



MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 28 February 2017

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 6.30p.m.

ADMINISTRATORS:

Dr Kathy Alexander (Chair)
Laurinda Gardner
Peter Dorling

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**MINUTES OF THE ORDINARY MEETING
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OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 28 FEBRUARY 2017
COMMENCING AT 6.30P.M.**

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

Also present: K Spiller (Chief Executive Officer), L Hill (Acting General Manager Strategy & Performance), T Hellsten (Acting General Manager Planning and Development), B Luxford (General Manager Investment & Attraction), W Tieppo (General Manager City Services), L Quinn (General Manager Community Life), A Keen (Executive Manager People and Organisational Development), A Grant (Property Advisor), T McDonald (Manager Customer Service & Council Business), R Leonard (Snr Manager Legal Services & Governance)

OPENING: The Chair declared the meeting open at 6.30pm

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

CONFIRMATION OF MINUTES:

L Gardner moved, P Dorling seconded -

That the Minutes of the Ordinary Meeting held on 24 January 2017 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.

Ruth Sutherland asked can Heritage or Design & Development Overlay reviews please be conducted on the section of Geelong West not included at present? This area is between Pakington Street and Shannon Avenue and up to the boundary at Church Street.

At the moment there are weatherboard homes of significant historical value in this area being which are able to be demolished at any time and/or re-developed into units, sub divisions or modern homes.

This is concerning for residents as increasing development and traffic volumes are affecting the character of this area which should be included, preserved and protected, as is the rest of Geelong West and surrounding suburbs including Newtown and Drumcondra.

Kathy Alexander noted the question.

Cherre Hawkins asked questions relating to Item 4 of the reports: Sale of Land to the Roman Catholic Trust - Peninsula Drive, Drysdale. Administrators, the recent community update highlights that part of your Administrator-ship role is to bring a change of culture and good governance to the City of Greater Geelong.

As my understanding is that the Council has entered into conversation with the proposed buyer and undertaken a tabletop review of the Potato Shed Master Plan (in the absence of including the Potato Shed Committee of Management). This is one matter that I am aware. The RCT is entitled to seek to purchase the land for expansion. The COGG is entitled to consider selling the land. As a resident (and a previous objector to the original proposal), my expectation is that any review or consideration be open for discussion and include the relevant stakeholders!

My question is: how does this perceived practice of operating behind closed doors, show transparency and integrity in the Council's daily operation and decision making processes and give confidence to us residents?

Kathy Alexander noted the question.

Vicky Grosser - Geelong One Fire Reconciliation Group and **Sharelle McGuirk** - Board Member Wathaurong Cooperative thanked Council for the acceptance of the revised Terms of Reference for the Karreenga Aboriginal Advisory Committee and provided comments in relation to Committee representation.

Michael Exton asked the following questions on behalf o the Board Members of St Ignatius College in relation to Agenda Item 4 – Sale of Land to Roman Catholic Trust – Peninsula Drive, Drysdale:

- 1) A broad range of community groups have or currently use College facilities. The College's proposed building project on this land will ensure we have the room to continue this and expand that community support. For example, the multi purpose hall we propose to build on this site could be used by community sporting groups.
- 2) This important project is vital for the continued strength and growth of education in the Geelong region. Demand for places in our schools continues to grow and we know that families move to Geelong and the Bellarine want great education facilities. We need to be able to provide quality school facilities to attract them and then have places for them.

- 3) This project represents an investment of \$9ml into the local economy and supports Council's vision for a 'greater Geelong' by further strengthening this great education and community precinct.
- 4) St Ignatius is a member of the Potato Shed Committee of Management and a financial contributor to this important performing arts and community facility.

St Ignatius is proud of this unique partnership with Bellarine Secondary College and the City of Greater Geelong and has always worked for the improvement and development of the Potato Shed.

Kathy Alexander acknowledged the comments.

Jennifer Bantow asked if GEN Fyansford can be required to maintain and restore the heritage listed old Swan Inn at Fyansford after arsonists set fire to the building?

Tim Hellsten took the question on notice.

Fiona Conroy asked questions in relation to the Saleyards:

The City of Greater Geelong has said it will establish a Saleyards Advisory Committee and that this Committee would meet before the end of February. It is now the end of February and the Saleyards Advisory Committee has still not been appointed, let alone met.

- a. Can you please explain why this delay has taken place?
- b. Can you also please let livestock producers know when a Saleyards Advisory Committee will be appointed and meet?

William Tieppo acknowledged the process was behind schedule and advised there have been eight submissions to the Advisory Committee and these will be considered this week.

Council is looking to appoint committee members and have the first meeting scheduled during the first two weeks of March.

The following comment was presented on behalf of **Lex and Lola Gugger**:

Thank you for the work to date on the sheep section of the Geelong Saleyards. Being able to sell sheet in Geelong has made a significant difference for the Gugger family, both financially and physically, saving two trips to Ballarat which had significant costs in time and expenses.

Alison Williams raised the following questions about the OH & S Issues at the Saleyards:

“Vicki Shelton responded that Council conducts OH & S inspections on a monthly (staff amenities), and six monthly (yards and surrounds) basis”.

How can the Administrators accept there has been adequate Council inspections at the Saleyards when the Safetzone report for November 2016 states there is, “no Occupational Health and Safety Management system in place”.

Can Council please also post the reports of the OH & S inspections referred to by Vicki Shelton on the Saleyards website?

William Tieppo responded there is a lot of history and reports about the state of the facility and we are moving towards addressing these concerns in terms of finding out costs to identify what to address in relation to OH & S concerns. We do have a full OH&S manual for the site in place.

Kathy Alexander added the Administrators have spent quite a lot of time at the Saleyards recently and I have to say I don't believe there has ever been any major investment in the Saleyards, but what we can't do is we can't go back 50 years and indeed some of the farmers thought it wasn't too bad. Lots of small jobs have been completed by our staff to meet OH & S requirements.

The Saleyards hasn't been a major priority of the previous Councils and I take your point and see everyone is a bit resentful of the site, however we need to be sure that risk management and effective OH and S standards and asset management going forward are in place. I understand it is frustrating. There have been times when staff has put recommendations to Council and they have not been accepted.

Peter Dowling asked if the Administrators were aware that the section of Maud Street between Moorabool Street and Gheringhap Street is about to undergo a full road reconstruction with works due to start this Thursday, 2 March and expected to take approximately nine weeks (weather permitting).

Council has advised residents by letter that all vehicles be placed out of the street as access will be restricted between 7am and 4pm.

As this affects 37 properties plus another five that are under construction.

Can Council issue all affected residents with vehicular access from Maud Street with a “Carte Blanche” resident permit which allows them to park in nearby and possibly not so nearby streets?

William Tieppo responded he would make contact with Mr Dowling in relation to his suggestion.

Judy Fyfe asked the following questions re the Saleyards in relation to the 24 January Council Meeting, and in particular about detailed financial reports:

- 1) When will the breakdown of the categories of the Income and Expenditure Table be available as discussed at a meeting with Council staff on 20 February?
- 2) Could the Saleyards Users Group please be provided with the budgets for the Saleyards operations for the last ten years and the current year?
- 3) Does the Council have any strategy in place to compensate/reimburse livestock producers or transport operators for extra cartage costs to Ballarat or Colac, since the Geelong yards closed in August 2016; this was mentioned last year?

Kathy Alexander responded that she would be happy to hear proposals of how Council could support people who were inconvenienced, and to be perfectly frank we have not received any feedback. We are still prepared to offer support and ask you and your colleagues to advise what those supports may be.

Peter Dorling added the Saleyards Advisory Committee will help deal with the issue.

Reiny Nieuwenhof addressed Council in relation to Amendment C341:

As President of the G & D VVAA and on behalf of our Association I wish to express our support for Amendment C341 – a Heritage Overlay for the area designated as the Vietnam Veterans Avenue of Honour.

Kathy Alexander thanked Mr Nieuwenhof for his comments.

Clive West asked what is the Budget or top figure allocated to “Our Future”?

Kathy Alexander responded the question be taken on notice. She added the report provided by the Commission of Inquiry required that the “Our Future” project be developed to gain a long term community vision for the municipality of Geelong.

Laurdina Gardner added she was confident the staff involved will deliver within the allocated budget.

PETITIONS

Ron Nelson presented a petition as a resident in close proximity to 4 North Valley Road, Highton, objecting to Application 51/2017 (City of Greater Geelong), and requests the Administrators call this matter before Council so that objectors and concerned residents can make their feeling known to the Administrators and can be voted on accordingly.

1. AMENDMENT C341 – VIETNAM VETERANS AVENUE OF HONOUR AND MEMORIAL AND OSBORNE PARK GATES – CONSIDERATION OF PANEL REPORT AND ADOPTION

Source: Planning & Development – Strategic Implementation
Act/General Manager: Tim Hellsten
Index Reference: Amendment C341

Purpose

To adopt Greater Geelong Planning Scheme Amendment C341.

Background

Amendment C341, as exhibited, proposes a Heritage Overlay over:

- the Vietnam Veterans Avenue of Honour in Melbourne Road, generally between Mackey and Swinburne Streets, North Geelong;
- the Vietnam Veterans Memorial near the intersection of Melbourne Road and Swinburne Street; and
- the Osborne Park gates in Osborne Park, adjacent to the Vietnam Veterans Memorial (the gates were referred to as the Osborne House gates in the exhibited Amendment; in accordance with the recommendations of the Panel Report, they are now referred to as the Osborne Park gates).

The Amendment was exhibited between 24 March and 26 April 2016. Seven submissions were received, including one objection. A Panel Hearing was held on 31 October 2016. The Panel Report was received on 2 December 2016.

Key Issues

- Issues raised by the objecting submission included the age and delineation of the Avenue of Honour, the impact the Heritage Overlay on potential redevelopment of 265-285 Melbourne Road, and potential impact on other properties.
- Three submissions questioned the relationship between the Avenue of Honour and Memorial and the Osborne Park gates. Two of these suggested a separate Heritage Overlay for the gates. Council officers support this change.
- The Panel concluded that the Amendment is well founded and strategically justified; that the Avenue of Honour and Memorial Park are of historical and social significance; and that any impact on future development plans of abutting properties is not a reason to reject the Heritage Overlay.
- The Panel recommended the Amendment be adopted subject to changes proposed by Council, including a separate Heritage Overlay for the Osborne Park gates and minor adjustment to the Overlay boundary around the Memorial. The Panel also recommended the gates be referred to as the “Osborne Park” gates rather than “Osborne House” gates, and that reference be made to cast iron construction of the gates.
- The Panel’s recommendations are supported.
- The form of the Amendment to be adopted, and revised separate heritage citations for the Avenue and Memorial and the gates, to be referenced in Clause 22.09 of the Greater Geelong Planning Scheme, are in the Appendices to the Attachment.

P Dorling moved, L Gardner seconded -

That Council:

- 1) adopts Amendment C341 in the form outlined in Appendix 3 of this report;**
- 2) submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Attachment 1

Discussion

Exhibition and Submissions

The location of the exhibited Heritage Overlay is shown at Appendix 1. The exhibited Heritage Overlay is shown at Appendix 2.

Seven submissions were received on the Amendment: one objected, three expressed support, two provided comment and a submission from VicRoads providing conditional support was subsequently withdrawn.

The objecting submission, lodged on behalf of the owner of 265-285 Melbourne Road, objected for the following reasons:

- the Heritage Overlay could adversely impact potential development of 265-285 Melbourne Road by restricting site access opportunities to/from Melbourne Road and impacting on built form and interface responses to the Avenue of Honour;
- the Avenue of Honour is not old enough to warrant a Heritage Overlay;
- the Heritage Overlay boundary is arbitrary and illogical, particularly given the presence of Ironbarks along Melbourne Road both inside and outside the proposed Heritage Overlay; and
- the Heritage Overlay could impede development proposals which would offer the opportunity to upgrade the Avenue of Honour and may impact on development of other sites and buildings in the wider vicinity of Mackey Street.

The objecting and two other submissions questioned the association between the Avenue of Honour and Memorial and the Osborne Park gates; submissions from the National Trust of Australia (Victoria) and the Osborne Park Association suggested separating the gates on the Schedule to the Heritage Overlay.

On 5 September 2016, Council resolved under delegated authority to refer submissions to a Panel. In that report, Council supported a separate Heritage Overlay for the Osborne Park gates.

Panel Hearing and Panel Report

At the Panel Hearing, Council officers expressed support for the Amendment, subject to the following changes:

- a separate Heritage Overlay for the Osborne Park gates;
- marginally expanding the Heritage Overlay in the vicinity of the Memorial to encompass recent (May 2016) inclusions in the Memorial Park;
- updating the number of trees in the Avenue of Honour on the Schedule to the Heritage Overlay to reflect recent replacement plantings for removed over time due to death or poor health; and
- including revised heritage citation sheets for the Avenue of Honour and Memorial and the Osborne Park gates in the References in Clause 22.09 (Cultural Heritage) of the Planning Scheme.

Revised separate heritage citations for the Avenue of Honour and Memorial and the Osborne Park gates were prepared and submitted to the Panel at the Hearing.

The Panel Report concluded:

- The Amendment is supported by State and Local Planning Policy and is consistent with relevant Ministerial Directions and Practice Notes. It is well founded and strategically justified.
- The Vietnam Veterans Avenue of Honour and Memorial Park is of historical and social significance.
- Impacts on future development plans of abutting properties is not a reason to reject the Heritage Overlay.
- The mapping, heritage citation and Schedule changes proposed by Council, including a separate Heritage Overlay for the Osborne Park gates, are supported.
- The gates should be referred to in the Schedule to the Heritage Overlay and the revised heritage citation as the “Osborne Park gates” rather than the “Osborne House gates”.
- The Schedule to the Heritage Overlay should refer to “cast iron” rather than “wrought iron”.

Officer response:

The Panel’s conclusions and recommendations are supported. The Amendment should be adopted, subject to the changes recommended by the Panel, with one minor qualification, as follows.

With respect to the construction materials of the gates, further evidence has come to light that the gates incorporate both cast and wrought iron. This has been discussed with the National Trust of Australia (Victoria), Geelong branch representative who raised the issue at the Panel Hearing, and they support referring to both cast and wrought iron on the Schedule to the Heritage Overlay.

Appendix 3 sets out the recommended form of the Amendment to be adopted. These Amendment documents incorporate the changes recommended by the Panel, except for referring to both cast and wrought iron as outlined above. The documents include changes to the exhibited Heritage Overlay boundary, changes to the Schedule to the Heritage Overlay and a change to Clause 22.09 (Cultural Heritage) of the Scheme.

Revised heritage citations for the Vietnam Veterans Avenue of Honour and Memorial and for the Osborne Park gates are at Appendix 4 and Appendix 5 respectively.

Financial Implications

It is not anticipated that the Amendment will result in any financial implications for 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. Immediately surrounding landowners and occupiers, government and service authorities and the North Geelong Cricket Club and North Geelong Football Club were notified and invited to comment.

A meeting was held on 31 May 2016 between the objector, the City and the Vietnam Veterans to discuss issues raised in the objecting submission. The objection was not withdrawn.

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

Policy/Legal/Statutory Implications

The Amendment is consistent with the State Planning Policy Framework at Clause 15.03-1 (Heritage conservation) of the Greater Geelong Planning Scheme. The Amendment is consistent with the Local Planning Policy Framework at Clause 21.06-5 (Heritage and identity) and Clause 22.09 (Cultural Heritage) of the Scheme.

Alignment to City Plan

The Amendment is consistent with the strategic direction of Community Wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

No Council Officers have any direct or indirect interest, 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.

Environmental Implications

The proposed Heritage Overlay provides stronger protection for the trees within the Avenue of Honour.

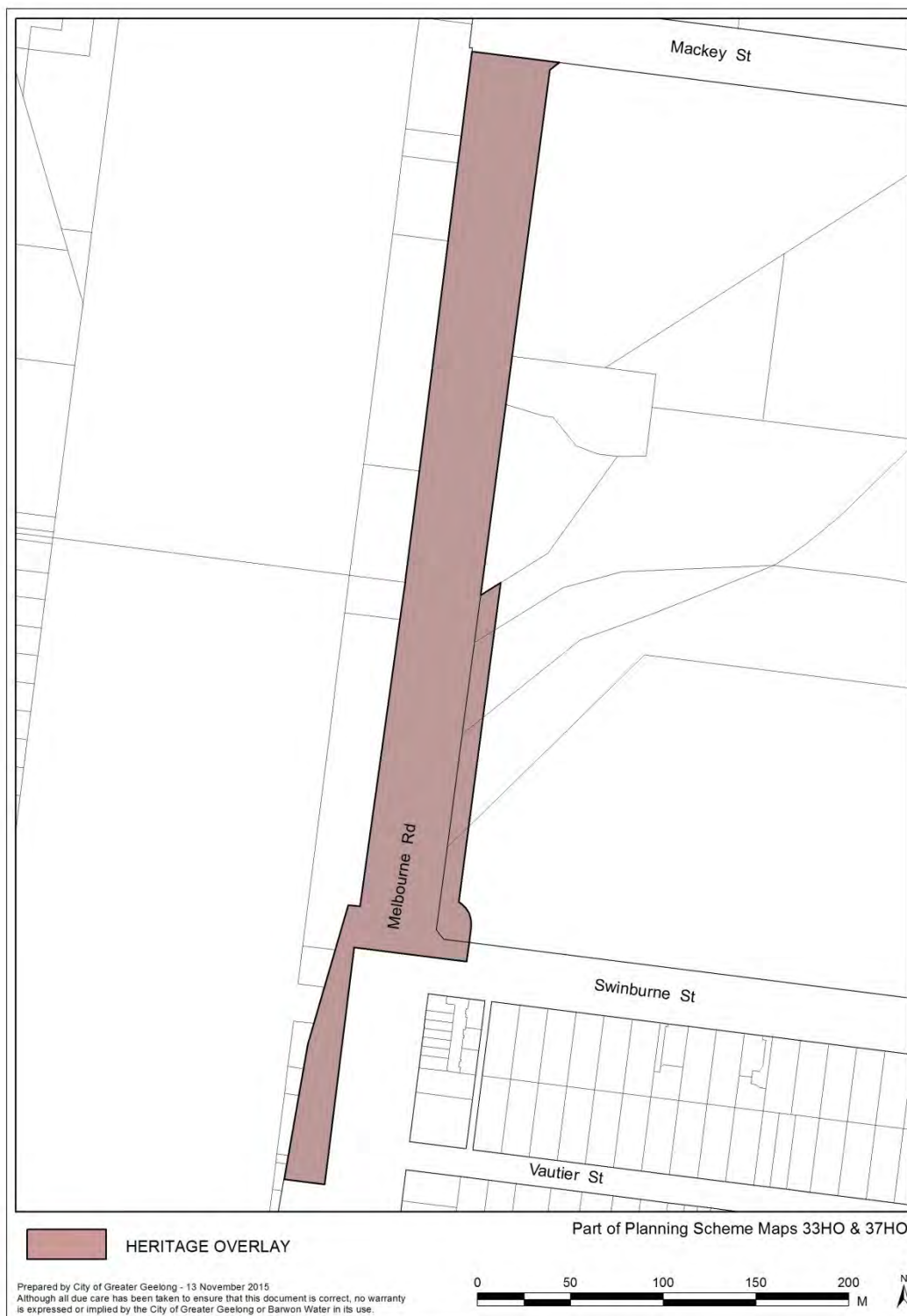
Appendix 1

Location Plan – Proposed Heritage Overlay, Vietnam Veterans Avenue of Honour and Memorial and Osborne Park Gates



Appendix 2

Exhibited Heritage Overlay Map



Appendix 3

Amendment C341 to be adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C341

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 1 attached map sheet.

Overlay Maps

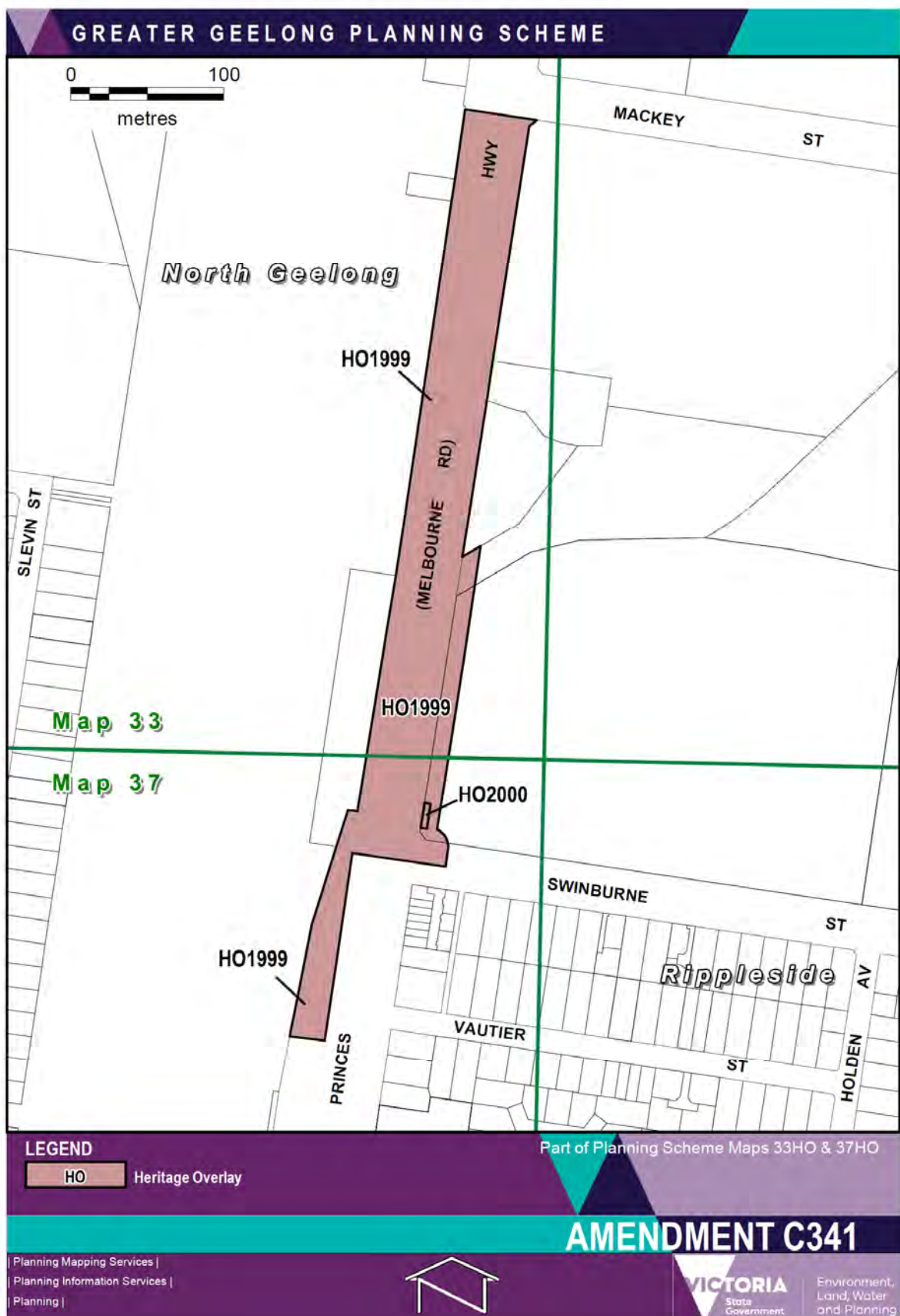
1. Amend Planning Scheme Map Nos. 33ho and 37ho in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C341".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 22.09 with a new Clause 22.09 in the form of the attached document.
3. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document



GREATER GEELONG PLANNING SCHEME

22.09 CULTURAL HERITAGE

20/08/2015

C274

Proposed C341

This policy applies to all properties affected by a Heritage Overlay.

