



MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 22 November 2016

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 5.30p.m.

ADMINISTRATORS:

Dr Kathy Alexander (Chair)
Laurinda Gardner
Peter Dorling

SECTION A - PROCEDURAL MATTERS

Acknowledgements	1
Confirmation of Minutes	1
Declarations of Conflicts of Interest	1
Question Time	2-3
Petitions	3

SECTION B – REPORTS

1. Amendment C325 St Leonards Growth Area 2 – Consideration of Panel Report and Adoption.....	4-32
2. Amendment C328 (Part 2) & Planning Permit 762/2015 – 38-42 Mainsail Drive, St Leonards – Consideration of Panel Report and Adoption	33-41
3. Newtown West Heritage Review 2016	42-51
4. Johnstone Park Concept Plan	52-55
5. 2017-2018 Country Football and Netball Funding Program Submission	56-60
6. City Plan 2013-2017 Progress Report to 30 September 2016.....	61-63
7. Quarterly Financial Management Report – September 2016	64-72
8. Regional Kitchen Shareholders Agreement – Deed of Amendment	73-74
9. Boundary Realignment – Ocean Grove and Wallington	75-76
10. Land Acquisition (<i>Confidential</i>)	77

SECTION C - ASSEMBLY OF COUNCIL

SECTION D - PLANNING DELEGATIONS

SECTION E - CONFIDENTIAL

**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, 22 NOVEMBER 2016
COMMENCING AT 5.30P.M.**

PRESENT: Dr K Alexander (Chair), L Gardner, P Dorling

Also present: K Spiller (Chief Executive Officer), W Tieppo (General Manager Strategy & Performance), P Bettess (General Manager Planning and Development), R Thomas (Acting General Manager City Services), L Quinn (General Manager Community Life), A Keen (Executive Manager People and Organisational Development), T McDonald (Manager Customer Support and Council Business)

OPENING: The Chair declared the meeting open at 5.30pm

ACKNOWLEDGEMENTS:

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

APOLOGIES: Nil

LEAVE OF ABSENCE:

P Dorling moved, L Gardner seconded –

That Leave of Absence be granted to Laurinda Gardner and Peter Dorling from 26 December 2016 to 9 January 2017, inclusive. Dr Kathy Alexander (Chair) withdrew her leave arrangements.

Carried.

CONFIRMATION OF MINUTES:

P Dorling moved, L Gardner seconded -

That the Minutes of the Ordinary Meeting held on 25 October be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Question Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise, the Interim Administrator 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.

Andy Richards submitted questions in relation to Asbestos Removal to which a written response will be provided within 14 days.

Colin Wallace asked the following:

Dr Alexander, in your letter to me dated 22 August 2016, you said you would not meet with me and did not mention my wife at all, even though when I asked here at public question time on 16 August if you would meet with my wife and me you said you would.

To explain this turnaround, you said in the letter you did some research. Your research did not extend to consulting me or my wife.

You had never met with us and had no communication of any sort to you from us except my questions here on 28 June and 16 August.

Since, according to your letter, the outcome of your research is that you will not meet with us despite saying you would, I am asking would you, Dr Alexander, provide a list of the resources you used in your research, such that each item of information is readily identifiable?

Kathy Alexander indicated that she would not provide the requested information.

Mary Wallace asked questions regarding personnel related matters, and as previously advised, "Council does not discuss personnel related matters in an open forum".

Priscilla Pescott asked questions regarding signage at Balyang Sanctuary:

Last time I was there, a young woman with several small children had come with a large bag full of french stick bread to feed the birds. She said she was unaware that feeding the birds was prohibited.

When I returned from my walk, there were several of the bread sticks floating in the water, and on the concourse.

The notice of prohibition is only on the bird identification signs, and not very prominent. So I would ask that more prominent signs with this message be erected fronting the car park and beside the lakes.

Rodney Thomas responded that Council will have a look at the signage with a view to improving it.

Sue Clark asked question in relation to 43 Upper Skene Street, Newtown:

Given that buildings and fences currently exist that are not in line with the overlay guidelines and that one side of the street has been excluded, what is the Heritage Overlay trying to achieve by including Upper Skene Street in the precinct?

Kathy Alexander suggested Peter Bettess have some of the planning staff meet and discuss the issues further.

Michael Loughnan asked questions regarding the Annual Global Costings of Armstrong Creek:

- so as to retrieve money from developers in keeping with real costs;
- to add weight to growing costs of delivery desirable qualities for subdivisions and efficient service delivery.

Peter Bettess advised he would ask his Executive Assistant to make contact in regard to formalising a meeting.

Jennifer Bantow asked questions in relation to the Newtown West Heritage Review and Johnstone Park Concept Plan:

Newtown West Heritage Review:

Is it planned to have any other areas reviewed in the near future?

Is there any annual budgetary allocation for this purpose until all the Outer Areas Heritage Study is completed?

Peter Bettess responded he can't say what the next areas to be reviewed are, but would be putting to the heritage strategy which will identify those areas that haven't been studied, which should be.

Johnstone Park Concept Plan:

Does Council consider the closure of Mercer Street and the demolition of the buildings within the Woolstores Heritage Overlay should be endorsed?

Brett Luxford added the Johnstone Park Concept Plan is being put out for a period of 14 days for public consultation and added he is aware of the elements mentioned and is working with Heritage Victoria for the best outcome.

PETITIONS:

Chris Auret tabled a petition requesting Council resolve the lack of action to demolish or rectify the fire damaged derelict building at 336 Ryrie Street.

1. AMENDMENT C325 ST LEONARDS GROWTH AREA 2 - CONSIDERATION OF PANEL REPORT AND ADOPTION

Source: Planning & Development - Strategic Implementation
General Manager: Peter Bettess
Index Reference: Amendment C325

Purpose

To adopt Greater Geelong Planning Scheme Amendment C325.

Background

Amendment C325 seeks to rezone land identified as 'St Leonards Growth Area 2' in the St Leonards Structure Plan March 2015 (see Appendix 1) from Farming Zone to General Residential Zone Schedule 1 (GRZ1), and apply a Development Plan Overlay to the land being rezoned and to 42 Pearl Bay Passage.

Appendix 2 is an aerial map of the immediate area and Appendix 3 shows the existing zoning.

The Amendment was initiated in November 2014 by St Quentin Consulting on behalf of some of the landowners. Exhibition occurred in October 2015 and under delegation Council resolved to refer 27 submissions to an Independent Planning Panel. The Panel Hearing was held in December 2015 and simultaneously considered Amendment C317 and Planning Permit 970/2014 ('St Leonards Growth Area 1' now zoned GRZ1).

Key Issues

- Reasons for objection included: there is an existing adequate supply of vacant residential land; lack of infrastructure to support the increased population; opposition to a road connection through 42 Pearl Bay Passage; and concerns about traffic management, flood impact and stormwater flows to Swan Bay.
- Overall the Planning Panel recommended that Amendment C325 be adopted as exhibited, and that minor revisions are made to the exhibited Design and Development Overlay Schedule. The Design and Development Overlay Schedule has been replaced by a Development Plan Overlay Schedule for reasons outlined in Attachment 1 under the heading "Design and Development Overlay".
- Section 173 Agreements to formalise development contributions for shared infrastructure and an Early Learning Community Centre in St Leonards have been prepared and signed by a majority of landowners. It is recommended that Council, as the other party to the Agreements, now also sign the Agreements.

L Gardner moved, P Dorling seconded -

That Council:

- 1) Adopts Amendment C325 in the form as outlined in Appendix 4 of this report;**
- 2) Submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval.**
- 3) Signs and seals the Section 173 Agreements with individual landowners affected by this Amendment to formalise development contributions (Appendix 5 is a model template of these Agreements).**

Carried.

Attachment 1

Discussion

A two person Panel conducted the Hearing. Parties in attendance relevant to Amendment C325 were Greater Geelong Council officers, St Leonards Property Holdings, Department of Environment Land Water and Planning officers, J. Robinson, Gee Dee Nominees, C & L. Brown, S. Tuohy and ABC Project Management.

The Panel provided its report to Council on 9 February 2016. The time lag between the release of the Panel Report and this report is due to work required to finalise the traffic and drainage assessments, the St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan and the Section 173 Agreements.

The key Panel Report findings were:

- There is strong strategic support for the Amendment.
- Matters relating to land supply/demand in Amendment C312 (*St Leonards Structure Plan implementation*) considered the additional supply added by the growth areas and that Panel concluded, provided issues of land release could be managed, that a supply of 25-33 years was appropriate. Without evidence to suggest otherwise the Panel supports this.
- Stormwater can be dealt with by appropriate stormwater modelling management and design, as required by DDO39.
- No. 42 Pearl Bay Passage provides an appropriate vehicle connection point into Sea Change Estate. There is a need for greater integration and the vehicle access is well located at a mid-point along the eastern boundary and can be designed to minimise amenity impacts.
- The internal north/south road is well located and will funnel traffic to Bluff Road and Levens Road as the main routes into the town centre/foreshore and Geelong.
- The McBeth Street footpath should be deleted from the Growth Area 2 Outline Development Plan and replaced with an alignment consistent with the vehicle access track through Charles McCarthy Reserve. This should not impact the biodiversity values of the reserve if it is aligned with the existing track.
- Design and Development Overlay Schedule 39, as exhibited, is supported subject to changes recommended in the Panel Report.

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

The Panel's findings and recommendations are supported, other than relocating the McBeth Street footpath. It is noted that the Panel Report failed to consider the objection presented at the Hearing by a landowner on Bluff Road. These matters are addressed below.

The Panel has recommended minor revisions to the DDO39 which are accepted. However, post the Hearing, Council officers decided to substitute the DDO with a Development Plan Overlay Schedule. The reasons for the change are also addressed in this report.

The Amendment can now be adopted and sent to the Minister for Planning requesting approval.

McBeth Street

The landowner on the corner of McBeth and Ward Streets presented at the Hearing outlining reasons why they did not support the proposed new footpath along the east side of McBeth Street. They were concerned about privacy, street amenity and village lifestyle and suggested the footpath could be relocated in Charles McCarthy Reserve.

The Panel supported the relocation of the footpath saying this aligns well with the future north/south Connector Road and would encourage greater use of the reserve. The Panel concluded that this should not adversely impact the biodiversity values of the reserve if it is aligned with the existing vehicle access track.

Officer response

The Panel finding is not supported and the footpath should remain for the length of the east side of McBeth Street.

The reserve contains significant ecological values that warrant the highest order protection. While the Panel correctly states that the path can be aligned with the vehicle access track, this track does not extend to Murradoc Road. The path alignment would need to be assessed to determine ecological impacts, particularly away from the Levens Road entrance. There is no guarantee that an acceptable alignment is available and vegetation off-sets would be required for any vegetation removal.

Furthermore, the entrance to the path at Levens Road would require pedestrians from the growth area Connector Road to double-back before heading up to Murradoc Road. McBeth Street will be the most convenient route of choice for pedestrians and can be delivered without impacting on remnant vegetation. A footpath on McBeth Street will also directly benefit residents of McBeth Street.

The McBeth Street footpath is an infrastructure project in the St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan.

Bluff Road access

Apart from the McBeth/Ward Street landowner, the only other local resident to present at the Panel Hearing was a resident on the south side of Bluff Road. The submitter was opposed to the proposed secondary access street (located opposite the submitter's property) saying it would result in increased noise, light and pollution, reduce privacy and become an accident zone.

Officer response

The Panel Report made no reference to this submission, only recommending that the Outline Development Plan is supported subject to minor changes that are unrelated to the submitter's concerns.

While the concerns of the landowner are understandable, the location of the proposed new access street from Bluff Road to the development is considered appropriate. The Cardno expert witness at the Panel Hearing stated that this will be a low order, low volume street and the indicated access point is desirable. It is considered amenity impacts will not be unreasonable and further mitigated by the requirement to avoid or minimise removal of vegetation in the Bluff Road reserve.

Design and Development Overlay

The exhibited Amendment C325 – and the Panel that considered submissions – relied on the proposed DDO39 that formed part of the Amendment documents.

After receiving the Panel Report, it came to officer's attention that the DDO Schedule 'Exemption from notice and review' provision would not achieve its intended purpose. The DDO39 provision read:

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Officers were concerned that the powers of this provision did not extend to exempting notice and review under the provisions of the General Residential Zone. In other words, future applications for subdivision would still need to be advertised. This concern was confirmed by legal advice from Harwood Andrews.

To rectify this unintended consequence, officers have decided to revert to the Development Plan Overlay (DPO). The DPO was originally to be applied to the St Leonards Growth Area 2 (as directed in Clause 21.14-3) but changed to a DDO due to the particulars of the site. The design objectives and requirements of the former DDO39 have been transferred to the new DPO Schedule meaning there is no change to the layout and function of St Leonards Growth Area 2.

Application of the DPO is consistent with Council's approach to other rezonings of this nature and Planning Practice Note 23. The approach accords with the purpose of the DPO which includes: "to exempt an application from notice and review if it is generally in accordance with a development plan". The amendment process has provided an opportunity to engage the local community about the desired outcomes for the site and the future form of development.

Importantly, there were no submissions about the proposed 'Exemption from notice and review' provision and the Panel merely accepted Council's selection of the DDO.

Discussions with regional officers of the Department of Environment Land Water and Planning confirm that the DPO is the appropriate tool in this instance.

Financial Implications

The Section 173 Agreements will legally bind Council to deliver an Early Learning Community Centre in St Leonards. Developers will contribute \$38,800 per net developable hectare towards the Centre, totalling over \$2.5 million. Payments will be received progressively as the growth area develops.

The Community Centre contributions mirror the terms agreed with the developer of St Leonards Growth Area 1 (totalling approximately \$1.12M). It will be the responsibility of Council to acquire land in St Leonards on which to construct the Centre.

The fundamental implications are the need to budget in the future for this acquisition and the financing costs if the Centre is built prior to all lots being developed.

Stakeholder Consultation and Communication

Council officers have notified the Amendment submitters of the release of the panel report and adoption. Submitters will be notified of the final decision of Council and the Minister for Planning

Policy/Legal/Statutory Implications

The rezoning and Development Plan Overlay Schedule 32 are consistent with a range of State and Local policies as outlined in the Amendment C325 Explanatory Report. The site is identified for rezoning to the General Residential Zone in the Municipal Strategic Statement at Clause 21.14 *The Bellarine Peninsula*.

The Section 173 Agreements will legally bind the parties to deliver on the terms of the Agreements.

Alignment to City Plan

The Amendment supports the 'Growing our Economy' strategic direction of City Plan, by providing additional residentially zoned land for housing construction and future demand for services.

Conflict of Interest

No officers involved in this report have any direct or indirect interest in accordance with Section 80C of the Local Government Act.

Risk Assessment

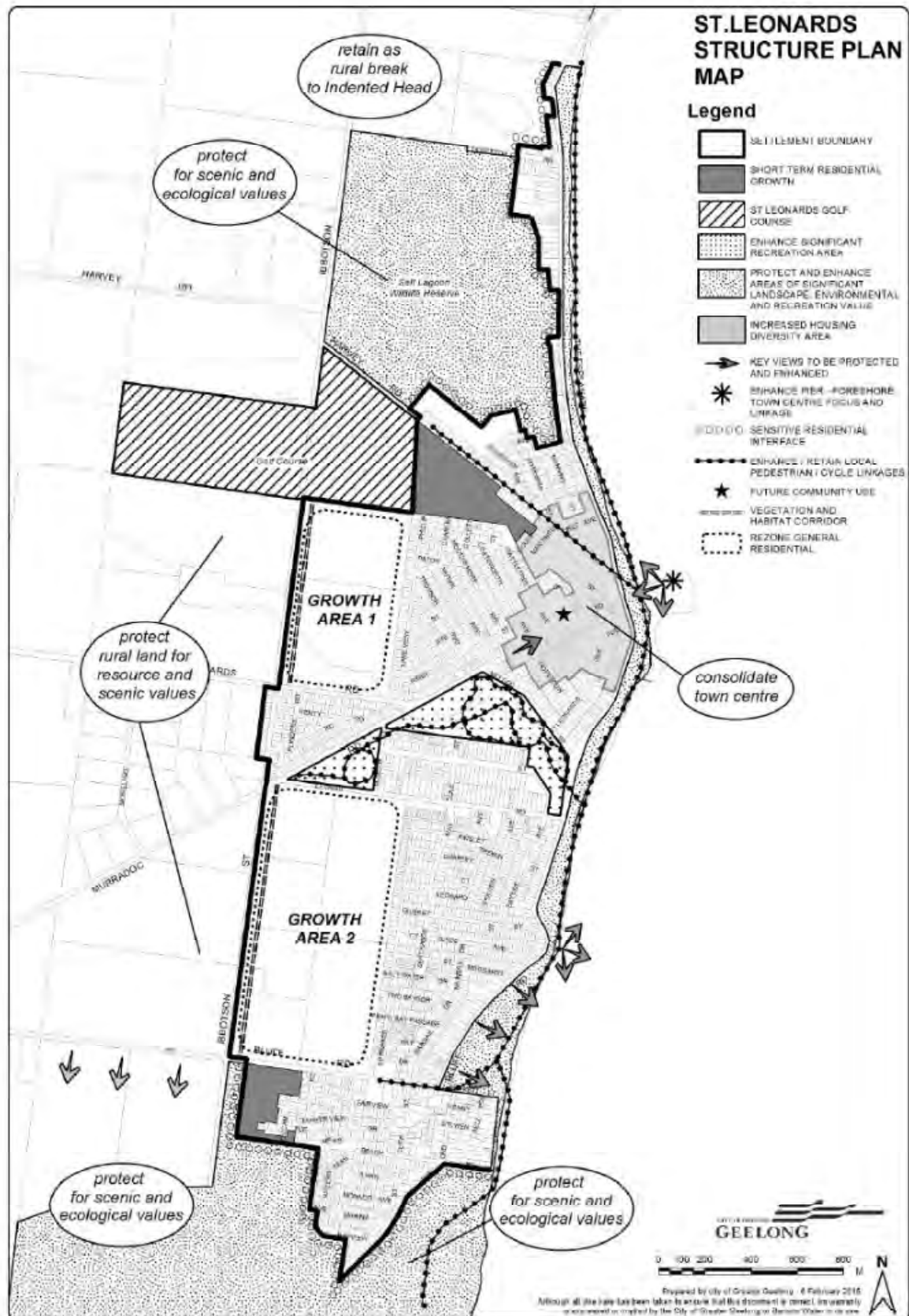
There are no notable risks, other than the financial risks identified, associated with implementing the recommendations contained in this report.

Environmental Implications

The primary interest is related to increases in stormwater volumes that may reach the Swan Bay component of the Port Phillip Bay Ramsar Wetlands from the southern portion of the site. The Afflux Consulting stormwater strategy includes recommendations that reduce flows to virtually zero net impact on downstream receiving water bodies.

The Afflux report demonstrates that, with the construction of retarding basins, stormwater leaving the site will be no greater than pre-development conditions.

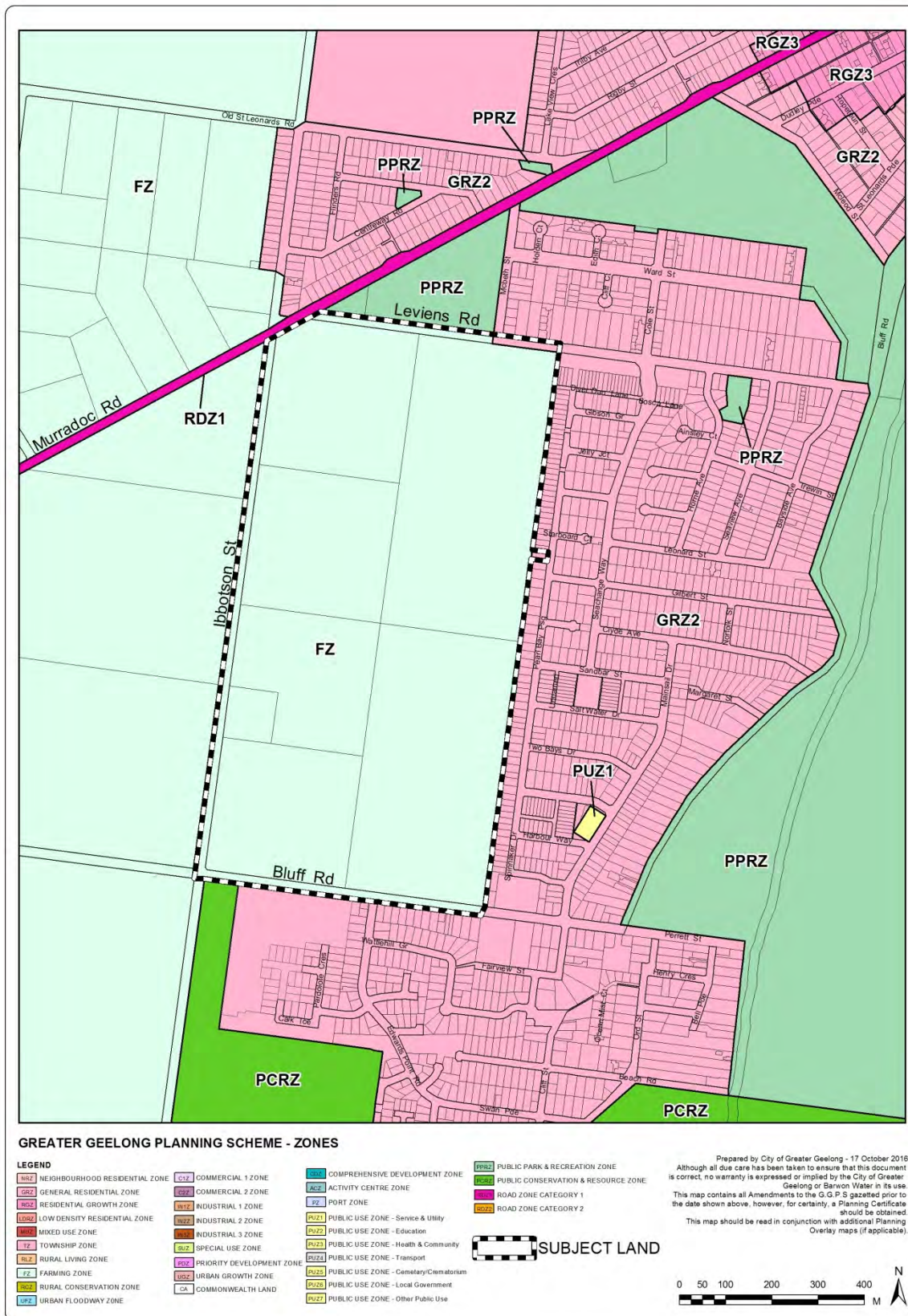
The St Leonards Growth Area 2 Outline Development Plan has been designed to safeguard remnant and valued vegetation in road reserves. Ibbotson Street will ultimately be discontinued and established as a 'greenway' to protect existing biodiversity.



Appendix 2 - Aerial Map



Appendix 3 - Existing Zoning Map



Appendix 4 - Amendment C325 to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C325

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No. 62 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C325".

Overlay Maps

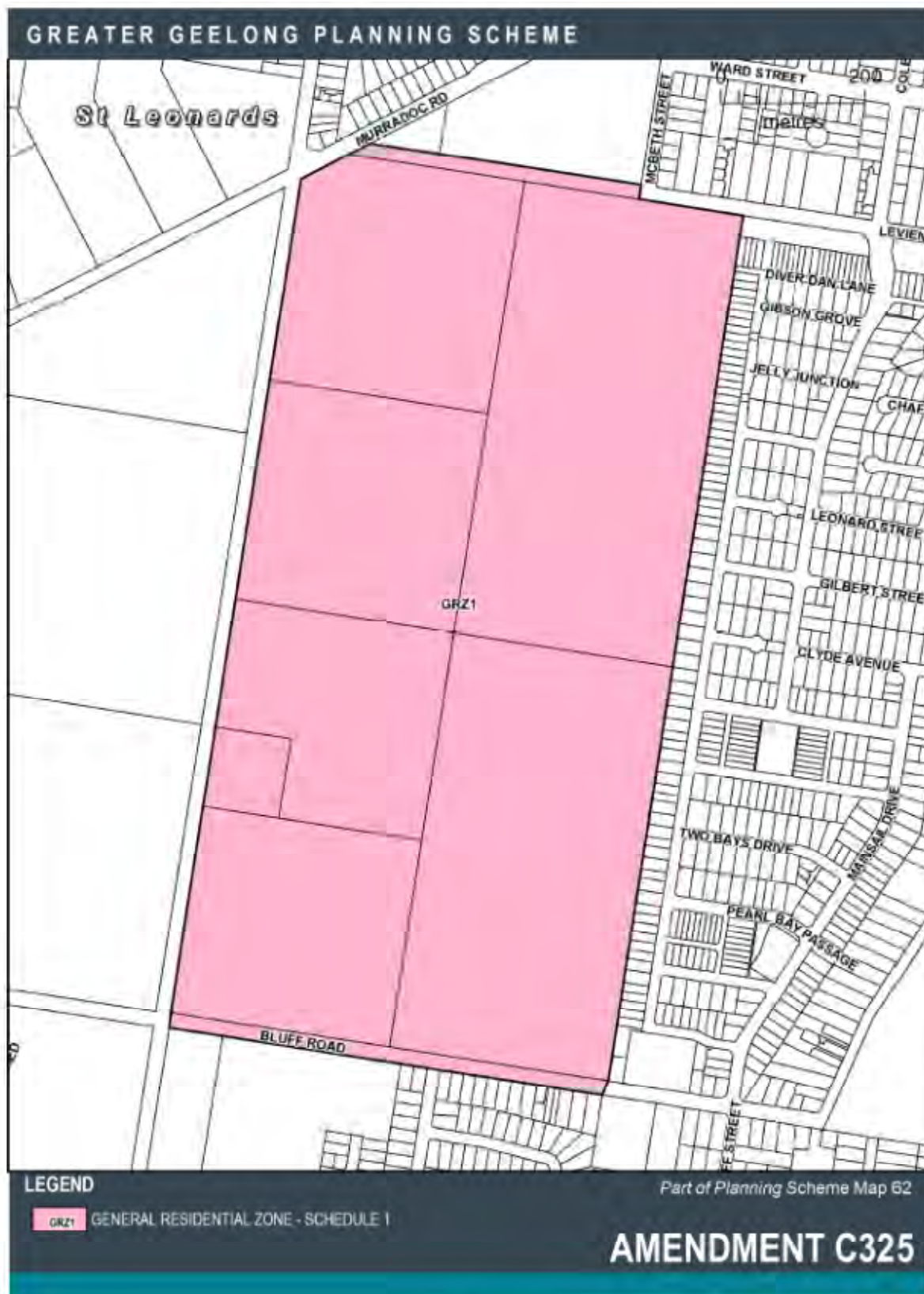
2. Amend Planning Scheme Map No. 62DPO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C325".

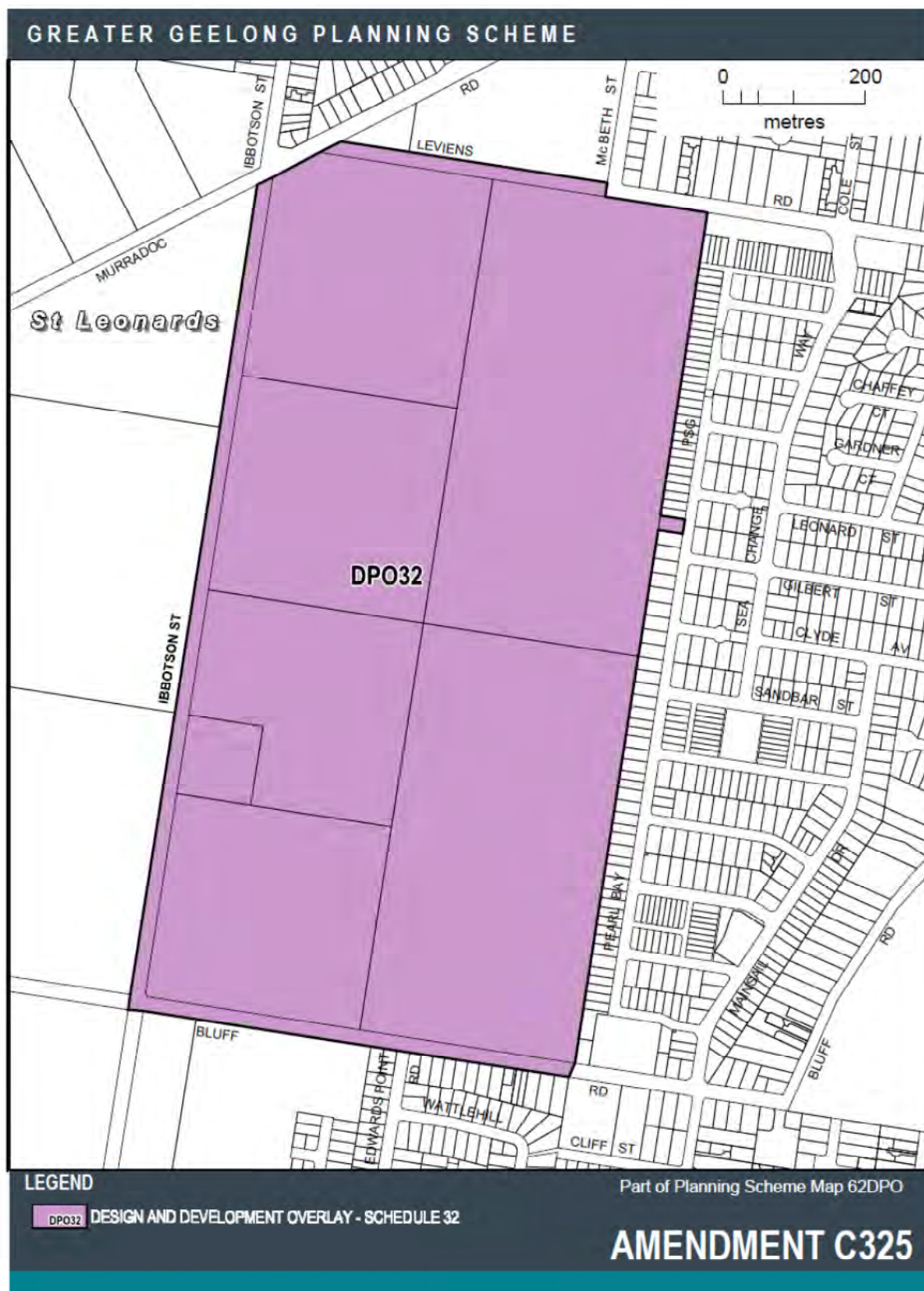
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.04, insert a new Schedule 32 in the form of the attached document.

End of document





DD/MM/YYYY
Proposed C325

SCHEDULE 32 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO32**

ST LEONARDS GROWTH AREA 2

The aim of this Schedule is to ensure that development occurs generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015* and to ensure delivery of essential community infrastructure as set out in the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

1.0 Requirement before a permit is granted

DD/MM/YYYY
Proposed C325

A permit may be granted before a Development Plan has been approved for the following:

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

2.0 Conditions and requirements for permits

DD/MM/YYYY
Proposed C325

A permit must contain conditions which give effect to the approved Development Plan and the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

The requirements for permits are as follows:

Objectives

General

To facilitate the orderly and integrated residential development of the area.

To promote a mix of lot sizes including higher density lots adjacent to open space.

Access

To improve vehicle and pedestrian access to and from Murradoc Road and to established residential areas.

To provide a central connector road between Leviens Road and Bluff Road.

Open Space

To ensure local parks are conveniently connected to linear open space and/or the connector road network.

To provide an off-road linear open space network and pathway around the growth area.

To encourage a subdivision design that avoids or minimises the loss of remnant vegetation both on-site and in abutting roadside reserves.

To establish Ibbotson Street as a high amenity, high conservation value open space trail.

To manage the interface between linear and buffer open space, remnant vegetation and residential development.

To ensure best practice stormwater management objectives (quantity, quality, volume) are met to prevent adverse impact on downstream areas.

Design requirements

General

- Subdivision must not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision sequencing must generally support the efficient delivery of service infrastructure.
- Subdivision should be generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015* that forms part of this schedule.
- Subdivision must implement the requirements of the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

Urban Design

- Subdivision should provide a range of lot sizes and densities to encourage a variety of housing types.
- Open space and drainage reserves must be interfaced by roads and/or dwelling frontages on at least three sides.
- Subdivision should provide for the retention, where appropriate, of high arboricultural value scattered remnant River Red Gum, Drooping Sheoak and vegetation patches in future road reserves or open space reserves.

Ibbotson Street

- Subdivision should provide for the discontinuation of Ibbotson Street, between Murradoc Road and Bluff Road, and the establishment of this land as a greenway for the retention and protection of vegetation and accommodation of pedestrian and cyclist traffic.
- Subdivision must not provide direct vehicle or road access to the greenway.
- Existing vehicle access to Ibbotson Street from abutting properties shall remain until redirected into the new internal road network or Murradoc Road.
- Subdivision should provide for the inclusion of existing vegetation immediately adjacent to Ibbotson Street (i.e. on the boundary) into the greenway.
- Subdivision should ensure residential lots have frontage to the greenway.
- Subdivision should provide an open space buffer of 10 metres (generally) between Ibbotson Street and residential development. The design of the buffer should give consideration to bushfire risk, fencing treatments, vegetation (existing and proposed) and pedestrian/bicycle access.

