Development Plan must be generally consistent with the 'South</i></p> | <p>Approved via Amendment C139 (23/12/08).</p> <p>Development Plan: Approved 23/06/10.</p> <p>Majority of land now developed with possible exception of Stages 12 (SE) and 14 (NE).</p> <p>Recommendation: <b>Retain DPO18.</b></p> |  |  |

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|                                                                                                                                                        | <i>Leopold Master Plan – Stage 1, 2008’, which forms part of this schedule.</i>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| <b>(DPO19)</b><br><br><b>LAND COMPRISING THE WHOLE OF THE ST LEONARDS GOLF CLUB, AND SPECIAL USE 3 LAND AT 282 TO 320 IBBOTSON STREET, ST LEONARDS</b> | <p>Shown on the planning scheme map as <b>DPO19</b></p> <p><i>This schedule applies to all of the land comprising the St Leonards Golf Club, whether included in land zoned as Residential 3 zone or Special Use 3 zone, including the 32 hectare (approximate) parcel of land adjoining to the west of the existing golf course and otherwise known as 282 to 320 Ibbotson Road, St Leonards.</i></p>          | <p>Approved via Amendment C129 Pt. 1 (28/01/10) and corrected via Amendment C226 (10/06/10)</p> <p>The Explanatory Report states:</p> <p><i>“St Leonards Structure Plan 2006</i><br/><i>The St Leonards Structure Plan was adopted by Council in September 2006. The St Leonards Structure Plan recommends the retention of the existing urban boundary with the exception of a recommended part rezoning of the St Leonards Golf Course to residential.”</i></p> <p>And on this basis:</p> <p><i>“Apply a new Development Plan Overlay to land at 79-175 Harvey Street and 282-320 Ibbotson Street, St Leonards to provide for the appropriate development of the land.”</i></p> <p>Development Plan: Approved (09/08/13).<br/>Development Plan: Amended (14/11/14).</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO19</b></p> |  |  |
| <b>(DPO20)</b><br><br><b>JETTY ROAD GROWTH AREA STAGE 1</b>                                                                                            | <p>Shown on the planning scheme map as <b>DPO20</b></p> <p><i>This schedule applies to Stage 1 of the Jetty Road growth area, located immediately to the west of the township of Drysdale / Clifton Springs. It lies adjacent to Griggs Creek and Jetty Road, and includes the land between the Bellarine Rail Trail and Port Phillip Bay.</i></p> <p><i>Development of the growth area will extend the</i></p> | <p>Approved via Amendment C152 (22/12/09).</p> <p>Development Plan: Approved (06/04/11).</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO20</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |

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|                                                                                   | <i>Clifton Springs and Drysdale townships to the west and will accommodate a significant part of the forecast growth for the Bellarine Peninsula.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| <b>(DPO21)</b><br><br><b>POINT LONSDALE RESIDENTIAL AND WATERWAYS DEVELOPMENT</b> | <p>Shown on the planning scheme map as <b>DPO21</b></p> <p><i>This schedule applies to the land at Point Lonsdale described as:</i><br/><i>Part of Volume 10662 Folio 736,</i><br/><i>Part of Volume 10662 Folio 737</i><br/><i>Volume 10045 Folio 074,</i><br/><i>Volume 10045 Folio 075</i><br/><i>Volume 10684 Folio 101,</i><br/><i>Volume 10721 Folio 275 and</i><br/><i>Volume 9901 Folio 324.</i></p> <p><i>It is required to ensure that the new residential and open space system proposed for the land is planned and developed in a fully integrated and comprehensive manner that has regard to all major planning issues (including native vegetation protection, stormwater management, landscaping, open space linkages, flood protection, urban design, traffic</i></p> | <p>Approved via Amendment C150 (29/04/10).</p> <p><i>“Introduces a new Schedule 21 to the Development Plan Overlay (DPO21) that relates to ‘Point Lonsdale Residential and waterways Development’. This overlay requires the preparation of a Development Plan identifying the form and conditions of future use, subdivision and development.”</i></p> <p>Development Plan: Approved (17/03/11).</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO21</b></p> |  |  |

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|                                                                                                                        | <i>issues and pedestrian linkages).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
| <b>(DPO22)</b><br><br><b>OCEAN GROVE GROWTH AREA</b>                                                                   | <p>Shown on the planning scheme map as <b>DPO22</b></p> <p><i>This schedule applies to the undeveloped Residential 1, Business 1, Business 4 and Industrial 3 zoned land located generally to the north and east of the existing Ocean Grove Industrial Estate, Kingston Downs and The Parks residential estates, between Grubb Road and Banks Road, Ocean Grove.</i></p> <p><i>The aim of the schedule is to ensure development occurs generally in accordance with the Ocean Grove Structure Plan 2007, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.</i></p> | <p>Approved via Amendment C60 (26/08/10).</p> <p><i>“The amendment applies to the whole of the Ocean Grove Growth area, described in the Ocean Grove Structure Plan as the “north east residential corridor.” The area to be rezoned generally comprises approx 320 hectares of farming land between Grubb &amp; Banks Roads, immediately to the north of the developing Kingston Downs and Parks residential estates and Ocean Grove Industrial estate.”</i></p> <p>Development Plan: Approved (15/09/11) ‘Oakdene Estate’.</p> <p>Development Plan: Approved (24/11/11) ‘Kingston Downs Estate’.</p> <p>Development Plan: Approved (19/03/14) ‘Webb’ Land.</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO22</b></p>                    |  |  |
| <b>(DPO23)</b><br><br><b>LAND BOUNDED BY JETTY ROAD, CENTRAL ROAD, ADA STREET &amp; THOMAS STREET, CLIFTON SPRINGS</b> | <p>Shown on the planning scheme map as <b>DPO23</b></p> <p>(No detailed description provided.)</p> <p>The Explanatory Report accompanying C146 states:</p> <p><b><i>Land affected by</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Approved via Amendment C146 (21/10/10).</p> <p><i>“The amendment facilitates the rezoning of the land to enable its conventional residential development. The DPO will ensure that new residential development is planned and developed in a fully integrated and comprehensive manner, in accordance with Council’s Outline Development Plan for the area. It will also ensure that detailed planning issues, including drainage, open space requirements and traffic management are properly addressed prior to the development of the site.”; and</i></p> <p><i>“The DPO Schedule requires that all infrastructure, including off-site infrastructure, be identified in the Development Plan.”</i></p> <p>Development Plan: Approved (05/07/12).</p> |  |  |