This policy includes an overall Heritage Policy and 50 individual local planning policies that apply to particular heritage areas within the municipality.

Policy Basis

The Municipal Strategic Statement identifies the need for a local policy to ensure the cultural heritage attributes and assets of the City of Greater Geelong are recognised and preserved.

The City of Greater Geelong's heritage, comprising individual buildings, precincts, structures, monuments, significant gardens and trees, natural environments and aboriginal sites, is a significant part of the City's attraction as a place in which to live, visit, do business and invest. It is through this heritage diversity that the City's community expresses its rich culture. The cultural heritage of the region brings economic and cultural benefits and improves the community's quality of life. The diversity of heritage places allows for interpretation of the region's development and the tastes and lifestyles from the past. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

The largest concentration of these heritage assets is found in the inner area of Geelong and broadly defines the character of the inner City area. Beyond, there are significant concentrations of heritage places, namely within the suburban areas of Belmont, Hamlyn Heights and North Geelong together with concentrations in the rural/coastal townships of Lara, Barwon Heads, Drysdale and Fyansford. These have largely shaped the character of the City of Greater Geelong as it is known today.

The identification, assessment and protection of heritage places has occurred over a number of years as part of an on-going heritage study process. Recognition and protection of heritage places is seen as a crucial component of planning in the City of Greater Geelong. The development of good conservation practices will ensure the retention and viable re-use of the City's significant and contributory heritage places.

Objectives

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Policy

Exercising discretion

Where a permit is required for demolition, it is policy to:

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- Require an application for demolition to be supported with documentation which demonstrates:
 - That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.
 - That the demolition involves the removal of later inappropriate modifications.
 - That the cultural heritage significance of the place will be enhanced.
 - That significant fabric removed will be re-instated when circumstances permit.
- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved and a bona-fide contract for the new work has been confirmed.

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

- Require that all buildings and works should be in accordance with the City of Greater Geelong Heritage and Design Guidelines, 1997.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.
- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.
- Encourage all new and replacement street furniture to be established in accordance with the City of Greater Geelong Urban Furniture Manual.
- Support the retention and maintenance of existing bluestone kerb and channel within the Heritage Areas (except in the Rocky Point, Girton Crescent, The Dell, Drydale and McLeods Waterholes Heritage Areas). Where this is not possible, Council will support the following:
 - Where a street is predominantly bluestone (70%), re-instatement of original street detailing should occur.
 - Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street.
 - Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.
 - In laneways with bluestone detail, the bluestone detail should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
 - Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.
- Require an application to subdivide land to provide documentation which demonstrates:
 - That the pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
 - How the subdivision will enhance/conservate the significance of the surrounding heritage buildings and/or precinct.

GREATER GEELONG PLANNING SCHEME

- That the effects of the subdivision on the cultural heritage significance of the place are minimised.

References

Geelong Region Historic Buildings and Objects Study Volumes 1-3, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).

Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).

City of Greater Geelong Heritage and Design Guidelines, (1997).

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988).

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

Belmont Heritage Report: Individual Citations, Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).

Geelong Sale Yards Conservation Management Plan, prepared by Dr David Rowe and Wendy Jacobs (September 2007).

Newtown Heritage Study, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).

Ashby Heritage Review, Stage 2, 2009, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.

Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant (August 2013)

[Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong \(December 2016\)](#)

GREATER GEELONG PLANNING SCHEME

Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates,
City of Greater Geelong (December 2016)

20/08/2015
C234
Proposed C341

SCHEDULE TO THE HERITAGE OVERLAY

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?
HO104	Aberdeen Street Baptist Manse 1 Aberdeen Street, Newtown	Yes	Yes	No	No	No	Yes		No
HO105	Aberdeen Street Baptist Church (former) 3 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H426	Yes		No
HO103	Aberdeen Street Baptist Church (present) 7 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H427	Yes		No
HO1206	"Rosnashane", Reception Centre 11 Aberdeen Street, Newtown	Yes	No	No	No	No	No		No
HO600	Office 14 Aberdeen Street, Geelong West	No	No	No	No	No	No		No
HO601	Office 16 Aberdeen Street, Geelong West	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

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?
HO1534	"North Geelong Primary School" (former) 209-211 Melbourne Road, North Geelong	Yes	No	No	Yes- outbuilding	No	Yes		No
HO1999	Vietnam Veterans Avenue of Honour and Memorial Melbourne Road, Osborne Park and 241 Melbourne Road, North Geelong	Yes	No	Yes – avenue of 146 <i>Eucalyptus sideroxylon</i> (Ironbark trees) both sides of Melbourne Road	No	No	No		No
HO2000	Osborne Park gates Osborne Park, Melbourne Road, North Geelong	Yes – Osborne Park bluestone pillars and cast/wrought iron gates	No	No	Yes – bluestone pillars and cast/wrought iron gates	No	No		No
HO1722	Pilkington Australia Factory and No 1 Furnace 265-307 Melbourne Road, North Geelong	Yes	Yes- No 1 Furnace & stairwell and stairs fronting Melbourne Road	No	No	No	Yes		No
HO1717	Ford Motor Company Complex 365-455 Melbourne Road, Norlane	-	-	-	-	Yes Ref.No.H2305	Yes		No

Appendix 4 Revised Heritage Citation – Vietnam Veterans Avenue of Honour and Memorial

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)

Historic Themes:

Theme 8.5: Commemoration

Condition: Very Good/Excellent

Integrity: High

Photograph Date: December 2015 and August 2016



August 2016

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**

Recommended for inclusion in the Victorian Heritage Inventory: **No**

Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes (War Memorial and roll of honour/poppy holder)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes – the Avenue of 146 <i>Eucalyptus sideroxylon</i> (Ironbark trees)
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

Other Recommendations

STATEMENT OF SIGNIFICANCE:

What is Significant?

The Vietnam Veteran's War Memorial located at 241 Melbourne Road and 1-41 Swinburne Street, North Geelong (north-east corner of Swinburne Street and Melbourne Road), has significance as the only memorial constructed in the City of Greater Geelong initially to commemorate the local soldiers who served, fought and died in the Vietnam War 1962-1975. The Avenue is one of three known roadside Vietnam Veteran's Avenues of Honour in Victoria. The memorial was unveiled on 1st October 1995 by the Hon Con Scaccia then Federal Minister for Veteran's Affairs and Cr Gerry Smith,

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

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then Mayor of the City of Greater Geelong, three years after the opening of the National Vietnam Veteran's memorial in 1992.

The Vietnam Veteran's Avenue of Honour was initially planted in 1995 to commemorate those who served and died in the Vietnam War 1962-1975. The original tree planting of 70 London Plane trees was carried out on the east side of the Melbourne Road. They were replaced in 1999/2000 as part of a redesign, with the new Avenue spanning both sides of the Melbourne Road generally between Swinburne Street and Mackay Street, North Geelong. Today the Avenue of Honour comprises 146 *Eucalyptus sideroxylon* (Ironbark) trees.

The planting also forms part of the broader Geelong Boulevard project that had commenced in 1991 and initiated by the former Shire of Corio and Geelong Regional Commission to address the landscape treatments of the various entrances to Geelong with the aim of beautifying and improving the aesthetic appearance of these entrances. The extent of the area to have designs produced was from Mercer Street to Hovell's Creek. The Avenue of Honour forms part of the broader streetscape beautification works known as the Geelong Boulevard project. The designs were produced by Mexted Rimmer Associates.

On the western side of Melbourne Road a section of the PTC railway reservation was transferred to VicRoads in the mid 1990's for landscaping purposes.

How is it significant?

The Vietnam Veteran's Memorial Park that includes the war memorial, memorial walkway, roll of honour, poppy holder and the Avenue of Honour are historically, socially significant at a LOCAL level.

The Vietnam Veteran's War Memorial is aesthetically significant at a LOCAL level.

Why is it significant?

The Vietnam Veterans' Memorial Park that includes the War Memorial, memorial walkway roll of honour, poppy holder and Avenue of Honour, at 241 Melbourne Road and 1-41 Swinburne Street, North Geelong, have **historical significance** for their associations with the locals who fought and died in the Vietnam War 1962-75 (Criteria A & H). Although not erected and initially planted until 20 years after the end of the war in 1995, the completed memorial was the culmination of a joint effort between the Geelong and District Vietnam Veteran's Association and the City of Greater Geelong in formally recognising the sacrifices made by local Vietnam veterans. The initial avenue of London Plane trees was replanted in 1999 with 135 *Eucalyptus sideroxylon* (ironbark trees). The historic significance is embodied in the extent and form of the Avenue of Honour, roll of honour and the war memorial. The Avenue of Honour is also a rare example in its associations with the Vietnam War, being one of only three Avenues in Victoria that commemorates those who served in the Vietnam War.

The Vietnam Veteran's Memorial Park that includes the War Memorial, memorial walkway and roll of honour is **aesthetically significant** as a visual and commemorative landmark beside the major road entry into the City of Geelong (Criterion D), as defined by the late 20th c. brick and black granite design.

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

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The Vietnam Veteran's Memorial Park that includes the War Memorial, memorial walkway, roll of honour and the Avenue of Honour, at 241 Melbourne Road and 1-41 Swinburne Street, North Geelong, are **socially significant** as a highly important markers that commemorate the contribution made by local men and women in the Vietnam War 1962-1975 (Criterion G). Although the original trees have been replaced with the existing trees the extent and layout of the Avenue is recognised and valued by the Vietnam Veterans' Association as a tangible commemoration of those locals and fought and died in the Vietnam War.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the iron bark trees located within the Avenue of Honour on both the east and west side of Melbourne Road generally between Mackay Street and Swinburne Streets, North Geelong and to the granite war memorial, Memorial Park memorial walkway, roll of Honour Panel, two timber seats, three flag poles and the paved forecourt surrounding the memorial at the north east corner of Swinburne Street and Melbourne Road, North Geelong. The extent of the heritage overlay, to reflect the extent of the Avenue of Honour, has developed in consultation with the Vietnam Veterans' Association of Australia Inc, Geelong and District Sub-Branch.

The proposed heritage overlay (Figure 1) is shown as follows:

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)

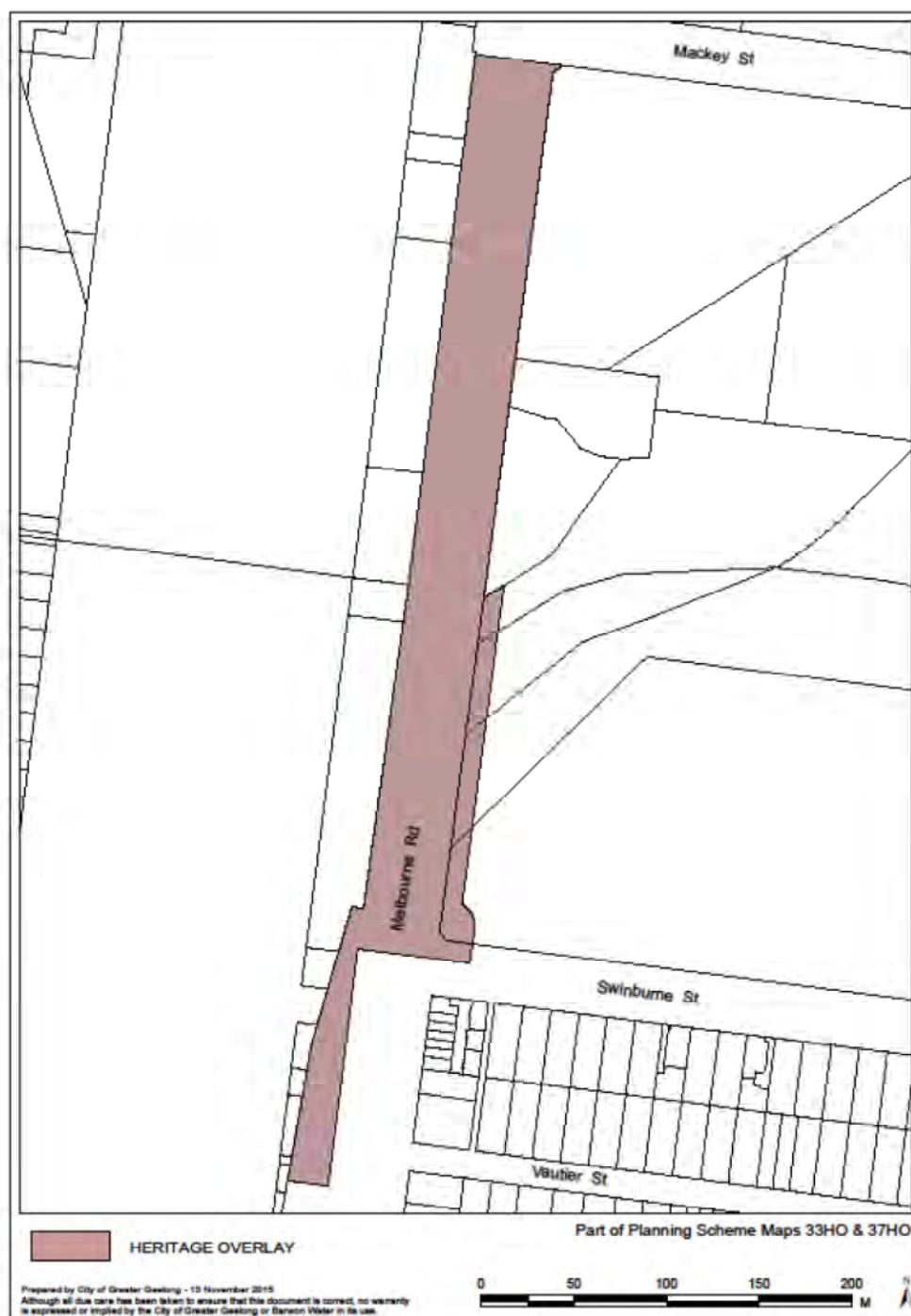


Figure 1: Source of base Map, City of Greater Geelong 2015

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)

DESCRIPTION:

The Vietnam War Memorial consists of a brick and granite structure, Memorial Park memorial walkway and roll of Honour Panel at one end of the Avenue of Honour. The structure is a freestanding memorial is located in Osborne Park near the north-east corner of Swinburne Street and Melbourne Road. It consists of a rectangular unpainted brick planter box about 600mm high, with a rectangular wall projecting vertically from the centre of it. The wall is also constructed of bricks but clad on both of the large flat sides in black polished granite. The word VIETNAM is in very large print while the words 'TOGETHER THEN TOGETHER AGAIN' is considerably smaller but both are in a contrasting colour to the black background. Below these words are two plaques which are a similar tone to the background and therefore difficult to see until one is close to them¹. A paved walkway comprising exposed granite and sponsor donors on the outer edge that identifies this area as a sacred place for Vietnam Veterans and the roll of Honour Panel with the words Australian Vietnam Forces on one side and the names of all service men and women that made the supreme sacrifice in Vietnam for their Country and this Community on the other side².

The Avenue of Honour comprises 146 *Eucalyptus sideroxylon* (ironbark trees) which extend northwards, along both sides of Melbourne road generally between Swinburne Street and Mackay Street, North Geelong (a double and single row of trees on the eastern side of Melbourne Road and a double row of trees on the western side). A 3500mm wide concrete footpath dissects the double row of trees on the west side.

A tree planting plan prepared by the City of Greater Geelong that includes the extent of planting from 1999/2000 to 2016 (marked RED), is shown in Figure 3.

These trees are maintained by the City of Greater Geelong.

Two seats and three flag poles stand at the eastern end of the memorial.

¹ Greater Geelong Outer Areas Heritage 2000 prepared by Authentic Heritage Services P/L for the City of Greater Geelong

² Geelong & District Vietnam Veterans Association Inc Official Opening & Blessing of the Vietnam Veterans Memorial Park 27 May 2016

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

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ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

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Figure 2. aerial map of Melbourne Road between Mackay Street and Swinburne Street, supplied by the City of Greater Geelong

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

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Figure 3. aerial map of tree planting within the extent of the Heritage Overlay supplied by the City of Greater Geelong, dated 12 December 2016.

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)



Photo 1: Vietnam Veterans memorial in Osborne Park, North Geelong Dec 2015



Photo 2: inscription on memorial Vietnam Veterans memorial in Osborne Park, North Geelong Dec 2015

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

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Photo 3: Avenue of Honour, looking north along Melbourne Road, North Geelong Dec 2015



Photo 4: roll of honour panel
looking north/west in Osborne Park,
Aug 2016

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)



Photo 5: roll of honour panel and poppy holder,
looking south,
Aug 2016



Photo 6: memorial wall, roll of honour panel,
Osborne Park, North Geelong
Aug 2016

City of Greater Geelong

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Photo 7:, memorial walkway and seating
looking north west in Osborne Park
Aug 2016

HISTORY:

Broad History of Vietnam War

The Vietnam War was the longest twentieth century conflict in which Australians participated ; it involved some 60,000 personnel and grew from a limited initial commitment of 30 military advisers in 1962 to include a battalion in 1965 and finally, in 1966, a task force. Each of the three services was involved, but the dominant role was played by the Army. After the cessation of combat operations in 1972, a limited number of Australian personnel remained in Vietnam, and elements of the RAAF returned in 1975, carrying out evacuations and assisting refugees almost until the moment of South Vietnam's surrender.

In the early years Australia's participation in the war was not widely opposed. But as the commitment grew, as conscripts began to make up a large percentage of those being deployed and killed, and as the public increasingly came to believe that the war was being lost, opposition grew until, in the early 1970s, more than 200,000 people marched in the streets of Australia's major cities in protest.

By this time the United States Government had embarked on a policy of 'Vietnamisation' - withdrawing its own troops from the country while passing responsibility for the prosecution and conduct of the war to South Vietnamese forces. Australia too was winding down its commitment and the last combat troops came home in March 1972. The RAAF, however, sent personnel back to Vietnam in 1975 to assist in evacuations and humanitarian work during the war's final days. Involvement in the war cost more than 500 Australian servicemen their lives, while some 3,000 were

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wounded, otherwise injured or were victims of illness. For Australia the Vietnam War was the cause of the greatest social and political dissent since the conscription referenda of the First World War³.

History of the Vietnam Veterans' Memorial and Avenue of Honour

The first spark for a Geelong and District Vietnam Veteran's Memorial and Avenue of Honour was ignited following the opening of the Vietnam Veteran's Memorial in Canberra on 1 October 1992. Shortly after the national event, discussion took place with the City of Greater Geelong who agreed to the installation of the Avenue of Honour adjacent to Pilkington's (glass factory) and Osborne Park. Council initially supplied and planted Plane trees for the Avenue of Honour.

The Geelong and District Vietnam Veterans' Association (G.D.V.V.A) approached the Council in 1994 requesting it City consider the possibility of developing a Vietnam Veterans Avenue of Honour on a major arterial road within the region in conjunction with G.D.V.V.A 20th Anniversary to be held in October 1995. Subsequently the City suggested the Avenue be located on the Princes Highway between Mackay and Swinburne Streets as part of the Boulevard Project. The planting of an initial 70 London Plane trees was carried out by JobSkills staff in September prior to the official opening of the Avenue by the Minister of Veterans Affairs Hon. Con Sciacca and Cr Gerry Smith, Mayor⁴.

At the same time discussion took place with the Council to erect a historic marker to signify the Avenue of Honour at the entrance to Osborne Park. With the generosity of many in the Geelong community the engraved granite face was installed on the northern wall, along with two commemorative plaques.

The official opening of the memorial and Avenue of Honour by Hon Con Scaccia then Minister for Veteran's Affairs and Cr Gerry Smith, then Mayor of the City of Greater Geelong. this took place on 1 October 1995 to coincide with the anniversary of the opening of the National Vietnam veteran's memorial in 1992. The memorials recognised the service and sacrifice of many hundreds of servicemen and women from Greater Geelong and the surrounding region who served in the Vietnam War.

Twelve of these trees were later removed in 1997 as a result of the summer drought and soil condition⁵.

In 1999 Council began work on the Melbourne end of streetscape beautification of the Melbourne Road, known as, the Boulevard project. In July of that year, agreement was reached on a proposed re-design of the Avenue of Honour and it was also agreed that the Boulevard project was in a position to fund the installation of the Black African Granite to the south face and the sides of the memorial. Some of the funding was received from the "Their Service-Our Heritage" project.

³ <http://vietnam-war.commemoration.gov.au/vietnam-war/index.php>

⁴ Report to Council City of Greater Geelong 19 Dec 1995 Item No 2 page 7 titled "Geelong Boulevard Project Princes Highway North Landscape Designs"

⁵ Geelong Advertiser 4th July 1997 page 2

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Following consultation with the Geelong and Districts Vietnam Veterans Association of Australia in August 1999 and with their agreement the Plane Trees were removed in 1999/2000 to compliment the trees within the Boulevard project ⁶.

On 7 March 2000 a formal ceremony took place where the VVAA President Peter Sullivan and then Mayor Cr Ken Jarvis planted a tree to commemorate the beginning of the new Avenue of Honour.

On 27 May 2016 the Official Opening & Blessing of the Vietnam Veterans memorial walkway and roll of honour panel was held. The official blessing was made by Fr. Kevin Dillon AM and cutting of the walkway ribbon by the Hon. John Eren MP and Ms. Sarah Henderson MP Member for Corangamite. Geelong Branch President, Rieny Nieuwenhof officially welcomed all attendees and the concluding remarks were made by Vice President, Ken Baker.

A 3500mm wide concrete footpath that dissects the double row of trees on the west side was constructed in May 2016 in consultation with the Vietnam Veteran's Geelong Branch and Bike safe.

A tree plan dated 12 December 2016, showing the location of all 146 has been prepared by the City of Greater Geelong and is shown in Figure 3.⁷

COMPARATIVE ANALYSIS

Other Vietnam War-Related Avenue of Honour and Memorial in the State

The Vietnam Veteran's Avenue of Honour in North Geelong is one of three known Avenues of Honour associated with the Vietnam War in the State of Victoria.

In regards to the other Avenue of Honour associated with the Vietnam War, a Vietnam Memorial Avenue of trees is located at Murray Valley, east of Wodonga, (off) Murray River Highway, Bandiana Army Base. The third is located in Tongala, Henderson Road and Mangan Street, this is a Armoured Corps Avenue of Honour (2004) comprising red ironbark (*Eucalyptus tricarpa*) that commemorates the Royal Australian Armoured Corps who died in Vietnam War⁸.

Overall, the war memorial and Avenue of Honour at North Geelong is the only memorial constructed in the City of Greater Geelong to commemorate the local soldiers who fought and died in the Vietnam War.

Bibliography

- 1) Report Prepared by Tree Management Unit City of Greater Geelong Oct 2015 titled "Vietnam Veterans Avenue of Honour Tree Report". Includes tree plan dated 12 December 2016.
- 2) Greater Geelong Outer Areas Heritage 2000 prepared by Authentic Heritage Services P/L for the City of Greater Geelong

⁶ letter from Geelong and Districts Vietnam Veterans Association of Australia August 1999.

⁷ tree plan of all 146 trees including their location dated 12 December 2016, prepared by City of Greater Geelong

⁸ Vietnam Veterans memorial Avenue of Honour prepared by Dr Iain Stuart, heritage chat 26 March 2015.