Stormwater Management

- Subdivision must set aside land for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999), Infrastructure Design Manual, and CoGG Design Notes.
- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying; as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- Easement creation, widening and/or realignment as necessary to ensure adequate provision for pipe-laying and maintenance, and identify overland flow paths, both within the development area, and to external affected land.
- A stormwater management system must be designed to ensure that:
 - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
 - no adverse impacts to any surrounding land, upstream or downstream.
 - the volume of water discharging towards Swan Bay either as surface water or groundwater shall be maintained at or below existing to the maximum extent reasonably practicable.

Traffic and Pedestrian Movements

- Subdivision should provide a movement network that:
 - promotes a high degree of internal permeability for a variety of transport modes, including the provision of a centrally located north-south connector road.
 - enables integration with St Leonards, by utilising the surrounding road network, including a vehicle link to Pearl Bay Passage and a pedestrian link to Diver Dan Lane.
 - provides for possible future central road access to the west.
 - provides an integrated and continuous network of safe and convenient footpaths, shared paths and bicycle lanes including connections to the greenway.
 - improves connectivity to St Leonards, particularly Murradoc Road via a new footpath on McBeth Street.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land generally as specified in the *St Leonards Growth Area 2 Shared Infrastructure Funding Plan*. Encumbered land must not be credited as Public Open Space including land required for the future drainage basins and any unmade future road reserves.
- Subdivision should provide unencumbered open space (to form part of the open space contribution) of the following general widths:
 - 10 metres for Buffer Open Space;
 - 10 metres for Linear Open Space (Leviens Road);
 - 10 metres for Linear Open Space and 5 metres for Linear Open Space abutting stormwater retarding basins (Bluff Road).
- Footpaths (and possibly services) should not be provided in the Leviens and Bluff Road Reserves and instead constructed on parallel abutting linear open space within the growth area, subject to arboriculture assessments. This footpath (i.e. shared 2.5 metre wide reinforced concrete path) should 'loop' around the site.
- Subdivision should provide for two 1 hectare parks located generally as shown in the *St Leonards Growth Area 2 Outline Development Plan 2015*.

Application requirements

The following information must be submitted with a permit application:

Stormwater Management

- A Stormwater Management Plan responding to flooding, stormwater and drainage conditions generally in accordance with the principles outlined in the Afflux Consulting Report dated August 2016.

Traffic and Pedestrian Movements

- A Road Network and Traffic Management Plan generally in accordance with the recommendations of the Cardno Traffic and Transport Assessment dated May 2016.
- Advice from Barwon Water relating to any works to Leviens Road.

Public Open Space

- Conceptual plans for all areas of public open space, including the Ibbotson Street greenway, showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council's Sustainable Communities Infrastructure Development Guidelines May 2010 and the use of local indigenous plant species where appropriate.
- An arboricultural assessment of the health, retention value and recommended protective measures for all:
 - native trees within the growth area; and

- Australian vegetation within Bluff Road, Leviens Road and the Ibbotson Street greenway, and immediately adjacent to these road reserves (i.e. on the boundary within the linear and buffer open space).
- Vegetation management plans for Leviens Road and Bluff Road showing how impacts on existing vegetation from new intersecting roads, road pavement widening and service installation can be avoided or minimised.

A Weed Management and Eradication Plan.

An *Environmental Assessment* that includes:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. If the responsible authority is satisfied that significant levels of contamination have been found:
 - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
 - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

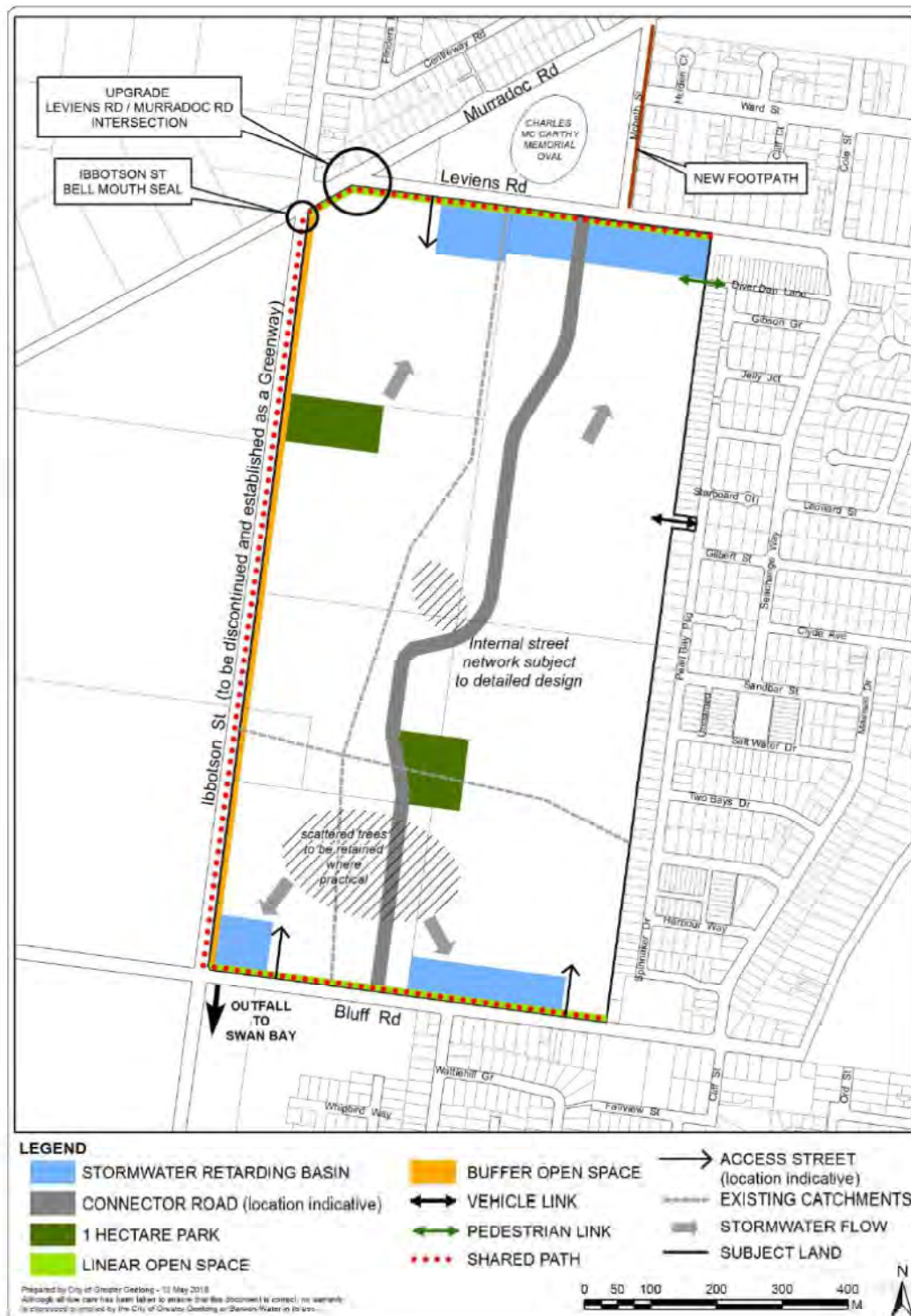
3.0 Requirements for development plan

DD/MM/YYYY
Proposed C325

Only one Development Plan shall be prepared and is to include:

- An overall plan for the area showing key land uses including residential, open space, road connections, shared paths and stormwater infrastructure generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015*.
- A description of the land to which it applies.
- Development objectives.

St Leonards Growth Area 2 Outline Development Plan 2015



Appendix 5 - Section 173 Agreement Template



Maddocks

Lawyers
140 William Street
Melbourne Victoria 3000 Australia
Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666
info@maddocks.com.au
www.maddocks.com.au
DX 259 Melbourne

Date / / 2016

**Agreement under section 173
of the Planning and Environment Act 1987**

Subject Land: Growth Area 2, St Leonards

Purpose of Agreement: Growth Area 2, St Leonards Infrastructure Contributions

City of Greater Geelong
and

The Owner set out in Schedule 1

Agreement under section 173 of the Planning and Environment Act 1987

Dated / / **2016**

Parties

Name	City of Greater Geelong
Address	City Hall, 30 Gheringhap Street, Geelong, Victoria
Short name	Council

Name	The Owner set out in Schedule 1
Address	The address of the Owner as set out in Schedule 1.
Short name	Owner

Background

- A. Council is the responsible authority pursuant to the Act for the Planning Scheme. Council is also the planning authority for Amendment C325 to the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. The Subject Land is within an area that is being developed for urban purposes. Amendment C325 proposes to:
 - C.1 rezone the Subject Land from Farming Zone to General Residential Zone Schedule 1 under the Planning Scheme; and
 - C.2 apply a Development Plan Overlay to the Subject Land and to 42 Pearl Bay Passage, St Leonards.
- D. The Final Shared Infrastructure Funding Plan requires Infrastructure Contributions to be made to Council in respect of each Lot on the Charge Area Map including the Subject Land for the purposes of augmenting infrastructure in the vicinity of the Subject Land.
- E. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.
- F. The parties enter into this Agreement to:
 - F.1 implement the Final Shared Infrastructure Funding Plan;
 - F.2 record the terms and conditions on which Council and the Owner have agreed for the Owner to pay the Infrastructure Contribution and facilitate delivery of the Infrastructure Projects; and

- F.3 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Adjustment Index means the method of adjustment specified in the Final Shared Infrastructure Plan.

Agreement means this agreement.

Amendment C325 means Amendment C325 to the Planning Scheme prepared by Council in its capacity as the Planning Authority.

Charge Area means the area identified and delineated on the Charge Area Map and that is subject to an Infrastructure Contribution under the Final Shared Infrastructure Funding Plan.

Charge Area Map means the main catchment area map included in the Final Shared Infrastructure Funding Plan which identifies and delineates the area for the purpose of collecting development contributions.

Community Centre Cash Contribution means the Community Centre Cash Contribution specified in Schedule 2 required to be made in respect of each hectare of NDA of the Subject Land and adjusted in accordance with clause 3.3.

Final Shared Infrastructure Funding Plan means the shared infrastructure plan identified as 'St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan, August 2016, Version 2.4' prepared by Urban Enterprise Pty Ltd.

Infrastructure Contribution means the Infrastructure Contribution specified in Schedule 2 required to be made in respect of each hectare of NDA of the Subject Land and adjusted in accordance with clause 3.3.

Infrastructure Contribution Liability means the Owner's liability for the Infrastructure Contribution in respect of the Subject Land under this Agreement.

Infrastructure Project means the shared infrastructure projects identified and included in the Final Shared Infrastructure Funding Plan.

Lot means a lot on the Charge Area Map.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

NDA means the Net Developable Area of the Subject Land as reflected in the Final Shared Infrastructure Funding Plan.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of the Subject Land and includes any Mortgagee-in-possession.

Party or parties means the Owner and Council under this Agreement as appropriate.

Plan of Subdivision means a plan of subdivision of the Subject Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately and is intended to be used for a dwelling or can be re-subdivided.

Planning Scheme means the Greater Geelong Planning Scheme and any other planning scheme that applies to the Subject Land.

Project Land means the land required for an Infrastructure Project.

Registrar of Titles means the Victorian Registrar of Titles.

Residential Lot means a lot which in the opinion of Council is of a size and dimension such that it is intended to be developed as a housing lot without further subdivision.

Schedule means a schedule to this Agreement.

Specified Value means the amount specified in the Final Shared Infrastructure Funding Plan as being

- the capital cost of an Infrastructure Project; or
- the land value of the Project Land,

as the case may be subject to annual adjustment or indexation in the manner set out in the Final Shared Infrastructure Funding Plan.

Statement of Compliance means a statement of compliance issued by Council under the *Subdivision Act 1988*.

Statement of Practical Completion means a statement signed by Council's authorised representative stating that the Infrastructure Project, or part of an Infrastructure Project, has been practically completed to the satisfaction of Council.

Subject Land means the land described in Schedule 1 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

Total of the Community Infrastructure Cash Contribution means the total Community Infrastructure Cash Contribution as specified in Schedule 2 required to be made in respect of the whole of the Subject Land and adjusted in accordance with clause 3.3.

2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If the Owner comprises more than one party, then this Agreement binds them jointly and each of them severally.

4.2 Infrastructure Project may be delivered in part

The Parties agree that the Owner and Council may enter into a future agreement which provides for the Owner to deliver part of an Infrastructure Project (for example, in connection with a staged subdivision of the Subject Land). If this occurs, all payments made between the Parties pursuant to this agreement and the relevant future agreement must be adjusted to take into account the part delivery of the relevant Infrastructure Project(s).

4.3 Credit or reimbursement for Project Land

4.3.1 The Parties agree that if the Owner enters into an agreement with Council to deliver an Infrastructure Project the entitlement to a credit or payment in respect of the Specified Value of the Project Land arises after the Project Land has been transferred to or vested in Council;

4.3.2 The Parties agree if the Owner enters into an agreement with Council to deliver an Infrastructure Project that all land transferred to or vested in Council or any other authority specified in Final Shared Infrastructure Funding Plan must be:

- (a) free of all encumbrances and environmental contamination and graded except as agreed by Council; and
- (b) sown to grass to the satisfaction of Council;

4.4 Payment of Claims

4.4.1 The Parties agree if the Owner enters into an agreement with Council to deliver an Infrastructure Project, when an entitlement arises under clause 4.1 or 4.3 an amount up to the maximum of the Specified Value is to be provided to the Owner as a credit, or if the value of all credits provided to the Owner will exceed that Owner's Infrastructure Contributions Liability, then as a cash payment upon the latter of the:

- (a) the issue of a Statement of Practical Completion in respect of the final Infrastructure Project(s) which Council has agreed the Owner may construct; or
- (b) issue of a Statement of Compliance for the final stage of subdivision in the development of the Subject Land.

4.4.2 The Parties agree that if the Owner enters into an agreement with Council to deliver an Infrastructure Project where a monetary payment is to be paid to the Owner it will be paid;

- (a) within 120 days of the issue of a Certificate of Title or registration of a plan of subdivision showing that the Project Land has been registered in the name of or vested in Council; or
- (b) in such other manner as is specified in any future Section 173 Agreement as required under clause 3.2.2.

4.5 Facilitation of Infrastructure Projects

The parties acknowledge and agree that:

4.5.1 it is the Owner's responsibility to facilitate the delivery of all Infrastructure Projects required to service the development of the Subject Land;

- 4.5.2 in exceptional circumstances, and provided the Owner has demonstrated to Council's satisfaction that it has made all reasonable endeavours to facilitate delivery of the Infrastructure Projects, Council will initiate the delivery of the Infrastructure Projects based on the criteria in clause 4.5.3 and clause 4.5.4;
- 4.5.3 Council will only facilitate an Infrastructure Project at a time when Council determines there are sufficient funds in Council's infrastructure contributions account, collected under the Final Shared Infrastructure Funding Plan, to meet the cost of delivering the Infrastructure Project(s); and
- 4.5.4 Council's delivery of any Infrastructure Project will be subject to:
 - (a) Council's normal budgetary cycles;
 - (b) normal legislative processes and timeframes for any acquisition of land that may be required to facilitate the Infrastructure Project; and
 - (c) all costs and scope beyond those specified in the Final Shared Infrastructure Funding Plan relating to an Infrastructure Project being met by the Owner.

4.6 St Leonards Early Learning Community Centre Cash Contribution

The Owner agrees that the payment of the Community Centre Cash Contribution will be as follows:

- 4.6.1 An amount being 20% of the Total Community Infrastructure Cash Contribution must be paid to Council prior to the Statement of Compliance which provides for the subdivision of a total of 20% of the NDA of the Subject Land;
- 4.6.2 An amount being 30% of the Total Community Infrastructure Cash Contribution must be paid to Council prior to the Statement of Compliance which provides for the subdivision of a total of 35% of the NDA of the Subject Land; and
- 4.6.3 The balance of the Total Community Infrastructure Cash Contribution must be paid to Council prior to Statement of Compliance for the subdivision of a total of 50% of the NDA of the Subject Land.

5. Acknowledgements of Council

Council acknowledges that Council will:

- 5.1 apply any amount received under this Agreement for the purpose of the Infrastructure Projects as detailed in the Final Shared Infrastructure Funding Plan;
- 5.2 apply any remaining funds after the delivery of the Infrastructure Projects as detailed in the Final Shared Infrastructure Funding Plan to other infrastructure projects in or around the area at the complete discretion of Council.

6. Further obligations of the Parties

6.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

6.2 Further actions

The Owner:

- 6.2.1 must do all things necessary to give effect to this Agreement;
- 6.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the Certificate of Title of the Subject Land in accordance with section 181 of the Act and do all things necessary to enable Council to do so, including:
 - (a) sign any further agreement, acknowledgment or document; and
 - (b) obtain all necessary consents to enable the recording to be made.

6.3 Council's costs to be paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the execution and registration of this Agreement which are and until paid will remain a debt due to Council by the Owner.

6.4 Interest for overdue payments

- 6.4.1 Any amount due under this Agreement but unpaid by the due date incurs interest at the rate prescribed under section 227A of the *Local Government Act* 1989 and any payment made shall be first directed to payment of interest and then the principal amount owing.
- 6.4.2 Notwithstanding anything contained in this Agreement, no interest will begin to accrue unless the person obliged to make a payment has been specifically notified in writing by the other party of the event which gives rise to the obligation to make the payment.

7. Agreement under section 173 of the Act

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed.

8. Owner's warranties

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

9. Successors in title

Until such time as a memorandum of this Agreement is recorded on the Certificate of Title of the Subject Land, the Owner must require successors in title to:

- 9.1 give effect to this Agreement; and
- 9.2 enter into a deed agreeing to be bound by the terms of this Agreement.

10. General matters

10.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

- 10.1.1 personally on the person;
- 10.1.2 by leaving it at the person's current address for service;
- 10.1.3 by posting it by prepaid post addressed to that person at the person's current address for service;
- 10.1.4 by facsimile to the person's current number for service; or
- 10.1.5 by email to the person's current email address for service.

10.2 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

10.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

10.4 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

10.5 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

10.6 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

11. GST

11.1 GST Act

In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning as their definition in that Act.

11.2 Exclusive of GST

Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.

11.3 Recipient must pay

If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 11.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.

11.4 Tax invoice

The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 11.3.

12. Commencement of Agreement

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

13. Ending of Agreement

13.1 On the issue of a Statement of Compliance for a Plan of Subdivision for Residential Lots created over the Subject Land or earlier by agreement with Council, the Agreement ends in respect of that part of the Subject Land in the Plan of Subdivision in accordance with section 177 of the Act provided that at all times, the Agreement must remain registered on the balance of the Subject Land.

13.2 Once this Agreement ends as to part of the Subject Land in accordance with clause 13.1 Council will, within a reasonable time, following a request from the Owner and at the cost of the Owner, execute all documents necessary to make application to the Registrar of Titles under section 183 of the Act to cancel the recording of this Agreement on the register as to that part of the Subject Land.

13.3 On completion of all the Owner's obligations in accordance with this Agreement, Council must as soon as practicable following the ending of this Agreement and at the request and at the cost of the Owner, execute all documents necessary to make application to the Registrar of Titles under section 183 of the Act to cancel the recording of this Agreement on the register.

Schedule 2

Infrastructure Contribution and Community Centre Cash Contribution for the Subject Land
(derived from the Final Shared Infrastructure Funding Plan)

Summary	Infrastructure Contribution	Community Centre Cash Contribution	Total
Estimated Lots	xx	xx	-
Total Area	xxx	xxx	-
NDA	xxx	xxx	-
Total	xxx	Total of the Community Infrastructure Cash Contribution = xxx	xxx
Contribution per hectare of NDA.	\$192,341.76	\$38,800.00	\$231,141.76

The above values are in December 2015 dollars.

Infrastructure Contribution and Community Centre Cash Contribution for the Charge Area (as derived from Final Shared Infrastructure Funding Plan)

Summary	Infrastructure Contribution	Community Centre Cash Contribution	Total
Estimated Lots	983	983	-
Total Area	73.78 ha	73.78 ha	-
NDA	65.54 ha	65.54 ha	-
Total	\$12,606,079	\$2,542,952	\$15,149,031
Contribution per hectare of NDA.	\$192,341.76	\$38,800.00	\$231,141.76

The above values are in December 2015 dollars.

Signing Page

Signed, sealed and delivered as a deed by the Parties.

SIGNED SEALED AND DELIVERED
on behalf of the **GREATER GEELONG**
CITY COUNCIL by Peter Bettess,
General Manager Planning & Development
pursuant to an instrument of delegation
authorised by Council resolution, in the presence
of:

.....
P Bettess

.....
Witness

Signed by [REDACTED] in the presence
of:

)
)

.....
Witness

Appendix 6 - Panel Report Executive Summary

Greater Geelong Planning Scheme Amendment C317, Planning Permit 970/2014 and Amendment C325
Panel Report | 9 February 2016

Executive Summary

(i) Summary

Amendment C317, Planning Permit 970/2014 and Amendment C325 to the Greater Geelong Planning Scheme apply to two growth areas in St Leonards. They seek to rezone both areas to the General Residential Zone and guide the future residential development of the land by; in Growth Area 1 by the issue of a planning permit for the subdivision; and for Growth Area 2 by applying Schedule 39 to the Design and Development Overlay.

A Section 173 Agreement for Amendment C317 (including some subdivision design requirements) and Amendment C325 (in this respect based on a Shared Infrastructure Funding Plan) are proposed to ensure the proponents contribute to local infrastructure.

Amendment C312 introduced the recommendations of the St Leonards Structure Plan in 2015 which now identifies both growth areas as 'Rezone to General Residential'. Issues of land supply were considered in detail under Amendment C312 where the Panel generally supported the rezoning of the land for residential development. The Panel accepts that analysis.

Some of the key issues raised in submissions were:

- Land supply and demand
- Stormwater and flooding impacts internally and externally (Amendment C317)
- Stormwater impacts externally on Swan Bay (Amendment C325)
- Vehicle and pedestrian connectivity (both amendments)
- Subdivision design and open space allocation (Amendment C317)
- Proposed changes to the planning permit (Amendment C317), Section 173 Agreement (Amendment C317) and Schedule 39 to the Design and Development Overlay (DDO39).

The Panel has considered all these issues and concludes:

- The rezoning of both growth areas has strong strategic support;
- Matters related to land supply/demand in Amendment C312 considered the additional supply added by the growth areas and that Panel concluded, provided issues of land release could be managed, that a land supply of 25-33 years was appropriate. Without evidence to suggest otherwise the Panel supports this
- The residential development of Growth Area 1 can be managed and, in some cases, reduce localised flood impacts. Harvesting of stormwater may assist the ongoing maintenance of the golf course to the north
- Stormwater impacts from Growth Area 2 can be managed with controlled release to Council and environmental assets including Swan Bay. The submission to conduct a more thorough hydrological investigation of subterranean freshwater flows in to Swan Bay should not be the sole responsibility of proponents and should be led by government
- Vehicle and pedestrian connectivity at both growth areas are important considerations and, where appropriate, integration with adjoining land
- The footpath connection between the Growth Area 2 and Murradoc Road is more appropriate through Charles McCarthy Reserve than along McBeth Street.

The Panel has proposed changes to Planning Permit 970/2014 and the Section 173 Agreement for Amendment C317 and the DDO39 for Amendment C325 to reflect its consideration of the above issues.

Recommendations

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

Greater Geelong Planning Scheme Amendments C317 and C325 be adopted as exhibited subject to the following:

Amendment C317

1. Clause 3.5 of the proposed Section 173 Agreement be amended in the form contained in Appendix C.

Amendment C325

2. Schedule 39 to the Design and Development Overlay be amended in the form contained in Appendix E to:
 - a) Delete reference to the McBeth Street footpath from Clause 3.0 and replacing it with the need for a pedestrian footpath in the Charles McCarthy Reserve generally aligned with the existing vehicle access track.
 - b) Amend the St Leonards Growth Area 2 Outline Development Plan:
 - to restrict the oval shape that relates to 'intersection upgrade' to the Levens Road/Murradoc Road intersection with the notation 'upgrade Levens Road/Murradoc Road intersection'.
 - to delete the McBeth Street footpath and replace it with an alignment consistent with the vehicle access track in the Charles McCarthy Reserve.
3. The exhibited Planning Permit 970/2014 be amended in the form contained in Appendix D.
4. The exhibited subdivision plan be amended to:
 - a) Provide vehicle access into the golf course land at a mid-point in Stage 19.
 - b) Delete residential lots in the south west corner of the site and replace with an overland flow path as shown on Overall Development Plan, Plan 8 (Drawing: 5636-100-ODP-Plan 8 Revision 2 date 15/12/2015).

2. AMENDMENT C328 (PART 2) & PLANNING PERMIT 762/2015 – 38-42 MAINSAIL DRIVE, ST LEONARDS – CONSIDERATION OF PANEL REPORT AND ADOPTION

Source: Planning and Development – Strategic Implementation
General Manager: Peter Bettess
Index Reference: Application C328 & PP762/2015

Purpose

To consider the Panel Report on Amendment C328 (Part 2) and Planning Permit 762/2015, proposing rezoning and subdivision of Barwon Water land at 38-42 Mainsail Drive, St Leonards, and to make a recommendation to the Minister for Planning.

Background

Amendment C328 was exhibited between 10 March and 11 April 2016 and subsequently split into two parts at the proponent's request. Five submissions objected to the proposals for 38-42 Mainsail Drive, the subject of Part 2 of the Amendment. Submissions were referred to a Panel under delegated authority on 29 June 2016. A Panel Hearing was held on 11 August 2016. The Panel Report was received on 9 September 2016.

Key Issues

- Submissions raised concerns including tree removal, visual impact, desirability of securing the land as public open space, lack of restrictive covenants, security of the Barwon Water tank and the bus stop relocation.
- The submissions were considered by a Panel, with Council officers supporting minor changes to the Planning Permit conditions to respond to some issues raised in submissions (reflecting Council's Parks unit's agreement to retain as many trees as possible on the proposed Council Reserve; and ensuring a safe location for the relocated bus stop). Other concerns (visual impact, the desirability of securing land as public open space, lack of restrictive covenants and security of the water tank) were considered; the Panel supported Council officers' position that these did not warrant changes to the Amendment or Planning Permit, as outlined in Attachment 1.
- The Panel recommended the Amendment be adopted as exhibited and the Planning Permit be approved subject to the minor changes to conditions proposed by Council to address some of the submitters' concerns as outlined in Attachment 1.

L Gardner moved, P Dorling seconded -

That Council:

- 1) Adopt Amendment C328 (Part 2) in the form outlined in Appendix 7 of this report;**
- 2) Recommend to the Minister for Planning that Planning Permit 762/2015 be granted pursuant to Section 96G of the *Planning and Environment Act 1987* (the Planning Permit is in Appendix 8 of this report); and**
- 3) Submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Attachment 1

Discussion

Proposal

The proposed rezoning and subdivision is part of a wider property realisation program Barwon Water is carrying out for its surplus land.

Lot 1 (38-42) Mainsail Drive is owned by Barwon Water. An adjacent 217 m² Barwon Water Reserve, Reserve No. 2 (PS 526864F) also has the address 38-42 Mainsail Drive (location plan at Appendix 1, current zoning at Appendix 2). Lot 1 has been owned and used for water storage by Barwon Water since 1963. It was surrounded by farmland until residential subdivision of surrounding land, approved in June 2003.

The Amendment's proposals are shown at Appendices 3 and 4. The Amendment proposes to:

1. Rezone a portion of 38-42 Mainsail Drive from Public Use Zone 1 (Service & Utility) to General Residential Zone Schedule 2 and apply Design and Development Overlay Schedule 14 (DDO 14) to that land. [This is to facilitate subdivision and development for residential use]
2. Rezone a portion of 38-42 Mainsail Drive from Public Use Zone 1 to Public Park and Recreation Zone. [This formalises a 2004 agreement for a portion of the Barwon Water land to be managed as open space; this land is to be ceded to Council in the concurrent Planning Permit.]
3. Rezone a portion of Reserve No. 2 (PS52686F), 38-42 Mainsail Drive, from General Residential Zone Schedule 2 to Public Use Zone 1 and delete DDO 14 from that land. [This reflects the Reserve's tenure and ongoing use by Barwon Water.]
4. Rezone Reserve No. 1 (PS52686F), 124 Pearl Bay Passage from General Residential Zone Schedule 2 to Public Park and Recreation Zone and delete DDO 14 from that land. [This reflects the Reserve's tenure and ongoing use as public open space.]

The concurrently exhibited Planning Permit proposes subdivision of Lot 1 and a portion of Reserve No. 2 (PS52686F) to create two residential lots of 724 m² and 524 m², a 1231 m² reserve to be retained by Barwon Water and a 138 m² reserve to be vested in Council as public open space. The proposed plan of subdivision is at Appendix 5 and the exhibited Planning Permit at Appendix 6.

Consideration of submissions by Panel

Five objecting submissions raised concerns including tree removal, visual impact, desirability of securing the land as public open space, lack of restrictive covenants, security of the Barwon Water tank and the bus stop relocation. Submissions were referred to an independent Planning Panel.

The Panel, in its report, made the following conclusions:

- That the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes.
- The visual impact from future development is able to be adequately controlled via the application and assessment of existing and proposed planning scheme provisions.
- The proposed Amendment and permit application will result in a net gain in the provision of public open space for the enjoyment of residents.
- The draft planning permit has been appropriately revised to include a new condition that will result in the relocation of the bus stop to an appropriate and safe location.

- The proximity of the water tank to the proposed development does not pose an unacceptable nor credible risk.
- The application of restrictive covenants to the land is not necessary. The Panel considered that planning controls that would apply to the site afford adequate protection to neighbourhood character.
- The planning permit conditions contained in the revised version of the permit circulated by Council at the Hearing appropriately respond to issues regarding the future subdivision and development of the site.
- The revised planning permit is acceptable.

The revisions to the exhibited planning permit were:

- Deletion of a condition (and associated note) that required offset planting for trees to be removed from the proposed Council Reserve as Council's Parks unit has agreed to endeavour to retain these trees as a result of concerns expressed by submitters.
- Adding a condition requiring pruning of the abovementioned trees to address tree hazard and ensure they are in appropriate condition before ownership of the land is transferred to Council.
- Adding a note confirming the required efforts to retain the trees, including the required technique for sewer installation (this has been agreed to by Barwon Water).
- Adding a condition requiring adequate separation between the relocated PTV bus stop in Mainsail Drive and the intersection with Pearl Bay Passage.

Officer comment

The conclusions and recommendation of the Panel are supported. The Amendment should be adopted as exhibited and Planning Permit 762/2015 granted subject to the above revisions.

Financial Implications

No adverse financial implications have been identified with respect to this proposal. The additional area of public open space is already maintained by Council.

Stakeholder Consultation and Communication

The Amendment was exhibited in accordance with the provisions of the Planning and Environment Act 1987 to provide for full public comment.

A meeting was held between submitters, the proponent and Council officers on 17 May 2016 to explore concerns raised in submissions. No objections were withdrawn or amended as a result of this meeting.

The Independent Panel report has been publicly released with a copy made available to submitters.

Policy/Legal/Statutory Implications

The amendment is consistent with State Planning Policy in Clause 11.02-1 (Settlement – Supply of urban land), Clause 11.14-1 (Localised planning statements) and Clause 16.01-1 (Residential development – integrated housing). The amendment is consistent with the Local Planning Policy Framework in Clause 21.06-3 (Urban consolidation), Clause 21.14-2 (The Bellarine Peninsula - Objectives) and 21.14-4 (St Leonards Structure Plan map).

Alignment to City Plan

The Amendment is consistent with City Plan's Growing our Economy priority as it provides for additional development, albeit minimal, to capitalise on existing services and infrastructure.

Conflict of Interest

No Council Officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80C of the Local Government Act.