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|                                                                                                                                  | <p><b>the amendment.</b><br/><i>The amendment applies to land bounded by Jetty Road, Ada Street, Thomas Street and Central Road, Clifton Springs. Specifically the Amendment applies to:</i></p> <ul style="list-style-type: none"><li><input type="checkbox"/> 99-113 Jetty Road, Clifton Springs</li><li><input type="checkbox"/> 115-129 Jetty Road, Clifton Springs</li><li><input type="checkbox"/> 19-49 Thomas Street, Clifton Springs</li><li><input type="checkbox"/> 86-90 Central Road, Clifton Springs</li><li><input type="checkbox"/> 94-116 Central Road, Clifton Springs</li></ul> | <p>Not yet developed.</p> <p>Recommendation: <b>Retain DPO23</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| <p><b>(DPO24)</b><br/><b>LAND BOUNDED BY PRINCESS STREET, WOODVILLE STREET, CLARENDON ROAD &amp; MURRADOC ROAD, DRYSDALE</b></p> | <p>Shown on the planning scheme map as <b>DPO24</b></p> <p><i>A development plan must be prepared to the satisfaction of the Responsible Authority to guide the future subdivision, use and development of land generally bounded by Princess Street, Woodville Street, Clarendon Road and to the rear of the business zoned properties fronting Murradoc Road.</i></p> <p><i>The objective of this Schedule is to ensure development occurs generally in accordance with the Princess</i></p>                                                                                                     | <p>Approved via Amendment C103 (24/02/11).</p> <p><i>“The amendment rezones the land from Farming Zone and Low Density Residential Zone to Residential 1 Zone, and makes the land subject to a Development Plan Overlay (DPO). The amendment also applies the DPO to land at Princess Street which is already zoned Residential 1. The DPO will ensure that new residential development is planned and constructed in a fully integrated and comprehensive manner, and that detailed issues such as drainage, open space requirements and traffic management are properly addressed prior to the development of the site.”</i></p> <p>Development Plan: Approved (25/08/11).</p> <p>Partially Developed.</p> <p>Recommendation: <b>Retain DPO24</b></p> |  |  |

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|                                                                                                                                     | <i>Street Drysdale Concept Plan – 2009, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
| <b>(DPO25)</b><br><br><b>LAND BOUNDED BY MOSS ROAD, PORTARLINGTON ROAD, KENSINGTON ROAD &amp; THE BELLARINE RAIL TRAIL, LEOPOLD</b> | <p>Shown on the planning scheme map as <b>DPO25</b></p> <p><i>A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land generally bounded by Moss Road, Portarlington Road, Kensington Road and the Bellarine Rail Trail.</i></p> <p><i>The objective of this schedule is to ensure development occurs generally in accordance with the Moss Road Leopold Concept Plan – 2010, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.</i></p> | <p>Approved via Amendment C202 (30/06/11).</p> <p><i>“The amendment rezones the land from Farming Zone to Residential 1 Zone and incorporates a Development Plan Overlay (DPO) into the Greater Geelong Planning Scheme.</i></p> <p><i>The DPO will ensure that new residential development is planned and constructed in a fully integrated and comprehensive manner, and that detailed issues such as drainage, open space requirements and traffic management are properly addressed prior to the development of the site.”</i></p> <p>Development Plan: Approved 02/12/11).</p> <p>Partially developed.</p> <p>Recommendation: <b>Retain DPO25</b></p> |  |  |
| <b>(DPO26)</b><br><br><b>(UNTITLED)</b>                                                                                             | <p>Shown on the planning scheme map as <b>DPO26</b></p> <p><i>This schedule applies to Lonsdale Golf Course expansion and</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Approved via Amendment C67 (19/09/13).</p> <p><i>This Amendment:</i></p> <ul style="list-style-type: none"><li><i>• Rezones part of the existing golf course (approx. 7.7ha) from Special Use Zone Schedule 3 (SUZ3) to Residential 1 Zone (R1Z) to facilitate residential development;</i></li><li><i>• Rezones part of the existing golf course (0.8ha) from Special Use Zone Schedule 3 (SUZ3) to Public Park and Recreation Zone (PPRZ), to provide public open space for the new residential development;</i></li></ul>                                                                                                                            |  |  |

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|                                                                      | <p>adjoining residential land.</p> <p>The schedule requires that the residential area is planned and developed in a fully integrated manner. It also requires that the golf course expansion provides for the protection and enhancement of the natural environment and implements the recommendations of relevant environmental assessment processes.</p>                                                                                                                                                           | <ul style="list-style-type: none"><li>Rezones land adjacent the existing golf course from part Farming Zone and part Rural Conservation Zone Schedule 11 (RCZ11) to Special Use Zone - Schedule 3 (SUZ3) to facilitate the extended boundaries and redevelopment of the Lonsdale Golf Course;</li><li>Apply a new Development Plan Overlay Schedule 26 (DPO26) to the whole of the subject land, to ensure that the land is developed in accordance with an approved Development Plan.</li></ul> <p>Development Plan: Approved (21/07/14).</p> <p>Development Plan prepared for residential area abutting Fellows Road only.<br/>Development not yet commenced.</p> <p>Recommendation: <b>Retain DPO26</b></p>                                                                                                                                   |  |  |
| <p><b>(DPO27)</b></p> <p><b>270 – 300 PLANTATION ROAD, CORIO</b></p> | <p>Shown on the planning scheme map as <b>DPO27</b></p> <p>A Development Plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of the land at 270 – 300 Plantation Road, Corio.</p> <p>The objective of this schedule is to ensure development occurs generally in accordance with the 270 – 300 Plantation Road Corio Concept Plan – 2012, and to ensure a range of planning, infrastructure and amenity issues are resolved prior to the</p> | <p>Approved via Amendment C155 (12/09/13).</p> <p><i>“The amendment rezones the land from Low Density Residential Zone to Residential 1 Zone land and introduces a schedule to the Development Plan Overlay (DPO27) into the Greater Geelong Planning Scheme. The amendment also removes Schedule 4 to the Environmental Significance Overlay (ESO4).</i></p> <p><i>The amendment will enable the residential use and development of the land consistent with state and local planning policies. The DPO will ensure that the land is planned and developed in a fully integrated and comprehensive manner to ensure that issues including drainage, open space and traffic management are addressed prior to the commencement of the development.”</i></p> <p>Development Plan: Not yet approved</p> <p>Recommendation: <b>Retain DPO27</b></p> |  |  |

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|                                                               | commencement of development of the area.                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |  |  |
| <b>(DPO28)</b><br><b>240 BACCHUS MARSH ROAD, CORIO</b>        | <p>Shown on the planning scheme map as <b>DPO28</b></p> <p><i>A development plan is required to guide the future subdivision, use and development of land at 240 Bacchus Marsh Road Corio which is proposed for a business park.</i></p>                                                                                                                                                                                                           | <p>Approved via Amendment C268 (07/11/13).</p> <p>Development Plan: Not yet approved</p> <p>Recommendation: Retain <b>DPO28</b></p>                               |  |  |
| <b>(DPO29)</b><br><b>MANZEENE VILLAGE, LARA</b>               | <p>Shown on the planning scheme map as <b>DPO29</b></p> <p><i>This schedule applies to land in the Manzeene Village Precinct in Lara, generally bounded by Patullos Road, O'Hallorans Road, Kees Road and to the rear of established residential properties to the east.</i></p> <p><i>The objective of this schedule is to ensure that a range of detailed planning issues are resolved prior to commencement of development of the area.</i></p> | <p>Approved via Amendment C285 (17/07/14).</p> <p>Development Plan: Approved (27/10/14).</p> <p>Not yet developed.</p> <p>Recommendation: <b>Retain DPO29</b></p> |  |  |
| <b>(DPO30)</b><br><b>LEOPOLD SUB REGIONAL ACTIVITY CENTRE</b> | <p>Shown on the planning scheme map as <b>DPO30</b></p> <p><i>This schedule applies to land at 641-659 Bellarine Highway, Leopold (the existing shopping centre), 621-639 Bellarine</i></p>                                                                                                                                                                                                                                                        | <p>Approved via Amendment C277 14/08/14).</p> <p>Development Plan: Not yet approved. Currently under assessment.</p> <p>Recommendation: <b>Retain DPO30</b></p>   |  |  |

|  |                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |
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|  | <p>Highway, Leopold (the “southern expansion site”) and 92-100 Melaluka Road, Leopold (the “northern expansion site”).</p> <p>The aim of the schedule is to ensure development occurs generally in accordance with the objectives of the Leopold Sub Regional Activity Centre Urban Design Framework 2011, and to coordinate the expansion of the centre across the three properties outlined above.</p> |  |  |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|