City of Greater Geelong

PLACE NAME: Vietnam Veterans Memorial and Avenue of Honour

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: October 2015 reviewed August 2016 (reviewed Dec 2016 Am C341 panel hearing)

3) Order of Service Official opening and blessing of the Vietnam Veteran's Memorial Park memorial walkway and roll of Honour Panel located at the corner of Swinburne Street and Melbourne Road, North Geelong held on 27 May 2016

5) Report to Council City of Greater Geelong 19 Dec 1995 Item No 2 page 7 titled "Geelong Boulevard Project Princes Highway North Landscape Designs

6) <http://vietnam-war.commemoration.gov.au/vietnam-war/index.php>

7) Geelong Advertiser 4th July 1997 page 2

8) heritage chat - Vietnam Veterans memorial Avenue of Honour prepared by Dr Iain Stuart, posted 26 March 2015.

9) Garden History Society - Avenue of Honour/Memorial Avenues list June 2016

Appendix 5

Revised Heritage Citation – Osborne Park gates

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

Historic Themes:

Theme 7.5: Protecting Victoria's heritage

Condition: Good

Integrity: High

Photograph Date: August 2016/December 2015



Rear view of Osborne Park gates, North Geelong
August 2016

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **Yes**
Recommended for inclusion in the Victorian Heritage Inventory: **Yes**
Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – Osborne Park bluestone pillars and cast/wrought iron gates
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes - Bluestone pillar and cast/wrought iron gates that forms part of and are historically connected with Osborne House
Prohibited Uses May be Permitted?	No
Incorporated Document	No

Other Recommendations

Nil

STATEMENT OF SIGNIFICANCE:

What is Significant?

The bluestone pillar and cast/wrought iron gates is located at 241 Melbourne Road and 1-41 Swinburne Street, North Geelong (located near the north-east corner of Swinburne Street and Melbourne Road).

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

It has not been established whether the gateposts were built by Robert Muirhead a pastoralist, then the owner of Osborne House in 1857/58 or whether they were added during the 1890s, the gates are predominantly intact even though it has been relocated slightly from its original position.

The gates has significance as the (Melbourne Road) gates were originally connected with Osborne House located at 51 Swinburne Street, North Geelong fronting Corio Bay.

How is it significant?

The Osborne Park gates are aesthetically and historically significant at a **LOCAL** level.

Why is it significant?

The Osborne Park gates are **historically** significant as an early and significant entrance to Osborne House. As part of a scheme to widen the Melbourne Road, the bluestone gates to Osborne House were relocated approximately 33ft (10 metres) north-east from their original position by the Corio Shire Council in 1928-29 and the driveway angled at the western end to access the offset entry gates. The gates stand at a short distance north of the Vietnam memorial on the frontage to Melbourne Road. It has not been established whether the gateposts were built by the Muirheads, or whether they were added during the 1890s, when the Osborne House estate reached its largest extent under the ownership of Philip Russell. However, the design and construction indicates that they were built in the 19th century¹.

The Osborne Park gates are **aesthetically** significant as they comprise six massive square pillars constructed of large rusticated bluestone blocks. The central pillars stand at 2.5 metres height and the side pillars at 2.3 metres with a pair of cast/wrought iron gates, with some cast iron details, in the centrally located carriageway entrance. Two pedestrian gates flank the carriage gates on either side. These in turn are flanked by a curving wall surmounted by wrought iron picket spear-capped balustrade to the end pillars.

The gate fronts directly onto Melbourne Road and are located approx 20 metres north from Swinburne Street. The gate is presently non-functional.

Heritage Overlay Map

The heritage overlay includes the Osborne Park gates fronting Melbourne Road that comprises bluestone blocks and cast/wrought iron gates.

The proposed heritage overlay is shown as follows:

Figure 1: Source of base Map, City of Greater Geelong 2016

¹ Osborne House and Stables North Geelong, Victoria Conservation Management Plan prepared by Lovell Chen for the City of Greater Geelong, September 2009.

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

DESCRIPTION:

The gates form part of the original entrance to Osborne House c1858 from Melbourne Road, located some 370 metres west from the Osborne House complex.

The two plaques which were fixed either side of the gates and inscribed with *Osborne* and *Park* respectively are both missing.

The gates are maintained by the City of Greater Geelong.

The Melbourne Road frontage to the gates is planted with *Lomandra longifolia*.

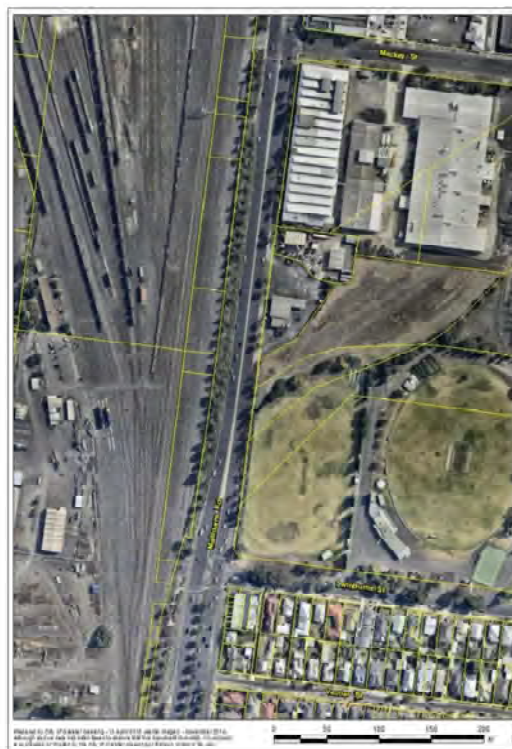


Figure 2. aerial map of Melbourne Road between Mackay Street and Swinburne Street, supplied by the City of Greater Geelong

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)



Photo 1: Osborne Park gates viewed from Melbourne Road, North Geelong, August 2016



Photo 2: rear view looking west of the Osborne Park gates, North Geelong, August 2016



Photo 3: view looking south/west, Osborne Park gates, August 2016

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)



Photo 4: Osborne Park gates looking south from Melbourne Road, August 2016

HISTORY - OSBORNE PARK GATES

The bluestone and cast/wrought iron gates are located adjacent to the Geelong and District Vietnam Veteran's Memorial (comprising memorial wall and commemorative pathway) and the tree lined Avenue of Honour comprising approx 146 ironbark trees.

Osborne House a two-storey mansion was built in basalt stone for pastoralist Robert Muirhead in 1857-58. Muirhead also constructed the brick stables and coach house complex to the north of the main house, which encloses a central courtyard².

It has not been established whether the gateposts were built by the Muirheads, or whether they were added during the 1890s, when the Osborne House estate reached its largest extent under the ownership of Philip Russell³. The design and construction suggests they were built in the 19th century.

The long straight asphalted footpath follows the general alignment of what is believed to be the original driveway from the bluestone gateposts at Melbourne Road to Osborne House. The early driveway was of gravel construction and for much of its length was tree lined.

² Lovell Chen Report page ix

³ Lovell Chen Report page 64

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

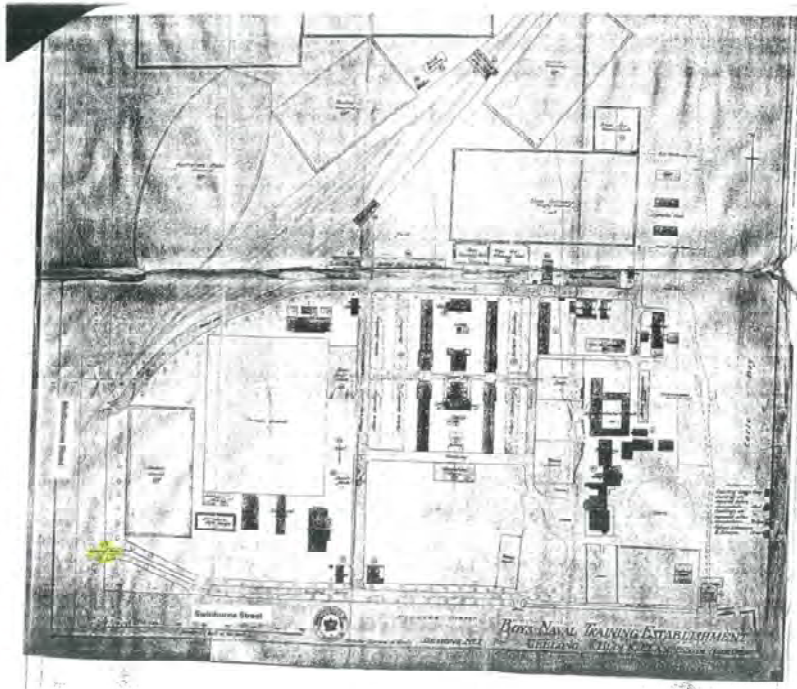


Figure 3. Commonwealth of Australia, Director General of Works, map Drawing No 1 date 1920's? showing the Osborne House entrance gates



Photo 5: Osborne Park bluestone and cast/wrought iron gates at Osborne Park, North Geelong Dec 2015

In 1928-29 as part of a scheme to widen the Melbourne Road, the bluestone gates to Osborne House were relocated approximately 33ft (10 metres) north-east from their original position by the Corio

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

Shire Council. While they are not in their original position on axis at the end of the former drive alignment, they remain close to this on the site of their 1927-1928 relocation.

OTHER GATE STRUCTURES IN THE CITY OF GREATER GEELONG

Other early gates that still form part of the original homestead include the bluestone block gate entrance at Kardinia International College (formerly Morongo) at Ballarat Road, Bell Post Hill. These bluestone gates were moved in 2004 by a short distance in a northerly direction as part of the scheme to widen Ballarat Road.



Photo 6: Morongo bluestone gates Midland Highway Bell Park Geelong Dec 2015

The decorative and elaborate designed wrought iron gates at Geelong Grammar – Corio were previously located at Lunan House, Lunan Avenue, Drumcondra. These gates now front onto Foreshore Road, Corio.



Photo 7: Lunan House wrought iron gates now located at Geelong Grammar Corio campus, Corio Dec 2015

Bibliography

- 1) Osborne House and Stables North Geelong, Victoria Conservation Management Plan prepared by Lovell Chen for the City of Greater Geelong, September 2009

City of Greater Geelong

PLACE NAME: Osborne Park - bluestone pillar and cast/wrought iron gates

Place No.

ADDRESS: 241 Melbourne Road and 1-41 Swinburne Street, North Geelong

Assessment Date: August 2016 (revised Panel hearing Am C341 December 2016)

2) Commonwealth of Australia, Director General of Works, map Drawing No 1 date 1920's?

2. KARREENGA ABORIGINAL ADVISORY COMMITTEE APPOINTMENTS AND ACTION PLAN UPDATE 2016

Source: Community Life – Community Development
General Manager: Linda Quinn
Index Reference: Subject: Australian Aboriginal and Indigenous Matters

Purpose

To adopt revised Terms of Reference for the Karreenga Aboriginal Advisory Committee, endorse Advisory Committee nominees and provide an update on Karreenga Aboriginal Action Plan implementation.

Background

Council adopted the Karreenga Aboriginal Action Plan 2014–2017 (Plan) on 27 May 2014. A key action of the plan was the setting up of an Aboriginal Advisory Committee. Terms of Reference were developed and provided to Council in a report 20 October 2015. The Terms of Reference have subsequently been revised based on consultation with Committee nominees.

The Annual Update of the Karreenga Aboriginal Action Plan provides key actions and achievements up to December 2016.

The City of Greater Geelong has committed to ensuring effective implementation of the Karreenga Aboriginal Action Plan through collaboration, communication and positive relationships.

Key Issues

- There was a delay between Council advertising for nominations to the Committee and this report. This was due to the dismissal of Council by the State Government and an internal review of Council Committees.
- Committee nominees have recommended establishment of two Committee positions for Aboriginal young people.
- Appointment of Aboriginal young people will be achieved through a separate recruitment process.
- One of the first tasks of the Aboriginal Advisory Committee will be to review the current Karreenga Action Plan and undertake the development of the new plan.
- Recruitment of an Aboriginal Liaison Officer is required to expedite the review and implementation of the new plan and support recruitment of Aboriginal traineeships and general Aboriginal employment.

P Dorling moved, L Gardner seconded -

That Council:

- 1) adopts the revised Terms of Reference (Attachment 2);**
- 2) appoints nominees to Karreenga Aboriginal Advisory Committee and recruit two Aboriginal young people to join the Committee;**
- 3) congratulates appointees to the Advisory Committee (Attachment 3);**
- 4) notes the annual update to December 2016 of the Karreenga Aboriginal Action Plan 2014–2017 (Attachment 4); and**
- 5) supports the recruitment of an Aboriginal Policy and Liaison Adviser.**

Carried.

Attachment 1

Discussion

Council adopted the Karreenga Aboriginal Action Plan 2014-2017 (the Plan) in May 2014. A further report detailing outcomes achieved during the first 12 months of the Plan implementation was tabled in May 2015.

A key action of the Plan is the establishment of the Karreenga Aboriginal Advisory Committee (Committee) which sits under Action 1, Cultural Recognition and Respect.

Discussions have been held with Aboriginal organisations, individuals and community groups to agree the composition of the Committee and to develop the revised Terms of Reference (see Attachment 2).

Council advertised for expressions of interest for membership of the Committee and received 10 nominations. The appointment of the Committee was delayed due to dismissal of Council by the State Government and an internal review of Council Committees.

Nominations for the Committee are noted in Attachment 3. The composition of the Committee is comprised of:

- (1 Councillor/Administrator) Chair
- (1 Officer) General Manager Community Life
- (1 member) Wathaurung Aboriginal Corporation (Wadawurrung) – CEO or delegate
- (1 member) Wathaurung Aboriginal Co-operative – CEO or delegate
- (2 members) Aboriginal residents of Greater Geelong (position filled through expression of interest or co-option)
- (1 member) non Aboriginal resident of Greater Geelong (position filled through expression of interest or co-option)
- (3 members) one (1) member per Geelong region organisation, of which two members (2) must be Aboriginal or Torres Strait Islander People.

Examples of organisations: Narana Creations, Deakin/Gordon TAFE, University Hospital Geelong (Barwon Health), Western Victoria Primary Health Network Ltd, Department of Education or other relevant State Government agency and the Geelong Football Club.

- (1 member) Representative from a non-Aboriginal community Group
- (2 members) Aboriginal Young Persons (positions filled through expression of interest or co-option)

Ex-officio members of the Committee are Manager Community Development or delegate and Community Development Officer (both ex-officio, non-voting).

A Co-Chair of the Advisory Committee will be elected from the Karreenga Aboriginal Action Plan Statement of Intent partners. This position will be rotated on an annual basis.

The term of appointment for membership / representation of the Karreenga Aboriginal Advisory Committee is a minimum of one year or until members no longer hold the position on which their membership is based.

Should a vacancy arise during the term of office, Council has the right to choose the new member.

An initial meeting of Committee nominees was held at Wathaurong Aboriginal Co-operative in December 2016. It was agreed to review the Terms of Reference for the Committee in respect to participation of Aboriginal people, governance and membership. The revised Terms of Reference include changes to the membership with two additional places for Aboriginal young people.

Committee members are committed to effective communication, consultation, information sharing and two-way feedback. Actions and deliberations of the Advisory Committee will be shared with their relevant organisations and identified priorities will be brought to the attention of the Advisory Committee, which will meet twice a year.

The 2016 annual update of the Plan is included in Attachment 4.

Financial Implications

Council has committed \$25,000 in the annual budget to support implementation of the Karreenga Aboriginal Action Plan 2014–2017.

Stakeholder Consultation and Communication

The Plan was developed with extensive community consultation and engagement. The Plan contains a 'Statement of Intent' for Council to continuously work with the local Aboriginal community, Wathaurong Aboriginal Corporation and Wathaurong Aboriginal Co-operative to achieve the objectives of the Plan. This Statement was signed by all parties.

The Committee is a key mechanism to ensure stakeholder engagement, consultation and communication.

An annual report on the achievements of the Plan is attached to this report and will be communicated to the community (Attachment 4).

Policy/Legal/Statutory Implications

The Aboriginal Heritage Act 2006 is the Victorian Government's legislation for protecting Aboriginal cultural heritage.

Council has an obligation to comply with the Act including consulting with Wathaurong Aboriginal Corporation as the Registered Aboriginal Party for the Geelong region on Aboriginal cultural heritage matters.

At the State Government level the objectives of Council under the Local Government Act 1989 are to improve the overall quality of life of people, including provisions with respect to equal employment opportunity.

The Plan is aligned in the local context to the Geelong Public Health and Wellbeing Plan 2013–2017.

A key goal of the Local Government Reform Agenda 2015 is to implement an Aboriginal Local Government Action Plan. The Plan demonstrates contemporary practice in engagement with the Aboriginal community and supports the State's reform agenda.

Alignment to City Plan

The Plan aligns with Council's City Plan 2013–2017 under Strategic Directions, Community Wellbeing. A key priority is: Lead by Advocating and Collaborating on Issues Important to the Greater Geelong Community.

Conflict of Interest

No conflict of interest is identified.

Risk Assessment

The Plan outlines shared directions and priorities for the future. Any future opportunities will be subject to Council reports following consideration and research of funding and partnership opportunities.

The Committee will operate under Terms of Reference in accordance with policy.

Environmental Implications

The City of Greater Geelong is required to ensure that all land use development complies with requirements of the Aboriginal Heritage Act 2006.

3. PROVISION OF PUBLIC IMMUNISATION SERVICES

Source: Community Life - Family Services
General Manager: Linda Quinn
Index Reference: Subject: Immunisation

Purpose

To seek Council approval for the appointment of a service provider for the provision of immunisation services for up to five years (three years plus one year plus one year).

Background

Under the provisions of the Victorian Public Health and Wellbeing Act 2008, Council is required to co-ordinate and provide immunisation services to children living or being educated within the municipality.

Key Issues

- An open tender process was undertaken with notification published in the Geelong Advertiser and Tenderlink on Saturday 30 July 2016. One tender submission was received from Barwon Health.
- The Contract term for the provision of these services is for a total of five years, consisting of a three year initial term with a further two additional one year options available at the discretion of Council.
- Barwon Health tendered an annual lump sum amount for the five year period of \$2,114,760.76 (excluding GST). Barwon Health also submitted their associated schedule of rates 'per encounter' of \$5.80 which totals an estimate \$638,000 over this period.
- Council receives Federal Government funding of \$6 per infant encounter and State Government funding of \$8.50 per infant and secondary school student encounter.
- The total five year budget estimate including the Schedule of Rates is \$2,752,760.76.
- Two Councils with similar 0-18 year old populations, one delivering in-house services and one contracting out have comparable per encounter costs to City of Greater Geelong.

K Alexander moved, L Gardner seconded -

That Council:

- 1) award the contract to Barwon Health for Tender T1600057 – Provision of Immunisation Services. The approval is for the original term of three years, plus two additional one year options to extend;**
- 2) approve the maximum fixed lump sum amount of \$2,114,760.76 (excluding GST) plus the additional cost of any associated schedule of rates expenses for the full 5 year contract term;**
- 3) authorise the Chief Executive Officer to sign the contract documents; and**
- 4) authorise the General Manager, Community Life to execute the options to extend subject to budget and successful delivery of the service.**

Carried.

Attachment 1

Discussion

The immunisation service is delivered within a complex funding model.

The Federal Government payment of \$6 per infant encounter is made monthly dependant upon a complete series of the scheduled program of immunisation being administered by City of Greater Geelong. For example, if a child receives the first two triple antigen immunisations, but has the final immunisation in the series completed with a GP, then the GP would receive the payment. This makes immunisation income predictions from the Federal Government difficult to estimate.

State Government funding of \$8.50 per infant and secondary school student encounter is paid annually, and is based on the previous calendar year encounters, which does not reflect the actual number of immunisations delivered in that year.

The previous tender arrangement successfully met community needs and this was evidenced through monthly feedback from community members. Council advertised a new tender process on Saturday 30 July 2016. One tender submission was received from Barwon Health for this service. The tender submission satisfied the mandatory requirements and was deemed conforming.

The evaluation panel members undertook the necessary due diligence to ensure the tender bid satisfied the requirements of the project specification. The evaluation panel completed a thorough assessment of the tender, which was assessed against pre-determined non-price criteria. Pricing clarifications were sought and the panel were satisfied that value for money would be achieved through this tender.

In confirming that the proposed contract provides good value, a benchmark process was conducted. Two Councils with similar 0-18 year old populations, one delivering in-house services and one contracting out have comparable per encounter costs to City of Greater Geelong:

Council # = contracted * = in-house	0-18 year population	% of immunisations delivered by Council	Total number of immunisations for 0-18 year olds	Total cost	Cost per encounter
CoGG #	53,100	40%	21,240	\$550,552	\$25.90
Council 1 #	47,497	29%	13,774	\$384,378	\$27.90
Council 2 *	51,214	40%	20,486	\$497,012	\$24.26

The Council most comparable with City of Greater Geelong delivers cost per encounter of \$24.26. Based on available data, the cost per encounter of \$25.90 provided through the tender received from Barwon Health is comparable to similar contracted and in-house services.

Financial Implications

This is an annual lump sum and schedule of rates contract and will rely upon the funds allocated in Council's recurrent budget (Budget Code R54445). Future business cases will need to be submitted on an annual basis to meet the ongoing commitment to provision of the service. The fixed price component for this service is as follows:

Original Contract term (3 Years)	\$1,196,169.54
Option 1 (1 Year)	\$448,333.34
Option 2 (1 Year)	\$470,257.88
Total	\$2,114,760.76

The estimated per encounter cost is \$638,000 over the 5 year period. This figure is dependent upon the actual number of encounters delivered.

Income is reliant on Federal and State Government funding and is impacted either positively or negatively by changes to the National Immunisation Schedule. There have been frequent changes to the Schedule over recent years with vaccines added and others removed. These changes impact on assumptions made during the annual budget preparations for both income and expenditure.

The following table outlines the cost of the service to Council over the past 5 years:

Year	Income	Expenditure		Total expenditure	Cost to Council
		Contractor payments	Other costs		
2011/12	\$169,966	\$414,188	\$10,459	\$424,647	\$254,681
2012/13	\$165,683	\$464,204	\$8,365	\$472,569	\$306,886
2013/14	\$201,536	\$459,558	\$5,801	\$465,359	\$263,823
2014/15	\$221,963	\$476,762	\$6,735	\$483,497	\$261,534
2015/16	\$264,146	\$497,745	\$14,925	\$512,670	\$248,524

Contractor payments include lump sum plus encounters. Other costs include percentage of Community Child Health coordinator's salary.

The current 2016/17 approved budget, including contractor payments of \$487,733 is a net cost to Council of \$307,976.

Stakeholder Consultation and Communication

Customer feedback from families who access the immunisation service provided through Barwon Health is consistently positive and reflects a high standard of customer service. No formal consultation process was undertaken.

Policy/Legal/Statutory Implications

The requirements of Section 186 of the *Local Government Act 1989* have been complied with in relation to this tender.

The *Public Health and Well Being Act 2008* Section 24 states:

The function of a Council under this Act is to seek to protect, improve and promote public health and wellbeing within the municipal district by:

- (f) *co-ordinating and providing immunisation services to children living or being educated within the municipal district.*

There are no other policies, legal or statutory implications associated with this tender process.

Alignment to City Plan

Aligns with Community Well Being strategic direction to enhance health by providing a service that leads to a reduced incidence of vaccine preventable diseases.

Conflict of Interest

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

Risk Assessment

There are not considered to be any risks associated with the acceptance of this tender that cannot be managed through the contract conditions.

Environmental Implications

There are no known environmental implications.