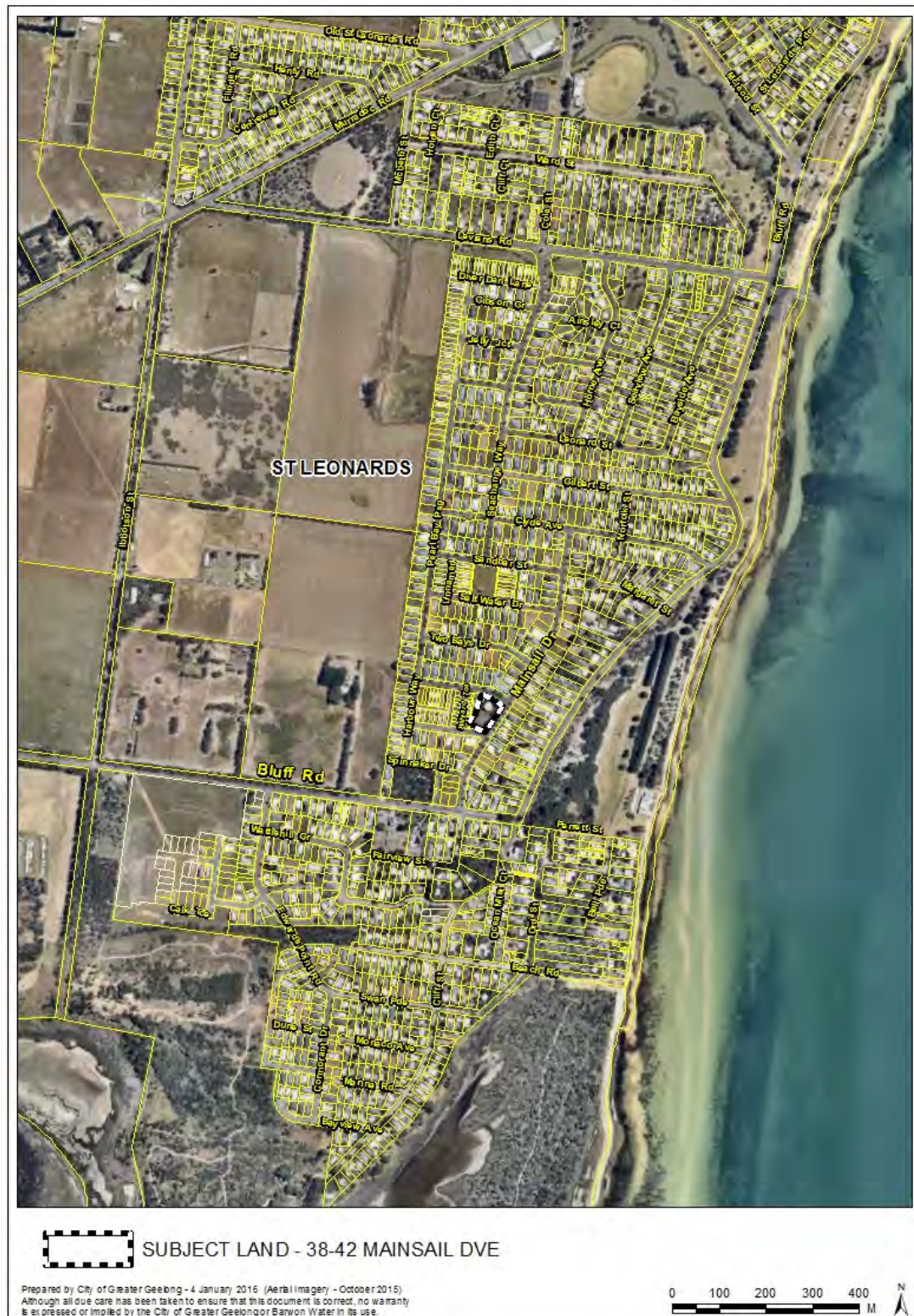
Risk Assessment

There are minimal risks associated with implementing the recommendation contained in this report. Council's Parks Unit has inspected the trees on the proposed Council Reserve and is prepared to accept four of these, subject to appropriate pruning and remedial works and an ongoing inspection and management program.

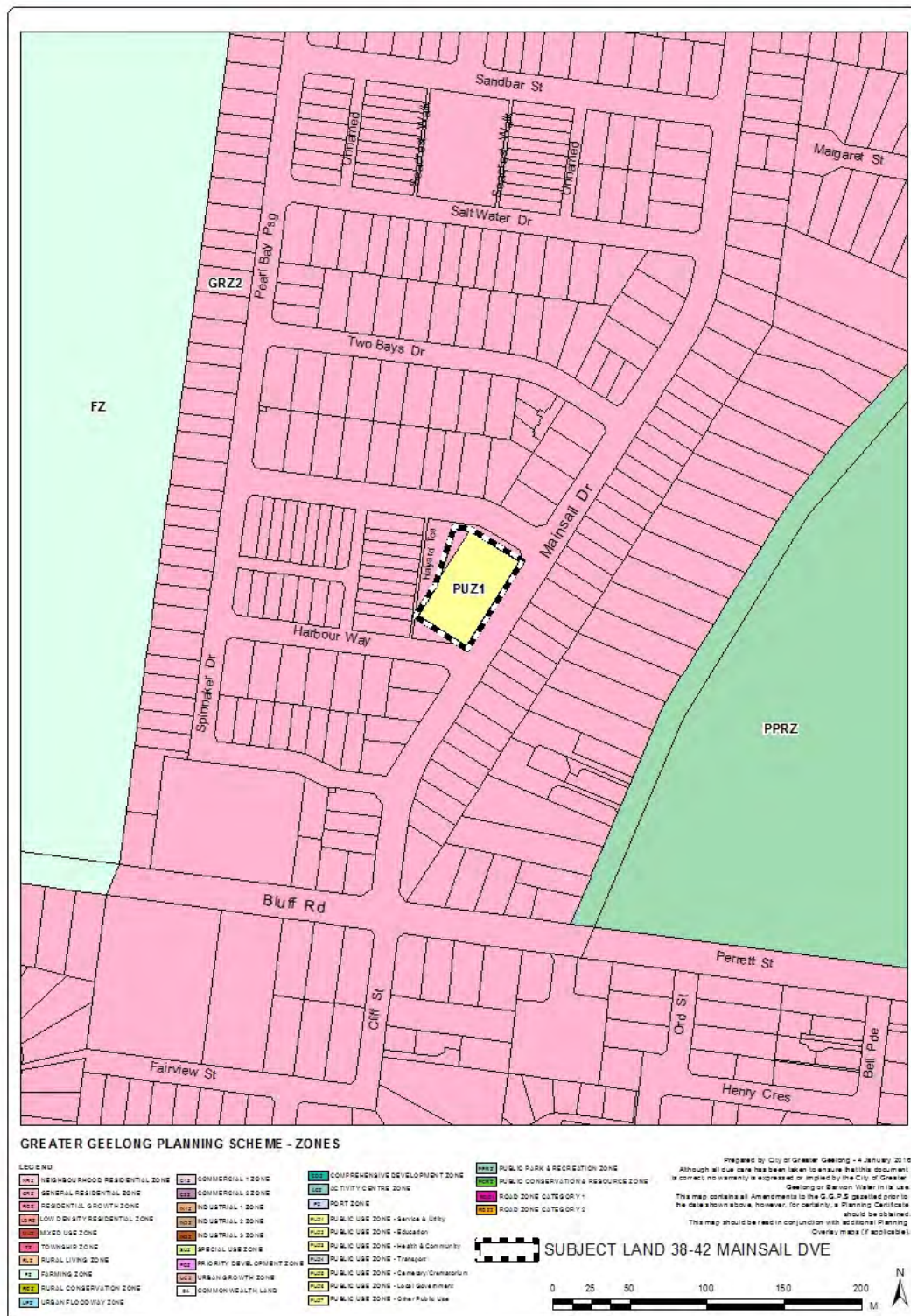
Environmental Implications

No adverse environmental consequences have been identified with respect to this proposal.

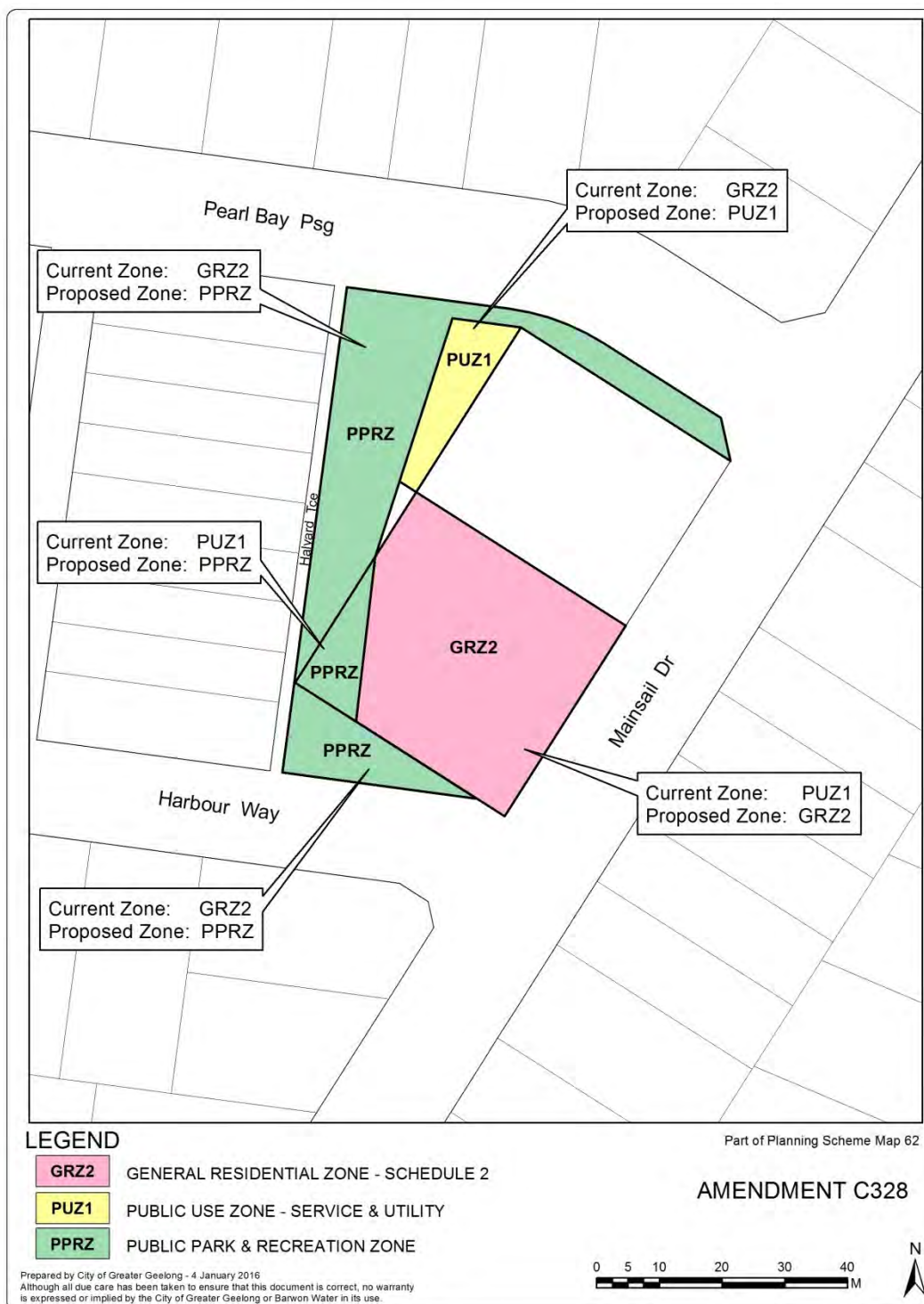
Appendix 1 Location Plan – 38-42 Mainsail Drive, St Leonards



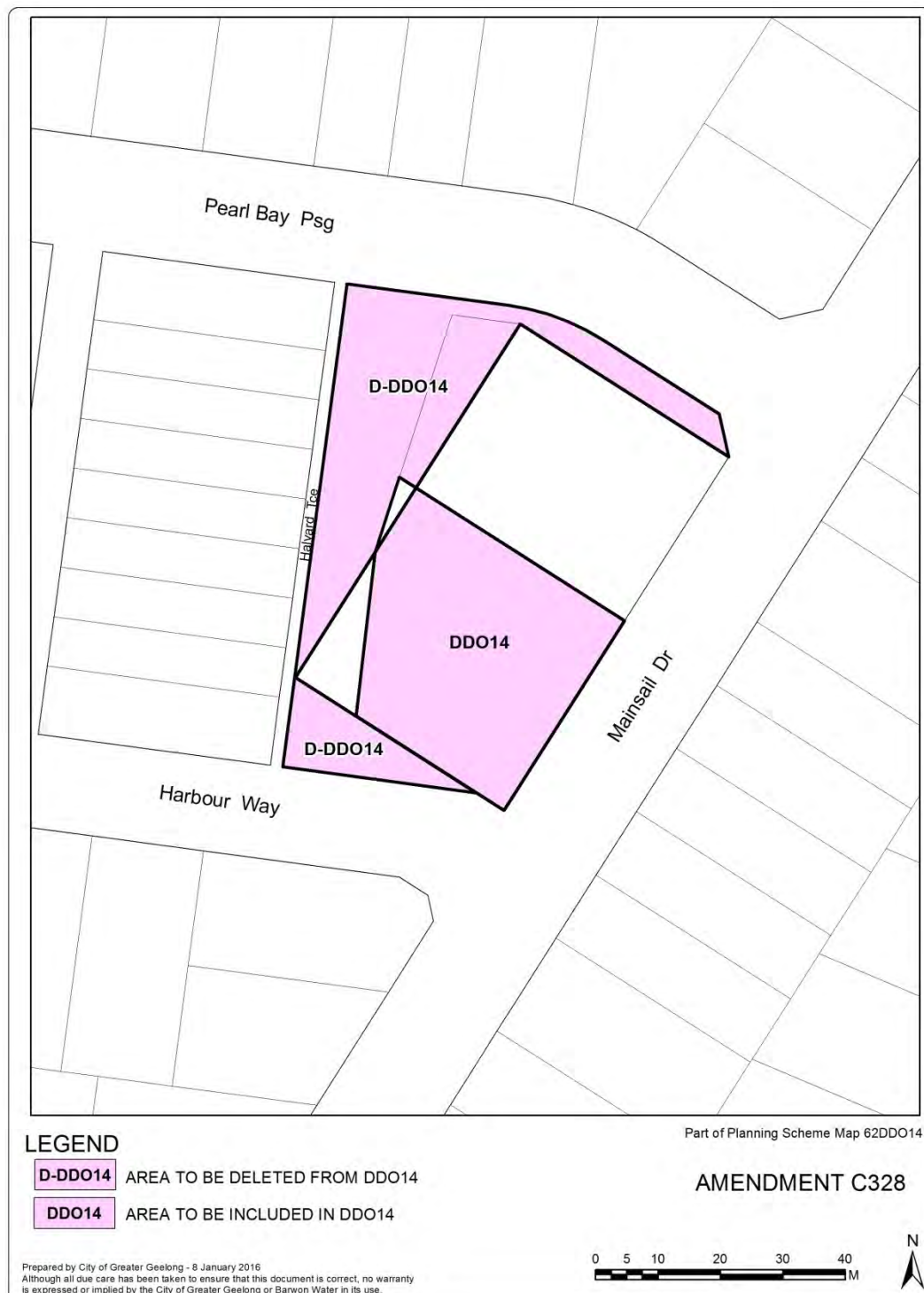
Appendix 2: Current zoning – 38-42 Mainsail Drive, St Leonards



Appendix 3: Proposed zoning – 38-42 Mainsail Drive



Appendix 4: Proposed overlay changes – 38-42 Mainsail Drive





Appendix 6: Exhibited Planning Permit 762/2015 – 38-42 Mainsail Drive

DRAFT – 06 JANUARY 2016

**PLANNING PERMIT
GRANTED UNDER SECTION 96J
OF THE PLANNING AND
ENVIRONMENT ACT 1987**

Permit No.: 762/2015

Planning scheme: Greater Geelong

Responsible authority: City of Greater Geelong

ADDRESS OF THE LAND: 38-42 MAINSAIL DRIVE, ST. LEONARDS

SUBDIVISION OF LAND TO CREATE TWO (2) LOTS AND PARTIAL REMOVAL OF RESERVE NO. 2 ON PS526864F PURSUANT TO SECTION 24A OF THE SUBDIVISION ACT 1988

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

1. Prior to the certification of the Plan of Subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements;
 - b) All reserves to be vested to City of Greater Geelong with the notation that the creation and vesting of this reserve is at no cost to Council.

Endorsed Plans

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

Drainage

3. The site stormwater system must be designed and installed such that;
 - a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;
 - b) Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

to the Satisfaction of the Responsible Authority

Servicing Authorities

4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. The owner of the land must enter into agreements with
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Prior to Certification

8. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.
9. The plan of subdivision submitted for certification shall include an appropriate corner splay (nominally 3m x 3m) at the intersection of Mainsail Drive and Harbour Way, to be vested in Council as 'Road', to the satisfaction of the Responsible Authority.
10. The plan of subdivision submitted for certification must include all reserves to be vested to Council to the satisfaction of the Responsible Authority, and the creation must be at no expense to Council.

Public Transport Victoria

11. Before the commencement of the access works along Mainsail Drive, the bus stop including all associated infrastructure, must be relocated or replaced at a cost borne by the permit holder to the satisfaction of Public Transport Victoria and deemed compliant

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

with the Disability Discrimination Act - Disability Standards for Accessible Public Transport 2002.

Prior to Statement of Compliance

12. Prior to statement of compliance, the developer must:

- a) Construct the site stormwater system including connections for each lot into the underground drain in Mainsail Drive, or other nominated point(s) as approved by the Responsible Authority. Stormwater connection(s) must be in accordance with City of Greater Geelong Standard Drawings.
- b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
- c) Remove any redundant vehicular crossings and reinstate kerb and channel and the footpath/nature strip area to match existing construction in the street;
- d) Remove any existing buildings/services that traverse the lot boundaries;

all to the satisfaction of the Responsible Authority.

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

- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
- b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

14. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a Statement of Compliance the subdivider must erect a fence consisting of 1.8m high timber paling in a semi permeable form on the property boundary directly abutting Reserve No. 1 PS526864F and the Proposed Council Reserve shown on the plan of subdivision, to the satisfaction of the Responsible Authority and at no cost to Council.

Tree removal and replacement

15. Prior to the Statement Of Compliance, the trees that will be removed due to faults being identified and incursion of tree protection zones, must be offset using ten (10) new trees to be replanted either at the site or a suitable location, to the satisfaction of the Responsible Authority. The new trees are to be maintained for an establishment period of two years at the applicant's expense. Council must be reimbursed the full costs associated with:

- a) purchase of new replacement trees in minimum 40cm containers
- b) planting the replacement trees

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

- c) aftercare and maintenance of the replacement trees for a period of no less than two years

BARWON WATER CONDITIONS

General

16. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision. The width of these easements shall be 2 meters.
17. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

Water

18. The provision and installation of individual water services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing location of all services relative to the allotment boundaries, is to be submitted.
19. The payment of New Customer Contributions for each additional lot created and/ or each additional metered connection for water supply within the subdivision.
20. An additional tapping(s) is to be supplied to service the proposed development. Note that tapplings and services are not to be located under existing or proposed driveways.

Sewer

21. The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan.
22. The payment of New Customer Contributions for sewer for each additional lot created and/ or each additional metered connection within the subdivision.
23. A sewer main extension is required to service the proposed development.
24. The provision of a separate sewer connection branch to all lots within the subdivision in accordance with Barwon Water's requirements, Victorian Plumbing Regulations, and all relative statutory regulations. Note that sewer connection branches are to be provided by a Barwon Water approved confined space plumber and the SMS constructed by an approved Barwon Water plumbing services contractor. A list of both approved plumbers/ contractors can be provided upon request.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number **L012522**.

Subdivision Expiry

25. This permit as it relates to subdivision will expire if one of the following circumstances applies:

- a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
- b) A statement of compliance is not issued within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Note:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.
4. Any applicable Council permit(s) must be taken out prior to the commencement of works within the road reserve
5. As the trees are not Council assets, works associated with tree removals may be carried out by the applicant, the applicant is advised to contact Council's Parks Unit (5272 4827) if they elect to have Council remove the trees at the expense of the applicant. A written quote will be prepared and provided to the applicant and acceptance of the quote must be provided in writing to Council prior to any works to the trees commencing.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C328 to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

- the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

Appendix 7: Amendment for adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C328

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong Planning Scheme
The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 7 attached maps.

Zoning Maps

1. Amend Planning Scheme Map Nos. 5, 25 and 62 in the manner shown on the 3 attached maps marked "Greater Geelong Planning Scheme, Amendment C328".

Overlay Maps

2. Amend Planning Scheme Map Nos. 5slo, 25ho and 62ddo in the manner shown on the 4 attached maps marked "Greater Geelong Planning Scheme, Amendment C328".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document



Planning Mapping Services
Planning Information Services
Planning



Environment, Land, Water and Planning
101





Appendix 8: Revised Planning Permit 762/2015 – 38-42 Mainsail Drive

**PLANNING PERMIT
GRANTED UNDER SECTION 96I
OF THE PLANNING AND
ENVIRONMENT ACT 1987**

Permit No.: 762/2015

Planning scheme: Greater Geelong

Responsible authority: City of Greater Geelong

ADDRESS OF THE LAND: 38-42 MAINSAIL DRIVE, ST. LEONARDS

SUBDIVISION OF LAND TO CREATE TWO (2) LOTS AND PARTIAL REMOVAL OF RESERVE NO. 2 ON PS526864F PURSUANT TO SECTION 24A OF THE SUBDIVISION ACT 1988, AND REMOVAL OF NATIVE VEGETATION

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

1. Prior to the certification of the Plan of Subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements;
 - b) All reserves to be vested to City of Greater Geelong with the notation that the creation and vesting of this reserve is at no cost to Council.

Endorsed Plans

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

Drainage

3. The site stormwater system must be designed and installed such that:
 - a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

- b) Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

to the Satisfaction of the Responsible Authority

Servicing Authorities

- 4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
- 5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- 6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
- 7. The owner of the land must enter into agreements with
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Prior to Certification

- 8. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.
- 9. The plan of subdivision submitted for certification shall include an appropriate corner splay (nominally 3m x 3m) at the intersection of Mainsail Drive and Harbour Way, to be vested in Council as 'Road', to the satisfaction of the Responsible Authority.
- 10. The plan of subdivision submitted for certification must include all reserves to be vested to Council to the satisfaction of the Responsible Authority, and the creation must be at no expense to Council.

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

Public Transport Victoria

11. Before the commencement of the access works along Mainsail Drive, the bus stop including all associated infrastructure, must be relocated or replaced at a cost borne by the permit holder to the satisfaction of Public Transport Victoria and deemed compliant with the Disability Discrimination Act - Disability Standards for Accessible Public Transport 2002.

Council Required Bus Stop Location

12. Unless with prior written consent from the Responsible Authority, prior to the commencement of works to Mainsail Drive, or statement of compliance for the subdivision (whichever action proceeds first), the applicant/permit holder must relocate the existing bus stop flag to a location that is a minimum distance of 15m from the road reserve intersection point of Mainsail Drive and Pearl Bay Passage, in accordance with the requirements of Public Transport Victoria, and to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

13. Prior to statement of compliance, the developer must:
- a) Construct the site stormwater system including connections for each lot into the underground drain in Mainsail Drive, or other nominated point(s) as approved by the Responsible Authority. Stormwater connection(s) must be in accordance with City of Greater Geelong Standard Drawings.
 - b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
 - c) Remove any redundant vehicular crossings and reinstate kerb and channel and the footpath/nature strip area to match existing construction in the street;
 - d) Remove any existing buildings/services that traverse the lot boundaries;
- all to the satisfaction of the Responsible Authority.
14. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
 - b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
15. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a Statement of Compliance the subdivider must erect a fence consisting of 1.8m

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

high timber paling in a semi permeable form on the property boundary directly abutting Reserve No. 1 PS526864F and the Proposed Council Reserve shown on the plan of subdivision, to the satisfaction of the Responsible Authority and at no cost to Council.

Tree(s) in Reserve for Retention

16. The tree(s) identified by the Responsible Authority for retention within the proposed Council Reserve shown on the plan of subdivision shall be pruned in accordance with the requirements of the responsible Authority using suitably qualified arborist(s) prior to the land being transferred to Council.

BARWON WATER CONDITIONS

General

17. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision. The width of these easements shall be 2 meters.
18. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

Water

19. The provision and installation of individual water services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing location of all services relative to the allotment boundaries, is to be submitted.
20. The payment of New Customer Contributions for each additional lot created and/ or each additional metered connection for water supply within the subdivision.
21. An additional tapping(s) is to be supplied to service the proposed development. Note that tappings and services are not to be located under existing or proposed driveways.

Sewer

22. The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan.
23. The payment of New Customer Contributions for sewer for each additional lot created and/ or each additional metered connection within the subdivision.

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

24. A sewer main extension is required to service the proposed development.
25. The provision of a separate sewer connection branch to all lots within the subdivision in accordance with Barwon Water's requirements, Victorian Plumbing Regulations, and all relative statutory regulations. Note that sewer connection branches are to be provided by a Barwon Water approved confined space plumber and the SMS constructed by an approved Barwon Water plumbing services contractor. A list of both approved plumbers/ contractors can be provided upon request.

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number **L012522**.

Subdivision Expiry

26. This permit as it relates to subdivision will expire if one of the following circumstances applies:
 - a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
 - b) A statement of compliance is not issued within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Note:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.
4. Any applicable Council permit(s) must be taken out prior to the commencement of works within the road reserve.
5. Installation of services within the proposed easement should be undertaken using a 'boring' technique and under the supervision of a suitably qualified arborist. All reasonable efforts must be made to retain tree(s) in the easement and surrounding area of the works to be undertaken.

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

[If the permit has been amended, include the following table indicating the date and nature of amendments included in the amended permit, and the name of the responsible authority that approved the amendment —]

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C328 (Part 1) to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

- the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

3. NEWTOWN WEST HERITAGE REVIEW 2016

Source: Planning & Development - Planning Strategy
General Manager: Peter Bettess
Index Reference: Land Use & Development - Heritage Studies

Purpose

This report seeks approval from Council to adopt the findings and recommendations of the Newtown West Heritage Review, 2016 and to give them statutory effect by including them in the Greater Geelong Planning Scheme via a Planning Scheme Amendment.

Background

Council resolved to undertake a heritage review for the Newtown West area (see Appendix 1) in 2014.

The review was completed in early 2015 and recommends a Heritage Overlay over three heritage precincts/areas (103 sites) and 5 individual sites. All properties are dwellings with the exception of the Great Western Hotel.

Key Issues

- The application of a Heritage Overlay requires planning permits be obtained for all building and works (unless specifically exempt).
- Public notification occurred in July-August 2016 with 19 submissions received: 6 objected, 1 raised queries and 12 were supportive.
- Objections to the proposed overlay related to the restrictions a heritage overlay would impose on the owners ability to develop/build what they want. The Hotel objected to the additional red tape and potential development and investment implications.
- As a result of consultation with submitters the query and 1 objection were resolved.
- Supporters of the overlay were keen to see it introduced to protect the heritage character of the area.

P Dorling moved, L Gardner seconded -

That Council:

- 1) Adopts the Newtown West Heritage Review, 2016;**
- 2) Requests the Minister for Planning authorise the preparation of an amendment as detailed in this report; and**
- 3) Requests the Minister for Planning exercise powers under Section 20(4) of the Planning and Environment Act 1987 by applying an interim Heritage Overlay to the identified places while the formal Planning Scheme Amendment is prepared and considered.**

Carried.

Attachment 1

Discussion

Council engaged Authentic Heritage Services Pty Ltd to conduct the review from November 2015 to May 2016. The Newtown West Heritage Review 2016 (Vol 1-5) recommended a Heritage Overlay be applied to the following:

- Newtown West heritage area (58 places in draft – 56 post public notification)
- Upper Skene Street heritage area (34 places)
- West Melbourne Road heritage area (13 places)
- 177 Aberdeen Street - hotel
- 15 Nantes Street – dwelling
- 31 Nantes Street – dwelling
- 321-323 Shannon Avenue – semi detached dwellings
- 325 Shannon Avenue - dwelling

The Newtown Housing Commission Estate (60 places) was also identified but not recommended for planning controls.

The draft Review was put out for public notification in July to August 2016 with all properties identified for a proposed heritage overlay notified by mail. A notice was also placed in the local papers on 15th and 16th July.

As a result of public notification 19 submissions were received. Of these 6 objected, 1 raised queries and 12 were supportive. A table summarising submissions and an officer response is provided in Appendix 2.

Generally, those opposing the overlay have future plans for building work including dwelling additions or demolishing the existing home and building a new home. The hotel opposed the additional 'red tape' and impact on development opportunities.

Generally, those supporting the overlay were keen for the established heritage character of the area to be preserved.

As a result of submissions some changes are recommended including:

- Removal of 9 Ruthven Street and 138 Aphrasia Street from the Newtown West Heritage Precinct. These properties are not significant and are on the edge of the precinct not fronting key heritage streetscapes.
- Introduction of an 'Incorporated Plan' and 'prohibited uses' clause for the Great Western Hotel site at 177-179 Aberdeen Street to exempt requirements for permits under the Heritage Overlay unless the 2 storey heritage building is affected. This recognises the significant heritage building takes up a small portion of the site and provides greater flexibility for the balance of the site. The 'prohibited uses' clause provides greater use opportunities than otherwise afforded under the zone.

The final planning scheme recommendations are summarised below (with copies of the proposed ordinance schedule provided in Appendix 3). A summary map, including the current and proposed heritage overlays is provided in Appendix 1:

- Update LPPF Clause 22.09 to reference the Newtown West Heritage Review, 2016
- Add new LPPF Clause 22 policies for:
 - Newtown West Heritage Area
 - Upper Skene Street Heritage Area; and
 - West Melbourne Heritage Area
- Add a new items to 43.01 Heritage Overlay schedule including heritage areas and individual places (Appendix 3)
- Delete HO from previously listed individual properties in 43.01 Heritage Overlay schedule and include them in relevant the Heritage Area:
 - 132 Aphrasia Street HO1927 (formally HO1242)
 - 15 Stephen Street HO1927 (formally HO 205)
 - 311 Shannon Avenue HO1929 (formally HO181)

Maps:

- Add Heritage Overlay to identified places (Appendix 1)

It is recommended Council apply for interim controls for the Heritage Overlay while the amendment is being considered. This will help ensure significant buildings aren't demolished and development will be in keeping with the proposed character objectives while the amendment is being considered. Council has consistently taken this approach in the past.

The Planning Scheme Amendment process will provide for further public consultation as part of the statutory exhibition process. Should submissions remain unresolved a Panel Hearing will be requested to hear submissions and make recommendations before Council makes a final decision.

Financial Implications

There will be no significant financial implications on Council as part of the future Planning Scheme Amendment process or final Ministerial approval of the controls . All future statutory processes will be covered by respective departmental budgets.

No impact to budget.

Stakeholder Consultation and Communication

The Project has considered the relevant State and local planning considerations. To give proposed controls statutory weight, a Planning Scheme Amendment will be initiated to implement them in the Greater Geelong Planning Scheme.

Policy/Legal/Statutory Implications

The Project has considered the relevant State and local planning considerations. To give proposed controls statutory weight, a Planning Scheme Amendment will be initiated to implement them in the Greater Geelong Planning Scheme.

Alignment to City Plan

This report aligns with the directions of the Sustainable and Built Environments theme in City Plan.

Conflict of Interest

No Council officers involved in the development of the Newtown West Heritage Review and preparation of the report have a direct or indirect interest in the issue, in accordance with Section 80(c) of the Local Government Act, to which this report relates.

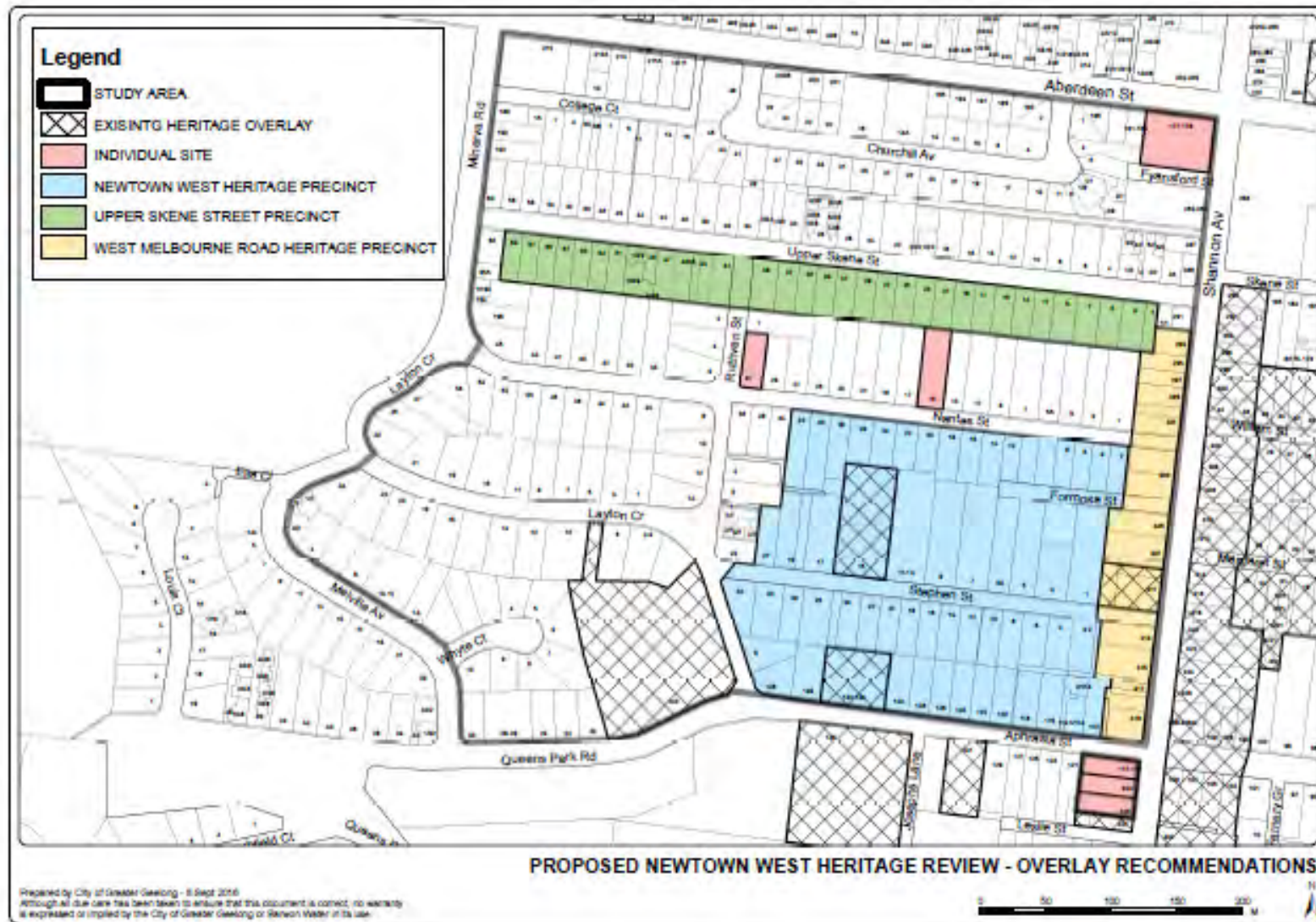
Risk Assessment

There is a risk that the identified heritage character will be lost without the introduction of the proposed planning controls.