*Cr Heagney declared an Indirect Financial Interest by Close Association in Agenda Item 4 – National Stronger Regions Fund in that her husband's business, of which Cr Heagney is a shareholder, does electrical work for Deakin.*

*Cr Heagney vacated the Chair at 7.33pm*

*Cr S Kontelj assumed the Chair at 7.33pm*

#### **4. NATIONAL STRONGER REGIONS FUND**

|                           |                                                                |
|---------------------------|----------------------------------------------------------------|
| <b>Portfolio:</b>         | <b>Governance - Cr Lyons (Mayor)</b>                           |
| <b>Source</b>             | <b>Projects, Recreation &amp; Central Geelong</b>              |
| <b>I/General Manager:</b> | <b>Jenny McMahon</b>                                           |
| <b>Index Reference</b>    | <b>Subject: Grants Funding Income / Other Grants / Funding</b> |

##### **Purpose**

The purpose of this report is to seek Council endorsement of recommended funding applications to the National Stronger Regions Fund (NSRF) Round 2.

##### **Summary**

- The Federal Government has announced the second funding round of the National Stronger Regions Fund (NSRF). The aim of this infrastructure funding programme is to promote economic development in Australia's regions.
- Grant applications must be for a minimum of \$20,000 up to a maximum of \$10m and funding is based on at least a \$:\$ basis. A range of other criteria also applies.
- Two applications are able to be submitted and only Local Governments or not for profit organisations are eligible to apply.
- A number of Council projects have been assessed against the criteria.
- In addition a partnership project between Deakin University and Council, "MANUFUTURE GEELONG" has also been assessed against the criteria to determine it's eligibility for funding.
- Projects must have all partner funding confirmed, able to commence within 12 months of signing the funding agreement and be completed by 31 December 2019.
- A decision on further Rounds will be determined by the Government, subject to the outcomes of Round 1 and Round 2.

**Cr Harwood moved, Cr Richards seconded -**

**That Council endorse two applications to the National Stronger Regions Fund for "MANUFUTURE GEELONG", a City of Greater Geelong and Deakin University partnership project and the Leopold Community Hub Stage 2.**

**Carried.**

##### **Background**

The National Stronger Regions Fund (NSRF) is a Federal Government programme to promote economic development in Australia's regions. The Government is providing \$1 billion over five years, commencing in 2015-16, to fund priority infrastructure in regional areas.

The objective of the NSRF is to fund investment ready projects which support economic growth and sustainability of regions across Australia, particularly disadvantaged regions, by supporting investment in infrastructure.

In line with this, the Federal Government has articulated the following desired outcomes:

- improved level of economic activity in regions;
- increased productivity in the regions;
- increased employment and a more skilled workforce in regions;
- increased capacity and improved capability of regions to deliver major projects, and to secure and manage investment funding;
- improved partnerships between local, state and territory governments, the private sector and community groups; and
- more stable and viable communities, where people choose to live.

Applications will be assessed against the following criteria:-

1. The extent to which the project contributes to economic growth in the region
2. The extent to which the project supports or addresses disadvantage in the region
3. The extent to which the project increases investment and builds partnerships in the region; and
4. The extent to which the project and proponent are viable and sustainable.

Applications to the NSRF are open to Local Government, either in its own right or on behalf of a consortium, or not for profit organisations, either in their own right or as part of a consortium.

Grant applications must be for a minimum of \$20,000, up to a maximum of \$10m and funding is based on at least a \$:\$ basis.

The funding guidelines clearly articulate what is ineligible for funding, including projects which do not have all partnering funding confirmed, or do not deliver sustainable economic benefits, including job creation. In addition, projects must be able to commence within 12 months of signing of the funding agreement and be delivered by 31 December 2019.

The NSRF provides Council with the opportunity to secure up to \$10m funding for infrastructure projects within the municipality.

### ***Discussion***

A number of Council projects have been considered in the development of this report and the subsequent recommendation to Council. In addition, a Deakin University/Council partnership project "MANUFUTURE GEELONG" has also been considered.

In undertaking an assessment of identified projects, it is concluded that the "MANUFUTURE GEELONG" and the Leopold Community Hub Stage 2 projects best meet the NSRF criteria.

The Leopold Community Hub project is known to Council as it was submitted for NSRF Funding in Round 1 and although unsuccessful, a further opportunity to submit with additional information may prove more successful.

“MANUFUTURE GEELONG” is a proposal for a manufacturing innovation hub located in the Geelong Technology Precinct at Waurin Ponds. The hub will support the competitiveness of existing manufacturers through building capability thereby allowing them to enter new markets, make new products and generate short term benefits through improved productivity, as well as the creation of new local industries, through new business models, products and processes.

Attachment 1 provides a summary of the “MANUFUTURE GEELONG” project.

A table detailing the projects, funding, deliverability and comments in relation to the criteria is attached (Attachment 2). In summary:

### **1. PROJECT - NORTHERN ARC HEALTH AND WELLBEING HUB**

**Description:** The Northern ARC Health and Wellbeing Hub is an integrated community facility incorporating Health, Aquatic, Library and Community spaces.

**Alignment with assessment Criteria:** The project aligns well to all four (4) assessment criteria. The project is still subject to a level of further planning and may be suitable for a future application should the NSRF program continue.

**Financial:** This is an \$80.7m project. Council has allocated \$250,000 in the draft 2015/2016 budget to progress the development of a detailed feasibility study and business case. \$2.5m has been identified in Council's strategic resource plan in 2018/2019 for a Waterworld facility upgrade. No other funds have been committed at this stage.

**Recommendation:** Not recommended to proceed to application

### **2. PROJECT - LEOPOLD COMMUNITY HUB**

**Description:** The Leopold Community Hub is a child and family centre with a multi purpose space, public library, youth space, café and public open space. Stage 2 includes the library, youth space and cafe.

**Alignment with assessment Criteria:** The project aligns well to all four (4) assessment criteria. This project was unsuccessful in Round 1 of the NSRF program.

**Financial:** This is a \$12m project. Council has committed \$3m and there is \$3m committed from State Government. Funding of \$6m would be sought from the NSRF. Application in Round 1 unsuccessful. Feedback from the Round 1 assessment advises that additional information would have given the project a greater chance of success.