4. SALE OF LAND TO ROMAN CATHOLIC TRUST – PENINSULA DRIVE DRYSDALE

Source: Strategy & Performance – Property & Procurement
A/General Manager: Louise Hill
Index Reference: Property Land Sale

Purpose

To recommend that Council sell 2.67ha of land at Peninsula Drive, Drysdale to the Roman Catholic Trust for the expansion of St Ignatius Secondary College.

Background

Council is the owner of approximately 45ha of undeveloped vacant land in the vicinity of Grubb Road and Peninsula Drive, Drysdale which was part of a larger parcel of land purchased by the former Shire of Bellarine for urban development purposes. Much of the land located to the west of Peninsula Drive is now intended to be used for sports and recreation purposes, and some is leased to the Department of Education and Training and is used in conjunction with the Bellarine Secondary College.

Key Issues

- In 2011 the Catholic Archdiocese approached Council to purchase vacant Council land to the east of the Potato Shed for the expansion of Saint Ignatius Secondary College which is located on adjoining land to the north at 9-27 Peninsula Drive (refer Attachment 2).
- There is insufficient space at Saint Ignatius College to meet projected growth in student numbers. Further space is required to meet the needs of a projected 11% growth in students in the next 3 years and to provide learning rooms, sport and physical education areas.
- Council land containing the Potato Shed is a Reserve of 5.01ha and is zoned Special Uses Zone 13 being a zone that provides for education use along with recreation and community uses.
- There is a master plan for the expansion of the Potato Shed (refer Attachment 4). If the eastern part of the Reserve of area 2.67ha is sold to the Roman Catholic Trust ("RC Trust") there is sufficient land remaining in Council's ownership to achieve the expansion of the Potato Shed as well as any long term future plans relating to this use. A review of the master plan completed in February 2017 confirms that the land to be sold is surplus to the needs of the Potato Shed.
- The large area of vacant Council land to the west of Peninsula Drive is similarly zoned Special Uses Zone 13 and the Drysdale Clifton Springs Sports Precinct Masterplan designates the majority of this land for sporting ovals, grounds, parking and pavilions (refer to Attachment 3).
- The land proposed to be sold is not required for community infrastructure including childhood services, and other sites locations within Drysdale have been identified for these purposes.
- It is recommended that Council proceed to sell 2.67ha of land in Peninsula Drive to the RC Trust for an amount being not less than the Council's valuation. Any costs associated with the subdivision of the land will be met by the purchaser.

- Prior to selling the land, Council is required to give public notice of its intention to do so under s189 of the Local Government Act and allow for the hearing of submissions. If submissions are received they will be heard by the Submissions Review Panel and a further report will be put to Council. If no submissions are received the land will be subdivided and sold.
- Council did advertise an intention to sell the Peninsula Drive land to the RC Trust in May 2015 and received 38 submissions, most of which objected to the sale. The submissions were not considered as the proposed sale was abandoned.

L Gardner moved, P Dorling seconded -

That Council rescinds Council's previous resolution of 28 July 2015:

"directs Officers to abandon the sale of land at 29-39 Peninsula Drive Drysdale..."

Carried.

L Gardner moved, P Dorling seconded -

That Council:

- 1) **commences the procedures to sell land of 2.67ha (subject to survey) located at 29-39 Peninsula Drive, Drysdale ("the Land") to the Roman Catholic Trust Corporation on the following terms:**
 - a) **the price being not less than the Council's valuation;**
 - b) **the purchaser will meet all Council's reasonable costs including any costs associated with subdivision of the Land;**
 - c) **settlement to occur upon registration of a plan of subdivision of the Land;**
 - d) **other appropriate terms and conditions;**
- 2) **commences the procedures under section 189 of the Local Government Act 1989 ("the Act") to sell "the Land". That public notice and the right of a person, under section 223 of the Act, to make a submission in relation to the proposed sale be given in the Geelong Advertiser and Geelong Independent;**
- 3) **states in the public notice the day, time and place for the hearing of submissions;**
- 4) **appoints the Submissions Review Panel to hear and report to Council on any submissions in relation to the proposed sale;**
- 5) **in the event that no submissions are received sell the Land to the Roman Catholic Trust Corporation; and**
- 6) **authorise the Chief Executive Officer to execute the Contract of Sale.**

Carried.

Attachment 1

Discussion

Approximately 16 years ago parts of the larger parcel of Council owned land in this location were sold to the Roman Catholic Trust Corporation and Department of Education and Training for the 3 schools currently located on Peninsula Drive (refer to Attachment 2).

Council's multi arts facility, the Potato Shed, is located on a 5.010ha Reserve on the eastern side of Peninsula Drive between the schools and includes a bus interchange and car park.

Council's land is zoned Special Uses Zone 13 being a zone that allows for a range of civic, community, education and recreation activities. This zone was introduced in 2011 under amendment C194 to the Planning Scheme. Previously the land was more widely zoned for general urban development including residential development, and while the current zone considerably restricts permitted uses it continues to recognize educational use.

The sale of the land to the Archdiocese was the subject of two Council reports in 2015 and again in January 2016:

- *28 April 2015.* Council advertised its intention to sell the Peninsula Drive land to the RC Trust and received 38 submissions, most of which objected to the sale.
- *28 July 2015.* Council resolved to abandon the sale of the Peninsula Drive land following advice from the Archdiocese that the Council's requirements for an exchange of land could not be met.
- *27 January 2016.* Council resolved to lease 4,250m² of the Peninsula Drive land to the Archdiocese for re-locatable buildings to support the St Ignatius building program.

The Archdiocese in May 2016 again wrote to Council seeking to purchase approximately 2.7ha of land at Peninsula Drive.

St Ignatius College plans to expand its campus at this location to provide more general purpose and specialist learning rooms, and sport and physical education areas. Student numbers have doubled since 2007 and the College requires additional land as its current site is fully developed.

Much of the College's building stock consists of re-locatable buildings and additional land will allow permanent classrooms to be built without the prior demolition of the re-locatable classrooms they are intended to replace.

The College has received in principle agreement for a \$2m Federal Government Capital Grant to support the construction of a new year 9 centre and needs to confirm a site and commence construction.

Council's intentions for its vacant land at Peninsula Drive have in recent years been expressed in 2 strategic plans.

In 2011 Council adopted the Drysdale Clifton Springs Sports master plan which establishes a concept plan for the use of the vacant Council land to the west of Peninsula Drive for a series of sports grounds and Council uses (Attachment 3).

The Potato Shed has a master plan that shows future expansion of the facility including additional theatre space, music labs, recording space, exhibition space and general purpose areas (Attachment 4). A review has recently been completed of the master plan which has identified that the land subject being the subject of this report is surplus to the future needs of the Potato Shed. Future detailed design of further expansion of the Potato Shed will need to ensure that appropriate access is provided loading and unloading of trucks.

The land proposed to be sold is not required for Council's community infrastructure requirements, and other sites locations within Drysdale have been identified for these purposes. These sites include 5,020m² of vacant Council owned land in Palmerston Street and other Council owned sites near to the town centre.

Council land is the preferred location for the expansion of Saint Ignatius College. The alternative for the school to purchase land to the east of Gillies Road has been investigated and ruled out due to land contamination and complications with Gillies Road running through an expanded campus.

Financial Implications

A certified valuation of \$740,000 plus GST dated June 2016 has been obtained which was agreed by the purchaser. Due to the requirements of the Local Government Act 1989 ("LG Act") a new valuation will be obtained and the price of the land will be not less than the new valuation.

Advice has been received from Council's engineering consultant that costs of approximately \$55,000 will be incurred in subdividing the land. Those costs, in addition to any survey and Council valuation costs, will be met by the purchaser.

Stakeholder Consultation and Communication

The relevant internal departments have been consulted in the preparation of this report. Public submissions on the proposed sale will be invited as described below.

Policy/Legal/Statutory Implications

The Local Government Best Practice Guideline for the Sale and Exchange of Land recommends that where ever possible land be sold by a public process such as auction or listing. In this case a direct sale to the Roman Catholic Trust is recommended to assist with its expansion plans.

Section 189 of the LG Act requires that Council obtain a certified valuation dated not more than six months prior to the sale of the land being the date of the contract of sale. The price for the land will be not less than Council's valuation.

Under the same section of the LG Act the Council is required to give public notice of its intention to sell the land and consider any submissions received. If any submissions are received they will be heard by the Submissions Review Panel followed by a report to Council. If no submissions are received the land will be sold to the Roman Catholic Trust.

In anticipation of submissions, the public notice will specify the day, time and place for the hearing of submissions.

Following the Council resolution of April 2015 to exchange land, notice of intention to sell the Peninsula Drive land was published and 38 submissions were received. Due to the lapse of time and absence of the possible purchase of land in St Leonards, it is recommended that a new notice of intention to sell land be given.

Alignment to City Plan

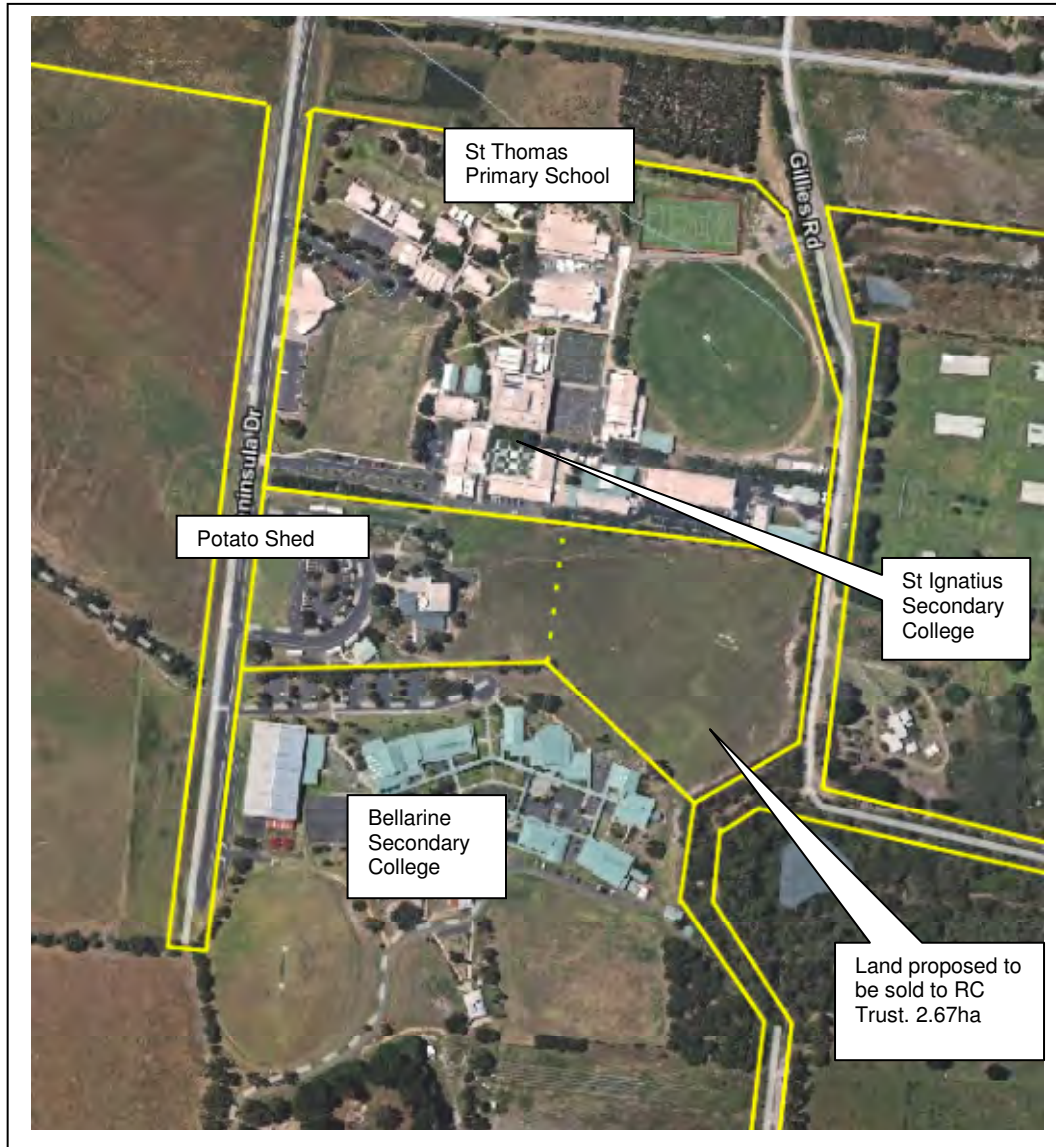
The sale of the land will support the opportunities for education aims of the City Plan Priority: Connected, Creative and Strong Communities.

Conflict of Interest

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

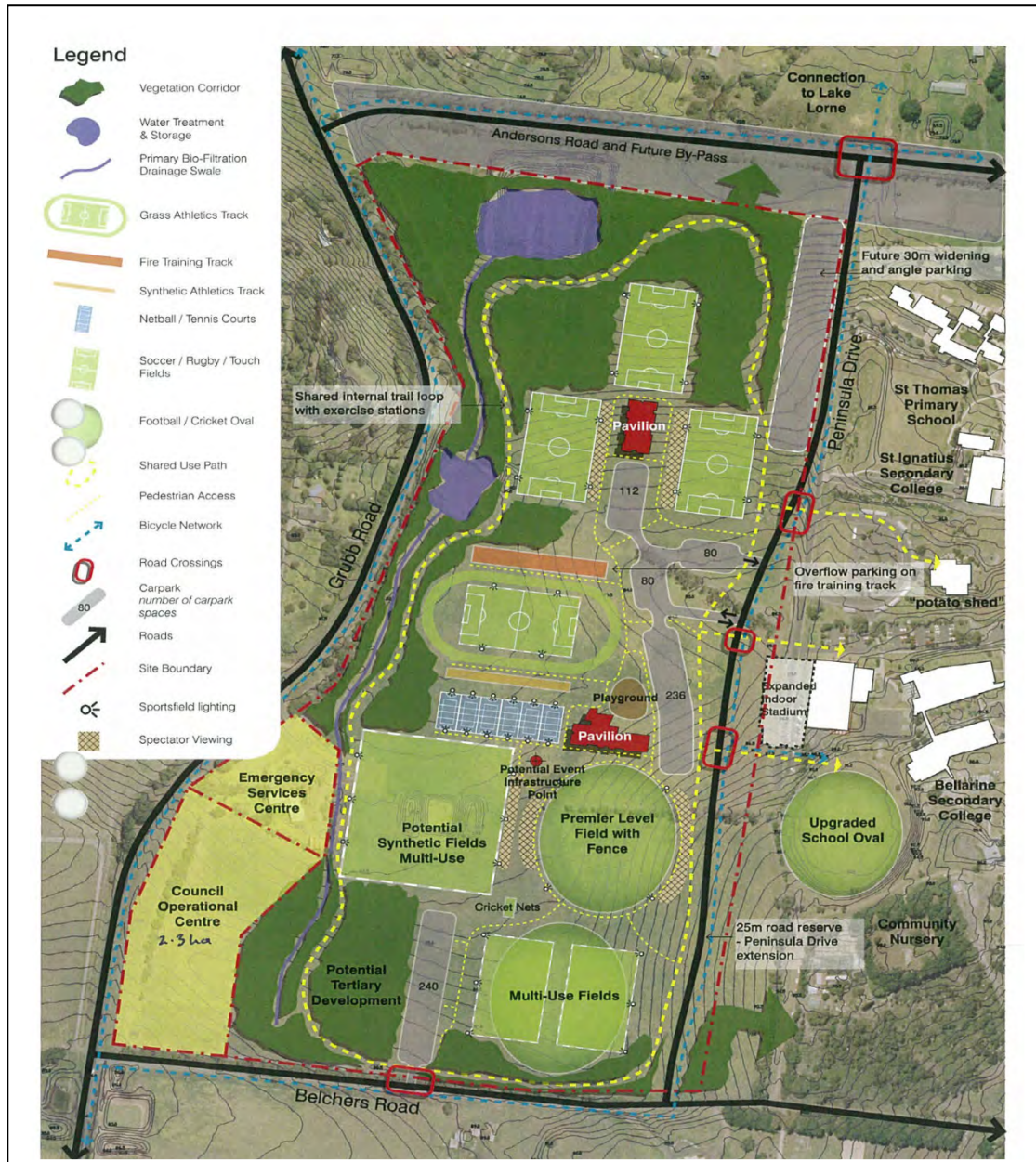
Attachment 2

Aerial View of Schools and Council Land in Peninsula Drive Drysdale



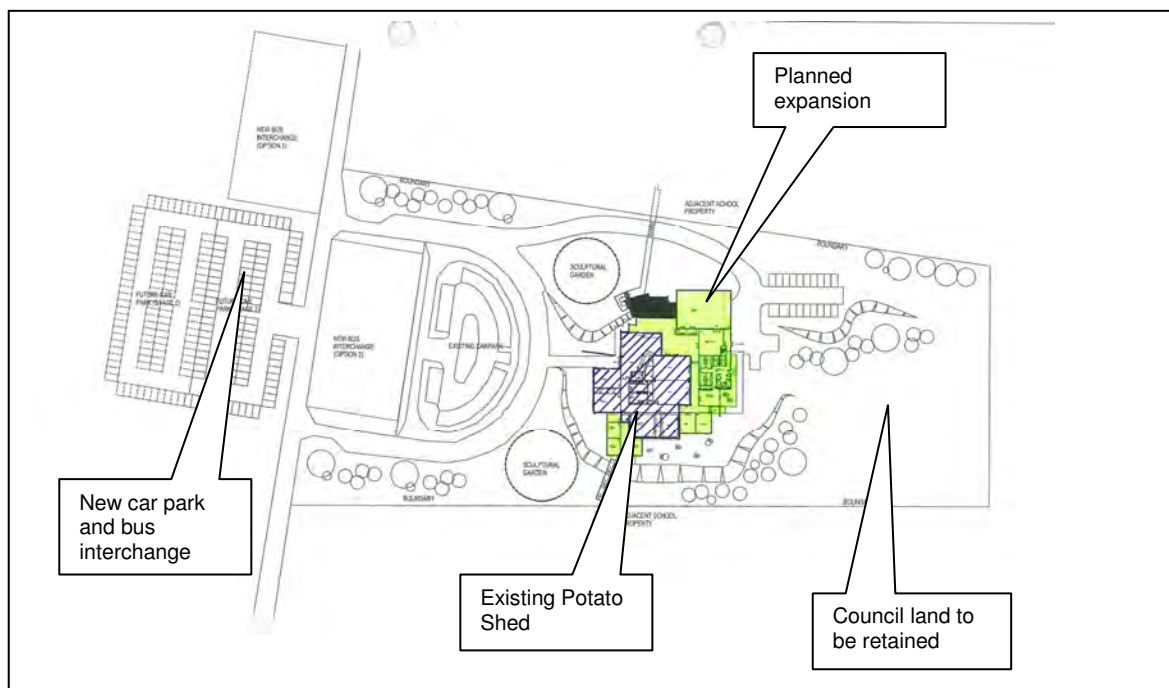
Attachment 3

Drysdale Clifton Springs Sports Masterplan



Attachment 4

Potato Shed Masterplan



5. CEO QUARTERLY HEADLINE REPORT (OCTOBER - DECEMBER 2016)

Source: Strategy & Performance - Strategy & Program Delivery
A/General Manager: Louise Hill
Index Reference: Corporate Strategy

Purpose

To provide the community with an update on engagement activities and delivering key projects.

Background

The CEO Quarterly Headline Report has been developed to meet with our commitment to be transparent in performance reporting, including progress updates on 2016 – 2017 City Plan actions for the quarter.

Key Issues

There are 195 actions Council has committed to in the 2016-2017 City Plan there are no actions with 'Major' issues, however six actions have 'Not Started' for various reasons (refer to Attachment 1, page 15).

A comprehensive report on the status of all actions is attached (Attachment 2).

The City has begun transitioning to the new Our Future framework by reporting against the successful elements of a community as described in the Our Future strategic vision.

P Dorling moved, L Gardner seconded -

That Council receives the CEO Quarterly Headline Report noting the results and commentary.

Carried.

Attachments

Attachment 1: CEO Quarterly Headline Report

Attachment 2: City Plan Quarterly Progress Report - October to December 2016

Attachment 1

CEO QUARTERLY HEADLINE REPORT (OCTOBER – DECEMBER 2016)

Priority: An Informed and Engaged Community

2016-2017 Community Engagement Dashboard

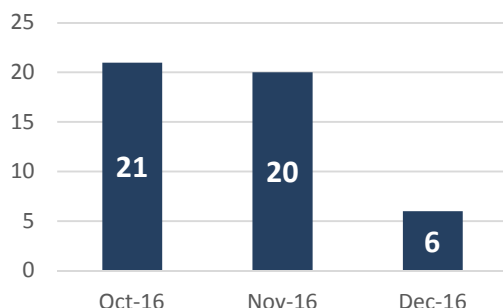
87

Number of known
engagements YTD

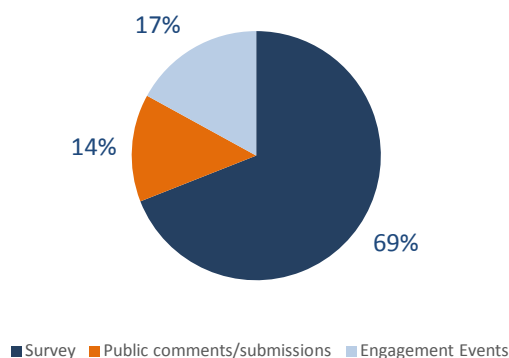
12,347

Number of known
participants YTD

**Number new engagement
activities**



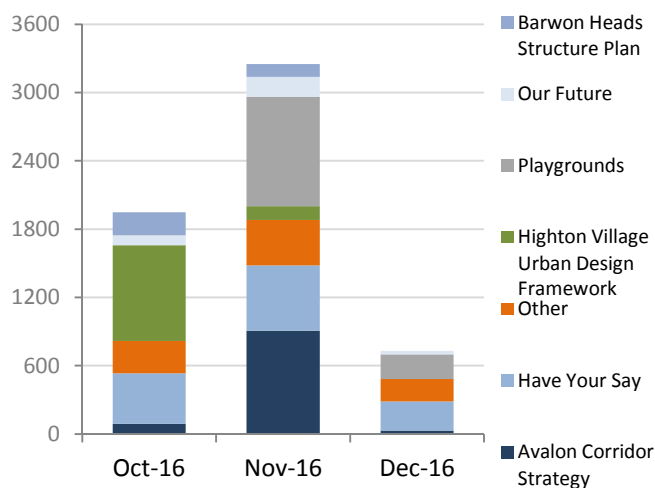
Engagement techniques YTD



Engagement Techniques:

Our Future project accelerated during the quarter resulting in survey techniques growing to 69%.

Top Pages By Visitors - Have Your Say



Insights:

For the quarter there were 5,426 page visits with the Have Your Say page attracting 1,273 visits. The main engagements for the months of October through to December were Avalon Corridor Strategy, Highton Village Urban Design Framework and the upgrades of the local and district playgrounds.