Environmental Implications

There are no significant environmental implications as a result of this project.

APPENDIX 1 – STUDY AREA & RECOMMENDED OVERLAYS



APPENDIX 2 – SUMMARY OF SUBMISSIONS & OFFICER RESPONSE

SUBMISSION #	PRECINCT	COMMENTS	OFFICER RESPONSE
1	Newtown West	Concerned re 11 Stephen Street. Has questions and although they support the Heritage concept believe it is their prerogative to decide what to do with their property.	Council officer and consultant met onsite to discuss queries. Confirmed there is no significant exotic vegetation on-site and reference to this will be removed from citation and policy documents. Future development options discussed and owner generally happy with the HO once clarifications received. Resolved.
2	Upper Skene Street	Support the overlay as a means of protecting the character of the area.	Noted
3	Newtown West	Support the overlay as a means of protecting the character of the area.	Noted
4	Upper Skene Street	Support the overlay as a means of protecting the character of the area.	Noted
5	Upper Skene Street	Disagrees with listing one side of the street in the overlay, it will enhance the disparity between old & new. Points out the side to be listed has numerous examples of fencing, additions etc that do not meet the proposed policy, questions how a precinct can form on this basis. Already started planning construction of new two storey dwelling that could be compromised if HO controls come into effect.	Council officer met with owners during consultation period. The timing of the review and potential introduction of controls was explained. The site is centrally located in the Upper Skene Street precinct and although the site is vacant it is considered the overlay should apply so new development is in-keeping with the identified character of the area. Of the 34 sites in the precinct, 22 are considered to contribute to the heritage values, hence there remains a majority of significant housing stock to recommend a HO. Unresolved.
6	Newtown West	Support the overlay as a means of protecting the character of the area & request tree controls be extended to 7-9 Stephen Street in line with the listing of trees at 11-19 Stephen Street.	Noted. Council officers conducted site visits to determine whether the trees warranted tree controls. The trees identified were Australian natives and not 'mature exotic' species. Tree controls not recommended for 7-9 Stephen Street. Reference to trees at 7-9 being removed (see submission 1).
7	Newtown West	Support the overlay as a means of protecting the character of the area. Enjoyed learning the history of the area from the Report.	Noted

8	Newtown West	Strongly object to the overlay. House is not listed as significant. Prefer to see new development. Newtown has enough heritage listed already.	Council officer and heritage consultant reviewed the property in question which along with the neighbouring property are both identified as 'not significant'. The properties are located on the edge of the Newtown West Heritage Precinct and do not front the key streetscapes of Nantes, Stephen or Aphrasia Streets therefore it is recommended these properties be removed from the precinct. Resolved.
9	Newtown Housing Commission Estate	Support the recommendation of Review not to place Heritage Overlays over the Estate. Support recommendations to look at forms of interpretation for the site.	Noted
10	Newtown West	Support the overlay as a means of protecting the character of the area.	Noted
11	Newtown West	Support the overlay as a means of protecting the character of the area. Believe re-sale values will not be negatively affected as potential purchasers appreciate security and knowledge that the character will be preserved.	Noted
12	Upper Skene Street	Not supportive. Purchased the property knowing there was no heritage controls with the intention of building new home. The street has a miss match of homes including 'not significant' homes and needs further consideration.	Property listed as 'contributory' in the Review. The Upper Skene Street precinct meets the threshold of significant properties to warrant being described as a precinct suitable for HO consideration. No information was provided refuting or challenging the content of the Review. It is recommended the site remain within the precinct recommended for a HO. Unresolved.
13	Individual Site (Great Western Hotel)	Objects to the financial consequences and restriction of growth and development a HO could incur. Notes similar comparable hotels not HO listed. Notes site not previously picked up in heritage studies. Unfair to burden whole site with HO when only 2 storey building identified as significant. The use rather than the building fabric appears of significance. Does not think the hotel meets the required significance to incur a HO.	Council officer met with owners to discuss site and overlay during the notification period. Subsequent to the submission officers provided option of 'incorporated plan' which would only see work affecting the significant portion of the building trigger HO permits, all other buildings and works would not require a permit under the HO, although a permit will still be required under the zone. Officers also proposed to add the 'prohibited uses' clause allowing greater use opportunities than the current zone allows. The owners still strongly object the a HO. The site is considered to meet the threshold for a heritage listing and no refuting evidence was provided, it is recommended a HO apply to the site. Unresolved.
14		Congratulates the research that went into the	Noted.

		Review.	
15	Newtown West	Support the overlay as a means of protecting the character of the area. Would like to see protection of matures trees and landscapes.	Noted. Protection of trees and landscapes, unless they are of historical significance will not form part of the heritage controls. Trees and vegetation form part of a neighbourhood character assessment when planning permits are triggered.
16	Newtown West	Request for exclusion from the overlay. Looking at carrying out works that may not meet proposed HO policy.	Council officer met with owner to discuss. The proposed dwelling is on the edge of the precinct however the dwelling is considered 'contributory' and therefore it is considered it should remain in the precinct.
17	Upper Skene Street	Supports the overlay, additional historical information provided. Would like to see protection of matures trees.	Noted.
18	Upper Skene Street	Support the overlay as a means of protecting the character of the area which includes dwellings in garden settings. Concerns raised over demolition of neighbouring property given the imminent HO implementation.	Noted. Until interim HO controls are in place council is not in a position to intervene in the issuing of demolition consents. If interim HO controls are in place prior to works commencing on a vacant site the HO will apply.
19	Individual Site (31 Nantes St)	Request for exclusion from the overlay. Not supportive. Purchased the property knowing there was no heritage controls with the intention of building new home. The house is an individual property and does not form part of a precinct or contribute to the overall character of the area. Neighbouring properties are modern.	It is considered this property is of particular heritage significance. No information was provided refuting or challenging the content of the Review. The review notes the house is unusual for this part of Newtown and is a good example of an austere post war Georgian Revival design. It is a substantial home in the area. It is recommended a HO be applied to this site.

APPENDIX 3 - KEY PLANNING SCHEME CHANGES

SCHEDULE TO THE HERITAGE OVERLAY (INDICATIVE ONLY)

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1927	Newtown West Heritage Area Generally bounded by: the northern boundary of properties on the south side of Nantes Street; the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown.	Yes – ‘Brooklyn’ 132 Aphrasia Street and ‘Newtown Brae’ 15 Stephens Street	No	Yes – mature exotic 19 th century trees near rear yards (northern boundaries) of the properties at 11-19 Stephen Street.	Yes – 112, 114, 126 Aphrasia Street	No	No		No
HO1928	Upper Skene Street Heritage Area Generally bounded by: properties fronting the south side of Upper Skene Street between Shannon Avenue and Minerva Road, Newtown.	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1929	Melbourne Road Heritage Area Generally bounded by: properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street.	Yes- 303 & 311 Shannon Avenue	No	No	Yes – Front fences at 303, 315 & 319 Shannon Avenue	No	No		No
HOXXXX	Great Western Hotel 177 Aberdeen Street	No	No	No	No	No	Yes	TBA	No
HOXXXX	Dwelling 15 Nantes Street, Newtown	Yes (dwelling only)	No	No	No	No	No		No
HOXXXX	Dwelling 31 Nantes Street, Newtown	Yes (dwelling only)	No	No	Yes – garage fronting Ruthven Street	No	No		No
HOXXXX	Dwelling 325 Shannon Avenue Newtown	Yes – (dwelling only)	No	No	Yes (front fence)	No	No		No

4. JOHNSTONE PARK CONCEPT PLAN

Source: Investment & Attraction - Central Geelong Action Plan
General Manager: Brett Luxford
Index Reference: PRJ-16-1281 Central Geelong Action Plan

Purpose

To endorse the draft Johnstone Park concept plan for public consultation.

Background

As the most significant park within the heart of Central Geelong, Johnstone Park will have an increasingly important role in supporting the CBD's growing residential and working population.

In June 2016, Council and the Department of Environment, Land, Water and Planning (DELWP) held the Johnstone Park Vision and Design Forum (VDF) to identify preliminary initiatives which could be explored through the preparation of a concept plan for the park.

Following the VDF, Council officers, in collaboration with DELWP State Partnership officers, developed a draft concept plan to guide future improvements within and surrounding the park and to ensure any works integrate with surrounding projects.

The next step is to undertake community consultation to gain input from the community prior to finalisation of the concept plan.

Key Issues

- This project is one of the projects identified in the Victorian Government's Central Geelong Revitalisation Action Plan and is a project to be delivered through the partnership of Council and the Victorian Government.
- The community engagement will help inform the overall development of Johnstone Park as well as the design for the Integrated Water Management project.
- It is proposed that the Integrated Water Management project will be the first element delivered and Heritage Victoria approvals will be required to undertake work in Johnstone Park.
- The concept for the Integrated Water Management Project will move to detailed design following the community engagement and this will help inform both the cost of implementation as well as the on-going maintenance cost.

P Dorling moved, L Gardner seconded

That Council

- 1) endorses the draft concept plan for Johnstone Park (Appendix 1);**
- 2) notes community engagement will be undertaken for a period of 14 days;**
- 3) receives a further report for consideration on the outcomes of the community engagement, prior to finalisation of the concept plan for Johnstone Park.**

Carried.

Attachment 1

Discussion

In March 2013, Vision 2 was released which seeks to create a holistic future vision for Geelong that facilitates a thriving economy and a vibrant city centre. Two of the catalyst projects identified in Vision 2 relate to Johnstone Park:

- The Spine - to develop a key east-west link through central Geelong as a linear park and recreation route, connecting the central city's principal green spaces; and
- City Arrival - to create an attractive and iconic entrance to the city from the Station to Johnstone Park, including improvements within the park.

The principles for these projects were further developed as part of the Central Geelong Action Plan. Adopted in December 2013, the Action Plan provides a 15 year blueprint to bring transformational change to Central Geelong, identifying 90 projects for delivery.

In May 2015, City in the Park was endorsed by the Central Geelong Task Force, providing a framework to improve streetscapes within Central Geelong and enhance the look and feel of the City through 26 conceptual projects. City in the Park identifies the Johnstone Park extension project, intended to increase the park by approximately 0.92ha. The Johnstone Park concept proposes the closure of Mercer Street between Gheringhap Street and Railway Parade in order to extend the park boundaries and the extension of Railway Parade to the intersection of Corio and Gheringhap Streets.

In June 2016, Council officers and DELWP convened a Vision and Design Forum (VDF) for Johnstone Park. The forum was attended by a range of stakeholders, including State government, the Geelong Authority, major users of the park and adjacent land owners. A series of preliminary initiatives were identified at the forum to be considered in further detail during the development of a concept plan for Johnstone Park.

In July 2016, the State Government released the Revitalising Central Geelong Action Plan. There are a number of initiatives identified in Council's Central Geelong Action Plan and the State's Revitalising Central Geelong Action, which are to be implemented within or surrounding Johnstone park, including:

- The green spine project, to transform Malop Street into a vibrant street and linear park connecting from Johnstone Park to Eastern Park;
- An integrated water management project within Johnstone Park;
- The Geelong station precinct, to unlock development potential of land in the station precinct and to improve the area's links with Johnstone Park and the green spine; and
- A transport network operating plan for Central Geelong.

Given the above initiatives have identified within or surrounding Johnstone Park, Council officers, in collaboration with DELWP State Partnership officers, prepared a concept plan (Appendix 1) to guide future improvements within the park and ensure any works integrate with adjacent projects.

Framework surrounding Johnstone Park

As the most significant park within the heart of Central Geelong, Johnstone Park will have an increasingly important role in supporting the CBD's growing residential and working population. Given the context surrounding Johnstone Park is changing, there is an opportunity to reconsider the function of the park and its relationship with adjacent projects.

The concept plan divides the park into four separate activity areas which have been determined with respect to their location and role within the park and Central Geelong. Specific opportunities and challenges have been identified for each activity area plus additional opportunities which are applicable to the entire park.

The next step is to undertake community consultation to gain input from the community prior to finalisation of the concept plan.

Once the concept plan has been finalised, these opportunities and challenges will guide future improvements to the park to improve its use for general passive recreation and civic activities / events.

Associated projects

The delivery of an integrated water management project in Johnstone Park is a key outcome of the Revitalising Central Geelong Action Plan (DELWP 2016). The concept plan is informing the design process for this project. It is anticipated that the consultation on the concept plan be held concurrently to the consultation on the design of the integrated water management project (pending finalisation for consultation).

Financial Implications

There are no financial implications arising from this report, however additional ongoing maintenance costs will be generated by improvements to the park that have higher management requirements. At this stage of the process, these costs cannot be quantified

Stakeholder Consultation and Communication

The Johnstone Park draft concept plan has been developed in collaboration with DELWP State Partnership officers and will be released for public consultation for a period of 14 days.

It should be noted that the VDF that informed the concept plan involved consultation with a broad range of stakeholders, including key community representatives and organisations.

Policy/Legal/Statutory Implications

There are no policy/legal/statutory implications arising from this report.

It is noted that the Concept Plan facilitates the delivery of key actions identified in the Revitalising Central Geelong Action Plan (DELWP 2016). The Park is included on the Victorian Heritage Register, which triggers statutory requirements in addition to the Greater Geelong Planning Scheme in undertaking any of the works mooted in the Concept Plan.

Alignment to City Plan

This report aligns with a 'Sustainable and Built Environment' through the revitalisation of Central Geelong.

Risk Assessment

The risks arising from this report relate to the generation of additional maintenance costs. Over the coming months the anticipated maintenance costs that will be generated by implementing the identified park improvements will be evaluated. Adverse reputational risks may arise if maintenance is unsustainable, remedial works are required or associated with the loss of trees.

Environmental Implications

The implementation of an integrated water management element into the park will generate some environmental benefits due to the ability to treat water quality and increase awareness of integrated water management. A tree maintenance and replacement program will ensure a balance of active and useable spaces are provided in accordance with Council's Urban Forest Strategy .

DRAFT

JOHNSTONE PARK CONCEPT PLAN REPORT

TITLE:	JOHNSTONE PARK - CONCEPT PLAN REPORT
PREPARED FOR:	CITY OF GREATER GEELONG
PREPARED BY:	ROBERTS DAY
REFERENCE:	ELW JOH
REVISION:	C
DATE:	22.09.16
PREPARED BY:	ANTHONY MSONDA-JOHNSON, EMMA PETERSEN + KOSTON TANG
APP. FOR ISSUE BY:	MIKE DAY



SOURCE [COVER PAGE PHOTOS]:

@nicola.stephania	@rleephoto
@destinationgeelong	@nige_official
@ejspics	@Overstreet
@nightjarfestival	@vampyress
@drum_art_giles	@youremygirlblue
@samanthajayde94	

CONTENTS

01	_INTRODUCTION	4
01.1	BACKGROUND	9
01.2	PURPOSE	12
01.3	ACTIVITY AREAS	12
02	_JOHNSTONE PARK CONCEPT PLAN	14
02.1	ACTIVITY AREA 01	16
02.2	ACTIVITY AREA 02	20
02.3	ACTIVITY AREA 03	24
02.4	ACTIVITY AREA 04	28
02.5	JOHNSTONE PARK CONCEPT PLAN	32



An aerial photograph of a city street intersection. On the left side of the image, there is a green park area with several palm trees and a small building with a red dome. The rest of the image shows a dense urban landscape with various buildings, streets, and cars. The text "01 INTRODUCTION" is overlaid in the center of the image.

01 INTRODUCTION

01_INTRODUCTION

As the most significant park within the heart of Central Geelong, Johnstone Park will have an increasingly important role in supporting the CBD's growing residential and working population.

The Park is approximately 2.2ha and is surrounded by Gheringhap Street, Mercer Street, Railway Terrace, Fenwick Street, Little Malop Street, the Geelong Library Heritage Centre, the Geelong Gallery and City Hall.

As part of the Central Geelong Action Plan adopted by the City of Greater Geelong in December 2013 and the Revitalising Central Geelong Action Plan released by the State Government in July 2016, there are a number of initiatives to be implemented within or surrounding Johnstone Park. These initiatives include:

- An Integrated Water Management Project within Johnstone Park;
- The Green Spine project, to transform Malop Street into a vibrant street and linear park, connecting from Johnstone Park to Eastern Park;
- The Geelong Station Precinct, to unlock development potential of land in the station precinct and to improve the area's links within Johnstone Park and the Green Spine; and
- A Transport Network Operating Plan for Central Geelong.



FIGURE 01 | JOHNSTONE PARK LOCATION PLAN

robertsday *planning-design-place*

01_INTRODUCTION

A further initiative to expand Johnstone Park has been identified in the 'City in a Park' strategy prepared by the City of Greater Geelong, the City of Melbourne and Design Urban. The strategy sets out a vision for enhancing the amenity of Central Geelong, greening and transforming the City through a series of landscaping improvements.

The expansion of Johnstone Park is proposed in two phases. The initial phase, to the north-east, proposes various modifications to the existing street network within proximity of the Park, including the potential closure of Mercer Street east of Railway Terrace and a realigned Gheringhap Street to the west.

The second phase of the expansion represents the ultimate vision for Johnstone Park, proposing the potential acquisition of buildings at 151-155 Mercer Street, thereby increasing the Park by approximately 0.92ha. Under this scenario, the Park would abut Corio Street and the Railway Terrace extension. This phase is subject to further investigation.

Given these initiatives are occurring within or surrounding Johnstone Park, the City of Greater Geelong, in collaboration with the Department of Environment, Land, Water and Planning has prepared a draft concept plan to guide future improvements within the Park and ensure any works integrate with adjacent projects.

JOHNSTONE PARK | EXISTING CONDITIONS



JOHNSTONE PARK | PHASE 01



JOHNSTONE PARK | PHASE 02

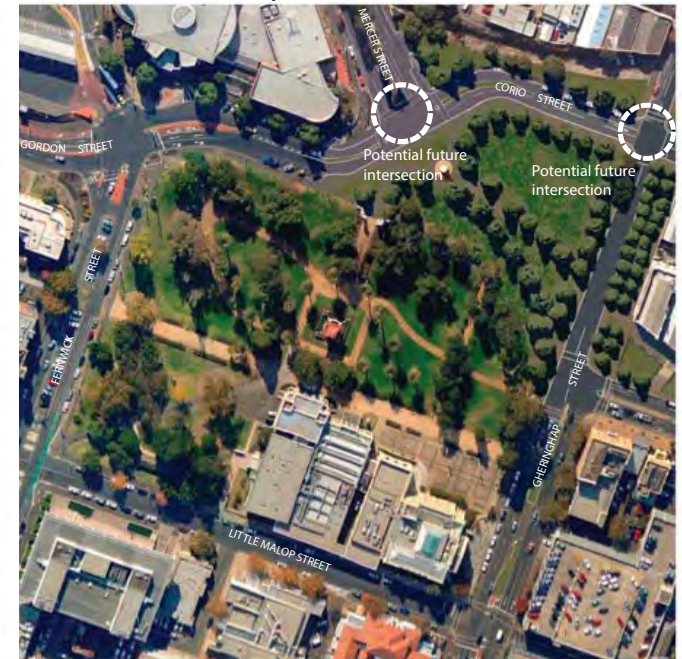


FIGURE 02 | JOHNSTONE PARK EXPANSION PHASES

01_INTRODUCTION

01.1_BACKGROUND

On 3 June 2016, the City of Greater Geelong and the Department of Environment, Land, Water and Planning convened a Vision and Design Forum for Johnstone Park. A range of stakeholders, including local and State government, the Geelong Authority, key users of the park and adjacent landowners, attended the forum.



01_INTRODUCTION

Participants at the forum considered a number of technical studies and the following objectives for the Park:



Improve the connectivity and integration between Johnstone Park and the Malop Street Green Spine project.



Improve the connections between the Central Geelong train station and Johnstone Park.



Improve the quality of the park edges including enhancing the sense of arrival to Geelong from Mercer Street and Gordon Avenue.



Enhance the recreational and social value of the park.



Incorporate Integrated Water Cycle Management practices into the park.

01_INTRODUCTION

A series of preliminary initiatives were identified at the Vision and Design Forum, which have been considered in the preparation of this draft concept plan, including:



Catering for all abilities and transit modes



People priority



Connecting the Cultural Precinct



A greener Johnstone Park



Increasing the stormwater retention capacity of the park



Provide an integrated water cycle management element



Celebrating the history of Johnstone Park

01_INTRODUCTION

01.2_PURPOSE

The draft Concept Plan seeks to build on the Park's existing use, its recreation, social and heritage values, and to ensure the Park supports the increasing residential and working population within the CBD.

The Concept Plan will guide future improvements within and surrounding Johnstone Park as part of the ongoing revitalisation of Central Geelong.

01.3_ACTIVITY AREAS

The activity areas within Johnstone Park have been determined with respect to their location and role within the park and Central Geelong. The vision and opportunities for each activity area, comprising the draft Concept Plan, are outlined within Section 02 of this report.



FIGURE 03 | JOHNSTONE PARK ACTIVITY AREAS

robertsday *planning-design-place*



A photograph of Johnstone Park. In the foreground, a large, leafy tree stands on the right, casting a shadow over a wooden bench. To the left, a paved path leads towards a classical building with columns and a pediment. A white van and a silver car are parked near the building. The text '02_ JOHNSTONE PARK CONCEPT PLAN' is overlaid in large white letters across the center of the image.

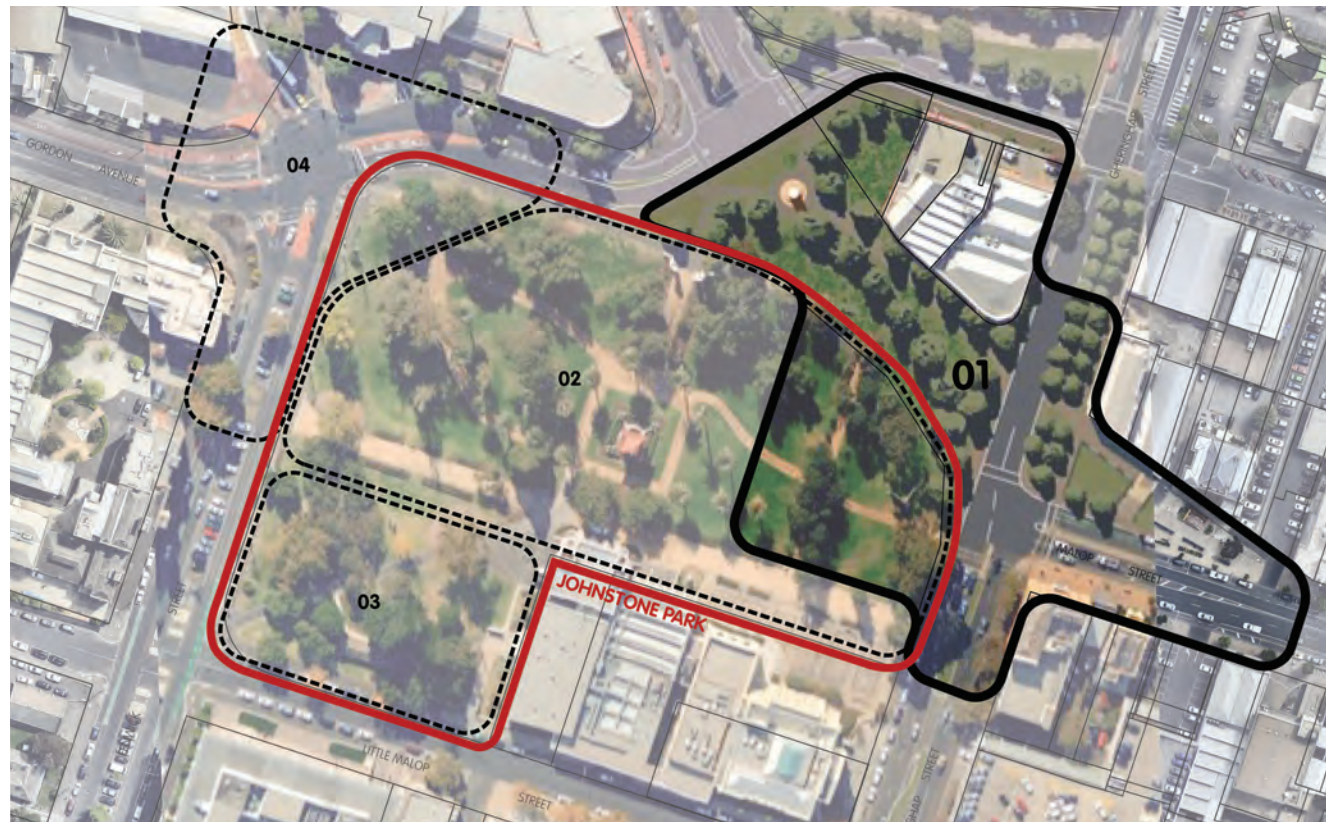
02_ JOHNSTONE PARK CONCEPT PLAN

02_JOHNSTONE PARK - CONCEPT PLAN

02.1_JOHNSTONE PARK | ACTIVITY AREA 01

VISION:

Johnstone Park is an important civic space at the end of Malop Street, connecting the city and in time becoming a vibrant street and linear park. Improved connectivity to Malop Street and the creation of an arrival plaza extending into Johnstone Park will provide greater opportunities for people to utilise this significant public space and improve movement across the city.



ACTIVITY AREA 01 - KEY LOCATION PLAN



02_JOHNSTONE PARK - CONCEPT PLAN

EXISTING CONDITIONS:

Activity Area 01 is located at the intersection of Gheringhap Street and Malop Street, forming a significant gateway to Central Geelong. The area has a strong association with Malop Street, terminating at the Parks eastern boundary and envisioned as a linear park linking pedestrians and cyclists through the city and to Eastern Park.

The historic Town Hall (commonly referred to as City Hall), a significant landmark within Central Geelong, forms the south- eastern edge of Johnstone Park and Activity Area 01. The Town Hall forecourt, forming the interface between the Town Hall and broader park, is currently underutilised for civic activities.

Johnstone Park is proposed to be expanded to the north, encompassing Mercer Street towards the intersection of Gheringhap Street and Corio Street, increasing the open space available to residents, workers and visitors to Central Geelong.

OPPORTUNITIES:

This Activity Area presents opportunities to:

- Create a multipurpose and flexible civic/open space at the eastern entry to Johnstone Park, through increased programming and utilisation of the Town Hall forecourt and at grade area adjacent to Gheringhap Street;
- Within the civic/ open space created (visible from Malop Street) allow for potential alfresco activities as well as a range of events and functions;
- Improve the paving surface of the Town Hall forecourt to enable increased loading and provide landscaping elements (permanent or temporary) to improve usability and activation in all seasons;
- Link Johnstone Park and Malop Street, through streetscape enhancements prioritising pedestrians and cyclist movements across Gheringhap Street;
- Create a focal point at the entry to Johnstone Park/ termination of Malop Street (potentially referencing the former design and heritage of the Malop Street steps);
- Integrate water cycle management infrastructure/ initiatives in a location/ manner that enhances the usability of the park, the relationship to Malop Street and visual connection to the Town Hall forecourt (the integrated water cycle management infrastructure needs to be cognisant of the potential park expansion to the north);
- Improve opportunities for users to appreciate the park and surrounds, designing new infrastructure and spaces to orientate views to the Bandstand, broader Park and civic buildings;
- Enhance the useability of green open space within the park promoting a multi functional space;
- Reinterpret the historic entry/gateway to the Park from Gheringhap Street; and
- To increase the historic appreciation of the Park by reinterpreting its original form/topography.

CHALLENGES:

The following challenges should be considered in the furthering of the Concept Plan for Johnstone Park:

- Ensure that the amenity of the space and pedestrian/ cyclist connections are not compromised by the area's proximity to Gheringhap Street, one of the main streets for drivers entering and exiting Central Geelong;
- Review the difference in ground levels between the existing Park, Gheringhap Street/ Malop Street and the Park's proposed expansion to the north-east in order to ensure visibility to the Park and create improved accessibility;
- Plan/ undertake Integrated Water Cycle Management infrastructure/ initiatives in a holistic manner across Johnstone Park, ensuring that works do not limit the functionality of open space areas and connectivity of Johnstone Park with the Malop Street Green Spine;
- Determine the extent of fill to be removed (associated with future Integrated Water Cycle Management works) in concert with the desire to maintain a useable civic/ open space at the eastern entry to the Park;
- Appropriately celebrate and reference the former design and heritage of the Malop Street steps (without being a direct replica); and
- Balance the objectives of multiple competing historical elements and functional open space/ event outcomes.



FIGURE 04 | JOHNSTONE PARK - ACTIVITY AREA 01 CONCEPT PLAN

robertsday *planning-design-place*

02_JOHNSTONE PARK - CONCEPT PLAN

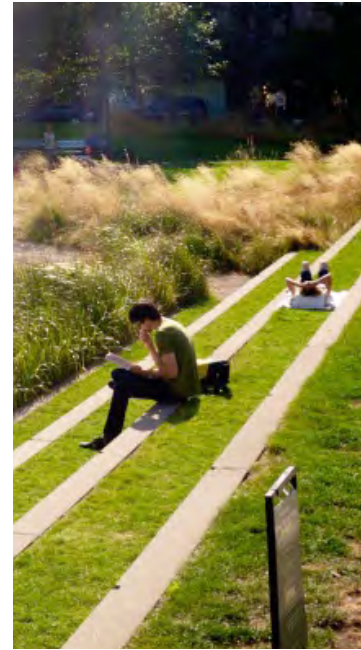
02.2_JOHNSTONE PARK | ACTIVITY AREA 02

VISION:

Johnstone Park has an important role in Geelong's history, as an open parkland and outdoor entertainment area for the city. The Park will play an important role in the Geelong's future, as a key communal space for residents and workers, along with being a versatile event space.



ACTIVITY AREA 02 - KEY LOCATION PLAN



02_JOHNSTONE PARK - CONCEPT PLAN

EXISTING CONDITIONS:

Activity Area 02 encompasses the majority of the existing park. Being the 'basin', this area is below the surrounding street level and features open grassed areas, established trees and landscaped areas. Level changes at the entry to the area (particularly from the north-west corner and approach from the east), restricts accessibility to the Park.

Paths traverse Activity Area 02 in an east-west and north-south direction, being of varying quality and accessibility levels. Infrastructure, such as seating and lighting, is limited within this Activity Area. The bandstand is featured within Activity Area 02.

Civic buildings, including the Geelong Library, Art Gallery, Town Hall and War Memorial, define the southern boundary of the Park.

OPPORTUNITIES:

This Activity Area presents opportunities to:

- Maximise useable green space and open areas within the Park;
- Maintain a flexible public space, uncluttered and not overly programmed, able to accommodate temporary events of various scales;
- Integrate water cycle management infrastructure/ initiatives in a manner which preserves the function and amenity of the Park (the integrated water cycle management infrastructure needs to be cognisant of the potential park expansion to the north);
- Manage the extent of tree canopy cover within the Park, to ensure that 'sunny spots' are maintained/ created, promoting a range of experiences throughout the seasons;
- Improve opportunities for users to appreciate the Park and surrounds, locating seating and other new infrastructure to the northern edge of the park, directing views toward the Bandstand, broader park and civic buildings;
- Improve opportunities for users to appreciate the adjacent civic buildings (e.g. peace memorial);
- Encourage informal natural play/ explorative opportunities within the Park;
- Accommodate vehicles within the Park (for event and maintenance purposes) along a dedicated path/s suitably designed; and
- Complement and enhance the unique landform of the 'basin' through any future works.

CHALLENGES:

The following challenges should be considered in the furthering of the Concept Plan for Johnstone Park:

- Accommodate the difference in ground levels between the existing park and surrounding streets, to ensure visibility to the Park and improved accessibility (including DDA compliant access points in select locations);
- Confirm the extent of modifications able to be undertaken to the 'basin' to improve accessibility and create locations for infrastructure (such as seating/ furnishings), without significantly encroaching on the useable open areas;
- Balance the desire to create a greener Geelong and Johnstone Park (increasing tree canopy coverage) with maintaining grassy open areas and sunny areas within the Park;
- Balance the desire to create a greener Johnstone Park with maintaining views to the southern facade of civic buildings fronting the Park;
- Establish the historical significance of the existing paths (if any) prior to conversion to an all weather surface;
- Appropriately respond to/ complement existing structures within the Park (such as the Bandstand) with any new furnishings/ landscaping; and
- Confirm the extent of vehicular access required to/ within the Park to promote ease of safe access for events and/or maintenance, and appropriate pathways to accommodate.