**Recommendation:** Recommended for application

### **3. PROJECT - MANUFUTURE GEELONG**

**Description:** ‘MANUFUTURE GEELONG’ is a manufacturing innovation hub located within the Geelong Technology Precinct at the Waurin Ponds Campus. The hub will support the competitiveness of existing manufacturers and create new local manufacturing industries via the rapid integration of new technologies in mechatronics, robotics, sensors, simulation, prototyping, digital manufacturing and ICT.

**Alignment with assessment Criteria:** The project aligns highly with all four (4) assessment criteria. It is deliverable within the NSRF program timeframe and has secured partner funding.

**Financial:** This is a \$30m project. There is confirmed partner funding of \$20M. Funding of \$10m would be sought from the NSRF. There is no requirement for Council to commit funds.

**Recommendation: Recommended for application.**

#### **4. PROJECT - CRUISE SHIP DESTINATION, YARRA ST PIER**

**Description:** The project aims to provide a public pier to allow safe harbour for medium to smaller craft and provide berthing for cruise ships.

**Alignment with assessment Criteria:** The project aligns with three out of the four assessment criteria well. The project aligns less with supporting or addressing disadvantage. It does allow access for all of the community and will create employment. Partner funding has not yet been secured.

**Financial:** This is a \$37m project. Council has committed \$5m and there is confirmed partner funding of \$2.5m. Funding of \$10m would be sought from the NSRF. However, this leaves a funding shortfall of \$19.5m

**Recommendation: Not recommended to proceed to application.**

#### **5. PROJECT – GEELONG GALLERY REDEVELOPMENT**

**Description:** Council has endorsed a proposal that supports an expansion of the Geelong Gallery eastwards and upwards into part of City Hall. Further work is now being undertaken to develop this proposal further.

**Alignment with assessment criteria:** The project aligns well to all four (4) assessment criteria. The project is still subject to further planning and partner funding has not been secured.

**Financial:** This project is estimated at \$40m. There is currently no allocation in Council's strategic resource plan. No partner funding has been secured.

##### ***Environmental Implications***

There are no environmental considerations linked to this report. Should the funding application be successful and the nominated projects proceed, environmental factors will be considered during the design process.

##### ***Financial Implications***

'MANUFUTURE GEELONG' will have no financial consequences for Council as all funds associated with the project will be sourced via external bodies.

Council has committed \$3m in its Strategic Resource Plan for the Leopold Community Hub Stage 2. The other Council projects have no funding committed by Council at this stage.

If Council were to proceed with the other projects it would need to make a significant commitment of funds immediately to demonstrate that all funding has been confirmed. These funds have not been identified in Council's strategic resource plan.

***Policy/Legal/Statutory Implications***

There are no policy / legal / statutory implications associated with this report.

Should Council's application be successful, it will be required to enter into a funding agreement with the Federal Government.

***Alignment to City Plan***

The various projects considered for funding are aligned with the objectives of City Plan.

***Officer Direct or Indirect Interest***

No Council officer involved in the development of this report have a direct or indirect interest in matters contained in this report.

***Risk Assessment***

This report considers projects that may be eligible for Federal Government funding.

There are no material risks associated with this report.

***Social Considerations***

Each of the projects highlighted in this report impact on the community and each project is a worthy project.

Council's resolution does not impact on the community in a negative way.

***Human Rights Charter***

Council adopting the recommended resolution will not impact on any basic rights, freedoms, or responsibilities as set out in the charter.

***Consultation and Communication***

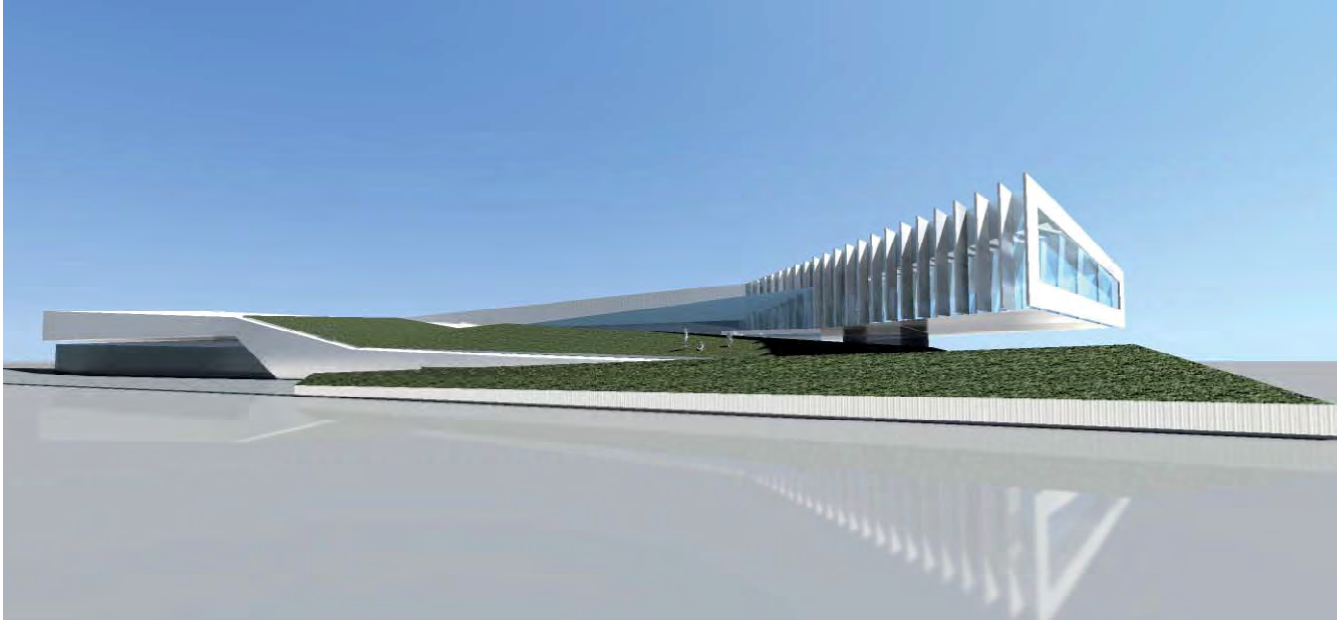
Council officers will consult with the Federal Government regarding the National Stronger Regions Fund, and in the development of our application.

Council will advise the community of the outcome of the applications.





# ManuFuture Geelong



## GEELONGS NEW MANUFACTURING INNOVATION HUB

### Imagination / Innovation / Collaboration

Located within the heart of Deakin University's Innovation Precinct at the Waurin Ponds Campus, ManuFuture Geelong is a 21<sup>st</sup> Century industrial incubator. Providing flexible and reconfigurable working spaces, shared corporate facilities and a collaborative environment that supports enterprises ranging from start ups' through to multi-nationals. Access to a comprehensive, educationally robust program of mentoring, financial support, IP law advice and corporate governance.

ManuFuture Geelong provides tenants and partners a unique opportunity to partners with one of Australia's largest regionally focused universities. Geographically located on campus allows for unprecedented access to staff, students and researchers related to the activities of Advanced Manufacturing and Innovation.