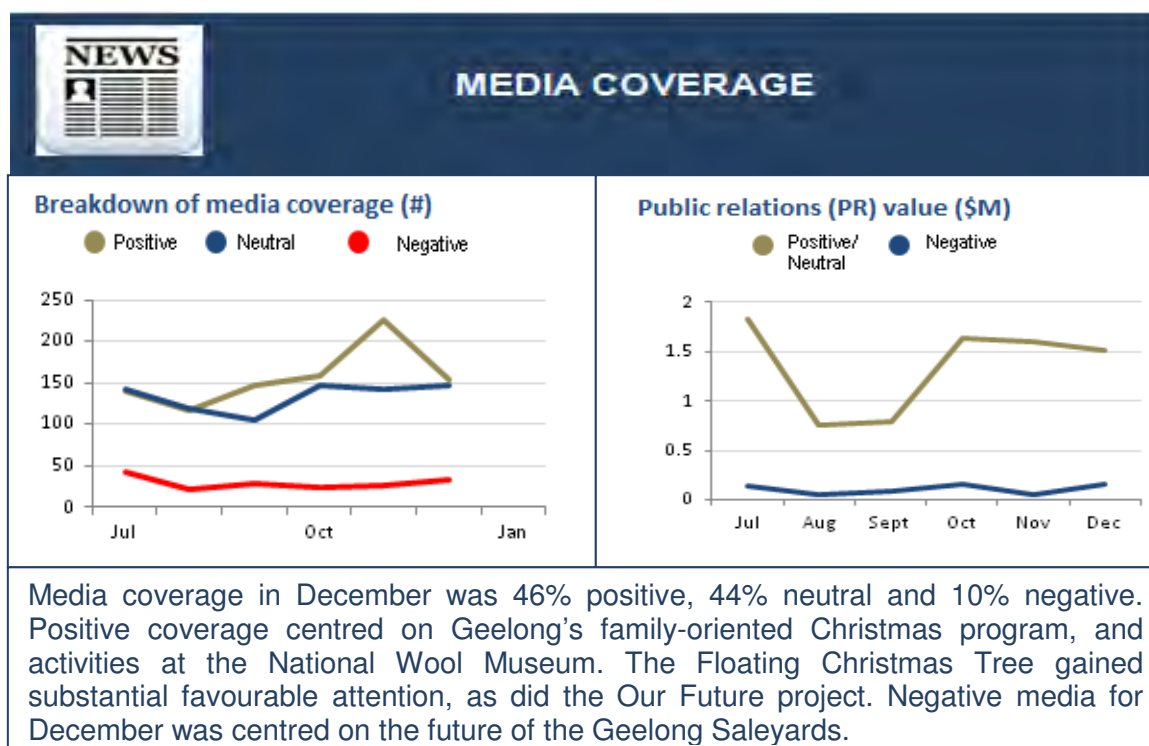
Community Engagement Activities commenced Oct-Dec 2016:

Project	Technique	Comments
EVENTS FEEDBACK: - Geelong Seniors Festival survey 2016 - Pivot Connect Feedback Survey	Survey	Results pending.
EVENTS FEEDBACK: - Leisure Services Department Planning Day - Feedback survey - Geelong's BIG Play Day - 25 October 2016 - CDD Quarterly - 6 October 2016 - Toast to the Coast 2016 - Central Geelong Sidewalk Sales 2016 Survey - Christmas in Central Geelong 2016 - Business Survey - Sidewalk Sales 2016 Business Survey - Word for Word - Non-fiction Festival 2016 - Geelong Revival Motoring Festival 2016 - Light Up Geelong - JCG/SLT Monthly Leadership Team meetings- 24th November - SLT/ ELT Monthly Meeting 14th December 2016	Survey	Feedback from attendees of events will be used to inform the development of future events.
I could get a job if....	Survey	Results pending.
Gov4Business	Event	Results pending.
Highton Village Urban Design Framework	Event	A total of 140 attended community sessions that will be used to inform the development of the Highton Village Urban Design Framework (UDF). A 55 page findings report was publicly released.
Our Future	Survey, Event, Comments	Engagement ongoing.
Geelong Children's Week October 2016 - Evaluation surveys	Survey	Surveys of organisations participating in Children's week are required as part of funding conditions.

Project	Technique	Comments
Draft Greenhouse Strategy 2016	Comments	Results pending.

Project	Technique	Comments
Avalon Corridor Strategy	Survey, Event	Approximately 100 survey responses were received and 250 people attended drop in sessions in November. Further opportunities for community engagement are planned for January/February 2017.
The Laneways project feedback	Comments	Results pending.
Rosewall Community Hub development	Event	Results pending.
Rethink Your Rubbish - Green Waste	Survey	817 surveys were completed. Results will be used to assist in the development of a campaign to improve the quality of green waste material.
Handle with Care	Survey	Results pending.
Bouncing Back	Survey	Results pending.
Gateway Sanctuary (Leopold) - Playground	Survey, Event	Results pending.
Local and district playgrounds upgrades	Survey	Feedback has been used to help determine playground designs as part of the 2016-2017 Playground Upgrade Program. Designs for the upgrade program have been selected.
Griggs Creek Restoration & Rehabilitation and Pedestrian Bridge Crossing	Comments	Results pending.
Road Renaming - Western Section Currango Way, Ocean Grove	Comments	Results pending.
Leopold Community Hub - Stage 2 Design	Event	Results pending.
Onboarding survey	Survey	Engagement ongoing.

Priority: An Informed & Engaged Community

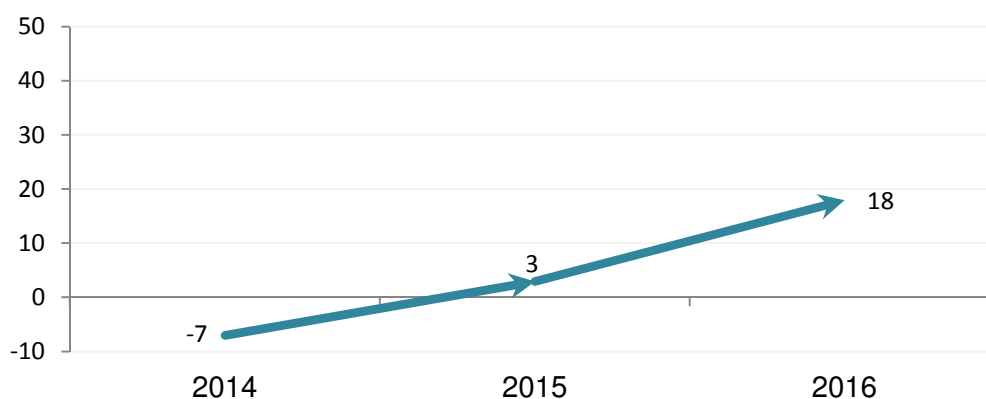


Priority: Community Perspective on Geelong

Recent results collated in October from an annual survey⁽¹⁾ sent out mid last year by Tourism Greater Geelong & The Bellarine indicate that:

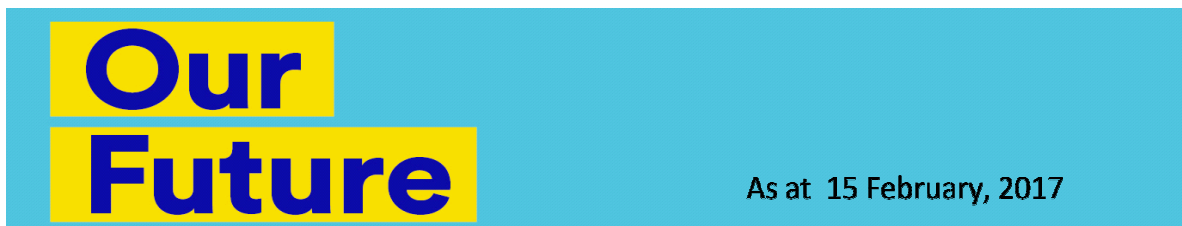
- 35 per cent of participants have **visited** Geelong 10 or more times in the last 12 months.
- 55.46 per cent agree that their **perception** of Geelong has increased in the past 12 months with 41 per cent stating that the increase in events in the region has been the reasoning
- The **Net Promoter Score** has dramatically increased in the past three years, from negative seven in 2014 to positive three in 2015 and positive 18 in 2016. A Net promoter score is an index ranging from -100 to 100 that measures the willingness of customers to recommend a product or service to others.

Net Promoter Score

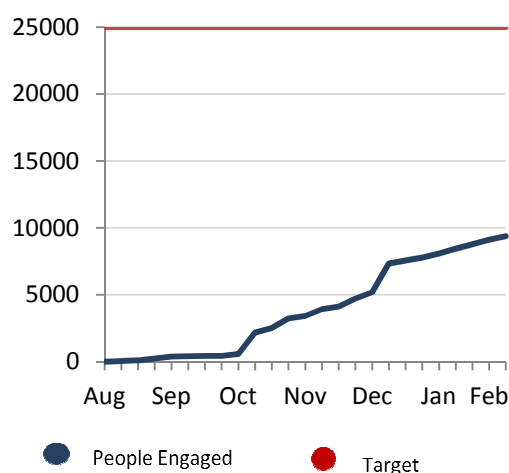


(1) Survey source - participants breakup – 47% Geelong locals and 53% non-locals.

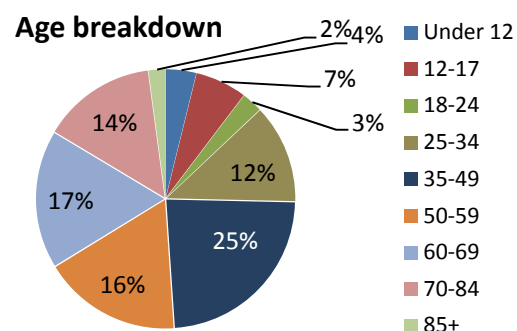
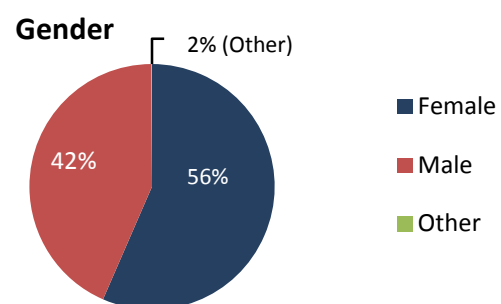
Our Future Project – Status Report



9,396 People Engaged

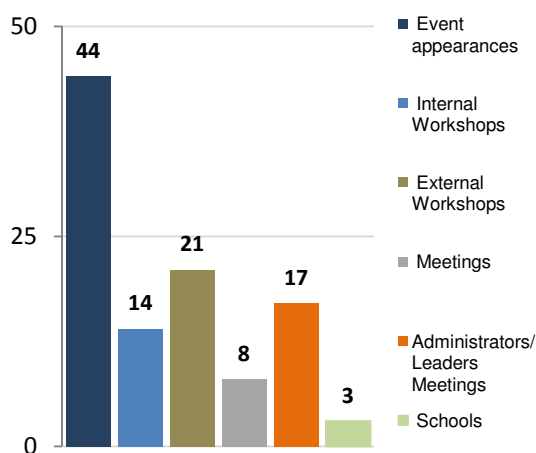


Demographics of People

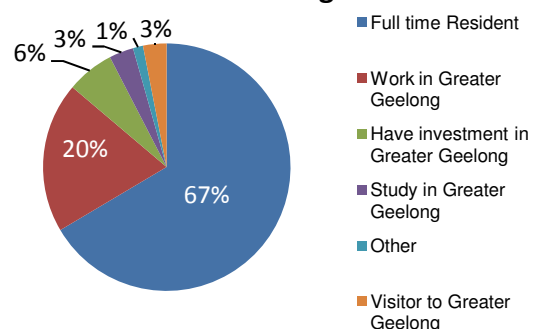


107 Events

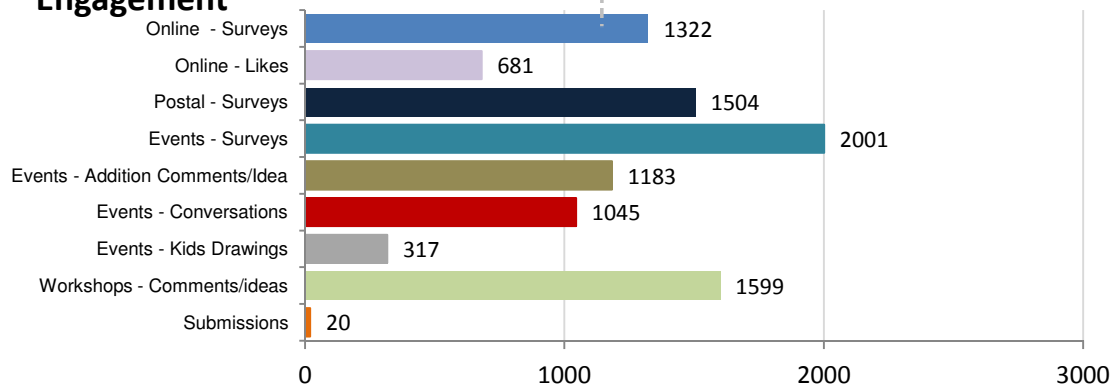
Conducted between September-15 February, 2017



Connection with Geelong



Engagement



Priority: Efficient and Customer focused organisation

Transformation Program

As recommended by the Commission of Inquiry a major transformational program has been established by the Administrators for the City of Greater Geelong.

The transformation program, led by the City's Executive Leadership Team, has been broken down into four main streams: - **People and Leadership, Management, Relationships and Governance**, incorporating 20 projects led by Senior leaders each with specific corporate initiatives.

The program is to implement a thorough review of the organisation and its management, and a comprehensive review of all Council policies, systems, processes and operations to ensure they meet contemporary governance standards.

The transformation program provides a roadmap on how we will achieve:

- A healthy culture, with a focus on purpose, values and positive duty for all staff
- Strong leadership and management capabilities
- Robust financial planning, management and reporting
- Investment in ICT services and asset management as enablers of strategy, and
- The right environment for the successful return to an elected council.

A few highlights this quarter:

People & Leadership

New purpose and values

The City has adopted new values and purpose statement after a comprehensive six month consultation period with its staff. During the consultation period, the organisation actively engaged with 350 staff, listened to the views of hundreds more people through internal communication channels with over 1,200 people voting on the new values and purpose statement. To assist with the implementation, a People Leaders Toolkit has been developed with input from 100 staff to build awareness and understanding of the City of Greater Geelong's values. The toolkit provides People Leaders practical ways to facilitate team based values conversations. A series of interactive workshops have also been designed to support and develop People Leaders capability in using the resource.

Exit Interview process

A new quarterly departures report has been created to provide further insights for identifying trends or risk areas for potential interventions. The report provides turnover rates at the organisational level, rate of departure based on division, age, gender, and employment status. The report includes an analysis of the feedback from exit surveys and provides insight into why employees leave and feedback on our culture.

Governance

Legal Services & Governance

A centralised Legal Services and Governance department has been established to help strengthen the organisations governance requirements. A role of Senior Manager Legal Services and Governance was created to lead compliance, legal, governance and audit functions, including Council business and Councillor support. This will ensure we meet

statutory obligations and provide essential accurate and timely legal advice to the organisation.

Governance

Complaint Review Panel

The Susan Halliday Report as part of the Commission of Inquiry recommended that an independent panel be established to deal with unresolved historic complaints of bullying. Twelve months on, the Complaints Review Panel has heard 63 items, 73 per cent are closed, 5 per cent involve live investigations and 22 per cent are undergoing file reviews, desk audits, workplace interventions, team welfare checks, mediations, additional training, and formal performance and behavioural improvement plans.

Return of Council

To create the right environment for the return of an elected council, a detailed plan is being developed to ensure the organisation, candidates and community will be fully informed and aware of all the new rules about the role/responsibilities of a mayor and councillors.

Development of transition plan for return of elected Council has five steps identified:

1. Raising awareness
2. Priming (citizen to councillor campaign)
3. Nomination
4. Post election induction
5. Ongoing professional development.

Relationships

Community Update

The reintroduction of Community Update is an opportunity to send updates and news on important City projects and developments to every household in Greater Geelong. This provides a far greater reach for our stories that might not reach the many residents who don't access local media outlets. The October edition (8 pages) consisted of 32 articles/updates plus 28 events listing; December's edition (12 pages) consisted of 42 articles/updates and 42 events listings.

Community Update's reintroduction is a direct result from feedback collected in the 2016 Local Government Community Satisfaction Survey and our Community Engagement CATI Survey.

Results from the 2016 Local Government Community Satisfaction Survey identified:

- 34 per cent of all respondents preferred communication through a newsletter sent via mail
- 30 per cent of respondents over 50 preferred communication through a newsletter sent via mail
- 38 per cent of respondents under 50 preferred communication through a newsletter sent via mail.

Management

Process Reviews

Budget

The budget for the 2017-2018 budget has been reviewed; as part of the 2017-2018 budget process a new single grant scheme has been introduced to streamline the process and ensures that all potential funding applications are assessed against the organisations objectives. The scheme will replace the former community budget submissions process.

Financial

Ernst & Young strategic financial review has been completed with implementations already underway. Work has begun on improving reports, management of debt, asset planning, financial cultural discipline and to use VAGO indicators for monitoring overall financial performance.

Information and Communications Technology (ICT)

The review by Deloitte of ICT found significant under-investment and the need for a more strategic approach, including the development of an ICT strategy. The recommendations (12) have been mapped and costed over a two year period. Other non-fiscal recommendations are currently being reviewed by management to inform short and medium term actions.

Asset Management

Sound management of the City's property portfolio requires periodic reviews to ensure that the properties owned are properties used and maintained, and any surplus properties are disposed of. As part of the 2017-2018 budget process we are currently identifying properties for possible sale.

Civic Accommodation

Currie and Brown, consultants were appointed to review the City's accommodation strategy, have completed their report which assesses the financial and non-financial aspects of our accommodation options including continuing to lease, build on a Council owned site or lease a purpose built building from a developer.

The City is working with the Administrators and the Geelong Authority to set up the project and achieve some key milestones over the coming months including more detailed designs and costings, reconciling other uses proposed for the site and preparing financial projections.

Upcoming Reviews

Planning & Development

The City is looking at undertaking a number of critical reviews to processes and systems over the coming months to improve planning permit application assessment times and provide critical information required by stakeholders involved in the development approvals process. These projects include a detailed review of application referral processes, undertaking a customer satisfaction survey, reviewing standard letters and updating web site information.

Priority: To Lead By Advocating and Collaborating On Issues Important to the Geelong Community

Partnerships and Networks Model

The City has been partnering with other organisations during the quarter to achieve the best outcome for the region: -

- A successful partnership was the launch of the **Strategic Plan to prevent and address violence against women and children**. Barwon Area Integrated Family Violence Committee, the City of Greater Geelong, G21 Geelong Regional Alliance and the Women's Health and Wellbeing Barwon South West Incorporated worked together to develop and launch a strategic plan.
- The City of Greater Geelong has a partnership underway with the Geelong Authority focussing on the implementation of the Victorian Governments State Action Plan for Geelong. Partnership meetings are held monthly.
- The City of Greater Geelong, with key partners Deakin (Manufactures) and Skilling the Bay are in the **process of developing GEEMap** - a map that will make it easy for someone with a business or business idea to find the right resources and support in the Geelong/G21 region.
- **'Ideas for Geelong'** part of the national program 'My Big Idea' was a pilot program with organisations from the region (assembled by City of Greater Geelong) to choose three topics of importance to the Geelong community. The community was invited to submit ideas/solutions or create their own beliefs under one of the three topics.
- The CEO's of the five **G21 region municipal councils** and **G21's CEO headed to Canberra** this quarter to meet with top government officials servants. These meetings play an important part of the G21's advocacy program, keeping them informed of the issues of the G21 region. The G21 delegation reinforced the messages of the full G21 Board who were in Canberra earlier this year to discuss challenges our region faces and the opportunities to invest in key projects which will stimulate employment in the region.
- Council Administrator Chair and CEO together with **Committee for Geelong** headed to Canberra to advocate for more investment in the region. Support from Federal Government is being sought for a range of projects and initiatives, including an East West Traffic plan to remove heavy vehicles from the city centre, support for Geelong Defence Alliance defence program and promoting small business in the wake of the manufacturing exit.
- The **'Our Future' project** is an excellent example of how key organisations within the municipality are working together to ensure our community is well supported now and into the future. The Partnership Group, which includes 16 Geelong organisations, **City of Greater Geelong, Regional Development Victoria, Committee for Geelong, Deakin University, Department of Health and Human Services, Victoria Department of Environment, Land, Water and Planning, Geelong Chamber of Commerce, Geelong Environment Council, Geelong Football Club, Geelong Sustainability Group, Give Where You Live, Gordon Institute of TAFE, G21 Agribusiness Forum, G21 Geelong Regional Alliance, National Trust of Australia-Geelong and Regional Branch, Tourism Greater Geelong and The Bellarine**, have come together to assist the City in developing a long term (30 year) community vision for Greater Geelong.

Priority: Minimising our Environmental Footprint

Greenhouse Strategy

The Greenhouse Strategy has been developed to reflect the City's certification as a One Planet Living Council and to be aligned with the One Planet Living principle: Zero Carbon.

Input for the Greenhouse Strategy was sought from the community and council via formation of Project Steering and Advisory Groups, workshops, presentations, interviews and surveys. The draft strategy was displayed on public exhibition for a four week period in late 2016 enabling the broader community the opportunity to assess the strategy and provide comments.

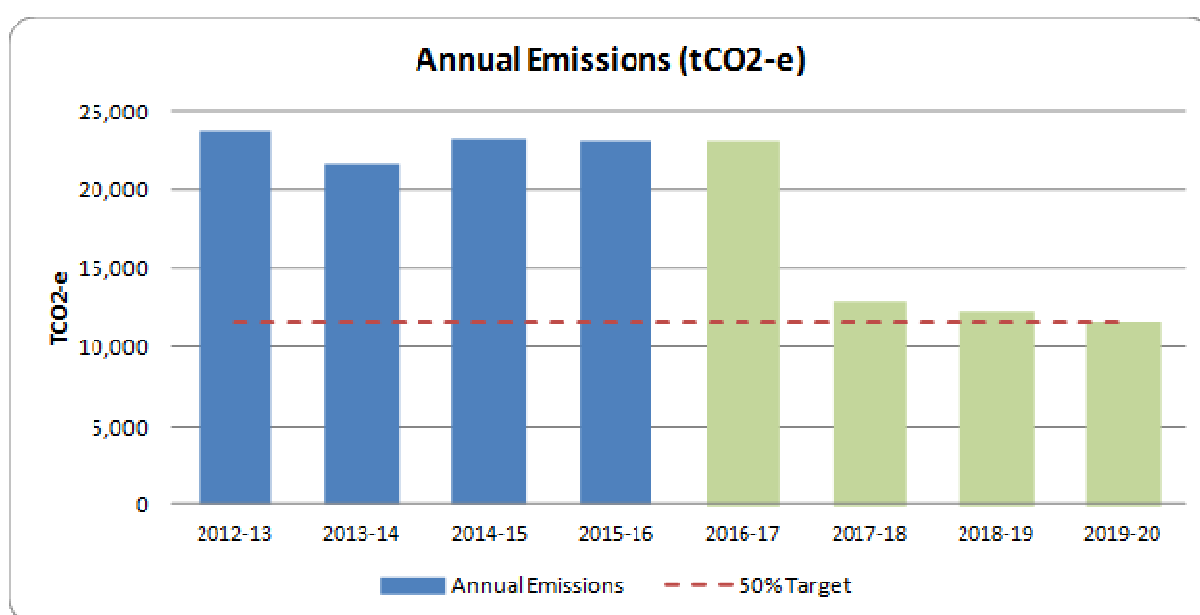
The Greenhouse Strategy incorporates the following targets to achieve emissions reduction from Council's buildings and vehicle fleet from 2014-2015 levels:

- 50% by 2020
- 75% by 2035
- 100% by 2050

Key action areas that support the targets include; energy efficiency (electricity and gas) in buildings, renewable energy (small and large scale) and carbon offset purchasing. A significant solar program is in the design phase, 470kW of installed solar will be rolled out over seven council buildings in 2017. LED lighting upgrades and building management control systems will be upgraded at Leisurelink in April – May 2017. These projects will have significant emissions reduction outcomes.