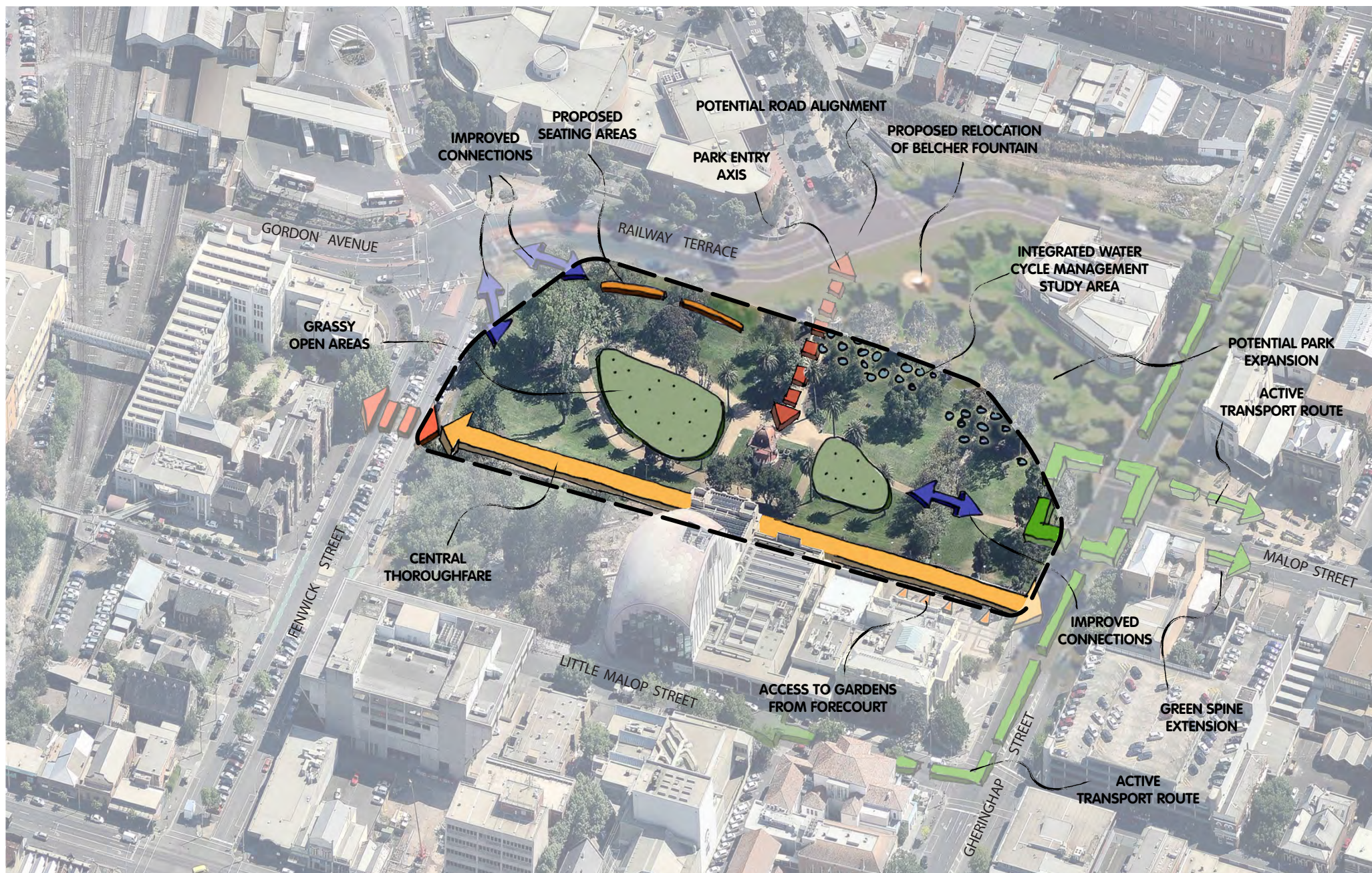


FIGURE 05 | JOHNSTONE PARK - ACTIVITY AREA 02 CONCEPT PLAN

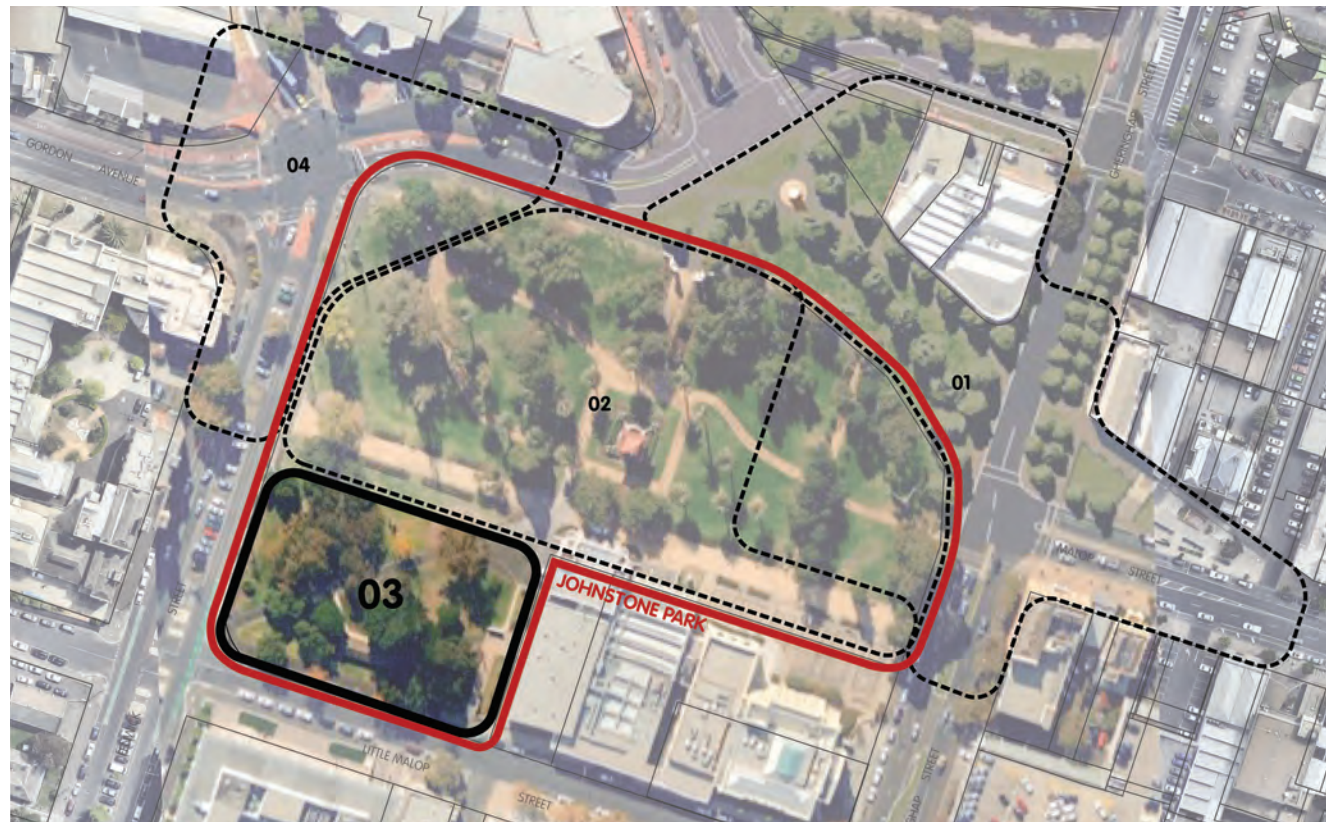
robertsday *planning-design-place*

02_JOHNSTONE PARK - CONCEPT PLAN

02.3 JOHNSTONE PARK | ACTIVITY AREA 03

VISION:

Johnstone Park marks the first experience of Geelong for many people visiting the city. At the forecourt to many of the city's civic and cultural buildings (including the Geelong Library and Heritage Centre, Geelong Gallery, Town Hall, Geelong Performing Arts Centre and the Gordon Institute) Johnstone Park has important role in welcoming people to Geelong, and celebrating their arrival to an increasingly vibrant city.



ACTIVITY AREA 03 - KEY LOCATION PLAN



02_JOHNSTONE PARK - CONCEPT PLAN

EXISTING CONDITIONS:

Located within the south-western quadrant of the park, this area is proximate to Little Malop Street, Fenwick Street and the Geelong Library and Heritage Centre. The Geelong Library and Heritage Centre, with access from the buildings western facade and café with alfresco activities planned, will ultimately have a high level of interaction with the Park at this interface.

Activity Area 03 is traversed by a number of pathways and is occupied by multiple public artworks.

OPPORTUNITIES:

This Activity Area presents opportunities to:

- Upgrade Little Malop Street to better facilitate the use of Johnstone Park by nearby organisations and for events (e.g. Poppy Kettle Festival);
- Accommodate vehicles within the park (for event and maintenance purposes) along a dedicated path/s suitably designed;
- Improve sightlines to the Geelong Library and Heritage Centre entry and visibility of/signage to public amenities (toilets) available along the western facade of the building;
- Include seating, appropriately designed and sited, to promote passive use of the area;
- Rationalise the number of artworks within this area, potentially reducing the number of pieces and/ or replacing works; and
- Improve pedestrian connections across Fenwick Street.

CHALLENGES:

The following challenges should be considered in the furthering of the Concept Plan for Johnstone Park:

- Confirm the extent of vehicular access required to/ within the Park to promote ease of safe access for events and/or maintenance, and design pathways to accommodate; and
- Undertake the relevant works to facilitate the streetscape upgrade of Little Malop Street (to be considered as part of the Cultural Precinct master plan project).

02_JOHNSTONE PARK - CONCEPT PLAN

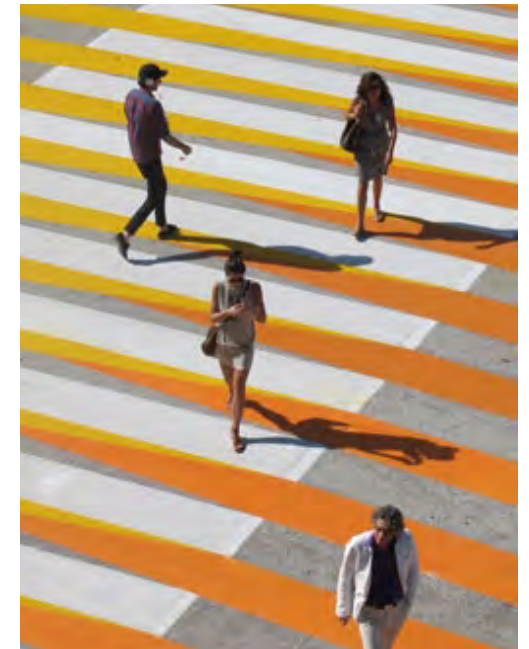
02.4_JOHNSTONE PARK | ACTIVITY AREA 04

VISION:

The Geelong Train Station is envisioned as an attractive and unique station precinct that provides a sense of arrival to the city, celebrates the stations history and is highly accessible. Johnstone Park provides an important connection to the station, for people coming to the city for work, shopping and recreation.



ACTIVITY AREA 04 - KEY LOCATION PLAN



02_JOHNSTONE PARK - CONCEPT PLAN

EXISTING CONDITIONS:

Activity Area 04 forms a transitional zone between Johnstone Park and the Geelong Train Station Precinct at the intersection of Fenwick Street and Gordon Avenue. This area is characterised by a number of vehicle movements associated with the bus interchange adjacent the Train Station and vehicles entering Central Geelong via Gordon Avenue.

The Gordon Institute of TAFE forms the western interface to Johnstone Park along Fenwick Street.

OPPORTUNITIES:

This Activity Area presents opportunities to:

- Undertake a range of street improvements that prioritise pedestrian movements between the Park, Gordon Institute of TAFE and the Train Station in recognition of the high number of pedestrian and cyclist movements in this area;
- Consider the proposed improvements to the Station Precinct/ bus interchange and create improved pedestrian and cyclist connectivity and a comfortable urban environment (potentially accommodating a variety of soft and hard landscaping opportunities and reducing the dominance of vehicles) between the Station and the Park;
- Establish a commuter plaza at the entry to the station providing an initial sense of arrival to Geelong, complementary to the role/ function of Johnstone Park and Malop Street;
- Create a crossing at the intersection of Fenwick Street, Gordon Avenue and Railway Terrace that is designed for pedestrians and cyclists (potentially including pavement treatment and reconfiguration of the road design), assisting in reducing the dominance and speed of vehicles through this intersection;
- Consider creating direct pedestrian crossings from the western edge of Johnstone Park (an extension of the east-west pedestrian thoroughfare) to directly connect to the Gordon Institute of TAFE;
- Signify the arrival to Geelong and Johnstone Park (from the Train Station) through a series of experiences, including views to the Park (and Bandstand) and views to Malop Street (ensure that tree canopies do not restrict these views); and
- Create a bike share hub, promoting cycling within the Central Geelong. Any bike share facilities should be considered as part of a broader program and linked with other bike share facilities across Central Geelong (i.e. Eastern Park).

CHALLENGES:

The following challenges should be considered in the furthering of the Concept Plan for Johnstone Park:

- The land use and development strategy being prepared for the Geelong Train Station Precinct should be planned with consideration of other initiatives being undertaken across Central Geelong, including Parking strategies and the Transport Network Operating Plan;
- The timeframe to deliver planned improvements within Johnstone Park and at the Geelong Train Station may not be concurrent, therefore the concept plans for each project need to be cognisant of each other; and
- The design (and potential streetscape improvements) of Gordon Avenue should have consideration of its role/ function within the broader movement network of Central Geelong.

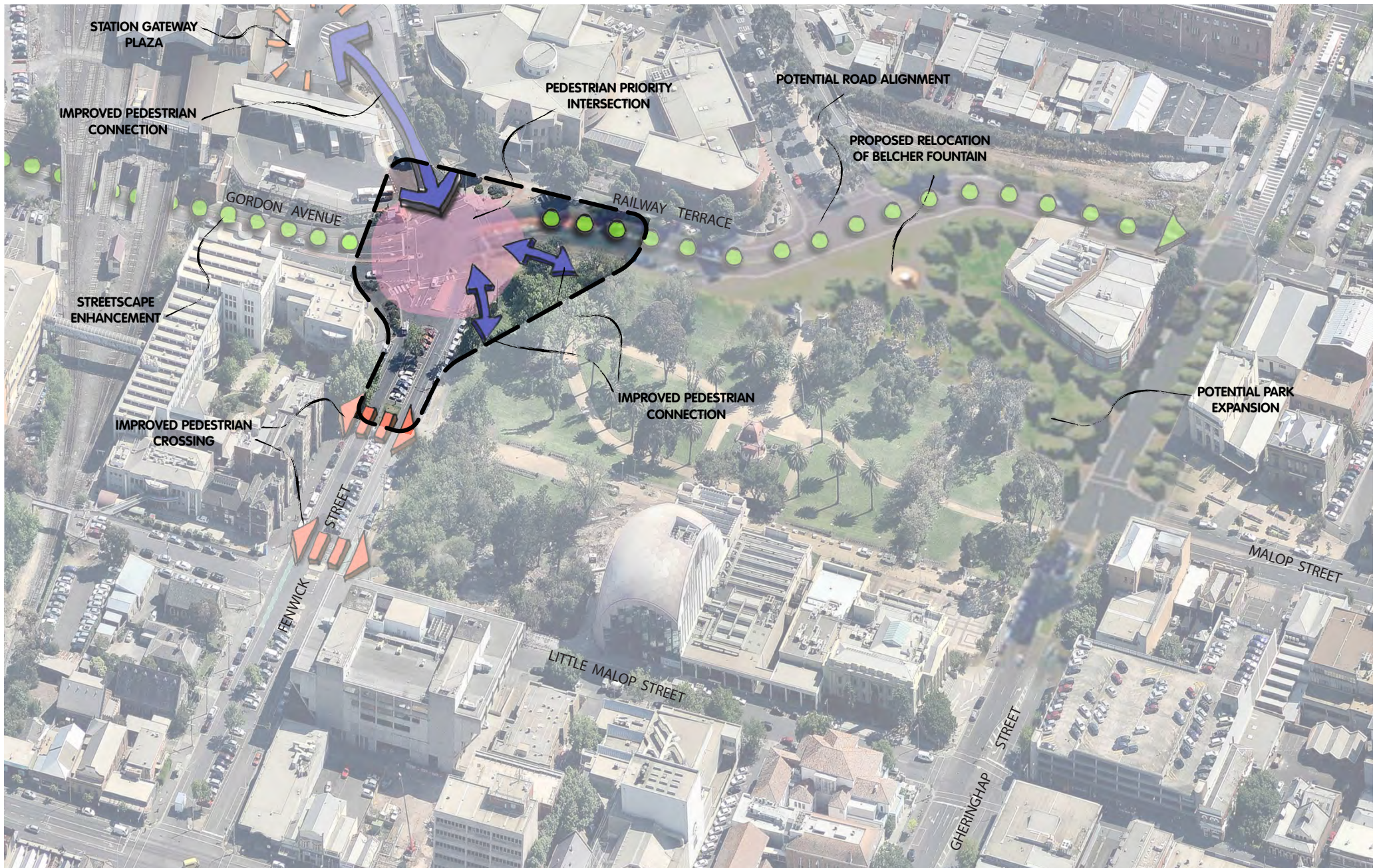


FIGURE 07 | JOHNSTONE PARK - ACTIVITY AREA 04 CONCEPT PLAN

robertsday *planning-design-place*

02_JOHNSTONE PARK - CONCEPT PLAN

02.5_JOHNSTONE PARK | CONCEPT PLAN

The key opportunities identified for each of the Activity Areas across Johnstone Park are consolidated on the draft Concept Plan (opposite). These opportunities seek to build on the Park's existing use, its recreation, social and heritage values, to ensure that Johnstone Park supports the increasing residential and working population within the CBD.

There are a number of opportunities which are applicable to all of Johnstone Park, including;

- Promote the park's accessibility to a range of user groups, creating key access points to, and within the Park that are DDA compliant;
- Create and enhance paths that are all weather, drain surface water away (not onto turf areas) and enable access/ use by maintenance equipment (able to carry appropriate weight loadings);
- Discourage cyclist movements through the park (by creating dedicated cycle lanes on alternate routes);
- Establish clear signage/ wayfinding at key arrival points/entries into the Park;
- Improve lighting throughout the Park and along the Park edges, exploring opportunities to light trees and paths;
- Develop a public art strategy for the Park, including a program for digital projections on the southern facade of the civic buildings;
- Develop a seating strategy for the Park, including review of the location and provision of existing seating within the Park;
- Incorporate technology throughout the Park, to enable a range of experiences (such as auditory and visual) accessible through personal devices;
- Improve access to free Wi-Fi within the Park;
- Establish a tree maintenance and replacement program, ensuring a balance of active, useable spaces and 'sunny spots' are provided (in accordance with the City of Greater Geelong Urban Forest Strategy); and
- Improve access to power and drinking water throughout the Park.

FIGURE 08 | JOHNSTONE PARK – CONCEPT PLAN



5. 2017-18 COUNTRY FOOTBALL AND NETBALL FUNDING PROGRAM SUBMISSION

Source: Community Life - Sport and Recreation
General Manager: Linda Quinn
Index Reference: Grants and Funding – Sport and Recreation Grants

Purpose

The purpose of this report is to seek Council endorsement to develop an Application to the Victorian Government's 2017-18 Country Football and Netball Program (CFNP) for the upgrade of the Winter Reserve change rooms.

Background

Each year, the Victorian Government allocates funding for sport and recreation projects through a number of grant programs.

The Country Football and Netball Funding Program (CFNP) aims to improve football and netball facilities in rural, regional and outer metropolitan areas through funding for facility specific developments.

The CFNP is open to local government authorities to submit up to three applications for a maximum of \$100K.

Applications must be submitted to Sport and Recreation Victoria (SRV) by 7 December 2016. Successful applications are eligible for funding in the 2017-18 financial year. Please see Application Guidelines Attachment 2.

Key Issues

- Following the assessment of the seven (7) Expressions of Interest's from football and netball clubs, the Winter Reserve Change Room Upgrade is the recommended project for submission to this funding program. This project has the greatest alignment to Council priorities and the CFNP's Funding Criteria.
- As the recommended project is requesting a contribution of \$100,000 from the funding program, only one (1) Application will be submitted by Council.
- The recommended project has:
 - An existing Federal election commitment of \$580,000;
 - A Club contribution of \$122,000; and
 - Will be seeking a Council contribution of \$348,000 in 2017/18
- The Winter Reserve Change Room Project is identified within the G21 AFL Barwon Strategy as requiring significant improvement and one of the preferred projects of AFL Barwon.
- The project's design and cost development has been created in collaboration with the two tenanting sporting clubs being the Belmont Lions Football Netball Club and the East Belmont Cricket Club.

L Gardner moved, P Dorling seconded -

That Council:

- 1) endorse the development of a submission to Sport and Recreation Victoria's Country Football and Netball Program for the Winter Reserve Change Facility Upgrade;**
- 2) pending the outcome of the Application, refer the projected Council contribution of \$348,000 to the 2017-18 Budget for consideration.**

Carried.

Attachment 1

Discussion

The G21 AFL Barwon Regional Strategy (2015) is the principal strategic document for football and netball in the Region and has been used to assist in the assessment of submissions. The Strategy has rated the current change room facility conditions at Winter Reserve as three (3) out of ten (10). This rating has positioned the change facility amongst the lowest in the municipality.

Council advertised and opened its Expression of Interest process which called on submissions from all football and netball clubs. Seven (7) applications were received from local clubs. In assessing these EOI's Council officers have used the Assessment Criteria in the Application Guidelines (Attachment 2), along with discussions with local SRV and AFL Barwon representatives. A list of submissions received can be found in Community/Sporting Club Submissions (Attachment 3).

Listed below are the two best prospect projects for consideration:

Project	Total project cost	Grant amount requested	Council contribution required in 2017/18	Local funding sources	Election commitment	Recommended for submission
Winter Reserve change facility upgrade	\$1,150,000	\$100,000	\$348,000	\$122,000	\$580,000	Yes
St Albans Football and Netball Club second netball court	\$300,000	\$100,000	\$150,000	\$50,000 (in-kind)	-	No

Preferred Application

Project: Winter Reserve Change Facility Upgrade

Description: Upgrade to the change facility at Winter Reserve to create new, modern amenities which support the operations of both the Belmont Lions Football Netball Club and East Belmont Cricket Club. The change facility design aligns to the AFL and Cricket Facility Guidelines along with Sport and Recreation Victoria's Female Friendly Facilities Guide.

Project costs

Funding Source	Confirmed	Amount
Federal election commitment	Y	\$580,000
Club contribution	N	\$122,000
Country Football Netball Program	N	\$100,000
Council contribution required in 2017/18	N	\$348,000
Total project cost		\$1,150,000

Financial Implications

Should the funding submission to SRV be successful, Council will be expected to make a commitment to the project in the 2017-18 financial year, to be determined via the budget development process.

- Future budget proposal

The total Council contribution required in 2017-18 is \$348,000

The independent Quantitative Survey which has been completed for the recommended project has been reviewed by Council's Capital Projects Department.

Stakeholder Consultation and Communication

The following consultation and communication was undertaken during the Expression of Interest and Evaluation Process:

Expressions of interest were advertised via:

- City News
- Geelong Australia website
- CoGG e-newsletter
- Emailed directly to all football and netball clubs

Stakeholders consulted included:

- AFL Barwon
- SRV representatives
- Clubs who submitted Expressions of Interest

Supporting Strategies referred to:

- G21 AFL Barwon Regional Strategy

Policy/Legal/Statutory Implications

There are no legislative or legal ramifications associated with the adoption of this report.

Alignment to City Plan

The recommended project will align to the City Plan's priority of *Community Wellbeing*, encouraging healthy lifestyles and connected communities through active recreation and participation in sport.

Conflict of Interest

No Council Officers engaged in the creation of this report have a direct or indirect interest in the matter to which this report relates to.

Risk Assessment

There are no immediate risks associated with this report. A component of the project will entail relevant risk management and Occupational Health and Safety.

Environmental Implications

There are no foreseeable environmental implications associated with this report. Environmentally sustainable design initiatives are incorporated into the design.

Country Football and Netball Program

2016 – 2020

Application Guidelines



Authorised and published by the Victorian Government, 1 Treasury Place, Melbourne.

© State of Victoria, Department of Health and Human Services, August 2016

Accessibility

To receive this publication in an accessible format, please contact the Grants Information Line on 1300 366 356, using the National Relay Service 13 36 77 if required or email **grantsinfo@sport.vic.gov.au**

Available at **www.sport.vic.gov.au/grants**

(1607027)

Message from the Minister for Sport, John Eren

The Victorian Government is proud to continue our partnership with funding partners the AFL, AFL Victoria and Netball Victoria through the *Country Football and Netball Program*.

The program is aimed at helping country football and netball clubs, and clubs on the metropolitan fringe, who may be struggling with outdated, overused or non-compliant facilities.

Grants of up to \$100,000 are available for projects that improve facilities, including new or redeveloped change rooms, installation of improved turf, drainage and irrigation, new or upgraded netball courts or installation of sports lighting for courts or ovals.

Better sport and recreation facilities go a long way to encouraging future football and netball players, coaches, officials and supporters of all abilities to participate in their local club and make it easier for the rest of the community to join in the fun and benefit from healthy and active lifestyles.

Better sport and recreation facilities allow clubs to draw bigger crowds, bringing them vital revenue. Having modern facilities also helps clubs attract new players from near and afar.

For many years, country football and netball clubs have been bringing people together to share their love of sport and community.

I'm confident by working together we can bring new life to country football and netball, the heart and soul of regional Victoria.

I look forward to seeing new and exciting projects benefitting even more Victorians as part of the *Country Football and Netball Program*.



A handwritten signature in black ink that reads "John Eren".

Hon John Eren MP
Minister for Sport

Contents

Message from the Minister for Sport, John Eren	3
1. About the Country Football and Netball Program	5
1.1 What is the Country Football and Netball Program?	5
1.2 Why is the Victorian Government, the AFL, AFL Victoria and Netball Victoria funding these grants?	5
2. Who can apply?	5
3. What types of activities might be funded?	5
3.1 What will not be funded?	6
3.2 Past Performance	7
4. Partnership approach	7
5. What are the funding details?	8
6. What is the application process?	9
6.1 Process for clubs	9
6.2 Process for councils	9
7. How will applications be assessed?	10
7.1 Assessment Criteria	11
7.2 Information you will need to provide as part of your application	12
8. Conditions that apply to applications and funding	13
8.1 Acknowledging the government's support and promoting success	14
8.2 Payments	14
9. Resources and additional information	14

Program description and objectives

1. About the Country Football and Netball Program

1.1 What is the Country Football and Netball Program?

The *Country Football and Netball Program* provides funding to assist grassroots country football and netball clubs, associations and umpiring organisations to develop facilities in rural, regional and outer metropolitan locations.

1.2 Why is the Victorian Government, the AFL, AFL Victoria and Netball Victoria funding these grants?

The *Country Football and Netball Program* is a response to the Parliamentary Rural and Regional Services and Development Committee's Inquiry into Country Football Report, tabled in State Parliament in December 2004.

Improving football and netball facilities in rural, regional and outer metropolitan areas will support the regional and rural way of life and ensure the sustainability of country football and netball into the future.

2. Who can apply?

Only rural, regional and outer metropolitan councils can apply directly to Sport and Recreation Victoria.

Country football and netball clubs, associations and umpiring organisations can register their interest in applying for funding by submitting an Expression of Interest to their local council. Clubs and associations are advised to contact their local council about timelines for Expressions of Interest.

Councils then review and select the Expressions of Interest they wish to endorse, and submit full applications to Sport and Recreation Victoria for consideration.

Applications for the 2016-17 funding round open on 2 August 2016.

Applications close on 7 December 2016.

Clubs and associations are encouraged to contact their council regarding local arrangements in accepting Expression of Interest.

3. What types of activities might be funded?

Improving participation outcomes is a key objective of the program. Applications must clearly demonstrate how the project will improve participation outcomes. Specifically proposals should demonstrate how the project:

- will increase or maintain participation
- encourages participation by females, juniors, people living in growth areas and communities experiencing disadvantage
- improves the health and wellbeing of the community
- caters for non-traditional participants
- collaborates with AFL Victoria, Netball Victoria or relevant peak bodies
- encourages development of multi-use, shared and co-located facilities
- improves or implements Environmentally Sustainable Design
- applies or demonstrates principles of Universal Design.

Examples of potential projects include:

- modifying existing football and netball facilities to improve usage and access such as:
 - unisex change room facilities and amenities for players and umpires
 - multi-purpose meeting spaces catering for community and education programs.
- development or upgrading football and netball playing surfaces



- development or upgrading of football or netball lighting.

Smaller scale local level projects are encouraged and will be looked at favourably as part of this program.

All project applications will be assessed against the *Country Football and Netball Program* eligibility and assessment criteria.

Councils must discuss their project proposals with a Sport and Recreation Victoria representative before submitting applications.

Other considerations:

- councils must make timely contact with AFL Victoria and Netball Victoria representatives to discuss project ideas, seek their input into the planning and design of facilities and participation/programming initiatives
- councils should incorporate Universal Design principles and environmentally sustainable design into projects
- projects must meet the relevant standards (for example, lighting projects should comply with Australian standards for the respective sport and playing surface dimensions)
- councils are encouraged to explore funding models that demonstrate stakeholder commitment to the project
- facilities planned in functional, self-contained stages are eligible
- projects on private land are eligible, but will be subject to the establishment of a legally binding agreement between the organisation and local council to ensure ongoing public access. Such proposals should demonstrate evidence of a legally binding agreement
- projects on school land are eligible subject to a completed *Community Joint Use Proposal* (to the Department of Education and Training) which is completed by the applicant and the school. (Schools can access this document from the Department of Education and Training website.) Applicants must allow sufficient time to complete this document and obtain the necessary endorsement from the Department

of Education and Training at both the regional office and central office

- proposals may include project management fees of up to 5 per cent of the total project cost
- councils wanting to undertake detailed Design and Construct projects are eligible. Councils will need to demonstrate appropriate levels of planning and are still required to submit schematic designs and costings with full applications.

3.1. What will not be funded?

The *Country Football and Netball Program* will not fund the following activities:

- projects where contributions from funding partners are not confirmed
- facilities where tenants are not adhering to the *Victorian Code of Conduct for Community Sport*
- requests for retrospective funding, where projects have commenced or are completed prior to receiving funding approval (includes, but is not limited to, construction, site clearing, earthworks and building works)
- projects that do not strongly meet the assessment and eligibility criteria
- projects that do not meet the objectives of the program
- projects that do not meet the relevant Australian standards (for example, lighting projects)
- applications from organisations other than councils
- the purchase of land
- projects that require ongoing funding or support other than the initial grant
- routine or cyclical maintenance works to existing facilities
- facilities where little or no public access is available
- facilities designated for electronic gaming machine operations. In addition, applications where the recipient organisation/s receive

revenue from electronic gaming machines will generally be given a lower priority

- repair of facilities damaged by vandalism, fire or other natural disasters where the damage should be covered by insurance
- requests for ongoing operational costs such as, but not limited to, salaries, electricity, water and other utilities
- requests for the purchase of recreation, entertainment, sporting, maintenance or any other equipment, community transport or any other type of vehicle
- upgrading or redeveloping kitchen facilities and/or toilet facilities, except as part of a larger project that meets the objectives of the funding program
- projects previously funded by Sport and Recreation Victoria, unless applicants can demonstrate additional or new uses resulting in increased or innovative participation/programming outcomes
- the replacement of like-for-like surfaces (for example, netball hard-court replaced with a similar hard-court surface) will not be considered a priority to receive funding unless it can be demonstrated that additional uses are proposed and/or a multi-purpose element is included. Exceptional circumstances may be considered where a safety and/or standard/compliance issue is evident
- projects that do not support the principles of Universal Design and Environmentally Sustainable Design.

3.2. Past performance

In finalising decisions on the allocation of funding for the *Country Football and Netball Program*, Sport and Recreation Victoria will review an applicant's past performance and assess whether this is likely to have an impact on the successful delivery of a future project. Poor past performance will be taken into account when assessing applications and may be reason for projects not being supported.

This assessment will include consideration of whether:

- organisations have taken the appropriate steps to implement any previous projects funded by Sport and Recreation Victoria (within appropriate timeframes)
- organisations have overdue projects funded by Sport and Recreation Victoria and whether they have requested a variation
- organisations have completed projects funded by Sport and Recreation Victoria and whether they have submitted acquittal documentation.

4. Partnership approach

To strengthen the potential outcomes from the *Country Football and Netball Program* for communities, councils are required to engage Sport and Recreation Victoria, AFL Victoria and Netball Victoria as early as possible to develop proposals that strongly align with the fund.

This includes engaging with Sport and Recreation Victoria, AFL Victoria and Netball Victoria in the development of a project, rather than just in the development of an application. Sport and Recreation Victoria will provide guidance on how project ideas or proposals align with the fund prior to developing an application.

Once funded, projects are required to fulfil specific obligations to maintain funding commitments to projects. These obligations are outlined in the Funding Agreements. Project Managers are required to be familiar with these obligations.



5. What are the funding details?

Councils may be successful in receiving up to \$100,000 per financial year. This can comprise of one large project seeking \$100,000 or up to three smaller projects across different sites.