Australian manufacturing is passing through a major transformational phase. Moving into a realm of ideas and innovation, design and advanced materials and processes. ManuFuture Geelong supports this transition in multi-nationals, small to medium enterprises and start-up entrepreneurs through the provision of:

#### ManuFuture Geelong Facilities:

- Flexible, configurable spaces ranging from collaborative working areas to secured private suites.
- Tailored accommodation arrangements to meet any budget and tenancy length.
- Centralized corporate facilities, including meeting and presentation spaces.
- Front of office support and reception.
- Specialized laboratory and advance manufacturing facilities.

#### Business and Legal Services:

- Business acceleration programs and workshops.
- Skills and knowledge gap analysis services.
- Accredited training and skill set courses.
- Legal and IP support and services.
- Formalized one on one mentoring program.
- Networking programs and events providing introductions to venture capital and entrepreneurial leadership.
- Access to Deakin University's Industry Based Learning students.

#### Marketing Support:

- Inclusion on the ManuFuture Geelong website and social media platforms
- Ability to use ManuFuture Geelong logo on promotional materials
- Assistance with development of market analysis and marketing plans.

#### Location

- Positioned on the Deakin University Waurn Ponds campus
- Located within the Geelong Innovation Precinct
- Surrounded by research activity, advanced teaching and learning and emerging advanced manufacturing industry.
- Ample parking and easy access to public transport.



Location - image

## Supported framework to success

ManuFuture Geelong wants to see all of its partners succeed and move on to bigger and better things. To this end, a robust framework of support functions and programs is provided to assist enterprises deliver their innovation to the market. Offering a multi-stream incubation program ranging from 2 to 5 years that supports limited capital start-ups, innovating small to medium enterprises and technology leading multi-nationals.

## ManuFuture Geelong provides to its partners the following services:

### ManuFuture Kick Start:

- Specifically designed to support good ideas. MF Kick Start assists in refining and validating your idea and business model. Provides open plan working spaces, access to MF Mentor, MF Inform and Linked.

### ManuFuture Innovate:

- Tailored to the Small to Medium Enterprise that has established markets and is looking to explore new products, processes or ideas. Provides re-configurable spaces to support offices, experimentation and manufacture. Access to Deakin University students and researchers.

### ManuFuture Global:

- Aimed at the multi-national innovation lead corporations, MF Global provides for access to all the benefits that being based within a world class university brings.

### ManuFuture Mentor:

- One on One mentoring provided by industrial, entrepreneurial, and academic leaders in related fields. Facilitation of peer to peer collaboration activities and the provision of business leaders drop in centre. All mentors are sourced locally, nationally or internationally and are specifically matched to the needs of the MF partner.

**ManuFuture Linked:**

- Structured and informal networking events to enable you to link up with likeminded individuals and enterprises. Focusing strongly on entrepreneurship and leadership, MF Linked will provide access to a raft of professionals able to assist on your journey to success.

**ManuFuture Alumni:**

- Drawing on the extensive Deakin University Alumni, MF Alumni provides lasting contact with both the Deakin University and ManuFuture Geelong community, supporting lasting innovation and lifelong learning.

**ManuFuture Inform:**

- A raft of programs based on sound educational platforms are provided to expand and enhance knowledge in all aspects of business. Aimed at building on success, the programs focus on areas such as business plan creation, IP management, financial sustainability, OH&S and HR. Provided in multiple formats ranging from free cloud based tutorials through to multi day seminars MF residence will be able to easily find a program that meets their needs and availability.

**ManuFuture Sell:**

- Being able to quickly and successfully inform investors and customers on the benefits of your product or service is critical in taking a good idea to market domination. The skills, techniques and technologies to achieve this are provided to MF partners through interactive workshops presented by market specialists.

**ManuFuture Fund:**

- Start up and expansion capital is core to developing innovation. The MF Fund provides a way for various enterprise types of accessing the necessary capital to develop new products and service.

**Testimonials**

*"It is critical for Australia to advance its manufacturing capability and enhance economic benefits that flow from it. To do so in a world of high volume – low value production we must forge a niche in the design led areas of innovation such as medical technology, lightweight materials and advanced processes. ManuFuture Geelong, with its access to world class researchers and facilities such as IFM and CSIR, world leading teaching practices as housed within CADET, will enable the next generation of entrepreneurs to take good ideas to the world"– Jason Steinwedel, Programme manager: CADET / Project Manager ManuFuture Geelong*

*"I believe this proposal for accelerating and incubating advanced manufacturing is a very exciting opportunity that will provide leadership and support for the next generation of manufacturing industries and workers in Australia"- Duncan Brown: Director of Service, Dimension Data*

*"Cytomatrix Pty Ltd would like to express its strong support for the MANUFUTURES initiative. Cytomatrix is a Geelong based early stage biotechnology company with strong links to Deakin University, and the opportunity to utilise such a facility would be of enormous benefit as our company moves to the next stage of growth."– Benjamin Bergo: Chairman, Cytomatrix*

*"HeiQ sees great merit in the Deakin MANUFUTURES initiative. As a young start-up, HeiQ's early years were built within a Swiss Incubator environment similar to the proposed MANUFUTURES, and so we are well placed to speak to the potential benefits". - Carlo Centonze: CEO, HeiQ*

*"We see the capacity to create an innovative manufacturing hub that will link private companies with Deakin University's intellectual property and extensive research infrastructure, such as Carbon Nexus, the Centre for Intelligent Systems Research and the Institute for Frontier Materials, as an outstanding Australian opportunity." - Philippe Odouard: Managing Director, Quickstep*

## NATIONAL STRONGER REGIONS FUND - CRITERIA

| Project                                        | Total Project Cost | Confirmed Partner Funding       | Confirmed Council Funding | NSRF Fund Sought | Deliverable by Dec 2019 | COMMENTS                                                                                                                                                                                                                                            |
|------------------------------------------------|--------------------|---------------------------------|---------------------------|------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Northern ARC Health &amp; Wellbeing Hub</b> | \$80.7M            | No funding confirmed            | No funding confirmed      | \$10M            | Not at this stage       | The Master Plan for the Northern ARC project was endorsed by Council on 9 June 2015. Funds have been allocated in the draft 2015/2016 budget to progress the feasibility and business case work. Project not at a stage to be eligible for funding. |
| <b>Leopold Community Hub</b>                   | \$12M              | \$3M                            | \$3M                      | \$6M             | Yes                     | This project was submitted for funding in Round 1 and unfortunately was unsuccessful. Additional information to be provided may result in a greater chance of success.                                                                              |
| <b>MANUFUTURE Geelong</b>                      | \$30M              | \$20M                           | No funding required       | \$10M            | Yes                     | This partnership project is has the necessary funding commitments, achievability against timelines and most meets the assessment criteria to be a successful application.                                                                           |
| <b>Cruise Ship Destination, Yarra St Pier</b>  | \$37M              | \$2.5M<br>(\$19.5M uncommitted) | \$5M                      | \$10.0M          | No                      | This project does not currently have funding partner commitments nor has been developed to a point which will guarantee that it can be delivered within the timeframes.                                                                             |
| <b>Geelong Gallery Redevelopment</b>           | \$40M              | No funding confirmed            | No funding confirmed      | \$10M            | No                      | This project does not current have funding partner commitments nor has been developed to a point which will guarantee that it can be delivered with the timeframes.                                                                                 |