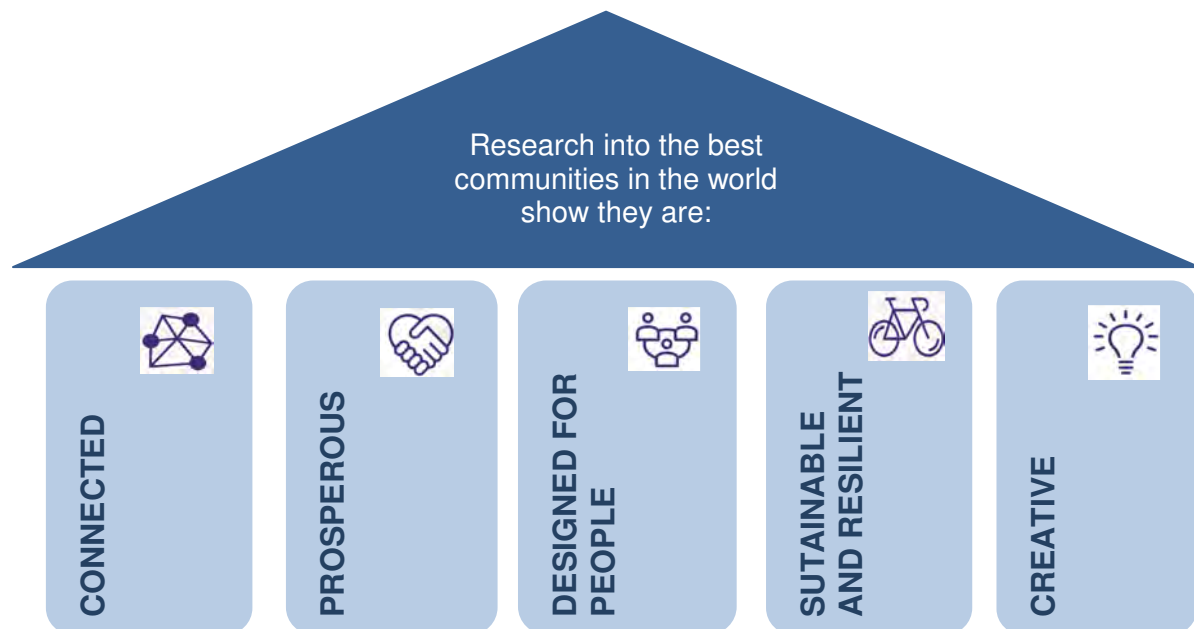
The City will play a key role in enabling positive change in the community. They will build on the opportunities identified in the Low Carbon Growth Plan and will collaborate with key stakeholders to develop a Zero Carbon Community Action Plan.

The final draft strategy is scheduled to be reviewed for endorsement at the March 2017 Council meeting.



To meet the 50% target council will purchase carbon offsets and invest in energy efficiency and renewable energy projects on council buildings.

Successful Community Outcomes



The City of Greater Geelong is working on the following strategic projects to ensure the success of our community:

CONNECTED: -

The City is working with VicRoads to develop **improving access and safety for pedestrians in Central Geelong**. Over the past five year period, 40 pedestrian crashes have been reported in Central Geelong. This has resulted in 14 major injuries and 26 minor injuries. The proposal includes treatments for upgraded pedestrian crossings and signal changes to reduce pedestrian wait times and increase the visibility of signals. These treatments will help to support the implementation of the Central Geelong 40km/h zone by creating an environment that helps to lower vehicle speeds and provide greater priority for pedestrians moving around Central Geelong and promote walking as a form of active transport.

PROSPEROUS: -

The City continues to work with businesses to create an environment where inspiration occurs and innovation flourishes. An example of this is the work that is being undertaken with biotech company: CNS Dose. CNS Dose has developed a world leading platform to vastly improve the clinical results in administering antidepressants. CNS Dose is a Geelong idea that moved to Melbourne, however, with the assistance of the Enterprise Geelong team; this company has now set up their permanent headquarters at the North Geelong Arena.

CREATIVE:

The **Geelong Botanic Gardens Education Program** engages people of all ages in the fascinating world of plants. The program includes school holiday activities and educates school groups from Prep to University level. 1,586 students participated in the program during 2016. Stories about plants are shared through interpretive trails and free activities and gives thousands of garden visitors an opportunity to see plants differently.

SUSTAINABLE AND RESILIENT:

The City has successfully delivered a **newly designed Environment and Sustainability Grants Program**. The Environment and Sustainability Grants Program ensures that the City is able to facilitate and support a wide range of environment and sustainability actions across the municipality and build partnerships that work together for shared vision and goals for our future. 12 projects were awarded grants to support a diverse range of biodiversity and sustainability. Successful projects included Green Thinking and Solar project (Diversitat) and Laneway Learning program (Geelong Sustainability Group).

The update was a significant **business improvement** in delivery of the grants. Working together in partnership with the Community Grants team; the Environment and Sustainability Grants program was re-designed and delivered using the *SmartyGrants* software platform. This ensured a high level of rigour to the process from the public advertising of grants, through assessment against strategic criteria, record keeping and administration.

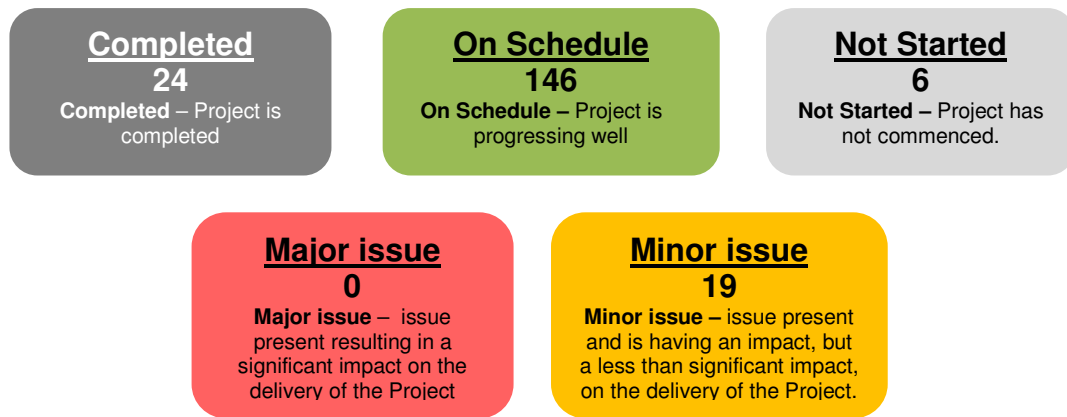
DESIGNED FOR PEOPLE:

The **Green Spine project will transform Malop Street** into a vibrant street and linear park, connecting from Johnstone Park to Eastern Park. The project will deliver more trees and green spaces to the heart of the city, transforming it into an attractive and inviting place. The plan is based on a vision for the street as a 'Botanic Walk', with a continuous canopy of trees and a series of different alfresco, seating and gathering spaces along the length of Malop Street, linked by a network of paths. In addition to greening the street and making it more people friendly, the plan also makes the street safer, more accessible and user friendly for bikes.

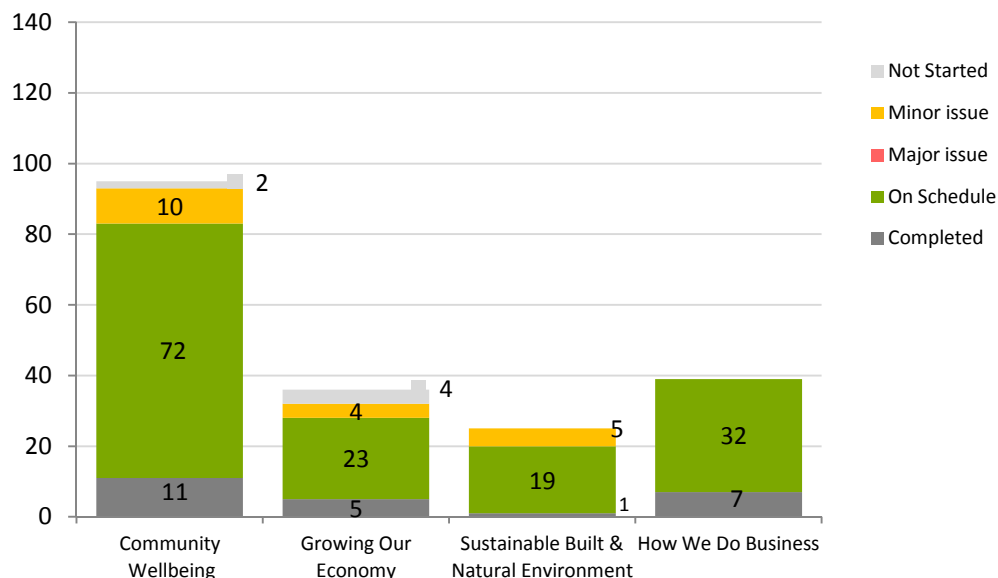
City Plan 2013-2017 (16/17 Update)

Progress Report to 31 December 2016

Dashboard summary of progress to date of 2016-2017 City Plan actions
(Total 195 actions)



Breakdown of Strategic Direction by Status



Successful Implementation/Completion of City Plan actions (Oct - Dec)

- ✓ **Drysdale Sports Precinct** – Stage one earthworks completed.
- ✓ **Seniors Citizens Week** was undertaken and well attended in October.
- ✓ **St. Albans Electronic Scoreboard, Portarlington Tennis Club Sports lighting Corio Community Reserve open space improvements** projects were all completed during the quarter.
- ✓ At Eastern Beach, the **Fountain steps, Seabed hazard removal project**, and the replacement of **Heritage Fence** projects were all completed.
- ✓ **Compliance training (Prevention of Bullying and Harassment, Fraud Awareness, Equal Employment Opportunity, Positive Duty and Occupational Health and Safety)** was reviewed, improved and relaunched to the organisation in December for all staff to undertake.

Progress Report to 31 December, 2016 (Continued)

Projects Not Started

Scheduled for commencement

- **Drysdale Integrated Children's Hub construction** – Design work will commence in 2017-2018.
- **Lt Malop Street Central Precinct Masterplan and Urban design Guidelines** – Scope underway as part of Revitalising Central Geelong Partnership program. Close consultation with Geelong local businesses is occurring.
- **Utility Services Upgrade – Central Geelong** – Project currently being scoped as part of Revitalising Central Geelong Partnership.
- **VicClue 2016 – Central Geelong Revitalisation Investment and Advocacy Package** – Proposed commencement of project is 2017, once designs are completed on key capital works projects.

Project to be scheduled

- **Central Geelong Action Plan – Conversation Series** – Project to commence early 2017.

Not Proceeding

- **G21 Regional Netball Strategy** - Funding from Sport and Recreation Victoria was unsuccessful. The project will not proceed. Subsequently the net cost of \$15,000 is not required.

6. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT ARMSTRONG WATERS, STAGE 2

Source: City Services - Engineering Services
General Manager: William Tieppo
Index Reference: Flood and Drainage Management

Purpose

The purpose of this report is to revoke the designation of flood affected land within the stages of the development of Armstrong Waters, Stage 2.

Background

The current designated flood mapping (refer to Attachment 2) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006.

The subject of this report is the residential land at Armstrong Creek fronting 291 - 411 Charlemont Road, Armstrong Creek. Prior to subdivision the parent lot was used primarily as farmland.

Key Issues

- The flood mapping is subject to a revision due to the subdivision and development at 291 - 411 Charlemont Road, Armstrong Creek. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Armstrong Waters, Stage 2, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the road network. (Refer Attachment 2).
- Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

L Gardner moved, P Dorling seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land Armstrong Waters, Stage 2 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Attachment 1

Discussion

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

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

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

Financial Implications

No impact to budget.

Stakeholder Consultation and Communication

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

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

Policy/Legal/Statutory Implications

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

Alignment to City Plan

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

Conflict of Interest

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

Risk Assessment

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

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

Environmental Implications

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

Attachment 2

CURRENT FLOOD MAP



Attachment 3

REVISED FLOOD MAP



7. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT VILLAWOOD, STAGE 19

Source: City Services - Engineering Services
General Manager: William Tieppo
Index Reference: Flood and Drainage Management

Purpose

The purpose of this report is to revoke the designation of flood affected land within the stages of the development of Villawood, Stage 19.

Background

The current designated flood mapping (refer to Attachment 2) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006.

The subject of this report is the residential land at Mount Duneed fronting 73 Airport Road, Mount Duneed. Prior to subdivision the parent lot was used primarily as farmland.

Key Issues

- The flood mapping is subject to a revision due to the subdivision and development at 73 Airport Road, Mount Duneed. Prior to subdivision the parent lot was prone to flooding. This development site, which is also known as Villawood, Stage 19, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the road network.
- Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

L Gardner moved, P Dorling seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land Villawood, Stage 19 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Attachment 1

Discussion

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

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

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

Financial Implications

No impact to budget.

Stakeholder Consultation and Communication

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

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

Policy/Legal/Statutory Implications

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

Alignment to City Plan

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

Conflict of Interest

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

Risk Assessment

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

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

Environmental Implications

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

Attachment 2

CURRENT FLOOD MAP



REVISED FLOOD MAP



8. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT WARRALILY, STAGE 79

Source: City Services - Engineering Services
General Manager: William Tieppo
Index Reference: Flood and Drainage Management

Purpose

The purpose of this report is to revoke the designation of flood affected land within the stages of the development of Warralily, Stage 79.

Background

The current designated flood mapping (refer to Attachment 2) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006.

The subject of this report is the residential land at Armstrong Creek fronting 568 - 612 Torquay Road, Armstrong Creek. Prior to subdivision the parent lot was used primarily as farmland.

Key Issues

- The flood mapping is subject to a revision due to the subdivision and development at 568 - 612 Torquay Road, Armstrong Creek. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Warralily, Stage 79, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the road network. (Refer Attachment 2)
- Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

L Gardner moved, P Dorling seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land Warralily, Stage 79 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Attachment 1

Attachment 2 shows the existing flood designation. Attachment 3 shows the change in flood mapping at 568 - 612 Torquay Road, Armstrong Creek after construction of the subdivision.

Discussion

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

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

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

Financial Implications

No impact to budget.

Stakeholder Consultation and Communication

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

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

Policy/Legal/Statutory Implications

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

Alignment to City Plan

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

Conflict of Interest

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

Risk Assessment

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

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

Environmental Implications

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

Attachment 2

CURRENT FLOOD MAP



Attachment 3

REVISED FLOOD MAP



9. DELEGATION TO THE CEO FOR THE CONSTRUCTION OF DRYSDALE LANDFILL CELL 5, THE CENTRAL GEELONG REVITALISATION WORKS & THE CONSTRUCTION OF THE LEOPOLD COMMUNITY HUB - STAGE 2

Source: City Services – Capital Projects
General Manager: William Tieppo
Index Reference: Council Reports 2017

Purpose

The purpose of this report is to seek Council consent to delegate to the Chief Executive Officer the power to accept or reject tenders for each of the Leopold Community Hub Stage 2; Drysdale Landfill Cell 5 and Central Geelong Revitalisation projects provided tenders fall within the adopted budget.

Background

Council has previously approved and funded the Leopold Community Hub Stage 2; Drysdale Landfill Cell 5 and Central Geelong Revitalisation projects.

When completed the Leopold Community Hub will expand upon the already significant range of children's services on the site to include a community hub, senior and youth services and a library.

Drysdale Landfill Cell 5 must be constructed to ensure Council can continue to provide ongoing waste operations to the public. Cell 5 must be constructed and have it approved by the EPA prior to the presently active Cell 6 being filled.

The Central Geelong Revitalisation forms part of the Council adopted Central Geelong Action Plan. In July 2016 the State Government formed a Partnership to work with Council to coordinate and deliver the outcomes of the Revitalising Central Geelong Action Plan.

Due to the tight timelines associated with all three projects, the Capital Projects team are looking to award the construction contracts in the most efficient manner possible.

Tenders are currently progressing for all three projects.

Key Issues

- Delay in the awarding of the construction contracts will have a negative impact on the completion time for all 3 projects.
- Delays in completion time will impact on service provision for the Geelong community.

L Gardner moved, P Dorling seconded -

That Council delegate to the Chief Executive Officer its powers and functions to accept or reject tenders and sign the contract documents for the construction and associated works of Leopold Community Hub – Stage 2; Drysdale Landfill Cell 5; and the Central Geelong Revitalisation works provided the tenders are within Council's approved budget.

Carried.

10. ROSLYN ROAD, HIGHTON - PROPOSED FOOTPATH CONSTRUCTION - SRC 346 - DECLARATION OF CHARGE

Source:	City Services – Engineering Services
General Manager:	William Tieppo
Index Reference:	Special Rates and Charges, Roslyn Road Highton

Purpose

This report seeks a resolution by Council to declare the charges for a Special Charge Scheme to partially fund the construction of a footpath along the south side of Roslyn Road, Highton between Scenic Drive and Remony Avenue. (See plan – Attachment 5).

Background

Existing footpaths are in place along the majority of Roslyn Road, Highton except for the south side of the road between Scenic Road and Remony Avenue. This road is busy, with over 9,000 vehicles per day using the road (traffic count data February 2014). Council's planning scheme determines that roads of this nature require footpaths on both sides.

The results included three (3) yes votes for the proposed footpath, 14 no votes and one (1) property owner who remained non committal.

At its meeting of 15 March 2016, Council resolved its intention to declare the scheme and a panel hearing was held on 7 September 2016.

Key Issues

- It is proposed to construct 600 meters of 1.5 metre wide footpath to provide for pedestrian access along Roslyn Road, Highton.
- There are 24 residential properties abutting the proposed footpath that will receive special benefit. There are no Council owned properties in the scheme.
- The total estimated project cost is \$268,714.
- A Benefit Ratio of 0.32 has been calculated in accordance with Section 163 of the Local Government Act, which equates to a Council contribution to the scheme of \$147,625 and property owner contribution of \$69,471.
- The scheme was advertised on Saturday 26 March 2016 and 17 submissions were received (all objections), in which 14 were received in a petition.
- In the subsequent submission panel hearing of 7 September 2016, 3 property owners spoke in support of their submissions. Further information was sought in the form of pedestrian counts however no conclusions could be drawn from these counts.
- After deliberations between Council officers and the panel members, it was recommended to proceed to declaration as presented. It is considered that the safety benefits of the footpath outweigh the concerns of the abutting property owners.

P Dorling moved, L Gardner seconded -

That Council:

Resolves to declare the Special Charge Scheme as follows:

- a) The Special Charge is declared for a period of five (5) years commencing upon completion of the works.**
- b) The Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the footpath on Roslyn Road between Scenic Road and Remony Avenue, Highton which:**
 - b1) Will provide proper pedestrian access, improved pedestrian safety and enhancement to the general amenity for each of the properties included in the scheme;**
 - b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and**
 - b3) Arises out of Council's function of planning for and providing infrastructure for property owners.**
- c) The total cost of project, be recorded as \$268,714(Schedule A).**
- d) It be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:**
 - d1) 'benefit ratio' (R) being calculated at 0.32 represents the special benefits to all persons liable to pay the special charge (Schedule B);**
 - d2) 'total cost' (C) of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as \$217,096; and**
 - d3) 'maximum levy' (S) be recorded as \$69,471.**
- e) the following be specified as the area for which the special rate is so declared:**
 - e1) the area within municipal district of Council highlighted in the plan attached to this Resolution (Attachment 5).**
- f) the following be specified as the land in relation to which the special charge so declared:**
 - f1) land within the area shown on the plan.**
- g) the following be specified as the criteria which form the basis of the special charge so declared:**
 - g1) ownership of any land described in Part 1(e) of this Resolution.**
- h) the following be specified as the manner in which the special charge so declared will be assessed and levied:**
 - h1) Each lot receives a primary access and amenity benefit;**
 - h2) The maximum levy is divided on an access and frontage share (amenity) basis;**

- Carried.**

Carried.

Attachment 1

Discussion

For the footpath section as proposed, there is evidence of pedestrian movements by the existence of a well used 'goat track' in the nature strip particularly between Remony Avenue and Thornhill Road. This 'goat track' becomes less obvious to the west of Thornhill Road due to the steep nature strips and difficult terrain at this location. A footpath here would reduce the necessity of pedestrians crossing the road to the north side footpath.

When considering the Benefit Ratio for this footpath, it is reasonable that a majority of cost be apportioned as the community benefit when investigating pedestrian use of the path. With a calculated Benefit Ratio of 0.32, a majority of funding for this scheme would be provided by Council. The average cost per property is estimated at \$2,894 which is higher than some recent schemes.

Of the survey results and more recent submissions, there is a majority of objection to the scheme. Of those opposing the scheme, the main concerns raised and corresponding officer considerations include:

- No Special benefit from footpath

This is a common response from property owners who do not traditionally walk. As the benefit is apportioned to property and not individuals, this argument is mute under VCAT ruling.

- Do not want to make the property more accessible.

This argument is based on a fear of an increase in antisocial behaviour brought about by a new footpath. It is considered that this will not be the case.

- Very steep grades.

The area does present some difficulties in terms of footpath design. These have been overcome with careful consideration to alignment, driveway intersections and retaining wall structures that will be integrated with the footpath.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the scheme could proceed this financial year as funding is currently set in the C15309 project cost.

Financial details are as follows:

Maximum scheme levy to Property Owners (income)	\$69,471
Scheme levy to Council	\$147,625
Direct Funding by Council to build support retaining walls and a new pedestrian refuge island at the intersection with Thornhill Road.	\$51,618
Total Project Cost	\$268,714

Stakeholder Consultation and Communication

Community consultation for the footpath construction Special Charge Scheme has been carried out as follows:

8 July 2015 – Initiation letter including a concept plan, cost estimate, apportionment of charges, Benefit Ratio Calculation and survey to property owners.

23 March 2016 – Letter to owners advising of Council's Intention to Declare the Special Charge Scheme and invitation to make submissions.

26 March 2016 – Scheme advertised in the local paper.

17 May 2016 – Update letter advising of scheme process and upcoming panel hearing.

10 August 2016 – Invitation to attend the panel hearing.

7 September 2016 – Panel Hearing.

Some phone calls have been fielded in response to the correspondence. A further letter will be sent to all affected property owners should Council resolve to make its declaration of the Special Charge Scheme.

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989, the 2004 ministerial guidelines, Council's Special Rates and Charges Policy and community engagement guidelines.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Conflict of Interest

No Council Officer has any direct or indirect interest in the properties affected by the scheme.

Risk Assessment

Provision of a sealed footpath will provide safer movement conditions for pedestrians by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces.

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

Environmental Implications

The provision of a sealed pathway provides a permanent and safe means of access. During construction and the manufacture and procurement of materials, energy is used resulting in some greenhouse gas emissions. This stops when construction is complete.

The project does not create waste with the exception of some excavated material and green waste.

The proposal does not affect any natural habitats.

The proposal may require some nature strip shrubs to be removed and property trees and shrubs to be trimmed.