Sport and Recreation Victoria funding towards total project costs (excluding GST) will be based on the following ratios:

Funding available	Local government authority	Funding ratios
Up to \$100,000*** Councils may be successful in receiving the total maximum funding of \$100,000 consisting of up to three applications per financial year.	Greater Dandenong, Kingston, Frankston*	SRV \$1:\$1 local
	Mornington Peninsula, Nillumbik, Yarra Ranges, Ballarat, Bendigo and Geelong	SRV \$1.5:\$1 local
	Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea, Wyndham	SRV \$2:\$1 local
	Rural	SRV \$2:\$1 local

Smaller projects that achieve the objectives of this program are encouraged and will be highly regarded.

***Consideration will be given to claiming in-kind expenses to a maximum of 50 per cent of the total project cost.

*Clubs competing in leagues affiliated with AFL Victoria Country are eligible to apply.

6. What is the application process?

There are some important steps to consider before submitting an application to the *Country Football and Netball Program*.

6.1. Process for clubs

Only local councils are able to submit applications directly to Sport and Recreation Victoria. Clubs and organisations can seek to access this funding by completing an Expression of Interest for Community Organisations form and forward it to their respective council.

Any clubs wishing to discuss a project should contact their local council who will provide further advice.

6.2. Process for councils

Step 1: Check your eligibility

Only councils can apply directly to Sport and Recreation Victoria for funding.

Step 2: Councils should discuss their activity idea with Sport and Recreation Victoria, AFL Victoria and Netball Victoria representatives

Step 3: Apply using Grants Online

To apply, go to **www.sport.vic.gov.au/grants**

Make sure you have the information you need to apply on hand, including required documents, and click on **'Apply online'** to submit your application through Grants Online. You will receive an Application Number when you submit an application online. Please quote your Application Number in all correspondence relating to your application.

Submitting your application online through Grants Online ensures it is received by Sport and Recreation Victoria immediately and can be processed in the most efficient way. If you need assistance with applying online, please call the Grants Information Line on 1300 366 356 or email **grantsinfo@sport.vic.gov.au** between 8.30am – 5pm weekdays.

All supporting documentation can be emailed to cfnp@sport.vic.gov.au copying in your Sport and Recreation Victoria representative.

When you submit your application online using the grants online system you will receive an application number. Please quote your Application Number in the subject line of your email. Attach all documents to one email, zipping the files if required.

You can also send attachments on a CD or USB, quoting your application number, to:

Community Facilities Group
Sport and Recreation Victoria
Department of Health and Human Services
GPO Box 4057
Melbourne, Victoria 3001.



7. How will applications be assessed?

A *Country Football and Netball Program* Steering Committee has been formed to oversee this program including the assessment of applications. The committee comprises representatives from Sport and Recreation Victoria, Regional Development Victoria, the AFL, AFL Victoria and Netball Victoria.

There are a number of common features in successful applications. Good applications are well planned, involve relevant stakeholder consultation and are clear about what they are aiming to achieve. Answering each of the Assessment Criteria questions will help applicants develop a more thorough project proposal.

Grant applications will be assessed against the *Country Football and Netball Program* Assessment Criteria and the required documents set out in this section.

Applications must also provide all the relevant supporting documentation to secure grant funding. The application form asks for a description of the project, response to the assessment criteria and an explanation of the outcomes.

For example, questions about project development, strategic justification, stakeholder engagement and participation outcomes are incorporated under the Assessment Criteria section. The percentage weightings allocated to each criterion represent the importance of the different weighting Sport and Recreation Victoria will use to assess project applications.



7.1 Assessment Criteria

Project Development	
30%	Clearly identify the project scope, methodology and how proposed outcomes will be completed within a prescribed timeframe.
	Include site specific schematic plans (developed with stakeholder input including Sport and Recreation Victoria, Netball Victoria and AFL Victoria) and describe how safety, risk management, Universal Design Principles and Environmentally Sustainable Design has been incorporated into the proposed project.
	Include evidence of project costing, quotations/internal cost estimates
	Include confirmation of funding sources and contributions (both financial and in-kind) with evidence detailing level and type of in-kind contribution provided.
	Include project costs provided by a certified quantity surveyor, tender price or independent qualified expert for projects with a total project cost of more than \$500,000 (excluding GST).
Strategic Justification	
20%	Why is this project required? Describe how it responds to identified community needs, issues and addresses a gap in local facilities.
	Is the project strategically supported by local or regional plans and/or AFL Victoria or Netball Victoria planning?
Stakeholder Engagement	
10%	What are the outcomes of the consultation undertaken with project stakeholders including Sport and Recreation Victoria, AFL Victoria, Netball Victoria, clubs/leagues, associations, Regional Sports Assemblies and community groups.
	Will the project be managed by an appropriately qualified team?
Participation Outcomes	
40%	Describe how the project improves (or in certain cases maintains) participation in country football and netball. As a result of the project, what will be the additional participation and programming outcomes? Please provide support letters that clearly state how each partner will benefit from the project.
	Describe any additional programming opportunities identified and planned to increase (or in certain cases maintain) participation.
	How does the project encourage the broadest possible community participation in football and netball activities, social connection and health and wellbeing?
	Considers multi-use and improves the quality and range of football and netball opportunities.



7.2 Information you will need to provide as part of your application

Please submit the following mandatory documentation with your application.

All applications

- ☐ Site specific schematic plans developed with stakeholder input.
- ☐ Site plan.
- ☐ Site specific lighting plans (for lighting projects).
- ☐ Quotes, internal cost estimates for projects under \$500,000
- ☐ Confirmation of in-kind support.
- ☐ Quantity Surveyor Estimate, tender price or independent qualified expert report for projects over \$500,000 (excluding GST).
- ☐ Evidence of confirmation of funding sources (for example, council report confirming contribution, club bank statements).
- ☐ Letters of support from organisations that clearly indicate how the group will either support or benefit from the project (as described in the 'What' section of the Assessment Criteria).
- ☐ Project Management Framework.
- ☐ Relevant sections of council reports/plans/strategies/community consultation to support the project (please do not attach entire documents).
- ☐ Technical and/or Access Audits (where available).
- ☐ Completed *Victorian Code of Conduct for Community Sport Form for Tenants* from all clubs that are tenants of the facility.
- ☐ A legally binding land-use agreement for projects located on private land.
- ☐ For those projects located on school land, a completed Joint Use Agreement, or a completed Community Joint Use Proposal to enter into a Community Joint Use Agreement, plus a letter from Department of Education and Training that indicates endorsement of the project at both the regional office and central office level.
- ☐ Where applicable attach evidence that the Aboriginal Heritage Act 2006, Aboriginal Heritage Planning Tool has been completed to determine if a Cultural Heritage Management Plan is required for the project. The Aboriginal Heritage Planning Tool can be accessed at www.dpc.vic.gov.au/index.php/aboriginal-affairs/aboriginal-affairs-overview

8. Conditions that apply to applications and funding

Successful applicants must enter into a Funding Agreement with Department of Health and Human Services. Funding Agreements establish the parties and outline their commitments and obligations to each other, as well as setting out the general funding terms and conditions. It is recommended that applications review the Department of Health and Human Services standard terms and conditions before applying. It is recommended that you view the terms and conditions available at www.sport.vic.gov.au

- A Schedule is required to be executed (signed) by both parties. The Schedule sets out the:
 - activity details
 - funding amounts
 - agreed actions and payments
 - reporting requirements
 - acknowledgement and publicity requirements
 - other activity specific requirements
 - notices.
- Funds must be spent on the project as described in the application and outlined in the Schedule, unless changes are agreed to in writing.
- Successful applicants will have 18 months to complete the project.
- The facility tenant club(s) or association(s) are expected to adhere to the *Victorian Code of Conduct for Community Sport. The Victorian Code of Conduct for Community Sport – Forms for Tenants* must be completed and signed by each facility tenant club and submitted with the Full Application to Sport and Recreation Victoria. Applications without this form will not be considered for funding. More information about the **Victorian Code of Conduct for Community Sport** can be obtained from www.sport.vic.gov.au
- A request to vary the timing or scope of an approved project must be discussed with your Sport and Recreation Victoria representative before submitting your request or commencing new works. Variation approval is at Sport and Recreation Victoria's discretion and may lead to a reduction or cancellation of the grant depending on the change in scope.
- Councils must inform the participating organisation(s), where applicable, of all funding arrangements and obligations in relation to the grant allocation. This includes ensuring the funded project does not commence prior to the endorsement of the Schedule.
- Councils are obliged to liaise with Sport and Recreation Victoria on the progress of funded projects, as requested throughout the life of projects as outlined in the Schedule.
- A local government officer must be designated to manage the project and provide information to the department according to the following key reporting requirements:
 - a Project Management Framework** must be completed and submitted with the application for all projects
 - through a process of appropriate engagement in the governance of a project, councils must secure Sport and Recreation Victoria's endorsement of key documents such as schematic plans and architectural/ planning briefs prior to work commencing. Projects must not commence or be tendered until endorsement is provided. Sport and Recreation Victoria may not make milestone payments if endorsement is not secured in a timely manner
 - councils must provide project acquittal documentation as required
 - councils are expected to guarantee the cash flow payments towards works where a community organisation is providing funding contributions for a project.
- Successful applicants will be required to contribute information on activity outcomes for use in outcomes reporting, program evaluation reviews or Department of Health and Human Services publications, 12 months after project acquittal.

****A Project Management Framework is a statement/spreadsheet that includes the name of the local government officer responsible for the project, project activities and project timelines. The Project Management Framework Fact Sheet, along with a basic Project Management Framework template, can be obtained from www.sport.vic.gov.au/grants**

8.1 Acknowledging the government's support and promoting success

Successful applicants need to acknowledge the Victorian Government, the AFL, AFL Victoria and Netball Victoria's support through the provision of a grant from the *Country Football and Netball Program*.

Acknowledgement and publicity guidelines form part of the Funding Agreement and include the requirement that all activities acknowledge Victorian Government, the AFL, AFL Victoria and Netball Victoria's support through logo presentation on any activity related publications, media releases and promotional material; and/or placing a Victorian Government endorsed sign at the site of infrastructure activities.

The Minister for Sport is to be given the opportunity to participate in any formal activity associated with the progress or completion of a facility or to officially open or launch the project. Openings and launches of *Country Football and Netball Program* projects are to be coordinated through the Office of the Minister for Sport. Councils considering staging an opening or launch must give at least 8 weeks notice.

Acknowledgement and Publicity Guidelines can be found at www.sport.vic.gov.au/grants-and-programs/country-football-netball-program

8.2 Payments

Upfront payments for funded projects may be made if/when:

- the Activity Schedule has been signed by both parties and any special conditions have been met
- grant recipients provide reports as required, or otherwise demonstrate that the activity is progressing as expected.
- other terms and conditions of funding continue to be met.

For all grants at least 10 per cent of the total funding is paid in arrears on evidence of satisfactory completion of the activity.

9. Resources and additional information

Further information in relation to each of the following items can be found at www.sport.vic.gov.au/grants and select *Country Football and Netball Program*.

Environmentally Sustainable Design

Proposals are encouraged to incorporate Environmentally Sustainable Design initiatives in project designs.

Competitive Neutrality Policy

Under the Council of Australian Governments (COAG) Competition Principles Agreement, Victoria is obliged to apply the COAG Competitive Neutrality Policy.

Capital Replacement Planning

A Capital Replacement Plan is a tool that can help you plan for the maintenance and eventual replacement of facilities. The development of a capital replacement plan is now a standard condition for many Sport and Recreation Victoria grants where facilities need to be periodically replaced or renewed.

Voluntary Labour and In-kind Support

Consideration will be given to claiming in-kind expenses to a maximum of 50 per cent of the total project cost.

Schedule of Use

A Schedule of Use is a list of all the sport and recreation activities, highlighting the extent to which the proposed facility development will be used. The schedule summarises the type and duration of the activity over a period of time and is a valuable tool to measure participation outcomes. Councils can use the Schedule of Use as provided or adapt and/or provide their own.

Victorian Code of Conduct for Community Sport

The facility tenant club(s) are expected to adhere to the *Victorian Code of Conduct for Community Sport* or related state sporting association code of conduct. Further information can be obtained from www.sport.vic.gov.au/integrity-in-sport/victorian-code-of-conduct-for-community-sport

SunSmart Online Shade Audit Tool

This online tool helps determine whether existing shade at a site is adequate and provides practical recommendations to improve both built and natural shade. For more information www.sunsmart.com.au/shade-audit/

Healthy Choices: policy guidelines for sport and recreation centres.

Guidelines to help sport and recreation centres establish policies that promote health and wellbeing.

Planning Guides

Sport and Recreation Victoria (in collaboration with industry stakeholders) has developed a series of planning guides for sport and recreation facility development which include:

- Community Sporting Facility Lighting Guide
- Artificial Grass for Sport Guide
- Design for Everyone Guide

Copies of these planning guides can be found at www.sport.vic.gov.au/grants

The AFL has developed a Preferred Facilities Requirement document to provide guidance in the development of football facilities. The AFL Preferred Facilities Requirements can be found at www.aflvic.com.au/facility-resources/

Netball Victoria has developed a range of documents to provide guidance on compliance and standards. These documents can be found at vic.netball.com.au/support/facility-development/

Design for Everyone Guide

The guide is a resource that uses the principles of Universal Design to provide users with an understanding of how to apply the philosophy of Universal Design during the design and construction phases of a new building or the redevelopment of a current facility.

The concept of Universal Design is to simplify life for everyone by making the built environment more usable to as many users as possible.

This document can be found at sport.vic.gov.au/design-for-everyone-guide



Attachment 3 - Community/Sporting Clubs submissions

		Sport & Recreation Victoria Funding Criteria				
Applicant	Project description	Project Development - plans, cost estimates provided	Strategic Justification - does project align with local/regional plans	Stakeholder Engagement - does the project consult with stakeholders and partners	Participation outcomes - increases in participation demonstrated as a result of the project	CoGG Recommendation
Portarlinton Demons Football Netball Club & Portarlinton Cricket Club	Upgrade to change facilities	No plans or cost estimates included	Yes	Yes	Yes	Project not ready, Council officers to work with club to develop their project for future funding consideration
Newcomb Football Club	Upgrade to floodlights on oval 2 and upgrade to change facilities	No plans or cost estimates included	Yes	No	Yes	Project not ready, Council officers to work with club to develop their project for future funding consideration
St Albans Football and Netball Club	Additional netball court	Plans and cost estimates undertaken	Yes	Yes	Yes	Good project, increases in participation, for consideration for submission
North Shore Recreation Club Inc	Install 4 new light towers and ground lighting on main oval and new irrigation and summer grass second oval	Lighting design included, more work around cost estimate required	Yes	No	Yes	Project not ready, Council officers to work with club to develop their project for future funding consideration
Collendina Cobras Junior Football Club	Lighting upgrade at Memorial Reserve	Cost estimate undertaken but needs further detail and plans required	No	No	Yes	Project not ready, Council officers to work with club to develop their project for future funding consideration. Good club contribution
Winter Reserve	Upgrade to change rooms - Stage 1	Plans and cost estimates provided	Yes	Yes	Yes	Good project, existing election commitment and significant club contribution towards project. Recommended for submission
St Marys Football Club	Lighting upgrade at KP west, lighting installation at Frier Reserve, upgrade to pavilion (change rooms, kitchen and social rooms) and oval expansion	Pavilion works require QS	Yes	Yes	Yes	Council contribution requested not in strategic resource plan, QS needs to be undertaken for pavilion works as is builders estimate only

6. CITY PLAN 2013-2017 PROGRESS REPORT TO 30 SEPTEMBER, 2016

Source Strategy & Performance - Strategy & Program Delivery
General Manager: William Tieppo
Index Reference Corporate Strategy

Purpose

This report is the progress report to Council of the organisation's achievements against 2016-2017 City Plan Actions.

Background

Council at its meeting on 10 May 2016 adopted the 2016-2017 Update of City Plan 2013-2017, which outlines the Strategic Directions and Priorities planned by the Council over the four-year period, and the Annual Business Plan Actions planned for the coming 12 months.

Key Issues

Out of a total of 195 actions, there is one action with a status of 'Major Issue' – G21 Regional Netball Strategy.

Major issues summary:

City Plan Action	What is the Issue?	What are we doing?
G21 Regional Netball Strategy	Grant funding from Sport and Recreation Victoria unsuccessful.	Project not proceeding in the current financial year.

L Gardner moved, P Dorling seconded -

That Council notes the City Plan 2013 – 2017 Progress Report to 30 September 2016.

Carried.

City Plan 2013-2017 Progress Report

(Attachment A)

City of Greater Geelong

For Quarter Ending: Sep 2016

25 October 2016

Description	Completion Date	Status	Comments
Strategic Direction: Community Wellbeing			
Outcome: Healthy Lifestyles			
Coordination of the City of Greater Geelong Municipal Public Health and Wellbeing Plan implementation		OnS	An officer for the City of Greater Geelong Municipal Health and Wellbeing Plan was appointed in August 2016 following the cessation of the Healthy Together Geelong program. It is proposed that the new plan be incorporated into City Plan during 2017. Councils statutory obligation is to produce a plan the year following the election of a new Council. Advice on timing will be sought from Department of Health and Human Services.
Gender Equality and the Prevention of Violence Against Women and Children		Min	Finalising a suitable framework and provider of training.
Implementation of the Physical Activity Strategy		OnS	Active Transport group meet monthly with representatives from Sport and Recreation and Engineering departments. Draft Active Transport plan prepared.
Learn to Swim program		OnS	Learn to Swim program for Term three is tracking ahead of 2015 with 6,700 network enrolments.
Municipal Early Years Plan 2018-2021		NS	Project scheduled to commence in January 2017. Specifications for the engagement of external consultant to be drafted and executed prior to December 2016. Potential opportunities to align children's consultations currently being examined in conjunction with Councils 30 Year Vision Project.
Promote kindergarten enrolments through public media releases.		OnS	Project is on schedule.
Provide Maternal Child Health nurses with professional development opportunities on lactation.		OnS	Australian Breastfeeding Association (ABA) presented at team meeting with over 30 Maternal Child Health nurses (MCHN) in attendance. ABA journal circulated among MCHNs. ABA monthly newsletter forwarded electronically to MCHNs. MCHN attended in their own time presentation on Breastfeeding update.
Stronger Families		OnS	Direct service delivery continues. Six clients carried forward from 2015-2016, one new referral to date.
Outcome: Healthy Environments			
Annual update and Implementation of Municipal Emergency Management Plan		OnS	Review of the Municipal Emergency Management Plan (MEMPlan) well advanced and nearing completion. On target to go before the November meeting of the Municipal Emergency Management Planning Committee.
Annual update and Implementation of Municipal Fire Prevention Plan implementation		OnS	2016 update completed and endorsed by Municipal Fire Prevention Committee. Work underway on 2017 update.
Conduct mosquito management activities to maximise public amenity and minimise public health outcomes		OnS	Mosquito management program began late July with three aerial treatments completed covering all of our major breeding sites. Rainfall for the first three months of this season (July, August, September) has been approximately 250mm compared to 60mm for the same period last year. This has resulted in significant amounts of breeding sites which will result in more adult mosquitoes as even the aerial treatments cannot access all areas and be fully effective. Current results have been excellent given the coverage needed.
Facilitate neighbourhood amenity by responding to and investigating nuisance notifications and requests		OnS	462 neighbourhood amenity requests reported and investigated for the quarter.

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
Implement activities and facilitate partnerships to promote responsible pet ownership and community safety		OnS	Well progressed with the development of the 'Park Your Pet' App, which will be a web based solution to understanding dog control orders in any location, includes lost dog page, has provision for posting bulletins and messages to users and will provide access to Council through a feedback field.
implement measures and actions to ensure food safety to the community		OnS	749 food assessments conducted; nine Food Act Notices issued for the quarter.
Toilet block renewal and replacement program		OnS	Tender has been let for Geelong West site with construction commencing shortly.
Bike Paths and facilities			
Cycling Infrastructure Program		OnS	Eastern Park path completed. North Geelong Stage one completed, Stage two designs are finalised. Principle cycle network plan drafted and actions underway. Moorabool Street grant approved and design commenced.
Greater Geelong Cycle Strategy implementation		OnS	On schedule, works currently being planned.
Footpaths			
Footpath renewal program		OnS	Program well underway with 12 footpath renewal projects already complete. Another 20 projects have been programmed or are currently underway.
Hitchcock Av, Barwon Heads - Footpath Extension		NS	Works have not started. Finalisation of scope of the project is underway and will continue design prior to commencing.
Ocean Grove Principal Pedestrian Network year 2 - Infrastructure Design		OnS	Ongoing compilation of data.
Playgrounds			
Gateway Sanctuary - sub-regional playground development		OnS	Completing design concepts ready for community consultation.
Playground Development Program Implementation - Core Program		OnS	Design options/quotes to close on 12 October.
St Leonards - Playground		OnS	Concept design will commence shortly.
Recreation Facility upgrades			
Anakie Football and Netball Club - facility re-development (Stage 1)		OnS	Detail design commenced.
Barwon River trail rectification		OnS	Permits confirmed. Due to the requirement for heavy machinery to access the site to undertake works, the current (wet) ground conditions will dictate when works will be undertaken in the warmer months to avoid damage to surrounding areas.
Community and Recreation Car Parks		OnS	This program is at planning stage, with further consultation required. Design is under way.
Contribution to Stage 4 Development at Simonds Stadium		OnS	Geelong Football Club to execute funding agreement shortly.
Drysdale and Clifton Springs Sports Precinct - Stage 1 development		OnS	Project is at detail design for the bulk of the project. An early earthworks construction package is currently out to tender.
East Geelong Golf Club - change room upgrades		OnS	Discussions with club are taking place to finalise Project management model.
Eastern Beach Fountain Steps		OnS	Contract of works have been awarded and project will commence in October 2016.
Eastern Beach Heritage Fencing Replacement		OnS	Contracts of works has been awarded and project will commence September/October 2016.
Eastern Beach Seabed Hazard Removal		OnS	Contract of works awarded and project will commence during October 2016 subject to weather conditions.
G21 Regional Netball Strategy		Maj	Grant funding from Sport and Recreation Victoria unsuccessful. Project not proceeding in the current financial year.
Geelong Soccer Club social and change room upgrade		OnS	Blockwork 70 per cent complete. Plumbing to changeroom area is underway.
Grovedale Tennis Club facilities upgrade		OnS	Contract awarded for design, supply and install of LED lighting system. Pre-construction arrangements and program for installation are being finalised with the contractor while lights are on order.

City Plan 2013-2017 Progress Report
For Quarter Ending: Sep 2016

(Attachment A)

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
Kevin Kirby Reserve half-court basketball installation		OnS	Slab to be poured Thursday 6 November. Ring set to be installed Friday 14 November.
Landy Field Athletics Facility - in-field fencing upgrade		OnS	Project details are currently being investigated to establish scope and timing for these works.
North Geelong Football and Netball Club - social and change room upgrade (Stage 1 of 2)		OnS	Tender awarded. Building permit due to be issued.
Ocean Grove Tennis Club - kitchen upgrade		Min	Minor issue identified in relation to insufficient funds available to deliver the proposed scope of work. Club to provide further details on scope and cost deficit.
Polwarth Pavilion and West Oval Redevelopment - Planning		OnS	Two clubs are progressing through the amalgamation process and will commence planning for the new facilities for the new entity. Facility management model has been completed and design brief will be released in October 2016.
Portarlington Tennis Club - sports lighting		OnS	Project is currently out to quote for the design and installation of the tennis court lighting system.
Renewal work on Council owned buildings		Min	Worksafe requirement to inspect every "high risk" job is impacting delivery of renewals works.
Skate Plan		OnS	Project brief currently being finalised. Quotations will be received by the end of October 2016.
St Albans Football Club - Electronic Scoreboard		OnS	Partnership project - scoreboard on order.
St Helens Emergency and Recreational Facilities Upgrade		OnS	Onsite meeting has taken place to establish direction. Appointment of architect then design.
Stead Park fitness station development		Min	Project put on hold at the direction of the Service Manager. Awaiting Parks and Leisure Australia to release outdoor fitness station guidelines.
Waurin Ponds Skate Park - half pipe redevelopment		OnS	Request lodged to go to tender.
Recreation Reserve upgrades			
Aldershot Reserve - Public Safety and Amenity Improvements		Min	Project on hold. Sport and Recreation department currently scoping options.
Capital renewal of civil assets in parks across the municipality		OnS	Program on schedule. One project complete of the five programmed.
Corio Community Reserve - open space improvements		OnS	Works have commenced. Weather will have an impact on the progress and may push the completion date out by a few days.
Drews Reserve Master Plan		OnS	Brief developed and quotations for suitable consultants to undertake the works close on 5 October 2016.
Elderslie Reserve - Carpark Upgrade (Design)		OnS	Car park layout and ancillary drainage system designed. Consultation with club to confirm layout continuing, cost estimates being developed. Checks with service authorities undertaken.
Ground Renovation Program - Core Program		OnS	Works underway and on schedule.
Hendy Street Reserve (Flinders Peak) sports field and change room redevelopment		OnS	Civil works commencing early October. Design services for the pavilion are currently out to tender.
Leopold Recreation Reserve - Entry Relocation		OnS	Project currently being scoped.
Leopold Recreation Reserve - pavilion / change room upgrade		OnS	Netball court works complete with aiming and commissioning of lights to be finalised. Pavilion works have reached practical completion and final site clean up is underway. Stage two and three design procurement has commenced.
WG Little Reserve - Master Plan		OnS	This is a contribution towards a Master Plan on a reserve managed by Bellarine Bayside Committee. A meeting with Bellarine Bayside Committee will be scheduled to discuss the disbursement.
Swim Sport and Leisure Centre upgrades			
Aquatic Play Equipment Core Maintenance and Upgrade Program		OnS	Project commenced with maintenance works to the Leisurelink play structure.
Barwon Valley Activity Centre - CCTV upgrade		OnS	Tender closed. Tender review due to commence shortly.
Concrete core replacement program		OnS	Project on schedule. Replacement of concrete will work around the seasonal outdoor pool operation and other projects.
Geelong Arena - CCTV upgrade		OnS	Tender closed. Tender review due to commence shortly.
Geelong Arena - Programmed Maintenance		OnS	Working with Property and Procurement department to agreed plan of scheduled annual works.

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
			Works are in progress.
Gymnasium Equipment Replacement Program		OnS	All equipment ordered with delivery dates ranging from November to February 2017.
Leisurelink 50 metre pool liner replacement		OnS	Tender advertised and decision on contractor expected early November 2016. Works scheduled for January 2017 to May 2017.
Leisuretime Centre - CCTV Upgrade		OnS	Tender closed. Tender review due to commence shortly.
Leisuretime Centre synthetic multi-use pitch		OnS	Preliminary investigations are underway. Working group has determined a revised pitch location and cost implication are being investigated. Quotes called for design services.
Splashdown Aquatic Play Activity Area		OnS	Works packages to be tendered 8 October 2016. Works programmed to commence mid January 2017 and anticipated to be completed late April 2017.
Waterworld 50m Pool Underwater Platform		OnS	Platform has been manufactured and is currently in transit. Expect works to be completed early November 2016
Outcome: Connected, creative and strong communities			
Aboriginal Traineeships		OnS	Currently scoping the project with the aboriginal community.
Armstrong Creek East Precinct - Neighbourhood Activity Centre Community Complex - Stage 1 construction		OnS	Design planning has commenced to develop concept designs for consideration.
Children Services Facilities Upgrades		Min	Priority works program required from Service Managers to ensure minimal funds are carried over into next financial year.
Digital Implementation Plan - Community 'National Year Digital Inclusion 2016'		OnS	Project is now connected to Pivot Summit 2016. An event that will be part of Pivot Summit, titled Pivot Connect - a Community (Digital Inclusion) Festival. Held in the Geelong Arts Precinct, all venues and Johnson Park.
Fyansford Land acquisition for community infrastructure		Min	Site visit completed with developer. Site visit completed with property advisor and Co-ordinator Planning Implementation to examine site options. ISSUE - site proposed is not satisfactory. Further negotiations required with developer to locate appropriate site.
Linking Learning 0-1 2 years Eastern Suburbs		OnS	Linking Learning Reference Group have approved the activities to be implemented this year. These activities include: 1. Contracted Speech Pathologist 2. Early Intervention Assessment Tools 3. Professional Development in oral literacy 4. Parents as first educators – health nutrition and literacy 5. Maternal Child Health early literacy and linkages to library 6. Western Edge Youth Arts. Western Edge Youth Arts program completed with the school concert which was well attended by family and community. Speech Pathology program has been implemented for the second term and an evaluation of increased speech and articulation skills has been completed. Parents as first educators - Dinner's Ready program first pilot has completed with a second program beginning next school term.
Multicultural Action Plan implementation of identified priority actions		OnS	The Multicultural Action Plan (MAP) identified priorities continue to be implemented as they are ongoing long term. Council is also implementing the latest identified priorities under the draft MAP Version 2 which includes the following: Employment opportunities, Celebration of Diversity, Community

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
			Engagement and Connection and Capacity Building.
Senior Citizens Week		OnS	The Geelong Seniors Festival was launched on 3 October, 2016. In 2016 there are over 100 events programed and attendance is already strong with over 280 attending the opening film event at West Town Hall on Monday 3 October. An evaluation is built into the festival and will be reported on in November.
Women in Community Life Advisory Committee-Support		OnS	Women in Community Life Advisory Committee (WiCLAC) support are currently planning an International Women's day event, the Women in Community Life Award 2017, and further activities and events to strengthen and provide opportunities and recognition of women in leadership.
Youth activities, program and events incl festivals, skate programs, National Youth Weeks, GASP, L2P Learner Driver program, youth activity services and action teams, Switch quarterly magazine, multicultural youth development, Youthcan Van		OnS	All programs are on track. Engagement with young people is high with numbers at various drop in programs (Grovedale, FoRT, GASP and Whittington) averaging around 200 young people each week across the municipality. There are nine Youth Action teams in operation. The Youthcan van has been refurbished and repainted, with artistic contribution from young people. The skate program continues to be very busy running competitions and events across the municipality attracting 100's of young people. Developing strategies/plans for specific programs including Central Geelong, the Skate program, and the FoRt. L2P continues to meet its targets. Youth Development Unit continuing to respond to actions in the Youth Development Unit strategic plan.
Arts Culture and Heritage			
Bronze Stories		OnS	Project scoping to commence in October.
Community Arts and Festivals Grant Program		OnS	Main Grants Programme now closed with final assessment occurring for notification to groups in early October. Outstanding level of applicants and many new groups applying.
Funds available for community grants.		OnS	Round one closed on 31 August 2016. All applications have been assessed and funding allocations approved on 28 September to distribute funding to Community Organisations in the Geelong region as per the Community Grants Management Procedure. Round two opened on 1 September and applications will be accepted until 31 October 2016. Assessments will take place during November/December 2016.
Community facility upgrades			
Community Halls Upgrade		OnS	Program on schedule.
Disability Access		OnS	Fairlie Lodge - Stage one and Stage two works progressing, Barwon Heads Seniors (toilet upgrade)out to quote end September, Leisurelink change room upgrade now out to quote, Ceres Hall (toilet upgrade)out to quote October.
Early years sites playground renewal and upgrade program		OnS	Consultation and scoping of projects for 2016-2017 program underway. Awaiting final playground assessment audit. Procurement underway for synthetic turfing works at Ariston.
Geelong East Men's Shed - Resource Facility		OnS	Disagreement between Men's Shed and Council regarding construction material shed and size. Working through issues.
Portarlington Parks Hall		OnS	Negotiations are ongoing with Bellarine Bayside Foreshore Committee of Management with regard to the transition of management responsibilities to Council to facilitate the development of a community hub for the Portarlington township. A Project Working group (PWG) has been convened to scope and determine key milestones, engagement and potential management options for consideration. A Community Reference Group has been established to inform the development of the hub. The group has met once and a workshop to consider management options is to be arranged for mid October. Outcomes from the workshop will be considered by the PWG to enable a recommendation to Council regarding the ongoing management arrangements for the hub.
Portarlington Rotunda Stairwell		OnS	Meeting with architect complete. Awaiting responses and provision of suggestions for design and

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
			management plan.
Seniors kitchen upgrade		OnS	Minor adjustments to kitchen design underway at Yooringa Senior Citizens Club, with procurement of construction to follow. Remaining works in program currently being scoped.
Community Hubs			
Drysdale Integrated Children's Hub construction		OnS	Project on hold.
Hendy Street Family and Children's Hub		OnS	Planning Permit is under consideration. Construction tender has closed with the evaluation to be completed by end of October.
Highton Enhanced Children's Centre - Year 2 construction		Min	Second stage of design procurement. Expressions of Interest underway with shortlisted architects.
Leopold Community Hub Stage 2 - includes library, foyer, community space and café		OnS	Detail design phase commenced.
Neighbourhood Houses			
Cloverdale Community Centre - Detailed design		OnS	First Project Working Group meeting was held on 31st August. Meeting with Reference group and Committee of Management to be scheduled when architect appointed. Design brief underway.
Rosewall Neighbourhood House construction		OnS	Provision of design services has been awarded and is currently progressing through preliminary design.
Springdale Neighbourhood Centre Kitchen Upgrade		OnS	Kitchen works are nearing completion, quotes are being sourced for additional work.