Applications will be appraised against each of the following assessment criteria:

- Assessment Criterion 1: **The extent to which the project contributes to economic growth in the region;**
- Assessment Criterion 2: **The extent to which the project supports or addresses disadvantage in the region;**
- Assessment Criterion 3: **The extent to which the project increases investment and builds partnerships in the region; and**
- Assessment Criterion 4: **The extent to which the project and proponent are viable and sustainable.**

*Cr Heagney re-entered the meeting room and resumed the chair at 7.54pm*

## **5. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT WARRALILY ESTATE STAGES 64A AND 66**

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| <b>Portfolio:</b>       | <b>Infrastructure, Parks &amp; Gardens – Cr Ellis</b> |
| <b>Source</b>           | <b>City Services – Engineering Services</b>           |
| <b>General Manager:</b> | <b>William Tieppo</b>                                 |
| <b>Index Reference</b>  | <b>Subject: Drainage - Floods</b>                     |

### **Purpose**

The purpose of this report is to present a revision to the flood mapping for existing conditions produced within the current 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 42 – 80 Stewarts Road and 82-110 Stewarts Road, Armstrong Creek. Prior to subdivision the parent lots was considered to be liable to flooding. This development site, which is also known as Warralily Estate Stages 64A and 66, 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 Richards seconded -**

**That Council revoke the Council designation of 12 December 2006 of flood affected land as highlighted as Stages 64A and 66 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 Armstrong Creek fronting Stewarts Road. At the time of the flood study the subject land comprised of two larger lots. Prior to subdivision the parent lot was used primarily as farmland.

The subdivision at 42 – 80 Stewarts Road, Armstrong Creek and 82-110 Stewarts Road, Armstrong Creek was named Warralily Estate by the developer. The current designated flood extent affects multiple residential lots within the Warralily Estate Stages 64A and 66.

### ***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 42 – 80 Stewarts Road, Armstrong Creek and 82-110 Stewarts Road, Armstrong Creek 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 42 – 80 Stewarts Road, Armstrong Creek and 82-110 Stewarts Road, Armstrong Creek, 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 42 – 80 Stewarts Road, Armstrong Creek and 82 - 110 Stewarts, Road, Armstrong Creek 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***

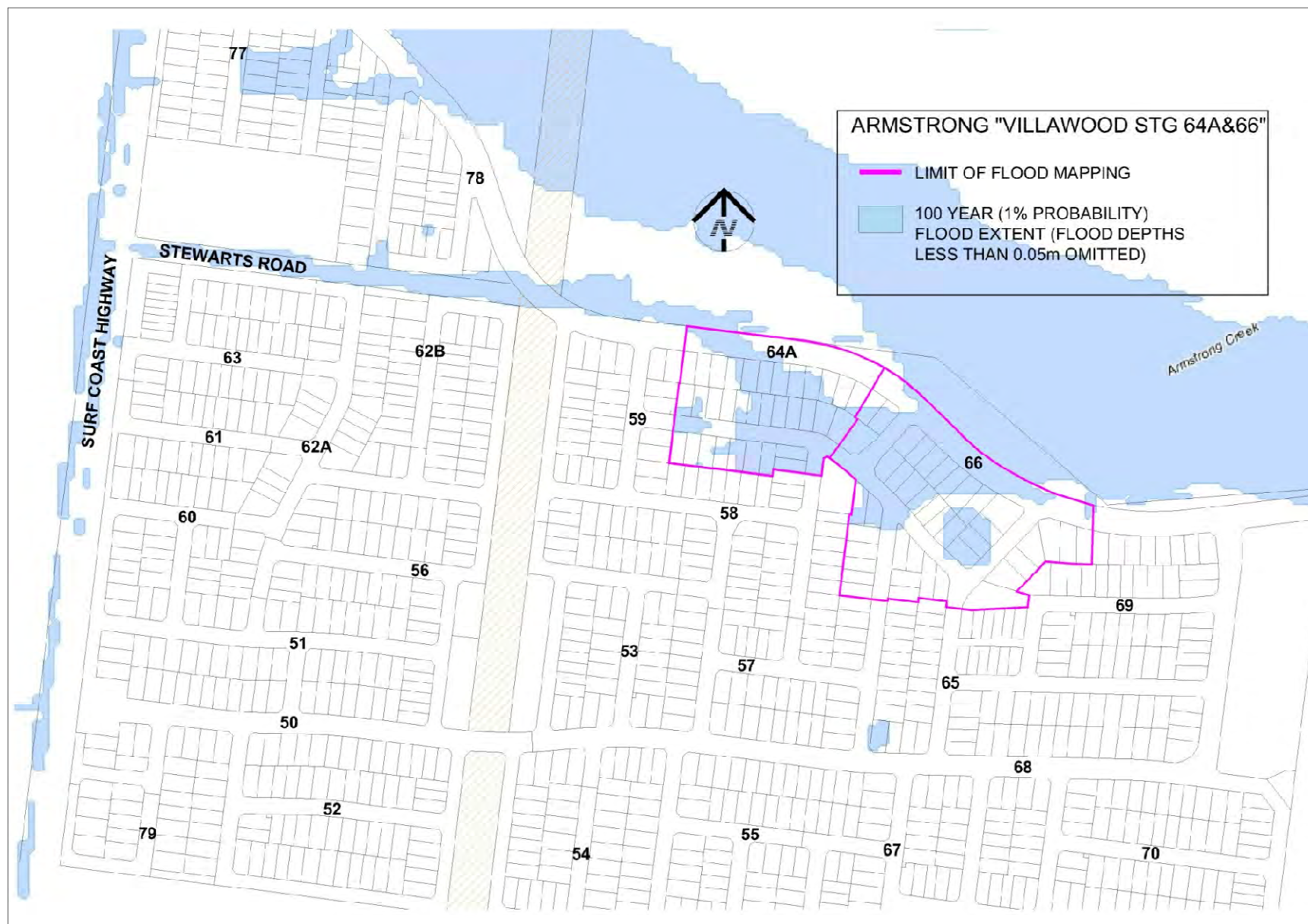
The current designation was undertaken following a public exhibition in October 2006 with notification of affected property owners. These owners were sent letters and fact sheets with an invitation for submissions.