Attachment 2

SCHEDULE 'A'

The works for the construction of a footpath in Roslyn Road, Highton which consist of excavation, concrete footpath, retaining walls, reinstatement of nature strip, miscellaneous construction works and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

**COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH –
ROSLYN ROAD, HIGHTON**

TOTAL PROJECT COST					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.00	ITEM	\$24,000.00	\$24,000.00
1.02	Traffic management costs.	1.00	ITEM	\$8,000.00	\$8,000.00
1.03	Setting out of works.	1.00	ITEM	\$1,000.00	\$1,000.00
1.04	Service/Cable locations	1.00	ITEM	\$1,000.00	\$1,000.00
1.05	Internal supervision fee (COGG construction)	1.00	ITEM	\$11,300.00	\$11,300.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	300.00	m ³	\$60.00	\$18,000.00
2.02	Saw-cutting of Asphalt paving.	15.00	m	\$10.00	\$150.00
2.03	Saw-cut of concrete paving	1.00	ITEM	\$250.00	\$250.00
2.04	Saw-cut of concrete kerb and channel	21.00	m	\$10.00	\$210.00
2.05	Remove/Trim of overhanging branches of trees and disposal.	10.00	ITEM	\$1,000.00	\$10,000.00
3.00	PAVEMENT WORKS				
3.01	75mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	57.00	m ³	\$100.00	\$5,700.00
3.02	100mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	0.00	m ³	\$120.00	\$0.00
3.03	200mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	0.00	m ³	\$100.00	\$0.00
3.04	30mm compacted depth 10mm nominal size type N Asphalt spread and compacted including emulsion prime & grit using a paver.	0.00	m ²	\$35.00	\$0.00
4.00	DRAINAGE - PITS				
4.01	1set - of 2 pcs New Standard Weepa (weep holes) with 90mm Extension Dimension of weep holes 75W x 20H x 195D spaced @ 1.20m on centre	126.00	No	\$5.00	\$630.00
4.02	20mm aggregate backfill for drainage zone 200 x 225mm enveloped with geotextile	8.50	m ³	\$110.00	\$935.00
5.00	CONCRETE WORKS: KERBING				
5.01	Remove existing traffic island and construct new traffic island with pedestrian refuge as per plan.	1.00	ITEM	\$5,000.00	\$5,000.00
5.02	Reinforced Concrete Retaining Wall and Footing with F62 mesh including 75mm compacted depth Class 3 FCR bedding and reinstate nature strip.	150.00	m	\$165.00	\$24,750.00
5.03	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	7.00	No.	\$250.00	\$1,750.00
	CONCRETE WORKS: PAVING				

5.04	125mm (25 Mpa) concrete paving with SL72 mesh including crushed rock bedding and reinstate nature strip.	755.00	m ²	\$135.00	\$101,925.00
6.00	LANDSCAPING				
6.01	Top soiling and seeding nature strips.	541.00	m ²	\$8.00	\$4,328.00
SUB-TOTAL : A					\$218,928.00
7.00	PROVISIONAL ITEMS				
7.01	Adjust level of existing Telstra and sewer services lid as required.	1.00	ITEM	\$5,000.00	\$5,000.00
SUB-TOTAL : B					\$5,000.00
SUB-TOTAL : C (=A+B)					\$223,928.00
10% CONTINGENCY : D					\$22,393.00
Design					\$11,196.00
Project Administration					\$11,196.00
CONSTRUCTION COST ESTIMATE					\$268,714

COUNCIL FUNDED WORKS					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.00	ITEM	\$3,600.00	\$3,600.00
1.02	Traffic management costs.	1.00	ITEM	\$2,000.00	\$2,000.00
1.03	Setting out of works.	1.00	ITEM	\$150.00	\$150.00
1.04	Internal supervision fee (COGG construction)	1.00	ITEM	\$1,300.00	\$1,300.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	75.00	m ³	\$60.00	\$4,500.00
2.02	Saw-cutting of asphalt paving.	15.00	m	\$10.00	\$150.00
3.00	DRAINAGE: PITS				
3.01	1set - of 2 pcs New Standard Weepa (weep holes) with 90mm Extension Dimension of weep holes 75W x 20H x 195D spaced @ 1.20m on centre	126.00	No	\$5.00	\$630.00
3.02	20mm aggregate backfill for drainage zone 200 x 225mm enveloped with geotextile	8.50	m ³	\$110.00	\$935.00
4.00	CONCRETE WORKS:				
4.01	Remove existing traffic island and construct new traffic island with pedestrian refuge as per plan.	1.00	ITEM	\$5,000.00	\$5,000.00
5.02	Reinforced Concrete Retaining Wall and Footing with F62 mesh including 75mm compacted depth Class 3 FCR bedding and reinstate nature strip.	150.00	m	\$165.00	\$24,750.00
SUB-TOTAL :					\$43,015.00
10% CONTINGENCY : D					\$4,302.00
Design					\$2,581.00
Project Administration					\$1,721.00
CONSTRUCTION COST ESTIMATE					\$51,618.00

Attachment 3

BENEFIT RATIO CALCULATION

A Purpose

To construct a footpath in Roslyn Road, Highton to provide all weather pedestrian access for property owners and the wider community.

B Coherence

The works will provide a physical pathway connection between Remony Avenue and Wandana Drive and will provide a special benefit to adjoining and remote properties.

C Total Cost C

Total Estimated cost of works - footpath construction **\$268,714.00**

Direct funding by Council to replace traffic island with pedestrian refuge and reinforced concrete retaining wall **\$51,618.00**

TOTAL COST \$217,096.00

D Identify Special Beneficiaries

24 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.

E Properties to include

The 24 abutting properties receive both access and amenity benefits. Therefore:

Total Special Benefits (in) is apportioned to 24 properties

There are no Council owned properties in the scheme. Therefore:

Total Special Benefits out of the scheme TSB (out) = **0**

F Estimate of Total Special Benefits

For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. Therefore it is estimated that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 85% for the wider community and 15% for abutting property owners. Amenity benefits are based on frontage with 100% of the footpaths fronting benefiting properties. TSB (in) is therefore calculated as follows:

TSB (in) = 80% X 15%(access) + 20% X 100% (amenity)
= **32%**

G Estimate of Total Community Benefit -TCB

It is considered that people in the community will receive a benefit from the works as the pathway is used to access other areas. There are no amenity benefits considered for the wider community. TCB is calculated as follows:

TCB = 85% X 80% (access) = **68%**

H Calculate "Benefit Ratio" - R

Benefits Ratio =
$$\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{32}{32 + 0 + 68} = \mathbf{0.32}$$

I Maximum Total Levy (S)

Maximum Total Levy S = R X C

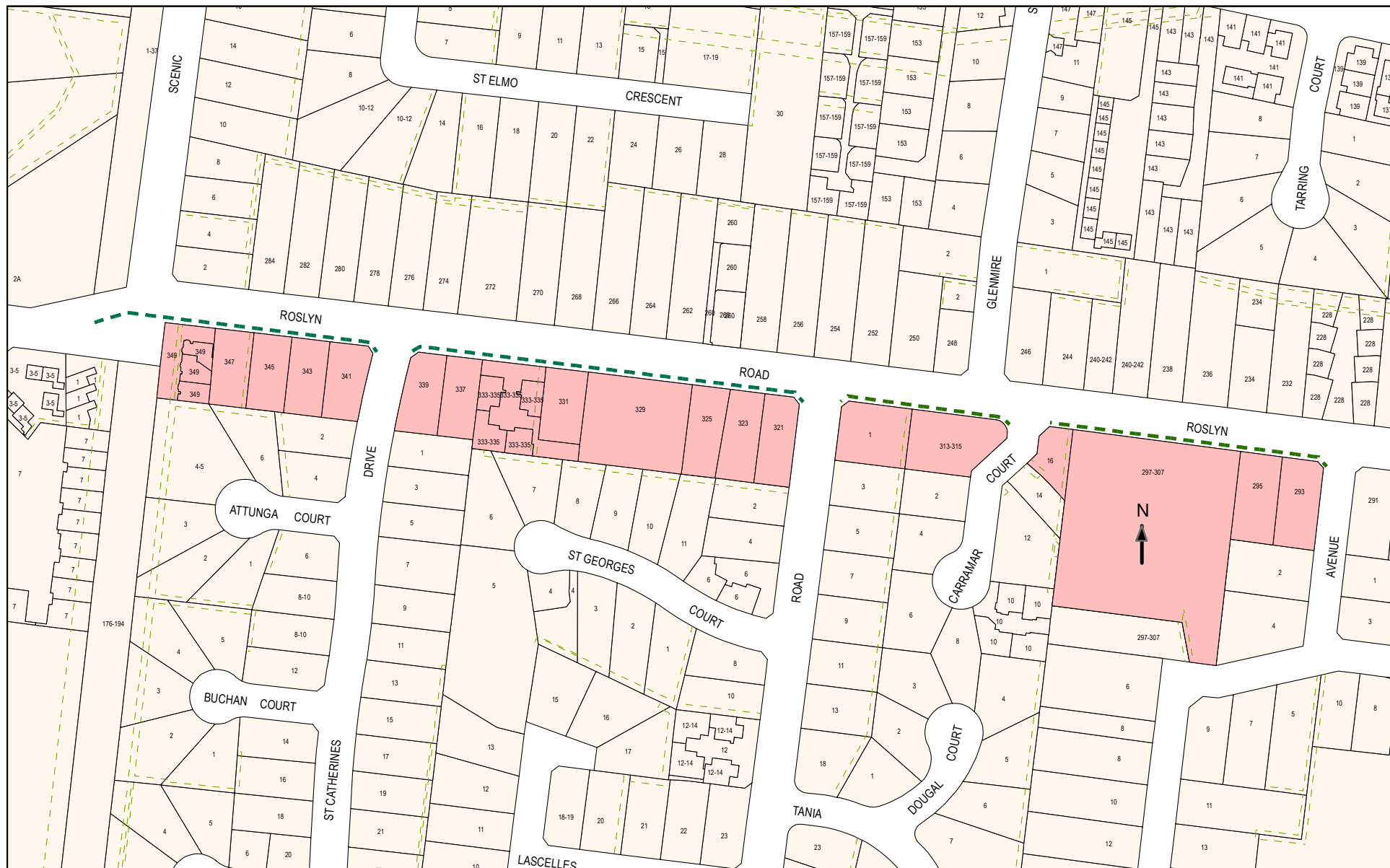
Council Contribution to Special Charge Scheme **\$69,470.72**
\$147,625.28

Attachment 4

SCHEDULE 'C'
SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION
ROSLYN ROAD, HIGHTON

	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8
	ADDRESS	FRONTAGE (metres)	ALLOWANCE FOR DRIVEWAY	APPORTIONABLE FRONTAGE (metres)	ACCESS BENEFIT UNIT	ACCESS BENEFIT	AMENITY BENEFIT	ESTIMATED TOTAL COST
1	293 Roslyn Road, HIGHTON VIC 3216	20.12	0.00	20.12	0.50	\$ 914.09	\$ 1,550.00	\$ 2,464.09
2	295 Roslyn Road, HIGHTON VIC 3216	20.12	3.18	16.94	1.00	\$ 1,828.18	\$ 1,304.98	\$ 3,133.16
3	297-307 Roslyn Road, HIGHTON VIC 3216	80.47	0.00	80.47	1.00	\$ 1,828.18	\$ 6,200.01	\$ 8,028.18
4	16 Carramar Court, HIGHTON VIC 3216	15.24	0.00	15.24	0.50	\$ 914.09	\$ 1,174.24	\$ 2,088.33
5	313 Roslyn Road, HIGHTON VIC 3216	46.13	8.22	37.91	0.50	\$ 914.09	\$ 2,920.69	\$ 3,834.78
6	1 Thornhill Road, HIGHTON VIC 3216	33.53	0.00	33.53	0.50	\$ 914.09	\$ 2,583.34	\$ 3,497.42
7	321 Roslyn Road, HIGHTON VIC 3216	16.77	0.00	16.77	0.50	\$ 914.09	\$ 1,292.13	\$ 2,206.22
8	323 Roslyn Road, HIGHTON VIC 3216	16.63	3.00	13.63	1.00	\$ 1,828.18	\$ 1,050.19	\$ 2,878.37
9	325 Roslyn Road, HIGHTON VIC 3216	18.28	5.50	12.78	1.00	\$ 1,828.18	\$ 984.70	\$ 2,812.88
10	327-329 Roslyn Road, HIGHTON VIC 3216	49.68	3.36	46.32	1.00	\$ 1,828.18	\$ 3,568.96	\$ 5,397.14
11	331 Roslyn Road, HIGHTON VIC 3216	19.82	3.17	16.65	1.00	\$ 1,828.18	\$ 1,282.88	\$ 3,111.06
12	1/333 Roslyn Road, HIGHTON VIC 3216	30.44	4.06	6.60	1.00	\$ 1,828.18	\$ 508.15	\$ 2,336.32
13	2/333 Roslyn Road, HIGHTON VIC 3216			6.60	1.00	\$ 1,828.18	\$ 508.15	\$ 2,336.32
14	3/333 Roslyn Road, HIGHTON VIC 3216			6.60	1.00	\$ 1,828.18	\$ 508.15	\$ 2,336.32
15	4/333 Roslyn Road, HIGHTON VIC 3216			6.60	1.00	\$ 1,828.18	\$ 508.15	\$ 2,336.32
16	337 Roslyn Road, HIGHTON VIC 3216	17.00	3.33	13.67	1.00	\$ 1,828.18	\$ 1,053.27	\$ 2,881.45
17	339 Roslyn Road, HIGHTON VIC 3216	16.50	0.00	16.50	0.50	\$ 914.09	\$ 1,271.33	\$ 2,185.42
18	341 Roslyn Road, HIGHTON VIC 3216	21.39	0.00	21.39	0.50	\$ 914.09	\$ 1,648.10	\$ 2,562.19
19	343 Roslyn Road, HIGHTON VIC 3216	18.10	3.76	14.34	1.00	\$ 1,828.18	\$ 1,104.90	\$ 2,933.08
20	345 Roslyn Road, HIGHTON VIC 3216	18.10	3.61	14.49	1.00	\$ 1,828.18	\$ 1,116.46	\$ 2,944.63
21	347 Roslyn Road, HIGHTON VIC 3216	18.52	3.00	15.52	1.00	\$ 1,828.18	\$ 1,195.82	\$ 3,023.99
22	1/349 Roslyn Road, HIGHTON VIC 3216	24.08	5.90	6.06	0.50	\$ 914.09	\$ 466.92	\$ 1,381.01
23	2/349 Roslyn Road, HIGHTON VIC 3216			6.06	0.50	\$ 914.09	\$ 466.92	\$ 1,381.01
24	3/349 Roslyn Road, HIGHTON VIC 3216			6.06	0.50	\$ 914.09	\$ 466.92	\$ 1,381.01

Plan



Attachment 6

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

ROSLYN ROAD, HIGHTON – PROPOSED FOOTPATH

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	Decision made to prepare scheme following consideration of surveys of residents and feed back from the community. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs. July 2015
<i>Intention to Declare Scheme</i>	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. 15 March 2016
<i>Advertisement</i>	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time or at a subsequent meeting. 26 March 2016.
<i>Submissions</i>	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme. Closed 26 April 2016.
<i>Submissions Review Panel Hearing</i>	✓	A Submissions Review Panel is convened if required (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. 7 September 2016
<i>Declaration Report</i>	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
<i>Appeal</i>		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

11. STATION STREET, DRYSDALE - ROAD CONSTRUCTION SPECIAL CHARGE SCHEME - SRC 349 - DECLARATION OF CHARGE

Source: City Services - Engineering Services
General Manager: William Tieppo
Index Reference: Special Rates and Charges, Station Street, Drysdale

Purpose

This report seeks a resolution by Council to declare the charges for a Special Charge Scheme to partially fund the construction of roads in Station Street and Crimea Street, Drysdale. (See plan – Attachment 5)

Background

Complaints have come in over time about the state of the unsealed roads of Station, Crimea and Bridge Streets, Drysdale. There is also a desire to have Station Street closed at the western end near High Street.

Support for a Special Charge Scheme was sought in 2015 where options were presented to the affected property owners at a public meeting held in Drysdale. This was followed up with a survey where a majority of owners favoured road construction at a reduced cost.

Council resolved its intention to declare a Special Charge Scheme at its meeting of 26 July 2016. A submissions review panel hearing was held on 8 November 2016.

Key Issues

- A majority of property owners are in support of constructing Station Street, Crimea Street and Bridge Road via a Special Charge Scheme.
- The Developer of the land at 4 – 6 Deburg Road (fronting Bridge Street), is included in the scheme. This is a mutually beneficial arrangement.
- There is a large majority of owners showing support to close Station Street at the High Street (northern) end.
- Closing Station Street will not have any significant consequences to the area.
- Access to High Street will be available via Crimea Street.
- The quality of road construction is based on a rural sealed road without kerbing or major drainage upgrades. This was supported in order to keep costs down.

P Dorling moved, L Gardner seconded -

That Council

1) Resolves to declare the Special Charge Scheme as follows:

- a) The Special Charge is declared for a period of five (5) years commencing upon commencement of the works.**
- b) The special charge be declared for the purposes of defraying expenses incurred by Council in relation to the construction of roads including Station Street, Crimea Street and Bridge Street, Drysdale which:**

- b1) will provide proper sealed road access, improved street drainage and enhancement to the general amenity for each of the properties included in the scheme;**
 - b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and**
 - b3) arises out of Council's function of planning for and providing infrastructure for property owners.**
- c) it be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:**
 - c1) 'benefit ratio' (R) being calculated at 0.8 represents the special benefits to all persons liable to pay the special charge; and**
 - c2) 'total cost' (C) of performing the function described in Part b of this Resolution based on estimated cost be recorded as \$313,186.**
 - c3) 'maximum levy' (S) total amount of the special charge be levied and recorded as \$250,549.**
- d) the following be specified as the area for which the special rate is so declared:**
 - d1) the area within municipal district of Council highlighted in the plan attached to this Resolution ("the area").**
- e) the following be specified as the land in relation to which the special charge so declared:**
 - e1) All land within the area shown on the plan.**
- f) the following be specified as the criteria which form the basis of the special charge so declared:**
 - f1) Ownership of any land described in Part 1(e) of this Resolution.**
- g) the following be specified as the manner in which the special charge so declared will be assessed and levied:**
 - g1) The costs to be apportioned based on access and amenity benefits.**
 - g2) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.**
- h) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that:**
 - h1) the owners of the land described in column 1 of Schedule C to the Resolution are estimated liable for the respective amounts set out in column 7 of Schedule C; and**
 - h2) such owners may, subject to any further resolution of Council pay the special charge in the following manner:**
 - h2(a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;**
 - h2(b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in**

accordance with any repayment arrangements that may be agreed on by Council; and

h2(c) in accordance with Section 172 of the Act, the rate of interest which is payable on the special charge which has not been paid by the specified date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 (2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of this section).

- 2) Authorise Council's Chief Executive Officer to levy the Special Charge in accordance with Section 163(4) of the Act.**
- 3) Authorise the discontinuance of Station Street at the western end near the High Street intersection under Schedule 10 of the Act.**

Carried.

Attachment 1

Discussion

An application for residential development has been made for the property at 4-6 De Burgh Road, Drysdale which fronts Bridge Street. Negotiations with the developer have taken place and an agreement has been struck to include the developer in the scheme. This is a mutually beneficial arrangement. The resultant agreement will see the developer construct Bridge Street to full standard between De Burgh Road and the rail line. This will include kerb and channel and underground drainage.

The development application described above was submitted under Permit No PP677/2015. With an agreement in place, Council's construction cost for the project is reduced, property owners will benefit from a higher standard of work and lower cost and the developers costs are reduced due to the co contributions from the scheme.

Although the preferred option was the rural road style of construction, the scope of work for Station and Crimea Streets will include additional depth of road pavement rather than simply sealing over the top of the existing road.

A submissions review panel was held on 8 November 2016. Six property owners spoke to the panel and were generally in support of the road sealing and closure. Some property owners opposing the charge who asked to be heard were absent from the hearing.

A summary of issues raised at the hearing and officer response is as follows:

- Can we proceed if we not seal the section of Station Street north of Crimea Street and the proposed closure location.

This is possible and further discussions with property owners was carried out. The general consent is to continue with the road seal as charges per property (four affected) would not be abolished as the benefit from the remaining seal remains.

- Can't come soon enough...sick of the dust.
- Exiting Crimea Street turning right in to High Street is dangerous. Left hand turn is OK.

VicRoads have identified works to be carried out in this area. This includes road widening and a revised pedestrian refuge island located in High Street east of Crimea Street. It is anticipated that this work will improve safety. The Crimea Street road design will be matched with the VicRoads design.

- If we don't close Station Street, it will become a 'race track' once the road is sealed.
- Are any footpaths going to be provided?

A footpath link will be provided between the existing school trail, along the east side of Crimea Street to the pedestrian refuge island in High Street.

On Tuesday 8 November, the panel members visited Station Street, Drysdale prior to the panel hearing. The panel has recommended the scheme proceed to declaration as presented.

Financial Implications

The project has a one off capital cost and there will be minimal ongoing maintenance costs. The scheme is funded via the core program C02301 and can proceed in the 2016/17 financial year.

Since Bridge Street is being constructed by a developer, this reduces the funding commitment by Council. A breakdown of costs is as follows:

Total project cost estimate	\$466,257.00
Developer contribution to project (income)	-\$153,071.00
Total revised scheme cost	\$313,186.00

From a scheme perspective due to the developer at 4-6 De Burgh Road constructing the Bridge Street works, they are not required to make a Special Charge payment. Scheme costs can be summarised as follows:

Scheme cost to property owners	\$250,548.80
Scheme cost to council	\$62,637.20
Total revised scheme cost	\$313,186.00

The net cost to Council for this project is **\$62,637.20**

Stakeholder Consultation and Communication

Community consultation of the road construction Special Charge Scheme has been carried out as follows:

- January 2015 – Letter to property owners reintroducing the scheme proposal.
- March 2015 – Invitation letter to public meeting.
- 28 March 2015 - Public meeting (open forum with approximately 30 attendees) held at the Springdale House, Drysdale. This meeting disclosed all information in relation to the proposed scheme including scope of work, cost apportionment and Benefit Ratio Calculation.
- May 2015 – Update letter, information sheet and property owner survey.
- 10 September 2015 – Update letter to property owners disclosing results of the survey and advising of the consultation with the developer of the land at 4-6 De Burgh Road and process from here.
- 24 March 2016 – Update letter to property owners advising of pending Council meeting.
- 26 July 2016 – Intention to Declare Council meeting.
- 29 July 2016 – Letter to owners advising of Council's intention to declare.
- 6 August 2016 - Public Notice placed in newspaper.
- 12 October 2016 – Invitation to attend panel hearing
- 8 November 2016 – Panel Hearing
- 29 November 2016 – update letter to property owners advising of Council's decision and reason to declare the scheme.
- Many phone calls, emails and letters have been received and responded to during the consultation process.

Further correspondence will be sent to all affected property owners should Council resolve to make its Declaration of charges.

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with Council's Special Rates and Charges Policy and community engagement guidelines.

Alignment to City Plan

This report aligns with the City Plan as follows:

Community Wellbeing:

- Healthy Lifestyles – Facilitating and promoting physical activity.
- Healthy Environments – Safe, hazard and nuisance free environments.

Sustainably Built and Natural Environment

- Enhance and protect natural areas and ecosystem health.
- Support our Community to live – Encourage increased use of alternatives to car transport.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting and acknowledging the communities desire to have their say.

Conflict of Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of sealed roads will provide safer driving conditions for motorists with a defined and more standard road profile. Walking conditions for pedestrians will also be improved. The improved drainage will reduce the hazards associated with water over roads and the affects of nuisance flooding. There are no identified risks for Council in making its intention to declare the scheme.