City Plan 2013-2017 Progress Report
For Quarter Ending: Sep 2016

(Attachment A)

City of Greater Geelong
25 October 2016

Description	Completion Date	Status	Comments
Strategic Direction: Growing our Economy			
Outcome: Support existing businesses and encourage new and emerging growth sectors			
Digital Implementation Plan - Business		OnS	This project is to develop a benchmarking tool, measuring the current uptake of technology, by businesses across Greater Geelong. The aim is to attract State funds through the Public Service Innovation Fund, to appoint a consultant to deliver this pilot project.
Geelong Small Business Festival 2016/17	Sep 2016	C	The Geelong Small Business Festival runs from 1-31 August each year. In 2016 the festival attracted 2,200 attendees across 45 events. Work on preparation of the 2017 Festival will commenced following the delivery of the 2016 event.
McLeod Street improved access to Port of Geelong.		OnS	Project has been placed on the design and construction schedule. Notification of grant towards this project has arrived.
Outcome: Facilitate major infrastructure and investment to enable economic growth			
2016-2021 Economic Development Strategy Implementation		OnS	A Draft Economic Development Directions Paper will be completed shortly.
Activity Centres Urban Design Frameworks Program		OnS	Highton Village UDF is the pilot centre. Design Team appointed and consultation to be undertaken in Nov.
Armstrong Creek Town Centre - Community Facilities Site		OnS	Purchase price and terms of settlement have now be agreed. Land purchase contracts have been executed and deposit paid. Balance of settlement will be completed over next two financial years. The final settlement will also include the demolition of the properties house and out buildings.
Armstrong Creek Urban Growth Area - Implementation (Year nine)		Min	Significant progress in planning scheme amendments for two Public Acquisition Overlay (drainage land), continued facilitation of the Sparrovale Wetlands and major planning permit applications across the growth area. Minor delays have been experienced for several urban growth initiatives due to resources capacity.
Elcho Channel SRC Scheme		OnS	Anticipated tender is October 2016. Anticipated start date is November 2016. Engineering Services is providing project management capability.
Land supply monitoring program		OnS	Housing development data collection has been completed. Report to Council in 2017 as part of broader Settlement Strategy. Land supply monitoring update to be commissioned later this year.
Managing Future Growth		OnS	Council resolved on 8 December 2015 to commence the preparation of an Integrated Infrastructure Delivery Plan and Framework Plans for the Lovely Banks and Batesford Further Investigation Areas. A project plan has been prepared and scopes of work issued for initial strategy inputs. Memorandum of Understandings have been signed and technical work has commenced.
Structure Planning		OnS	Work has commenced on the West Fyans Structure Plan.
Western Beach Boat Yard environment reclamation		Min	Project on hold until Convention Centre Master Plan for Deakin car park/Western Beach precinct is completed by State Government.
Outcome: A prosperous and innovative Geelong			
Govhack 2016	Sep 2016	C	Govhack completed for 2016 with a successful outcome of number of datasets used for entries into

City Plan 2013-2017 Progress Report
For Quarter Ending: Sep 2016

(Attachment A)

City of Greater Geelong
25 October 2016

Description	Completion Date	Status	Comments
Smart City pilot project		Min	the national event. Planning works underway, issue with State Government funding from the Innovation fund still a risk to the project.
Digital Geelong			
Digital Geelong consulting		OnS	Opportunities for assistance being explored as they arise.
Digital Geelong Memberships		OnS	Australian Smart Communities Association membership paid. Information Communication Technology Geelong currently on hold.
Digital Geelong Promotion and Investigation		OnS	Continuing to speak and promote the Digital Geelong strategy at conferences and seminars throughout the country.
Skill Development upstart	Aug 2016	C	Sponsorship program formalised for the 2016-2017 financial year.
Outcome: A successful and vibrant city centre			
Central Geelong Action Plan			
Central Geelong Action Plan - Conversation Series		NS	Anticipated commencement January 2017.
Central Geelong Advancement Fund - matching fund		Min	Designs for Laneways precinct at detailed schematic stage - out for review by traders and internal reference groups.
Central Geelong Public Space Activation		OnS	Program on schedule.
Fenwick Street upgrade: Little Malop to station		OnS	Preliminary work underway to enable powerline undergrounding.
Little Malop Street Central Precinct Masterplan and Urban Design Guidelines		NS	Scoping underway as part of Revitalising Central Geelong Partnership program.
Malop Street: Green Spine Stage 2 detailed design and commencement of works		OnS	Design scope currently out to tender. Construction drawings anticipated to be completed in April 2017. Key project for the Revitalising Central Geelong Partnership.
Utility Services Upgrades		NS	Project currently being scoped as part of Revitalising Central Geelong Partnership.
VicClue 2016 - Central Geelong Revitalisation Investment and Advocacy Package		NS	Proposed commencement in 2017 once designs are completed on key capital works projects.
Outcome: Greater Geelong is a leading city for tourism, arts, culture and events			
Australian International Airshow including CoGG Corporate Activity		OnS	Trade Expo and Exhibitor Business Unit will be delivered in collaboration between Event Services Unit and Enterprise Geelong.
Cadel Evans Great Ocean Road Race		OnS	Event planning with organisers has commenced. Event dates have been set and committees established.
Catenary lighting Christmas star installation		OnS	Detailed design complete. Building permit to be submitted shortly. On schedule for November installation.
Christmas Projection Programming		OnS	Expression of Interest complete., Contract awarded, completing final documentation.
Geelong Art Gallery funding		OnS	First instalment paid and Gallery continuing to deliver on extremely high standard of exhibition programming.
Geelong Major Events Funding		OnS	Program on schedule.
Implementation of the Public Arts Strategy		OnS	A series of projects are being rolled out with partnerships being sought for potential future projects.
Peninsula Park and Ride service		OnS	Project details form provided to Barwon Coast for their completion. Once received, a funding agreement will be finalised and payment provided as per the Disbursement Management

City Plan 2013-2017 Progress Report**(Attachment A)**

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
			Procedure.
Potato Shed Facility Renewal		OnS	Awaiting end of year to complete updates to equipment in theatre and technical storeroom. Awaiting quotes for new carpet for the venue.
Digital Geelong			
Digital Implementation Plan - Community Growing Great Ideas - Grovedale		OnS	Early work is beginning on a 3216 social assessment and gathering local data. Engaging with Neighbourhood House in scheduling workshops and events.

City Plan 2013-2017 Progress Report
For Quarter Ending: Sep 2016

(Attachment A)

City of Greater Geelong
25 October 2016

Description	Completion Date	Status	Comments
Strategic Direction: Sustainable Built and Natural Environment			
Outcome: Enhance and protect natural areas and ecosystem health			
Council environmental reserves maintenance and improvement works		OnS	Program of capital works has begun, with planning processes underway and capital works being completed for several multi year projects e.g. Clifton Springs 'The Dell' pathway.
Ecological Sustainable Design (ESD) Policy		OnS	Pilot program underway.
Friends of Buckley Falls funding		OnS	Payments being made as per agreed works program with the Geelong Environment Council and Friends of Buckley Falls.
Ramblers Road Foreshore Shell Fish Reef		OnS	Planning and design work to be undertaken in first half of the financial year.
Tree Planting and Establishment		OnS	Planting is currently underway and will continue for at least another month due to suitable conditions. Tree establishment program is on schedule. Net gain in trees for July was 254 trees, and August net gain of 292 trees.
Outcome: Support our community to live sustainably			
Future Proofing Geelong		OnS	Work Plan resolved for 2016-2017 with all work progressing.
Hard waste and HACC Support Program		OnS	Program being delivered with support from Community Services. Supported residents in need are accessing hard waste support services who pick and remove the waste.
Hardwaste Initiatives		OnS	Various programs being implemented to provide hard waste services including; - Lounge pick up service - Mattress Recycling and pickup - Mobile Muster – mobile phone collection stations. Council Resource Recovery Centres offer free disposal of many household items including Televisions, computers, small electrical appliances such as toasters, vacuum cleaners, and kettles, paint and whitegoods.
Resource Recovery Centre Strategic Study		OnS	Study is on hold at present until more pressing greenwaste site establishment project is consolidated.
Sustainable Visitor Facilities Geelong Botanic Garden		OnS	Concept plans for building and landscape has commenced. Proofing of underground assets to commence soon for sewer design.
Outcome: Advocate for and promote sustainable design and development			
Implement and promote actions within Councils Sustainable Buildings Policy		OnS	All relevant building projects meet policy requirements.
Promotion and assistance with National Sustainable House Day		OnS	Staff are currently working with Geelong Sustainability Group to host this event. Program planning such as obtaining host houses, communications plan and budget are being finalised.
Waste Management Strategy		OnS	Project awaiting completion of regional waste and resource recovery strategy to provide guidance on state and regional direction. Waste Management Strategy template to be prepared by region also.

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
Outcome: Minimise our environmental footprint			
Central Activities Area Flood Mitigation		OnS	Design process underway for pipe from Johnstone Park to the bay. Construction to be ready by end June 2017. Key project for the Revitalising Central Geelong Partnership.
Development of an integrated water cycle management plan		OnS	Draft plan commenced. Works underway in the GREP at Heales Road.
Irrigation Water Asset Growth		OnS	Council is involved in the developer planning approval process for new green assets. Receiving advice from Recreation and Sport Unit on new capital assets, and assets to be handed across from developers requiring irrigation for the following year. For the 2016-2017 year approximately six hectares of new assets handed across.
Landfill works			
Drysdale Evapotranspiration Cap Trial Pad		OnS	Project is linked to the Evapotranspiration Cap Study. Once the evapotranspiration study is completed a trial evapotranspiration pad will be constructed. This pad is then monitored for several years until the Environment Protection Authority (EPA) are comfortable that this type of cap will be suitable for Drysdale. Construction of this trial pad is still several months away
Drysdale Landfill Cell 5 construction		OnS	Council has commissioned the design of Cell 5. It is anticipated bulk out works will commence post Christmas.
Drysdale Landfill leachate management		OnS	All preliminary work just about completed. Handover form has been prepared and sent to Capital Projects department for the delivery of the project.
Drysdale Landfill Sedimentation Control		OnS	Consultant has been briefed on this and site visit occurred in September. Management of rising levels in the stormwater dam has become the priority for the moment.
Drysdale Landfill Stormwater Diversion		OnS	Funding for this project has been wrapped up into an irrigation project for managing stormwater. A design is currently being finalised for this upon which the project will be put out to tender. Construction anticipated to occur in early 2017.
Drysdale Quarry to Landfill Investigation		OnS	Report from CT Management has been completed. Presentation to Council is still to undertaken. Once this occurs more clarity will be obtained as to the way forward for future works on this project.
Greenwaste Site Establishment		OnS	Draft works approval received, awaiting issue of planning permit to progress design.
Hede Street landfill investigative works		OnS	Landfill gas auditor has been engaged to fully assess the situation down at Hede Street. Once this auditor completes his assessment more clarity will be achieved regarding the way forward for these works.
Sweeper Tailing Laydown Area - EPA certification		OnS	Subcontracts have been awarded, design completed, works scheduled to commence in the new year.

City Plan 2013-2017 Progress Report
For Quarter Ending: Sep 2016

(Attachment A)

City of Greater Geelong
25 October 2016

Description	Completion Date	Status	Comments
Strategic Direction: How We Do Business			
Outcome: Lead by advocating and collaborating on issues important to the Greater Geelong community			
G21 Contribution		OnS	Contributions made as planned.
Gender Equity Framework		OnS	Gender Equity Framework - currently preparing the development of a brief to commence the development of a Gender Equity framework. This framework will include the strengthening and establishment of gender equity practices across the organisation.
Outcome: Efficient and customer focused organisation			
Bridge upgrades - major renewal works		OnS	Emergency works to commence shortly on Gully Road culvert and other structures in program.
City Plan 2017-2021 community engagement		OnS	This is being undertaken as part of the "Our Future" long term vision project. Engagement process underway.
Digital Information and Technology - annual software maintenance uplift		OnS	Maintenance being paid as invoices received.
Drainage design and construction program		OnS	Awaiting DEWLP approval for Barwon Heads outfall.
Kerb and channel renewal program		OnS	Program well ahead of schedule. Our kerbing projects have taken priority with our Construction unit due to weather considerations. Six projects now complete with another four underway. 61 per cent of budget now expended on the system.
Media monitoring		OnS	Annual program has continued seamlessly from last financial year, producing excellent results for the City, on schedule, and with no issues.
News Media analysis and reporting		OnS	Annual program has continued seamlessly from last financial year, producing excellent results for the City, on schedule, and with no issues.
Roads - construction and design including local roads, Federal Roads Program and Vic Roads Funded works		OnS	Program developed. Eight projects now complete with another five programmed to be delivered very soon. 18 per cent of budget already expended on the system.
Special rates and charges to carry out roads, footpaths, kerb and channel and drainage works		OnS	Panel hearing was undertaken in September with site inspection to be undertaken by panel prior to decision.
Traffic management - investigation, design and construction		OnS	All Projects have been placed on the Design and Construction schedules.
Outcome: Responsible and sustainable financial management			
Financial Sustainability Review project actions implementation		OnS	This has been undertaken as part of the Transformation project.
Oracle Financials upgrade		OnS	Project 71 per cent complete, with target "Go Live" December 2016.
Project Management Framework		OnS	Project Concepts - Stage one final testing prior to release, Stage two of three currently under development. Reviewing Business Driver Rankings. Organisational wide Project Management Framework element has not commenced.
Valuations Module for 2018 Revaluation and Beyond		OnS	Tender closed 21 September 2016.
Outcome: Informed and engaged community			

City Plan 2013-2017 Progress Report

(Attachment A)

For Quarter Ending: Sep 2016

City of Greater Geelong

25 October 2016

Description	Completion Date	Status	Comments
Corporate banner and billboard program		OnS	Annual program is proceeding as scheduled; no issues to date.
Distribution of Community Update via electronic media six times per year		OnS	CEO has approved the reinstatement of Community Update as a printed publication, distributed freely to all rateable properties at least six times per year (i.e. every two months); the first edition will return on 8 and 9 October; the production is proceeding as scheduled, with no issues to date.
Expand the use and increase the promotion of the MyGeelong personal web space to residents and ratepayers		OnS	MyGeelong development plan see's increase to number of members signed up growing.
Publication and distribution of annual calendar		OnS	Annual project will conclude in early December 2016 with the distribution of the calendar to all rateable properties (as an insert to the December edition of Community Update); it is on schedule, and with no issues.
Publication of City News advertising weekly		OnS	This ongoing weekly task has continued seamlessly from last financial year, producing excellent results for the City, on schedule, and with no issues.
Social media development of channels and content		OnS	This annual program has continued seamlessly from last financial year, producing excellent results for the City (including a marked growth in online community engagement with the City's Facebook page), on schedule, and with no issues.
Undertake internal Plain English campaign		OnS	First review stage of this project has been completed, on schedule, and expect to be completed and deliver a finished product on time and with no issues.
Outcome: Motivated and skilled staff in a safe work environment			
Creation of Employment Diversity Action Group to increase awareness and equity of diversity in the City's workforce	Oct 2016	C	The Employment Diversity Action Group has been created and meet regularly.
Development of Leadership Capability Framework, assessment and development for all People Leaders in the organisation		OnS	6/10 - Currently being developed.
Diversity Equity Review		OnS	6/10 Review is underway.
Implementation of the Organisation Action Plan to improve Workplace Culture, with the foundation of Positive Duty		OnS	
Improved Performance Review and Management through the development of HR systems		OnS	Resources have been stretched and limited however scope construct is now under development to ensure project is back on track. To be ready for tender submission by end of October.
Improved Recruitment and Workforce Management through development of HR systems		OnS	In progress. Scope has been developed for procurement of system. Tools, guides, policy enhancements are under construction.
Increased Traineeships across the organisation for disadvantaged and diverse job seekers in the Geelong community		OnS	Overhaul of Organisational practice in approach to Traineeships, cadets, IBL placements vacation students, graduates and other like career pathways is underway. Emphasis placed on providing young people in the community with the appropriate opportunities to build and enhance skills. Priority in placements to be granted to those who are disadvantaged within our community.
Introduction of 'People First' agenda for Executive Team Meeting to review Workplace Culture, Safety and all People related matters in the organisation	Oct 2016	C	The ELT agenda has People First as a regular agenda item
Introduction of Lost Time Injury reviews to improve workplace safety culture	Oct 2016	C	Meetings are conducted with relevant Managers following any staff LTI's.
Mental Health in the Workplace: Beyond Blue National Workplace Program		OnS	Sessions scheduled for November/December 2016.
Monitor employee engagement through the introduction of an annual Employee Opinion Survey	Oct 2016	C	
Ongoing compliance training for the entire workforce in the Prevention of		OnS	6/10 - Supplier sourced, extra licences required.

City Plan 2013-2017 Progress Report**(Attachment A)**

For Quarter Ending: Sep 2016

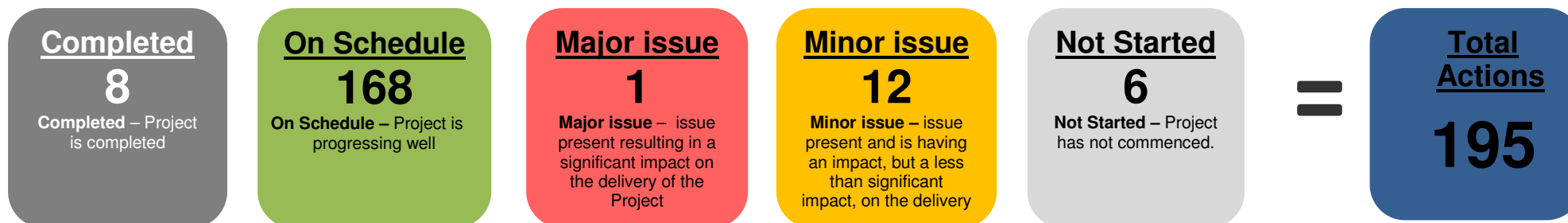
City of Greater Geelong

25 October 2016

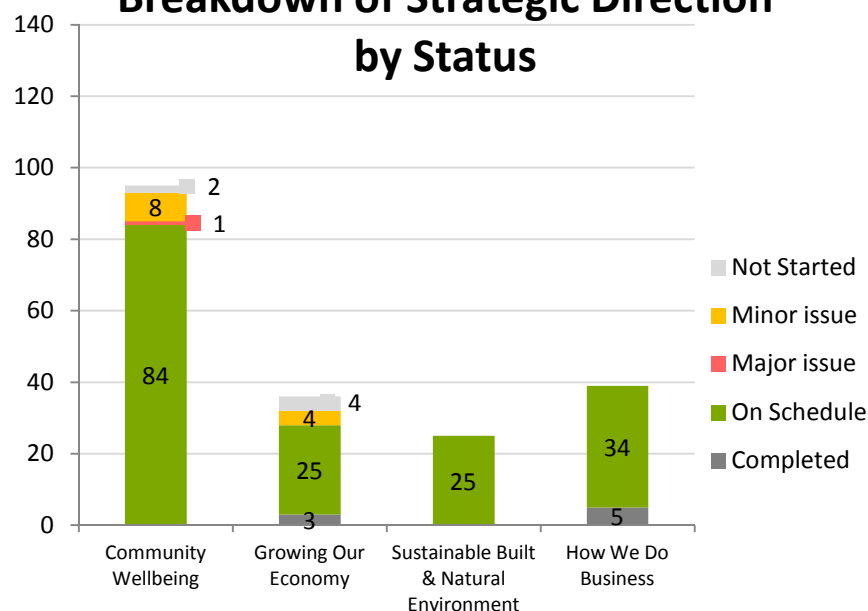
Description	Completion Date	Status	Comments
Bullying and Harassment, Fraud Awareness, Equal Employment Opportunity, Positive Duty and Occupational Health and Safety			
Ongoing review and communication of CitySafe procedures		OnS	6/10 CitySafe currently being reviewed.
People Matter Employee Survey	Sep 2016	C	Survey has been completed.
Performance Review and Recruitment Project		OnS	Project on schedule.
Workplace Culture Review Action Plans		OnS	Program on schedule.

Dashboard summary of progress to date of 2016-2017 City Plan actions.

City Plan 2013-2017 (16/17 Update) Progress Report to 30 September, 2016



Breakdown of Strategic Direction by Status



Successful Implementation/Completion/Adoption (July-September)

- ✓ Re-development of Fyans Park kindergarten.
- ✓ New playground at Jetty Road, Clifton Springs.
- ✓ Land sales - Parcel of land located at Waterworld to be sold to the Department of Health and Human Services for a state-of-the-art health and medical facility and the Geelong Gaol be sold to Barwon Health.
- ✓ The 30 year vision project “Our Future” kicked off this quarter with several workshops already undertaken with internal and external stakeholders. Further consultation and engagement is under way.
- ✓ Free Wi-fi installation at Grinter Reserve was launched.

Major Issues

- ✗ G21 Regional Netball Strategy

Attachment C

Financial Implications

Council's Annual Budget provides the Resource Plan to support the initiatives identified within the adopted Annual Business Plan.

Stakeholder Consultation and Communication

A comprehensive report on the 2016-2017 City Plan actions will be published in the City of Greater Geelong Annual Report by 30 September 2017 which will be submitted to the Minister for Local Government and available to the public in hard copy and on the Council's website (www.geelongaustralia.com.au).

Policy/Legal/Statutory Implications

Council's external auditors will undertake a Performance Audit of the planned Key Strategic Activities and prepare a report as part of the 'sign off' of the Annual Accounts.

Alignment to City Plan

This report is the quarterly progress report of the organisation's achievements against the adopted City Plan 2013-2017, 2016-2017 actions.

Conflict of Interest

There is no conflict of interest to be disclosed.

Risk Assessment

The risks arising from the actions are managed within the framework of the Council's adopted Policies, Procedures and Risk Management strategies.

Environmental Implications

There are several actions under the Sustainable Built and Natural Environment Strategic Direction within City Plan that aim to enhance and protect natural areas and ecosystem health, support our community to live sustainably, advocate for and promote sustainable design and development, and minimise our environment footprint.

7. QUARTERLY FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2016

Source:	Strategy & Performance – Financial Services
General Manager:	William Tieppo
Index Reference	Financial Management \ Financial Reporting 2016-2017

Purpose

The Quarterly Financial Report for the period ending 30 September 2016 is prepared as a requirement of Section 138 of the Local Government Act 1989.

Background

The report is prepared as a requirement of Section 138 of the Local Government Act 1989 which requires that at least every three months a statement be presented to Council comparing the budget with the actual revenue and expense for the financial year-to-date.

Key Issues

- There are no financial issues resulting from the September quarter financial management report, impacting on the Full Year net operating result.
- Recurrent income and expenditure variances to budget are mainly temporary variances. Expected permanent variances include favourable Supplementary Rates \$0.35m, offset by Waste Disposal costs due to diversion to Wyndham (\$0.18m) and transfer of funds from Capital for Building Asset Survey project (\$0.20m)
- Non Capital (Discretionary) Projects – Project Managers are currently reviewing cash flow requirements for the \$20.7m of Non Capital Projects in the 2016-2017 Amended Budget and forecasts will be updated as part of the half year review.
- Capital Expenditure – Project Managers have reviewed cash flow requirements for 2016-2017 on all Capital projects, with the outcome being an increase in carryover of funds to 2017-2018 from \$28.0m to \$41.1m.
- Cash Balance – Favourable to Budget by \$3.0m at quarter end. Latest estimated cash balance at 30th June 2017 will be \$68.8m, taking into account revised loan borrowings, increased Capital carryover and higher opening balance. This is \$6.4m unfavourable to budget.

L Gardner moved, P Dorling seconded -

That Council endorse the Quarterly Financial Management Report to 30 September 2016.

Carried.

Attachment A

Discussion

- Council approved amendments to the adopted Budget on 6 September 2016 and variances are reported based on comparing actuals to amended budget.
- The recurrent operating surplus for the three month period is \$6.9m, being \$6.2m favourable to amended budget and reflects temporary favourable performance and timing issues.
- The non-recurrent surplus for the year to date is \$17.5m, being \$4.2m favourable to budget with favourable Gifted subdivision assets \$3.3m, Loss on Disposal of Infrastructure \$1.1m and Gain/(Loss) Sale of Property \$0.4m, offset by unfavourable Capital Income (\$0.4m), Developer Contributions (\$0.1m) and Prior Year adjustments (\$0.1m).
- Capital expenditure for the year to date is \$11.5m against a year to date projection of \$13.7m, which is \$2.2m underspent to projection.

The cash and investment balance of \$72.1m is \$3.0m favourable to budget.

Operating

The September Management reports are provided in the following table to report year-to-date performance and full-year projection performance versus budget.

Summary						
	YTD Actual \$M	YTD Am. Bgt \$M	YTD Var Fav/ (UnFav) \$M	FY Proj \$M	FY Am. Bgt \$M	FY Var Fav/ (UnFav) \$M
1. Recurrent Surplus/(Deficit)	6.91	0.75	6.16	(7.03)	(7.04)	0.01
2. Non-Recurrent Surplus/(Deficit)	17.54	13.30	4.24	60.99	61.03	(0.04)
3. Net Surplus/(Deficit)	24.45	14.05	10.40	53.96	53.98	(0.03)
4. Capital Expenditure	11.52	13.72	2.20	121.34	136.21	14.87
5. Closing Net Cash Positive/(Neg)	72.12	69.10	3.02		75.16	

The impact on the Recurrent Expenditure Budget is (\$8.87m), consisting of carryover discretionary projects funded in 2015-2016, plus other budget amendments.

The impact on Non Recurrent income was \$7.80m for carryover of capital income from 2015-2016 projects.

The amended capital expenditure budget included an additional \$60.18m to complete 2015-2016 Projects.

Other budget amendments increased total budget by \$0.33m.

1. Recurrent Variance Commentary

	YTD Actual \$M	YTD Am. Bgt \$M	YTD Var Fav/ (UnFav) \$M	FY Proj \$M	FY Am. Bgt \$M	FY Var Fav/ (UnFav) \$M
Recurrent Income	83.56	81.76	1.80	321.76	321.34	0.42
Recurrent Expenditure	76.65	81.01	4.36	328.79	328.38	(0.41)
Recurrent Surplus/(Deficit)	6.91	0.75	6.16	(7.03)	(7.04)	0.01

YTD Variance - \$6.16m Favourable

The following major variances to budget contributed to this result:

Recurrent Income

General Rates and Charges – Favourable rates

generation and supplementary rates YTD, expected to be partly offset by objections in full year.

Actual YTD \$M	Variance to Budget Fav/(Unfav) \$M
51.71	0.56

Government Grants

12.34 0.71

Main favourable variances consist of:

- State Recurrent \$667k favourable - Aged & Disability Services \$620k (*HACC Services \$380k – grants received in advance, Disability Care Australia \$184k - unbudgeted*).

User Charges

13.45 (0.52)

Main unfavourable variances consist of:

- Activities & Program Fees (\$412k) unfavourable – Family Services \$146k (*Centre Based Long Day Care \$125k*), Aged & Disability Services \$376k (*Disability Care Australia \$325k*). Offset by Leisure Services \$63k fav (*Leisurelink \$127k, Waterworld \$17k and BASC (\$99k)*) and Sport & Recreation \$66k (*Arena and Simonds Stadium*).
- Private Works Income (\$134k) unfavourable – *Reinstatement work for September not yet billed*.
Offset by:
 - Waste Disposal – Commercial \$114k favourable – *Commercial Collection Services \$99k*.

	Actual YTD \$M	Variance to Budget Fav/(Unfav) \$M
Other Fees & Charges	2.43	0.26
Favourable mainly due to :		
▪ Fines & Costs \$152k favourable (<i>Parking Infringements \$222k, offset by Animal Infringements (\$87k) unfav</i>).		
▪ Planning Permit Applications \$105k favourable.		
Sundry Income	3.09	0.68
▪ Reimbursements & Recoveries \$579k favourable (mainly Simonds Stadium).		
▪ Sundry Income \$133k favourable – Waste Services \$130k		
Interest on Investments	0.54	0.11
Higher than budgeted cash balances.		
Recurrent Income Sub-total	\$83.56M	\$1.80M

Recurrent Expenditure

	Actual YTD \$M	Variance to Budget Fav/(Unfav) \$M
Employee Related Expenditure – Favourable salary costs \$2,019k and Workcover \$5k mainly relating to unfilled vacancies.	33.58	2.02
Partially offset by unfavourable supplementary labour costs (\$738k) (see external services).		
General Works:	23.57	1.26
<i>Materials</i> \$91K favourable with the main variance being		
Grounds Maintenance Materials \$59K (<i>phasing only</i>).		
<i>Plant / Equip / Vehicle Costs</i> \$192k favourable with the main		
variances being Fuels, Oils & Greases \$78k (<i>lower than</i>		
<i>budget fuel price</i>), Minor Plant, Furniture & Equipment \$97k		
(<i>phasing only</i>).		
<i>External Services</i> is \$972k favourable mainly due to:		

	Actual YTD \$M	Variance to Budget Fav/(Unfav) \$M
- Contractors \$1,538k favourable - Phasing variances in Discretionary Projects \$898k and in Recurrent Projects \$640k. - Contributions \$128k favourable – phasing variances mainly in Events Services \$51k and G21 Contribution \$39k (<i>September contribution not yet made</i>). - Building Maintenance \$331k favourable – phasing only. - Insurance Premium \$139k favourable. - Waste Disposal & Recycling \$80k favourable - Green Waste Service \$409k (<i>low tonnages in winter</i>) and NZ City Cleansing \$46k, partly offset by Garbage Service (\$371k) unfav (<i>due to diversion of waste to Wyndham</i>). Offset by: - Supplementary Labour (\$738k) unfavourable – mainly, Local Laws (\$120k), City Development (\$100k), Aged & Disability Services (\$129k) and Operations (\$140K).		
Administration costs (\$30k) unfavourable mainly due to :	3.13	(0.03)
- Computer Software (\$267k) unfavourable – Digital, Information & Technology \$267k (phasing only). - Other phasing variances \$237k favourable – mainly in Printing, Corporate Costs, Bank Fees, Leases and Debt Collection.		
Professional Services costs \$408k favourable mainly due to:	1.16	0.41
Consultants \$431k favourable – Phasing variances mainly in Waste Services \$154k, Enterprise Geelong \$54k, Central Geelong Task Force \$22k, Strategy & Program Delivery \$28k and Digital, Information & Technology \$33k.		
Utility costs are \$393k favourable mainly due to Electricity \$356k (phasing and timing of invoices).	1.71	0.39
Depreciation costs \$144k favourable (phasing only).	13.69	0.14
(Gain)/Loss on Sale of Plant and Equipment (\$18k)	(0.18)	0.17
favourable.		
Recurrent Expenditure Sub-total	\$76.65m	\$4.36m

Full Year Recurrent Projection – \$0.01m favourable to Amended Budget

The projected recurrent operating result is forecast to be \$0.01m favourable to the amended budget. **\$M**

The main projection changes which are favourable / (unfavourable) include:

Transfers to Capital	0.04
Rates - Supplementary	0.35
Building Asset Survey – Transfer from Capital	(0.20)
Diversion of Waste to Wyndham – additional cost	(0.18)

\$0.01

2. Non Recurrent Variance Commentary

	YTD Actual \$M	YTD Am. Bgt* \$M	YTD Var Fav/ (UnFav) \$M	FY Proj \$M	FY Am. Bgt* \$M	FY Var Fav/ (UnFav) \$M
Non-Recurrent Surplus/(Deficit)	17.54	13.30	4.24	60.99	61.03	(0.04)

YTD Variance – \$4.24m favourable

The following variances contributed to this result:

	Actual YTD \$M	Variance to Budget Fav/(Unfav) \$M
Recognition of Infrastructure \$3,276k favourable.	11.90	3.28
Capital Grants & Income (\$358k) unfavourable.	2.83	(0.36)
Developer Contributions (\$70k) unfavourable.	1.42	(0.07)
Gain/(Loss) on Sale of Property \$369k favourable.	1.69	0.37
Loss on Disposal of Infrastructure \$1,140k favourable.	(0.18)	1.14
Prior Year Adjustments (\$115k) unfavourable.	(0.12)	(0.12)
	\$17.54	\$4.24

3. Capital Expenditure Variance Commentary

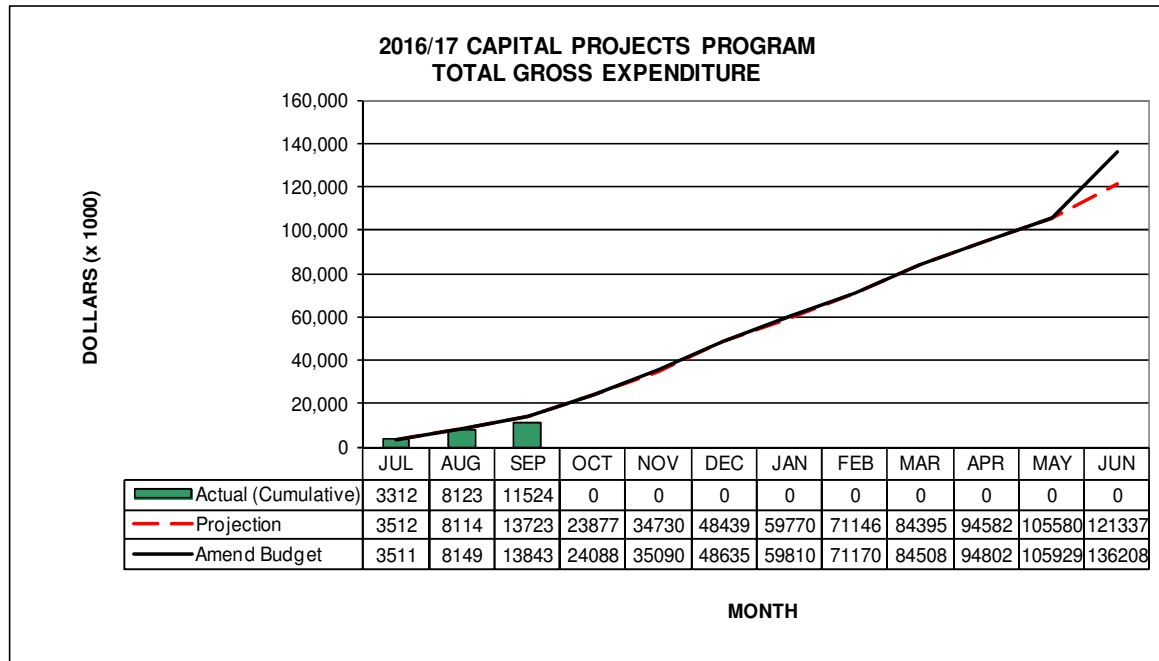
	YTD Actual \$M	YTD Projection \$M	YTD Var Fav/ (UnFav) \$M	FY Proj \$M	FY Am. Bgt* \$M	FY Var Fav/ (UnFav) \$M
Capital Expenditure	11.52	13.72	2.20	121.34	136.21	14.87

YTD Variance – \$2.20m favourable

The capital program is \$2.20m underspent compared to Projection year to date, with the major project variances as follows:

	\$M
• Core Programs – IT Asset Replacement	0.44
• Light Fleet Replacement	0.29
• Geelong Library & Heritage Centre Car Park	0.21
• Improve Pedestrian Connections to Deakin & Gordon	0.20
• Geelong Soccer Club Facilities Upgrade	0.17
• Heavy & Dedicated Plant	0.17
• Other	0.72
	\$ 2.20

Carryover of expenditure to 2017-2018 on incomplete projects as at 30 June 2017 is projected to increase from \$28.0m to \$41.1m
The graph below summarises total capital gross expenditure to date compared to budget and projection.