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

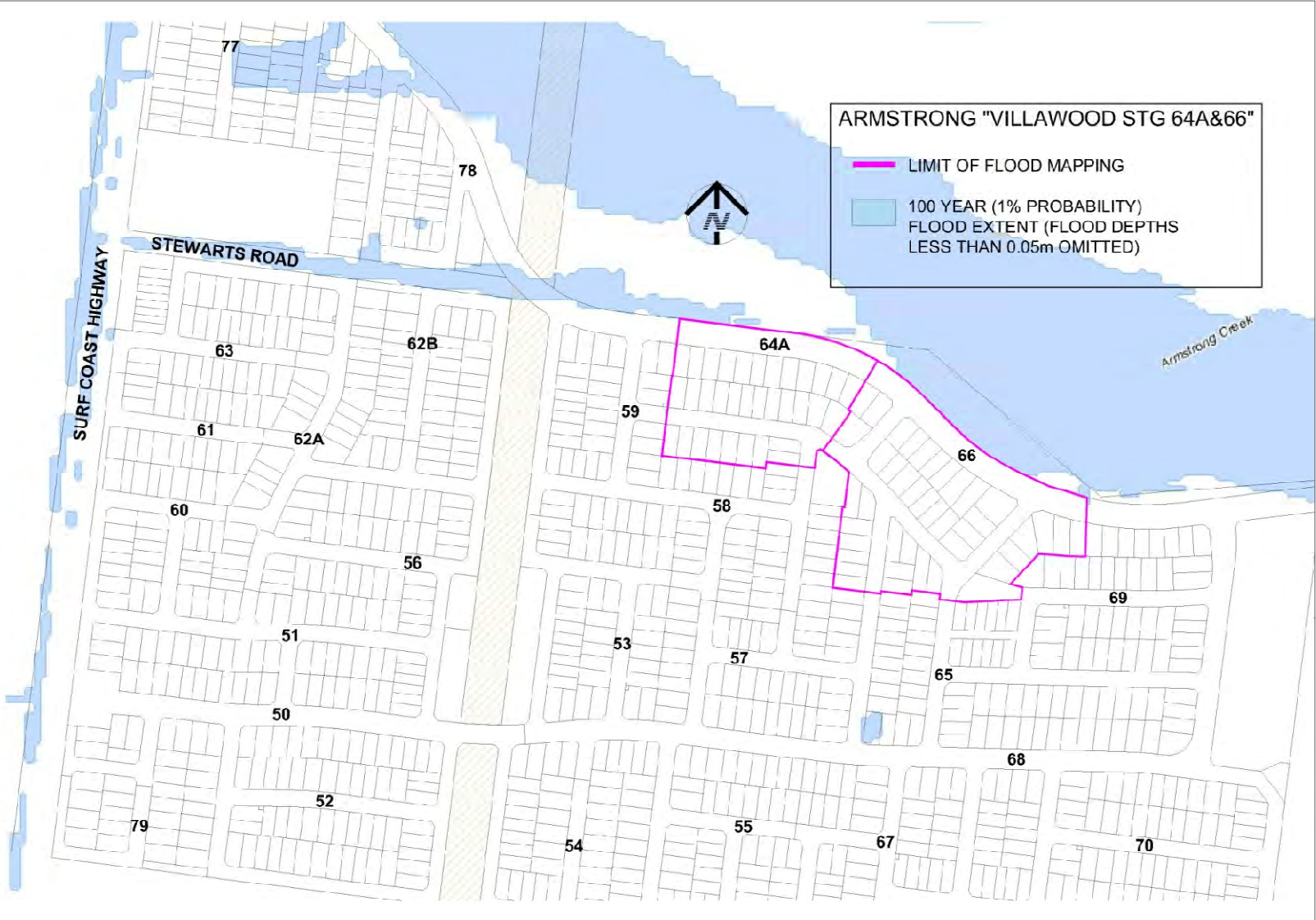
The owners of properties affected by the revocation will be notified so they are aware that disclosure of flood status on a Section 32 Vendors Statement is no longer required.

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

## Current Flood Map



Revised Flood Map



## **6. AUDIT ADVISORY COMMITTEE SUMMARY REPORT**

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| <b>Portfolio:</b>       | <b>Governance – Cr Lyons (Mayor)</b>            |
| <b>Source:</b>          | <b>Corporate Internal Auditor and Ombudsman</b> |
| <b>Interim CEO:</b>     | <b>Kelvin Spiller</b>                           |
| <b>Index Reference:</b> | <b>Audit CG - Internal</b>                      |

**Cr Macdonald moved, Cr Fisher seconded -**

**That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.**

**Carried.**

## **ASSEMBLY OF COUNCILLORS RECORD**

**Portfolio:** Governance – Cr Lyons (Mayor)  
**Source:** 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 Fisher moved, Cr Harwood seconded -**

**That the information be received.**

**Carried.**

**RECORD OF ASSEMBLIES OF COUNCILLORS**  
**(Council Meeting 23 June 2015)**

| <b>Assembly Details</b>                                | <b>Councillor Attendees</b>                                                                    | <b>Officer Attendees</b>                                                                                                           | <b>Matters Discussed</b>                                                                                                                                                                                                                                                                                                                                             | <b>Conflict of Interest Disclosures</b>                 |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Graffiti Reference Group Meeting<br><b>9 June 2015</b> | Cr Farrell                                                                                     | W Tieppo (GM)<br>H Manzl (CO ORD)<br>M McKenzie (OFF)<br>Z Smith (OFF)<br>G Chadwick (OFF)                                         | <ul style="list-style-type: none"> <li>• Audit Update</li> <li>• Budget</li> <li>• Police and Court Report</li> <li>• Graffiti Team Leader Report</li> <li>• Department of Corrections Report</li> </ul>                                                                                                                                                             | <ul style="list-style-type: none"> <li>• Nil</li> </ul> |
| Councillor Briefing<br><b>16 June 2015</b>             | Crs Ansett, Ellis, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Macdonald, Richards | P Bettess (GM)<br>W Tieppo (GM)<br>D Frost (GM)<br>J McMahon (ACT/GM)<br>L Quinn (ACT/GM)<br>M Kelly (MGR)<br>J Van Slageren (MGR) | <ul style="list-style-type: none"> <li>• Adoption of 2015-2016 Budget</li> <li>• National Stronger Regions Fund</li> <li>• Delegated Planning Permit Process Improvements</li> <li>• Municipal Strategic Statement Review 2015 and Implementation Amendment</li> <li>• Revocation of Flood Prone Area Designation of New Lots Warralily Estate 64A and 66</li> </ul> | <ul style="list-style-type: none"> <li>• Nil</li> </ul> |

## **PLANNING DELEGATIONS – MAY 2015**

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| <b>Portfolio:</b>       | <b>Planning - Cr Heagney</b>                     |
| <b>Source:</b>          | <b>Planning &amp; Tourism - City Development</b> |
| <b>General Manager:</b> | <b>Peter Bettess</b>                             |
| <b>Index Reference:</b> | <b>Delegation</b>                                |