4. Cash and Investments

	YTD Actual \$M	YTD Am. Bgt* \$M	YTD Var Fav/ (UnFav) \$M	FY Proj \$M	FY Am. Bgt* \$M	FY Var Fav/ (UnFav) \$M
Closing Net Cash Positive/(Neg)	72.12	69.10	3.02		75.16	

YTD Variance – \$3.02m favourable

The month end cash and investments balance was \$72.12m. This was \$3.02m favourable to budget, mainly due to favourable recurrent surplus.

Council has future commitments for \$27.9m, which are fully cashed back:

Long Service Leave	\$20.4m
Statutory Reserves	\$ 2.9m
Refundable Deposits	\$ 2.5m
Income in Advance	\$ 1.2m
Asset Development	\$ 0.9m
Total	<u>\$27.9m</u>

The Landfill Provision balance is currently \$14.9m.

Attachment B

Financial Implications

As detailed in the attached report.

Stakeholder Consultation and Communication

The attached report is provided for information and public record and is available from the Council Governance or Financial Reporting units.

Policy/Legal/Statutory Implications

The report is provided in accordance with requirements under the Local Government Act 1989.

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.

Conflict of Interest

Council staff preparing this report have no direct or indirect interest.

Risk Assessment

There are no risk implications arising from this report.

Environmental Implications

There are no environmental implications arising from this report.

8. REGIONAL KITCHEN SHARE HOLDERS AGREEMENT – DEED OF AMENDMENT

Source: Strategy & Performance - Financial Services
General Manager: William Tieppo
Index Reference: Financial Management Reporting

Purpose

To obtain Council authorisation for signing under common seal, the Deed of Amendment for the Regional Kitchen Shareholders Agreement.

Background

The Regional Kitchen Group is a Company incorporated under the *Corporations Act* 2001 on 4 April 2008. The company operates as a joint venture through Local Government Authority shareholders (including City of Greater Geelong), to undertake and perform the business of owning a regional food production facility (Regional Kitchen Pty Ltd) and leasing it to Regional Food Kitchen (RFK Pty Ltd).

Local Government authority shareholders source meals from the facility in Altona for the provision of meals on wheels services.

At the Annual General meeting of the Company on 27 May 2016 a restructure was approved which consolidated RFK Pty Ltd (Food production operation) as a wholly owned subsidiary of Regional Kitchen (Asset owner).

The Shareholders of the Regional Kitchen previously entered into a Shareholders Agreement in relation to the aims and objects, to provide for the operation and administration of the Company.

Each existing shareholder in RFK Pty Ltd (including City of Greater Geelong) prior to the restructure were issued one further share in the Regional Kitchen Group and six Councils that were not previously shareholders were each issued a share in the Regional Kitchen Pty Ltd.

Clause 28 of the Shareholders Agreement provides that the Shareholders Agreement may not be changed or modified in any way after its execution except in writing by all the Shareholders.

The Shareholders and the Company wish to modify the Shareholders Agreement in the manner set out in the Deed of Amendment in relation to matters arising as a result of the Restructure.

The parties enter into this Deed to give effect to their common intentions.

Key Issues

Signing of the Deed of Amendment will vary the Regional Kitchen shareholders agreement to modify the terms as a result of the restructure of Regional Kitchen and RFK Pty Ltd.

P Dorling moved, L Gardner seconded -

That Council authorise the signing under seal of the Deed of Amendment for the Regional Kitchen Shareholders Agreement.

Carried.

Attachment A

Discussion

- 1) In summary the deed modifies the Regional Kitchen shareholders agreement as follows:
 - 1.1. There are amended definitions of 'business' and 'business plan' to reflect the fact that Regional Kitchen now owns shares in RFK Pty. Ltd.
 - 1.2. Clauses have been inserted into the Regional Kitchen Shareholders Agreement to address matters previously governed by the terminated RFK shareholders agreement being:
- 2) The RFK objectives:
 - 2.1. that a person employed by a shareholder or representing a shareholder can only be appointed as a director, if the shareholder is apart of a subsisting meal supply agreement
 - 2.2. the inclusion of the requirement that decisions relating to RFK business and RFK that would have required at 75% vote also require a 75% vote by the Regional Kitchen shareholders; and
 - 2.3. the insertion of a definition of 'RFK Business' and 'Meal Supply Agreement'.
- 3) Amendments to clause 4.1 to update the current shareholding in Regional Kitchen.
- 4) Amendments to clause 5.1 so that the maximum number of directors of Regional Kitchen is 8 directors.
- 5) The inclusion of a new clause 9.5 so that the clauses dealing with the accounts of Regional Kitchen also apply to RFK Pty. Ltd.

Attachment B

Regional Kitchen Shareholders Agreement – Deed of Amendment



Maddocks

Lawyers
140 William Street
Melbourne Victoria 3000 Australia

Telephone 61 3 9258 3555
Facsimile 61 3 9258 3666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Date / / 2016

Deed of Amendment

Regional Kitchen Shareholders Agreement

The Parties named in the Schedule
and

Regional Kitchen Pty Ltd
ACN 130 471 206

Interstate office
Sydney Canberra

Affiliated offices around the world through the
Advoc Asia network - www.advocasia.com

Deed of Amendment

Dated / / 2016

Parties

Name	The Parties named in Schedule 1
Short name	Shareholders

Name	Regional Kitchen Pty Ltd ACN 130 471 206
Address	43-47 Drake Boulevard, Altona, Victoria 3108
Short name	Company

Background

- A. The Company is a company incorporated under the *Corporations Act* 2001 on 4 April 2008.
- B. The Shareholders, through the Company, operate an incorporated joint venture known as the Regional Kitchen Joint Venture for undertaking and performing all matters and things necessarily incidental to the business of owning a regional food production facility (**Facility**) and leasing it to RFK.
- C. The shareholders of the Company at the time of entering into the Shareholders Agreement and the Company previously entered into a Shareholders Agreement in relation to the aims and objects in relation to the Company and to provide for the operation and administration of the Company.
- D. The Shareholders are the current shareholders of the Company and have signed up to a deed of accession if they were not parties to the initial Shareholders Agreement.
- E. As part of a restructure (**Restructure**), the Company acquired all the shares in RFK in consideration of granting an option to be issued a share in the Company. As a result of the Restructure, each existing shareholder prior to the Restructure was issued one further share in the Company and six Councils that were not previously shareholders were each issued a share in the Company. RFK operates the RFK Business.
- F. Clause 28 of the Shareholders Agreement provides that the Shareholders Agreement may not be changed or modified in any way after its execution except in writing by all the Shareholders.
- G. The Shareholders and the Company wish to modify the Shareholders Agreement in the manner set out in this Deed in relation to matters arising as a result of the Restructure.
- H. The parties enter into this Deed to give effect to their common intentions.

1. Definitions

In this document unless expressed or implied to the contrary:

Business Day means Monday to Friday excluding public holidays in Victoria.

Deed means this Deed of Amendment duly executed by the parties.

Facility is defined in Recital B.

Restructure is defined in Recital E.

RFK means RFK Pty Ltd ACN 128 645 312.

RFK Business means the meal production operation which involves the food production process and deals with purchasing, production, menu development, finance, administration, logistics, sales and marketing, supply of meals suitable for “Meals on Wheels”, customer liaison, research, the acquisition by agreement, license, lease or purchase of all equipment necessary to fit-out any required facilities and includes taking over existing meal production facilities run by Municipal Councils who are Shareholders and operating them through the Company for the benefit of the Shareholders and entering into commercial leases or other agreements for suitable premises.

Shareholders Agreement means the shareholders agreement entered into between the Company and the shareholders of the Company with effect from 4 April 2008.

Terms not defined in this Deed have the same meaning as in the Shareholders Agreement.

2. Modifications to Shareholders Agreement

The Shareholders and the Company hereby modify the Shareholders Agreement in the manner set out below with effect from the date of this Deed:

2.1.1 Modify the definition of "Business" in clause 1.1 of the Shareholders Agreement so that it reads as follows:

"Business' means the business of:

- (a) owning and holding the Facility;
- (b) leasing the Facility to RFK Pty Ltd under a formal written lease agreement; and
- (c) owning and holding all the shares in RFK Pty Ltd."

2.1.2 Modify the definition of "Business plan" in clause 1.1 of the Shareholders Agreement so that it reads as follows:

"Business plan" means the program current from time to time for the conduct of the Business and the RFK Business during a Financial year consisting of:

- (a) a business plan specifying the finance arrangements, capital expenditures and activities of the Business and the RFK Business during that Financial year; and
- (b) a budget specifying an estimate of the income to be received and the expenses to be incurred in carrying out that business plan;"

- 2.1.3 Insert the following new definitions in clause 1.1 of the Shareholders Agreement to read as follows:

"Meal Supply Agreement" means a contract between the Company and a member Council for the supply of meals to the Council"

"RFK Business" means the meal production operation owned and operated by RFK Pty Ltd which involves the food production process and deals with purchasing, production, menu development, finance, administration, logistics, sales and marketing, supply of meals suitable for "Meals on Wheels", customer liaison, research, the acquisition by agreement, license, lease or purchase of all equipment necessary to fit-out any required facilities."

- 2.1.4 Insert a new subclause 3.2.6 immediately following subclause 3.2.5 to read as follows:

- " 3.2.6 To further the achievement by RFK of its objectives, which include:-
- 3.2.6.1 providing meals that maximise the use of fresh produce and are of high quality, safe, nutritional meals for citizens requiring support under community care programs;
 - 3.2.6.2 providing meals options that meet individual needs, special dietary requirements and religious and cultural backgrounds;
 - 3.2.6.3 at a minimum, providing meals that conform to the HACCC Food Services Guidelines 1998 and the Victorian and Commonwealth Dietary regulations and standards, and any ensuing relevant standards;
 - 3.2.6.4 being responsive to changing needs, undertaking regular menu and dietary planning reviews, supportive of innovation and working with Shareholders to meet local and specific needs;
 - 3.2.6.5 producing as cost effectively as possible, a flexible range of menu options that assist citizens to maintain good health and independence;
 - 3.2.6.6 establishing an environmentally sustainable operation maximising energy efficient production methods and minimising packaging;
 - 3.2.6.7 undertaking continuous improvement strategies to ensure the service remains relevant as the nature of demand changes over time as a result of shifting community needs and expectations; and
 - 3.2.6.8 establishing and operating a Regional Food Kitchen facility utilizing up to date technology, audited quality management systems, and production methods, to achieve the above objectives."

- 2.1.5 Delete subclause 4.1 in its entirety and replace it with the following:

- " 4.1 The Shareholders and shareholdings of the Company following the completion of the restructure between RFK Pty Ltd and the Company are as follows:
- 4.1.1 Port Phillip City Council – 24 ordinary shares;
 - 4.1.2 Hobsons Bay City Council – 24 ordinary shares;
 - 4.1.3 Banyule City Council – 24 ordinary shares;

- page 4

3. Continued Operation

The parties declare that save and except for the modifications to the Shareholders Agreement as provided in this Deed, the Shareholders Agreement shall continue with full force and effect.

4. Counterparts

This Deed may be executed in counterparts, all of which taken together constitute one document.

5. Interpretation

5.1 Governing Law and Jurisdiction

This Deed is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Victoria and waives any right to object to proceedings being brought in those courts.

5.2 This Deed, Clauses and Headings

In this Deed:

- 5.2.1 a reference to this or other document includes the document as varied or replaced regardless of any change in the identity of the parties;
- 5.2.2 a reference to a clause, schedule, appendix or annexure is a reference to a clause, schedule, appendix or annexure in or to this document all of which are deemed part of this Deed;
- 5.2.3 a reference to writing includes all modes of representing or reproducing words in a legible, permanent and visible form;
- 5.2.4 headings and sub-headings are inserted for ease of reference only and do not affect the interpretation of this Deed;
- 5.2.5 where an expression is defined, another part of speech or grammatical form of that expression has a corresponding meaning; and
- 5.2.6 where the expression **including** or **includes** is used it means 'including but not limited to' or 'including without limitation'.

The remainder of this page has been intentionally left blank.

Executed by the parties as a Deed:

..... Chief Executive Officer

..... Chief Executive Officer

..... Chief Executive Officer

..... Chief Executive Officer

Chief Executive Officer

)
)
)

Chief Executive Officer

)
)
)

)
)
)

..... Chief Executive Officer/General Manager

Witness



The **Common Seal** of the **Moonee Valley**)
City Council was hereto affixed in the)
presence of:)
)

.....
Councillor

.....
Chief Executive

The **Common Seal** of **Bayside City Council**)
was hereto affixed on the)
in the presence of:)

Councillor

Chief Executive Officer

The **Common Seal** of **Hume City Council**)
was hereto affixed on the)
in the presence of:)

Councillor

Chief Executive Officer

The **Common Seal** of the **Greater**)
Dandenong City Council was hereunto)
affixed in the presence of:)

..... Chief Executive Officer

..... Councillor



The Common Seal of the Boroondara City Council)
was hereunto affixed in the presence of:)
)

..... Councillor

..... Chief Executive Officer

The Common Seal of the Macedon Ranges Shire)
Council was hereto affixed on the)
..... in the presence of:)
)

..... Councillor

..... Chief Executive
Officer

Schedule 1 - Party Details

Party Details

Name	Port Phillip City Council
Address	Municipal Offices, 99 Carlisle Street, St Kilda, Victoria 3182
Name	Hobsons Bay City Council
Address	Municipal Offices, 115 Civic Parade, Altona, Victoria 3018
Name	Banyule City Council
Address	275 Upper Heidelberg Road, Ivanhoe, Victoria 3079
Name	Darebin City Council
Address	274-280 Gower Street, Preston, Victoria 3072
Name	Greater Geelong City Council
Address	30-34 Gheringhap Street, Geelong, Victoria 3220
Name	Melton Shire Council
Address	232-238 High Street, Melton, Victoria 3337
Name	Stonnington City Council
Address	'Cnr High Street &' Glenferrie Road, Malvern, Victoria 3144
Name	Yarra City Council
Address	333 Bridge Road, Richmond, Victoria 3121
Name	Moonee Valley City Council
Address	Municipal Offices, 9 Kellaway Avenue, Moonee Ponds, Victoria 3039
Name	Bayside City Council
Address	Municipal Offices, 76 Royal Avenue, Sandringham, Victoria 3191
Name	Hume City Council
Address	1079 Pascoe Vale Road, Broadmeadows, Victoria 3047
Name	The Greater Dandenong City Council
Address	397-405 Springvale Road, Springvale, Victoria 3171
Name	Brimbank City Council
Address	Alexander Avenue, Sunshine, Victoria 3020

page 12

9. BOUNDARY REALIGNMENT - OCEAN GROVE AND WALLINGTON

Source: Strategy & Performance - Financial Services
General Manager: William Tieppo
Index Reference: Financial Management - Roads, Footpaths & Streets

Purpose

This report is to advise Council of the change to the locality boundary from the original proposal.

Background

The Boundary Realignment – Ocean Grove and Wallington report approved at the Council meeting of 16 February 2016 was forwarded to the Office of Geographic Names for registration. The Office of Geographic Names advised Council that the proposal was not fully compliant with Principle 3(A) of the Guidelines and recommended a minor alteration to the proposal (Refer Attachment B).

Registration has been amended by the Registrar of Geographic Names to include the lifestyle allotment in Ocean Grove.

Key Issues

- Council approved the locality realignment for Ocean Grove and Wallington on 16 February 2016.
- The Office of Geographic Names advised Council the proposal will dissect a lifestyle allotment. Accordingly, Principle 3(A) has not been fully adhered to and the registration could not be approved.
- Gazettal and registration has incorporated the lifestyle allotment into the locality of Ocean Grove.

P Dorling moved, L Gardner seconded -

That Council adopt the alteration to its original alignment proposal in line with the gazettal and the registration of the localities of Ocean Grove and Wallington by the Office of Geographic Names.

Carried.

Attachment A

Discussion

Council is required to realign locality boundaries in accordance with the Guidelines for Geographic Names 2010 (the Guidelines).

Principle 3(A) of The Guidelines stipulate that a locality boundary should align with the cadastral fabric, road centre lines or easily distinguishable topographical features.

The proposal approved by Council at its meeting of 16 February 2016 was to realign the locality boundary to the 2020 settlement boundary for Ocean Grove. At this time, mapping did not include the proposed lifestyle allotment.

Development plans were obtained at a later stage which showed the lifestyle allotment would only have access from Ocean Grove. Accordingly, the allotment needed to be included in the locality boundary change to be compliant with Principle 3(A).

Discussions were held with the Office of Geographic Names. It was agreed that the best outcome would be to move the locality boundary to include the lifestyle allotment into the Ocean Grove locality.

The owner and developer of this area of land was originally in favour of incorporating this within the Ocean Grove locality. Correspondence has been forwarded to the developer advising the change to incorporate this allotment into the Ocean Grove locality. No response has been received.

The Office of Geographic Names has registered and gazetted the new proposal incorporating this allotment within the Ocean Grove locality.

Financial Implications

There is no cost to Council in this amendment.

Stakeholder Consultation and Communication

Subject to Council approval the relevant authorities, affected and abutting property owners will be notified of the official registration of the locality realignment.

Policy/Legal/Statutory Implications

The Local Government Act 1989, The Geographic Place Names Act 1998, the Guidelines for Geographic Names 2010 have been followed.

Alignment to City Plan

This proposal aligns to City Plan with the encouragement of Community Wellbeing.

Conflict of Interest

There is no Council Officer conflict of interest involved in this report.

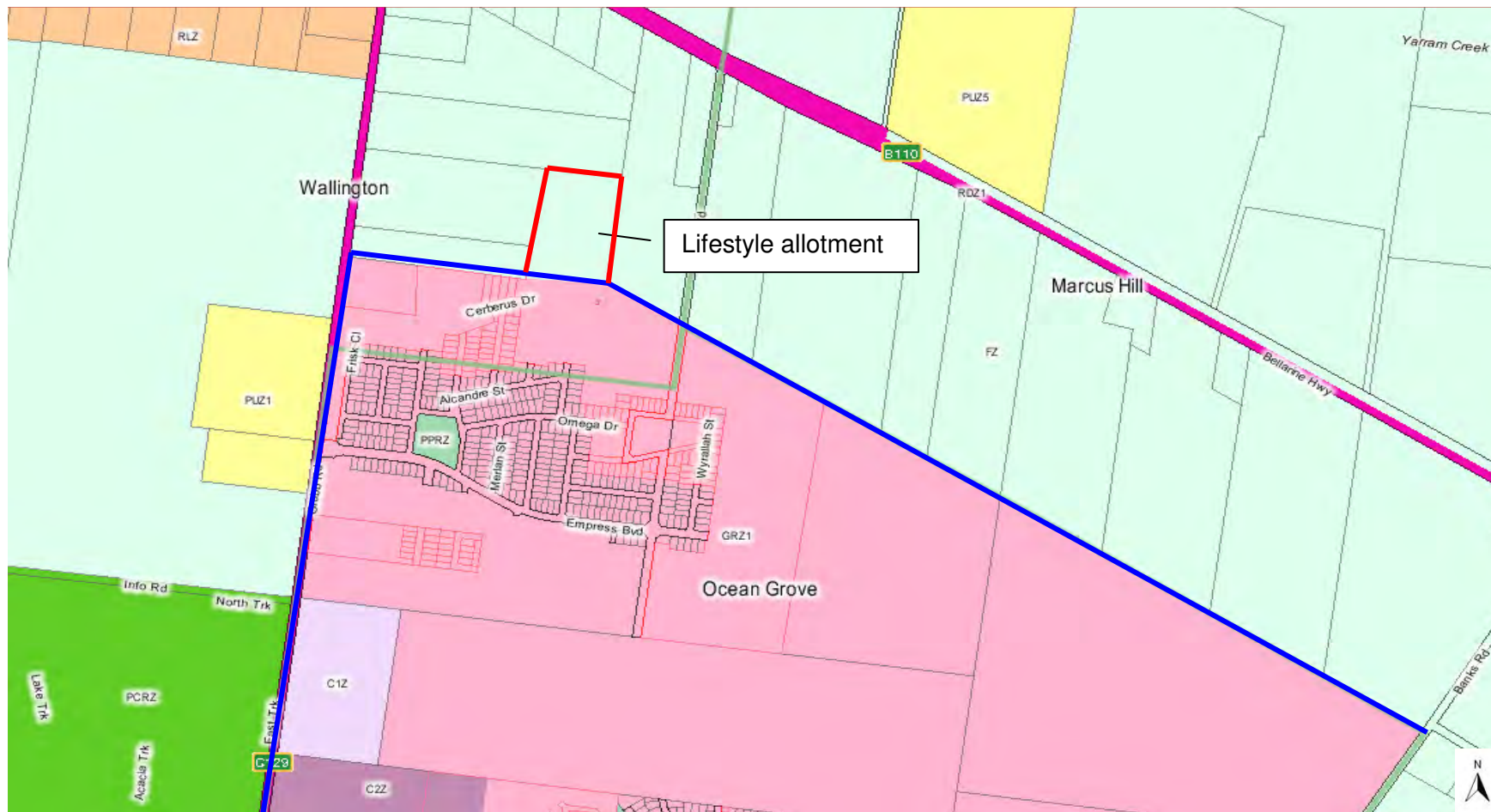
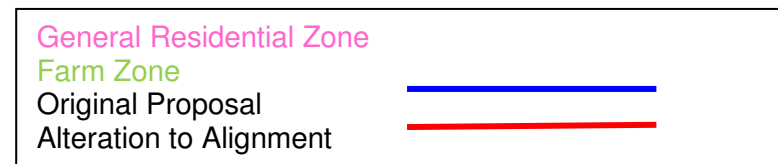
Risk Assessment

The realignment of this locality will allow for easy identification to the public and utility services in case of an emergency.

Environmental Implications

There are no environmental issues arising from this report.

Attachment B



10. LAND ACQUISITION

Source:	Engineering Services
A/General Manager:	Vicki Shelton
Index Reference:	Engineering - Drainage and Flooding Matters
Report To:	Council

K Alexander moved, P Dorling seconded -

That in accordance with Section 89 (2) (d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

ASSEMBLY OF COUNCIL RECORD

Source: Strategy & Performance
General Manager: William Tieppo

Summary

- Section 80A (2) of the Local Government Act 1989 requires the record of an Assembly of Council be reported to the next practicable Ordinary Meeting of Council.
- A record of Assembly of Council meeting(s) is attached as an Appendix to this report.

L Gardner moved, P Dorling seconded -

That the information be received.

Carried.

**RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 22 November 2016)**

Assembly Details	Administrators	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Strategic Workshop 2 November 2016	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) B Luxford (GM) P Bettess (GM) W Tieppo (GM) L Quinn (GM) A Keen (EXEC MGR) M Kelly (MGR) G Russell (MGR) A Ross (MGR) M McKenzie (OFF) C Kirby (CO ORD)	- Commercial and Industrial Rate Levels - Geelong Waterfront – Safe Harbour Precinct - G21 Agribusiness Forum	Nil.
Council Briefing 8 November 2016	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) V Shelton (A/GM) B Luxford (GM) L Quinn ((GM) P Bettess (GM) W Tieppo (GM) L Barton (A/MGR) M Kelly (MGR) G Russell (MGR) A Noonan (A/CO ORD)	- Amendment C328 (Part 2) & Planning Permit 762/2015: 38-42 Mainsail Drive, St Leonards – Consideration of Panel Report and Adoption - Amendment C325 St Leonards Growth Area 2 – Consideration of Panel Report and Adoption - Newtown West Heritage Review 2016 - Committee Representation - Boundary Realignment – Ocean Grove & Wallington - City Plan 2013-2017 Progress Report to 30 September 2016 - Quarterly Financial Management Report – September 2016 - Sale, Exchange, Transfer and Use of Council Land Policy - Regional Kitchen Shareholders Agreement – Deed of Amendment 2017-2018 Country Football and Netball Funding Program Submission - Johnstone Park Concept Plan - Geelong Waterfront – Safe Harbour Precinct – Funding Extension	Nil.

PLANNING DELEGATIONS – OCTOBER 2016

Source: Planning & Development - City Development
General Manager: Peter Bettess
Index Reference: Delegation

Summary

- Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
- Council may also delegate to committees comprising Administrators 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.

P Dorling moved, L Gardner seconded -

That the information be received.

Carried.

PLANNING DECISIONS REPORT - OCTOBER 2016

App Number	Location	Application Type	Decision Date	Description	Authority
PP-222-2016	3 Corvi Court, OCEAN GROVE VIC 3226	Variation of Restriction D858982 on Lot 2 of PS130501 and a Two (2) Lot Subdivision, and Variation of Easement E-1	7/10/2016	Refusal to Grant a Planning Permit	Development Hearings Panel
PP-274-2013	22 Barrabool Road, HIGHTON VIC 3216	The Construction of a Three Storey Building Containing 22 Dwellings with Basement Car Parking for 22 Vehicles, Alteration of Access to a Road Zone Category 1 and a Dispensation from the Planning Scheme Requirement for Four Visitor Parking Spaces	24/10/2016	Extended Planning Permit	Delegated Authority
PP-399-2016	18 Bridge Road, BARWON HEADS VIC 3227	Construction of Three (3) Double Storey Dwellings and Three (3) Lot Subdivision and Alteration and Creation of Access to a Road Zone	11/10/2016	No Appeal Lodged Permit Issued	Development Hearings Panel
PP-402-2016	35 Seaview Parade, BELMONT VIC 3216	Buildings and Works for the Construction of Four (4) Dwellings and a Four (4) Lot Subdivision	12/10/2016	No Appeal Lodged Permit Issued	Development Hearings Panel
PP-665-2016	5 Coogee Court, BARWON HEADS VIC 3227	Buildings and Works for the Construction of Two (2) Dwellings and Two (2) Lot Subdivision	25/10/2016	Permit Issued - VCAT	VCAT
PP-826-2016	10 Bourbon Way, WAURN PONDS VIC 3216	Three Lot Subdivision	21/10/2016	NOD - Planning Permit	Development Hearings Panel
PP-871-2016	39 Lelean Street, OCEAN GROVE VIC 3226	Construction of Three (3) Double Storey Dwellings, and Staged Three (3) Lot Subdivision	7/10/2016	NOD - Planning Permit	Development Hearings Panel
PP-881-2016	1-2 Chablis Court, WAURN PONDS VIC 3216	Two (2) Lot Subdivision	7/10/2016	NOD - Planning Permit	Development Hearings Panel
PP-1283-2015	59-63 Bailey Street, BELMONT VIC 3216	Buildings and Works Associated with the Construction of Twenty Two (22) Dwellings and a Twenty Two (22) Lot Subdivision	17-Oct-2016	NOD - Delegate	Objectors - 2

PP-159-2016	11 Frederick Street, EAST GEELONG VIC 3219	Buildings and Works Associated with the Construction of Two Dwellings and a Two Lot Subdivision	12-Oct-2016	NOD - Delegate	Objectors - 1
PP-1625-2015	59 Orton Street, OCEAN GROVE VIC 3226	Development of the Land for Three Dwellings Exceeding 7.5 Metres in Height, Three (3) Lot Subdivision, Alter Access to a Road in a Road Zone Category 1 and Removal of Vegetation	14-Oct-2016	NOD - Delegate	Objectors - 2
PP-1651-2015	66 Elizabeth Street, GEELONG WEST VIC 3218	Partial Demolition of Existing Building, Construction of Four (4) Dwellings and a Four (4) Lot Subdivision	31-Oct-2016	NOD - Delegate	Objectors - 3
PP-388-2016	2D South Street, BELMONT VIC 3216	Partial Demolition and Buildings for an Extension to an Existing Dwelling	21-Oct-2016	NOD - Delegate	Objectors - 2
PP-636-2016	79 Barwon Terrace, SOUTH GEELONG VIC 3220	Use of the Land for Indoor Recreation Facility (Yoga Classes), Food and Drink Premises (Cafe) including Sale and Consumption of Liquor (Restaurant/Cafe Licence), Display Business Identification Signage, and Reduce the Car Parking Requirement	21-Oct-2016	NOD - Delegate	Objectors - 2
PP-658-2016	3 Oakbank Avenue, HIGHTON VIC 3216	Construction of Four (4) Dwellings and Four (4) Lot Subdivision	4-Oct-2016	NOD - Delegate	Objectors - 1
PP-689-2016	47 Maurice Street, HERNE HILL VIC 3218	Buildings and Works for the Construction of a Second Dwelling and Two (2) Lot Subdivision	26-Oct-2016	NOD - Delegate	Objectors - 1
PP-761-2016	289 Pakington Street, NEWTOWN VIC 3220	Partial Demolition, Buildings and Works for Alterations and Addition to a Dwelling, Construct a Garage and Front Fence, and Externally Paint a Building in a Heritage Overlay and Special Building Overlay	7-Oct-2016	NOD - Delegate	Objectors - 1
PP-793-2016	27 Silver Ridge Road, POINT LONSDALE VIC 3225	Construction of a Dwelling Exceeding 7.5 Metres in Height from Natural Ground Level	4-Oct-2016	NOD - Delegate	Objectors - 1

PP-813-2016	308 Church Street, HAMLIN HEIGHTS VIC 3215	Construction of a Second Dwelling and Two (2) Lot Subdivision	21-Oct-2016	NOD - Delegate	Objectors - 1
PP-819-2016	93 Garden Street, EAST GEELONG VIC 3219	Use and Development of an Office, Reduction of Car Parking and Display of Business Identification Signage.	24-Oct-2016	NOD - Delegate	Objectors - 3
PP-839-2016	26 Lelean Street, OCEAN GROVE VIC 3226	Buildings and Works for the Construction of an Additional Dwelling and a Two (2) Lot Subdivision	25-Oct-2016	NOD - Delegate	Objectors - 4
PP-91-2016	207 Separation Street, BELL PARK VIC 3215	Development of the Land for Two Dwellings and Two Lot Subdivision	11-Oct-2016	NOD - Delegate	Objectors - 1
PP-912-2016	489 Hood Road, INDENTED HEAD VIC 3223	Buildings and Works for the Construction of a Dwelling over 7.5 metres in a Design and Development Overlay Schedule 14	13-Oct-2016	NOD - Delegate	Objectors - 2
PP-925-2016	67 Clydesdale Way, HIGHTON VIC 3216	Buildings and Works for the Construction of a Dwelling over 7.5 metres in a Design and Development Overlay Schedule 14	5-Oct-2016	NOD - Delegate	Objectors - 1
PP-928-2016	12 Noble Street, NEWTOWN VIC 3220	Buildings and Works Associated with the Construction of Two Dwellings and a Two Lot Subdivision	21-Oct-2016	NOD - Delegate	Objectors - 4
PP-978-2016	95 Curletts Road, LARA VIC 3212	Two (2) Lot Subdivision	31-Oct-2016	NOD - Delegate	Objectors - 1
PP-994-2016	1/3 Smithton Grove, OCEAN GROVE VIC 3226	Change of Use to Restricted Recreation Facility (Personal Training)	4-Oct-2016	NOD - Delegate	Objectors - 1

P Dorling moved, L Gardner seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 6.30pm

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 6.35pm

As there was no further business the meeting closed at 6.35pm. Tuesday, 22 November 2016.

Signed: _____
Dr Kathy Alexander - Chair

Date of Confirmation: _____