### **Summary**

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

**Cr Fisher moved, Cr Ellis seconded -**

**That the information be received.**

**Carried.**

### Monthly Delegations Report - May 2015

| App Number  | Location                                         | Application Type                                                                                                                                                                                                                                                                                                                                                                               | Decision Date | Description                        | Authority Description      |
|-------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------|----------------------------|
| 1191/2013   | 1 Centennial Boulevard,<br>CURLEWIS VIC 3222     | Use and Development of Land for a Medical Centre, Display of Business Identification Signage and Variation to Restrictive Covenant on Plan of Subdivision PS635075B to allow the erection of a Medical Centre                                                                                                                                                                                  | 8/5/2015      | Refusal to Grant a Planning Permit | Development Hearings Panel |
| 1271/2012   | 4 Blyth Street, BELL PARK VIC 3215               | Construction of Three (3) Single Storey Dwellings and a Three (3) Lot Subdivision                                                                                                                                                                                                                                                                                                              | 20/5/2015     | PI - Extended Planning Permit      | Delegated Authority        |
| 1271/2013   | 1065-1089 Queenscliff Road, SWAN BAY VIC 3225    | Use of Land for the Purpose of Outdoor Recreation Facility (Microlight Flights, Training & Storage) and Display of Associated Business Identification Signage                                                                                                                                                                                                                                  | 22/5/2015     | NOD - Planning Permit              | Development Hearings Panel |
| 1333/2014   | 110 The Parade, OCEAN GROVE VIC 3226             | Construction of Five Dwellings and Waiver of a Visitor Car Parking Space.                                                                                                                                                                                                                                                                                                                      | 8/5/2015      | NOD - Planning Permit              | Development Hearings Panel |
| 1424/2011/A | PARENT - 404 Ryrie Street, EAST GEELONG VIC 3219 | Part Demolition of the Existing Building, Buildings and Works Associated with the Existing Dwelling, Use of Part of the Site as a Food and Drink Premises (Cafe) and Associated Buildings and Works and Reduction in Car Parking and Liquor Licence                                                                                                                                            | 22/5/2015     | NOD - Amended Permit               | Development Hearings Panel |
| 157/2015    | 42 Lelean Street, OCEAN GROVE VIC 3226           | Buildings and Works Associated with the Construction of an Extension to an Existing Dwelling                                                                                                                                                                                                                                                                                                   | 8/5/2015      | NOD - Planning Permit              | Development Hearings Panel |
| 20/2012     | 81 The Parade, OCEAN GROVE VIC 3226              | The development and use of a three level building which includes two shops, two offices and two dwellings, development and use of three double storey dwellings and a reduction in car parking pursuant to clause 52.06, a reduction in loading pursuant to clause 52.07 and display of internally illuminated business identification signage generally in accordance with the endorsed plans | 1/5/2015      | PI - Extended Planning Permit      | Delegated Authority        |
| 28/2015     | 52-54 Yellow Gum Drive, OCEAN GROVE VIC 3226     | Variation of Restrictive Covenant (vary building envelope of Lot 16 on Plan of Subdivision 715047M) and Removal of Native Vegetation                                                                                                                                                                                                                                                           | 22/5/2015     | NOD - Planning Permit              | Development Hearings Panel |

|           |                                                  |                                                                                                                                                                                  |                 |                                       |                               |
|-----------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-------------------------------|
| 592/2012  | 49 Lonsdale Street,<br>GEELONG VIC 3220          | Construction of Four (4) Double Storey Dwellings and Subdivision<br>of the Land into Four (4) Lots                                                                               | 15/5/2015       | PI - Extended<br>Planning Permit      | Delegated Authority           |
| 847/2014  | 53 Buckingham Road,<br>NEWTOWN VIC 3220          | Buildings and Works for the Construction of Second Dwelling                                                                                                                      | 8/5/2015        | Refusal to Grant a<br>Planning Permit | Development Hearings<br>Panel |
| 1284/2014 | 32-40 Point Henry<br>Road, MOOLAP VIC<br>3224    | Use and Development of the Land for Materials Recycling                                                                                                                          | 8-May-<br>2015  | NOD - Delegate                        | Objectors - 2                 |
| 1363/2014 | 78 Walsgott Street,<br>NORTH GEELONG<br>VIC 3215 | Construction of Second Dwelling and a Two (2) Lot Sub Division                                                                                                                   | 5-May-<br>2015  | NOD - Delegate                        | Objectors - 1                 |
| 1449/2014 | 101 Mt Pleasant Road,<br>BELMONT VIC 3216        | Construction of Three (3) Dwellings and Three (3) Lot Subdivision                                                                                                                | 28-May-<br>2015 | NOD - Delegate                        | Objectors - 2                 |
| 1558/2014 | 35 Luggs Road,<br>WAURN PONDS VIC<br>3216        | Two (2) Lot Subdivision                                                                                                                                                          | 5-May-<br>2015  | NOD - Delegate                        | Objectors - 1                 |
| 170/2015  | 16 Carr Street,<br>BELMONT VIC 3216              | Buildings and Works for the Construction of Two (2) Dwellings and<br>Two (2) Lot Subdivision                                                                                     | 13-May-<br>2015 | NOD - Delegate                        | Objectors - 4                 |
| 199/2015  | 107 Rollins Road,<br>BELL POST HILL VIC<br>3215  | Construction of Two (2) Additional Double Storey Dwellings and a<br>Three (3) Lot Subdivision                                                                                    | 1-May-<br>2015  | NOD - Delegate                        | Objectors - 1                 |
| 230/2015  | 44 Epworth Street,<br>OCEAN GROVE VIC<br>3226    | Buildings and Works Associated with the Construction of Two<br>Dwellings                                                                                                         | 27-May-<br>2015 | NOD - Delegate                        | Objectors - 2                 |
| 280/2015  | 6 Elcho Street,<br>NEWTOWN VIC 3220              | Construction of Two (2) Double Storey Dwellings (One Exceeding<br>7.5 metres in Height), Two (2) Lot Subdivision and Removal of<br>Drainage Easement (E-5) from Lot 4 on LP33856 | 28-May-<br>2015 | NOD - Delegate                        | Objectors - 1                 |

|          |                                          |                                                                                                                                             |             |                |               |
|----------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|---------------|
| 58/2015  | 17 Queen Street,<br>BELMONT VIC 3216     | Development of Two Additional Double Storey Dwellings.                                                                                      | 18-May-2015 | NOD - Delegate | Objectors - 3 |
| 63/2015  | 44 South Street,<br>BELMONT VIC 3216     | Buildings and Works Associated with the Construction of Three Dwellings and a Three Lot Subdivision                                         | 6-May-2015  | NOD - Delegate | Objectors - 3 |
| 64/2015  | 7 Jasmine Street,<br>BELL PARK VIC 3215  | Construction of Second Dwelling (Two Storey)                                                                                                | 6-May-2015  | NOD - Delegate | Objectors - 1 |
| 65/2015  | 13-15 Clarke Avenue,<br>BELMONT VIC 3216 | Construction of Six (6) Single Storey Dwellings                                                                                             | 6-May-2015  | NOD - Delegate | Objectors - 1 |
| 683/2014 | 1450 Ballan Road,<br>ANAKIE VIC 3213     | Use and Development of a Broiler Farm and Associated Buildings and Works, Removal of Vegetation and Creation of Access to a Category 1 Road | 6-May-2015  | NOD - Delegate | Objectors - 5 |

**Cr Macdonald moved, Cr Fisher seconded –**

**That the meeting be closed to the public.**

**Carried.**

**The Meeting was closed to the public at 7.56pm**

**A record of the proceedings of this section of the meeting is contained in a Confidential Minute Book.**

**The Meeting was opened to the public at 8.00pm**

As there was no further business the meeting closed at 8.00pm. Tuesday, 26 May 2015.

**Signed:** \_\_\_\_\_  
**Chairperson**

**Date of Confirmation:** \_\_\_\_\_