Environmental Implications

The road infrastructure proposal provides proper sealed access, improved drainage and a generally safer environment for pedestrian and vehicular traffic. Dust is eliminated.

Storm water runoff will be less contaminated with silt prior to discharge as the bulk of the storm water will be cleaner coming off a sealed road environment.

It is anticipated that no vegetation removal will be required to complete the project.

During the course of construction and the manufacture and procurement of materials, there is expenditure of energy and greenhouse gas emissions. This does cease, however, when construction is complete.

The project does not create waste with the exception of some excess spoil. The proposal does not affect any natural habitats.

Attachment 2

**COST ESTIMATE FOR CONSTRUCTION OF ROADS
STATION STREET, CRIMEA STREET and BRIDGE STREET DRYSDALE**

The works for the construction of roads in Station Street, Crimea Street and Bridge Street which consist of excavation, drainage improvements, reinstatement of nature strips, legal advice and professional services associated with survey, engineering design, supervision and administration of the project as included in the cost estimate as shown below.

**CONSTRUCTION OF STATION STREET, CRIMEA STREET AND BRIDGE STREET
DRYSDALE**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.		ITEM		\$15,000.00
1.02	Traffic management costs.		ITEM		\$10,000.00
1.03	Setting out of works.		ITEM		\$1,000.00
	STATION AND CRIMEA STREET				
2.00	PAVEMENT WORKS				
2.01	Trimming for new road pavement and excavation of soft spots		ITEM		\$5,000.00
2.02	150mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	611	m ³	\$118.00	\$72,098.00
2.03	7mm Primer Seal, supplied and placed.	4076	m ²	\$8.00	\$32,608.00
3.00	DRAINAGE				
3.01	Rural vehicle crossing 300mm diam. RC pipe, 20m wide with VicRoads driveable endwalls as per SD00603, supplied, laid and jointed including excavation, placement of approved FCR bedding and backfill.	1	No.	\$9,000.00	\$9,000.00
3.02	Rural vehicle crossing 300mm diam. RC pipe, 3.6m wide with VicRoads driveable endwalls as per SD00603, supplied, laid and jointed including excavation, placement of approved FCR bedding and backfill.	17	No.	\$2,800.00	\$47,600.00
4.00	CONCRETE WORKS				
	KERBING				
4.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	45	m	\$120.00	\$5,400.00
4.03	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	2	No.	\$250.00	\$500.00
	PAVING				
4.02	100mm pattern concrete paving with SL72 mesh including crushed rock bedding and reinstate nature strip.	236	m ²	\$120.00	\$28,320.00
	BRIDGE STREET				
5.00	PAVEMENT WORKS				
5.01	Trimming for new road pavement and excavation of soft spots		ITEM		\$2,000.00
5.02	Sawcut and remove existing asphalt to create overlap onto existing pavement	88	m	\$12.00	\$1,056.00

5.03	310mm compacted depth Class 3 20mm crushed rock, supplied, spread and compacted.	591	m ³	\$80.00	\$47,280.00
5.04	150mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	275	m ³	\$118.00	\$32,450.00
5.05	Bituminous Prime Coat	1816	m ²	\$3.03	\$5,493.40
5.06	30mm compacted depth, 10mm nominal size type N asphalt	1816	m ²	\$17.00	\$30,872.00
6.00	CONCRETE WORKS				
6.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	316	m	\$120.00	\$37,920.00
6.02	Edge Strips	10	m	\$40.00	\$400.00
7.00	PROVISIONAL WORKS				
7.01	Regrade table drains	910	m	\$5.00	\$4,550.00
SUB-TOTAL					\$388,547
Survey and Design					\$19,427
Administration					\$19,427
10% CONTINGENCY					\$38,855
CONSTRUCTION COST ESTIMATE					\$466,257

Attachment 3

Benefit Ratio Calculation – SCHEDULE 'B'

A Purpose

To construct Station Street, Crimea Street between High Street and Station Street and the unsealed sections of Bridge Street between De Burgh Road and Station Street, Drysdale.

B Coherence

The works will provide a physical connection between High Street, Bridge Road and De Burgh Street, Drysdale and will provide a special benefit to adjoining and adjacent properties.

C Total Cost C

Total Estimated cost of works - rural road construction	\$466,257
Developer contribution towards Bridge Street construction	\$153,071
TOTAL COST	\$313,186.00

D Identify Special Beneficiaries

46 properties are considered to receive a combination of access and amenity benefits. 1 Property receives a benefit from the scheme but is not included in the scheme

E Properties to include

The 46 properties receive a combination of access and amenity benefits.

Therefore:

Total Special Benefits (in) is apportioned to 46 properties

There are no Council owned properties in the scheme but 1 property that receives special benefit but is considered to be out of the scheme. Therefore:

Total Special Benefits out of the scheme TSB (out) = 1

F Estimate of Total Special Benefits

For this scheme it is considered that an equal portion of access and amenity benefits apply to an individual property. We shall assume that each property is made up of 1 access benefit unit (BU) and one amenity BU. For the large property out of the scheme, this is under development and will ultimately consist of 10 allotments fronting Bridge Street. Benefit Units are assigned to each property accordingly. For properties in and out of the scheme, a summary of special benefits can be shown in the following table:

	46 private properties TSB (in)	1 property out TSB (out)
Access	46	10
Amenity	46	10
Total Special Benefits	92	20

G Estimate of Total Community Benefit -TCB

It is considered that people in the community will receive an access benefit from the works as the roadways are used to access other areas considering potential destinations such as the primary and secondary schools to the south and shopping centre to the north. Based on traffic data, estimated use of the road is 15% for the wider community and 85% for the properties in and out of the scheme. If 85% of the total access benefits is equal to 46BU, 15% would equate to 8. There are no amenity benefits associated with the wider community.

TCB = 8.0

H Calculate "Benefit Ratio" - R

Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{92}{92 + 20 + 8} = 0.8$

I Maximum Total Levy (S)

Maximum Total Levy $S = R \times C$

Council Contribution to Special Charge Scheme

\$250,548.80

\$62,637.20

Attachment 4

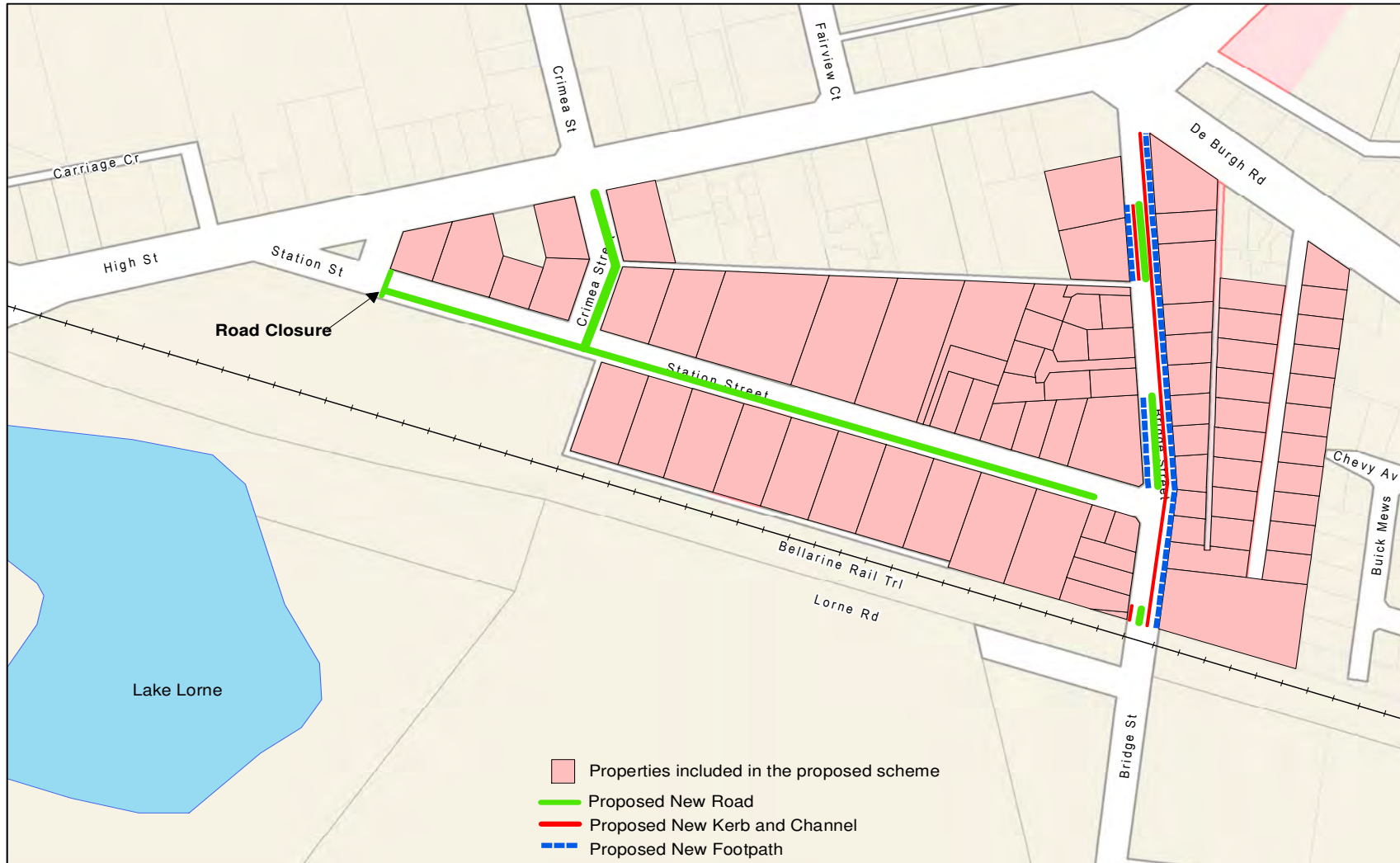
SCHEDULE "C"

PROPOSED SPECIAL CHARGE SCHEME - ROAD CONSTRUCTION, DRYSDALE

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Address	Frontage (metres)	Apportionable Frontage (metres)	Access Benefit	Access Benefit	Amenity Benefit	Total Estimated Cost
97-99 High Street, DRYSDALE	114.71	51.00	0.25	\$829.63	\$6,045.25	\$6,874.88
119 High Street, DRYSDALE	47.88	33.00	0.5	\$1,659.26	\$3,911.63	\$5,570.89
121 High Street, DRYSDALE		28.00	0.5	\$1,659.26	\$3,318.96	\$4,978.22
121 High Street, DRYSDALE	42.47					
123 High Street, DRYSDALE	25.15	25.15	1	\$3,318.53	\$2,980.66	\$6,299.19
Rear 123 High St Facing Station St						
125 High Street, DRYSDALE	36.27	36.27	1	\$3,318.53	\$4,299.24	\$7,617.76
127 High Street, DRYSDALE	26.41	26.41	1	\$3,318.53	\$3,130.84	\$6,449.37
1 Madison Court, DRYSDALE	20.85	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
2 Madison Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
3 Madison Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
1 Ryder Court, DRYSDALE	25.00	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
2 Ryder Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
3 Ryder Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
4 Ryder Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
5 Ryder Court, DRYSDALE VIC 3222		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
6 Ryder Court, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
18 Bridge Street, DRYSDALE	20.00	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
24 Bridge Street, DRYSDALE	58.77	58.77	1	\$3,318.53	\$6,966.26	\$10,284.78
24 Bridge Street, DRYSDALE	45.39			\$0.00	\$0.00	\$0.00
30 Bridge Street, DRYSDALE		0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
32A Bridge Street, DRYSDALE	14.75	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
32B Bridge Street, DRYSDALE	10.96	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
9 Station Street, DRYSDALE	25.15	42.47	1	\$3,318.53	\$5,034.15	\$8,352.68
	42.47					
2-10 Station Street, DRYSDALE		136.00	1	\$3,318.53	\$16,120.66	\$19,439.18
11 Station Street, DRYSDALE	30.18	43.73	1	\$3,318.53	\$5,183.50	\$8,502.03
11 Station Street, DRYSDALE	43.73					
12 Station Street, DRYSDALE	28.97	28.97	1	\$3,318.53	\$3,433.94	\$6,752.46
13 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
14 Station Street, DRYSDALE	28.97	28.97	1	\$3,318.53	\$3,433.94	\$6,752.46
15-19 Station Street, DRYSDALE	60.35	60.35	2	\$6,637.05	\$7,153.54	\$13,790.60
16 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
1/18 Station Street, DRYSDALE	15.09	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
2/18 Station Street, DRYSDALE	15.09				\$0.00	\$0.00
20 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Address	Frontage (metres)	Apportionable Frontage (metres)	Access Benefit	Access Benefit	Amenity Benefit	Total Estimated Cost
21-23 Station Street, DRYSDALE	40.23	40.23	1	\$3,318.53	\$4,768.63	\$8,087.16
22 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
24 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
25-27 Station Street, DRYSDALE	40.23	40.23	1	\$3,318.53	\$4,769.06	\$8,087.59
26 Station Street, DRYSDALE	30.18	30.18	1	\$3,318.53	\$3,577.36	\$6,895.89
28 Station Street, DRYSDALE	35.13	35.13	1	\$3,318.53	\$4,164.11	\$7,482.63
29 Station Street, DRYSDALE	4.14	4.14	1	\$3,318.53	\$490.73	\$3,809.26
30 Station Street, DRYSDALE	35.13	35.13	1	\$3,318.53	\$4,164.11	\$7,482.63
31 Station Street, DRYSDALE	4.00	4.00	1	\$3,318.53	\$474.14	\$3,792.66
32 Station Street, DRYSDALE	15.00	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
33 Station Street, DRYSDALE	16.00	16.00	1	\$3,318.53	\$1,896.55	\$5,215.07
34 Station Street, DRYSDALE	15.72	0.00	0.5	\$1,659.26	\$0.00	\$1,659.26
35 Station Street, DRYSDALE	16.00	16.00	1	\$3,318.53	\$1,896.55	\$5,215.07
37 Station Street, DRYSDALE	20.00	20.00	1	\$3,318.53	\$2,370.68	\$5,689.21
39 Station Street, DRYSDALE	17.65	17.65	1	\$3,318.53	\$2,092.13	\$5,410.66
41 Station Street, DRYSDALE	18.00	18.00	1	\$3,318.53	\$2,133.62	\$5,452.14
						\$250,548.80

PLAN



Attachment 6

PROCESS CHART

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

Station Street, Crimea Street and Bridge Street, Drysdale

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	Decision made to prepare scheme following consideration of surveys of property owners and feed back from the community. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs. January 2015.
<i>Intention to Declare Scheme</i>	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. 26 July 2016
<i>Advertisement</i>	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time. 6 August 2016
<i>Submissions</i>	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
<i>Submissions Review Panel Hearing</i>	✓	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. 8 November 2016
<i>Declaration Report</i>	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
<i>Appeal</i>		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

12. TENDER SUBMISSIONS FOR RECRUITMENT TRAINING & ASSOCIATED SERVICES

Source: People & Organisation Development - Remuneration
Executive Manager: Andrew Keen
Index Reference: Provision of Agency Staff - T1700009

Purpose

To enter into a new contract with Procurement Australia ("PA") for the provision of our supplementary labour (agency staff).

Background

Council is required to tender out this service contract as part of its obligations under the Local Government Act. Council provided PA with a non-binding expression of interest to again undertake a tender for recruitment, training and associated products and services (Tender 1912/0618) on behalf of various Councils participating in the tender.

Key Issues

- We are currently out of contract (previous contract expired 31 December 2016) after 5 years of operation.
- With Council approval, the new contract will be for a two (2) year period with a further option of 2 x 1 year extensions (max 4 years in total).
- The new contract offered by PA also includes the ability to access the services of a neutral vendor managed service (namely Commensura), which will benefit Council by reducing the administrative tasks currently associated with staff provisioning, reporting and monthly payments.
- Moving to a vendor management approach for supplementary labour will also eliminate margin leakage and reduce waste through greater management analytics of supplementary labour utilisation.
- There will be a separate contract to be authorised to engage the services of Commensura.
- The total Organisation expenditure on Supplementary Labour for 2015/16 was \$5.2m. Current YTD expenditure as at the end of January 2017 is \$3.5m.
- Expenditure is expected to be reduced over coming years with our ability to access the services of a neutral managed vendor solution provided as an option within the new contract.

L Gardner moved, P Dorling seconded -

That Council:

- 1) approve the Contract for the Provision of Recruitment Training & Associated Services with Procurement Australia (Contract No 1912/0618);**
- 2) delegate authority to the Chief Executive Officer to sign agreements with both Procurement Australia and Commensura.**

Carried.

Attachment 1

Discussion

Council decided not to undertake the tendering process internally due to costs, time and resources. PA has a large buying power and has the ability to adequately satisfy the needs of Council with the provision of agency staff to meet our supplementary labour requirements.

Council determined that the benefits of the PA collaborative purchasing approach are economies of scale achieved by grouping together with other Councils, attracting quality submissions, reduced administration costs and a larger pool of companies with agreed rates and services to select from. Council determined this methodology was preferable to undertaking its own tender process. Therefore PA was selected to act as Councils tendering agent for the provision of temporary recruitment services.

PA were contracted by Council for the provision of supplementary labour for the previous contract from January 2012 and expiring on 31 December 2016.

In the current contract PA have put forward a total of 36 recruitment and associated products providers on behalf of the below listed twenty-eight (28) Councils:

- Ballarat City Council
- Bayside City Council
- Brimbank City Council
- City of Boroondara
- City of Darebin
- City of Greater Dandenong
- City of Greater Geelong
- City of Maribyrnong
- Coffs Harbour City Council
- Glen Eira City Council
- Hepburn Shire Council
- Hindmarsh Shire Council
- Horsham Rural City Council
- Knox City Council
- Moonee Valley City Council
- Mornington Peninsula Shire Council
- Moreland City Council
- Mount Alexander Shire Council
- Nillumbik Shire Council
- Northern Grampians Shire Council
- South Gippsland Shire Council
- Southern Grampian Shire Council
- Wangaratta Rural City Council
- West Wimmera Shire Council
- Whitehorse City Council
- Whitehorse Manningham Regional Library Corporation
- Wodonga City Council
- Yarra City Council

As the City is a key member of G21 initiatives and has a strong platform for supporting local Geelong businesses we will be advising the panel that all requests for agency staff are to be sourced from our local suppliers in the first instance. Where we are unable to access the required staff from our local providers we would then fall back to access other providers on the PA panel

Financial Implications

Whilst it is yet to be quantified, there will be savings to be achieved through the contract with PA, as we will be able to access the services of the neutrally managed vendor service, namely Commensura. There have been significant cost reduction realised in other Councils of similar scale moving to a vendor managed approach.

Benefits include but not limited to the following:

- Streamline to the current CoGG Administrative processes of weekly invoicing and subsequent approvals presently experienced within our internal payments system.
- On-line monthly reporting will be made available to the Organisation on a real time basis.
- Engagement of Agency staff will be able to be tightened up with proper authorisation and workflow approvals held within the Commensura system.

13. 2016-2017 DECEMBER FINANCIAL MANAGEMENT REPORT AND MID-YEAR BUDGET UPDATE

Source: Strategy & Performance - Financial Services
A/General Manager: Louise Hill
Index Reference: Financial Management / Financial Reporting 2016-17

Purpose

The purpose of this report is to present the financial performance of Council for the quarter ended 31 December 2016, and to consider Operating and Capital projection changes.

Background

A variation to the amended budget is sought due to the significant transformation program underway across the organisation. The additional expenditure required to achieve this program is offset by identified savings.

Key Issues

December quarter Year-to-date Finance results include:

- **Surplus** - The year to date underlying result of \$12.65m surplus is \$13.41m unfavourable to the amended budget mainly due to the transfer of assets to the Kardinia Park Stadium Trust (\$28.8m).
- **Projected Capital Expenditure** - The full year Net Capital Expenditure projection was updated to be \$91.92m, relative to the amended budget of \$106.1m.

A half-year budget review has been undertaken. A range of cost increases were identified along with cost savings.

- The net impact of the additional operating expenditure is (\$485,000). This is offset by favourable projection changes recognised as at 31 December 2016 of \$790,000.
- The result is a positive movement of \$305,000 from the amended budget deficit of \$7,042,598 to the revised full-year projected deficit of \$6,737,598 and is reflected as follows:

	Income \$,000's	Expenditure \$,000's	Surplus/(Deficit) \$,000's
Approved Amended Budget	321,341	328,384	(7,043)
Projection Changes to Dec 2016	1,183	393	790
Projection as at 31 Dec 2016	322,524	328,777	(6,253)
Mid-year review changes (net)	-	485	
Revised full-year projection	322,524	329,262	(6,738)
Cash impact - increase			305

L Gardner moved, P Dorling seconded -

That Council:

- 1) note the Quarterly Financial Report 31 December 2016 (Attachment 2);
- 2) endorse the 2016-17 Operating and Capital projection changes (Attachment 1), subject to an additional \$200,000 to the Transformation Program.

Carried.

Attachment 1

Discussion

2016-17 Operating and Capital projection changes

The Adopted Budget was amended by Council on 6 September 2016 to include carryover capital and discretionary projects, plus other capital and recurrent amendments. The impact on the recurrent expenditure budget is an increase of \$8.87m, and on non recurrent income of \$7.80m for carryover of capital income from 2015 - 16 projects.

The amended capital expenditure budget included an additional \$60.18m to complete 2015-16 Projects. Other budget amendments increased total budget by \$0.33m.

In late 2016, two significant diagnostic reviews were undertaken of Financial Management and ICT. The reviews recommended a range of improvement initiatives to bring the Council to contemporary levels of capability and capacity. Additional investment is required for both of these key functions which underpin the transformation to a high performing organisation. A number of other funding priorities were also identified as follows.

Additional expenditure of \$1.65m is required in the following areas:

- enhancements to *Our Future* program, including the Geelong Assembly;
 - ICT review strategy development and stage 1 implementation;
 - financial management review and implementation;
 - agribusiness strategy development;
 - outsourcing of internal audit;
 - other initiatives including governance, asset management strategy and engagement and communication.
- Savings initiatives of \$1.17m on a one-off basis have been identified:
 - contract management of procurement for agency staff;
 - Christmas tree installation costs.

Deferment/savings of expenditure on several other initiatives

Projection changes to 31 December 2016/ Mid-year Budget Update

The following tables highlight the specific Operating and Capital changes which form part of the mid-year review.

Operating 2016-17

Authorised amended budget deficit	\$000's (7,043)
Projection changes as at 31 December 2016	
Expenditure increases (Diversion of waste \$0.2m, Osborne House Works \$0.2m)	400
Income increases (Supplementary rates \$0.5m, Planning Applications \$0.5m)	1,183
Projection changes surplus	790

Mid-year review projection changes

Expenditure increases:

Our Future (Vision project)	125
ICT Review / Strategy development and Stage 1 implementation	610
Financial management review and implementation	320
Agri Business Strategy	100
Internal Audit – outsourcing	100
Transformation Program (PMO, Governance, Service Planning, Complaints Review, Asset Management, Engagement and Communication)	400
	<u>1,655</u>

Expenditure savings:

Salaries / supplementary labour	800
Building Asset Survey	100
Ocean Grove principal pedestrian network	50
Floating Christmas Tree installation	70
Early childhood planning	50
Linking Learning Eastern Suburbs	100
	<u>1,170</u>

Mid-year review projected expenditure (increase)	(485)
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Projected deficit as at 31 December 2016	(6,737)
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Cash impact - increase	305
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Capital program 2016-17

\$000's

Authorised amended capital expenditure budget (net)	106,114
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Capital projection changes as at 31 December 2016

Net expenditure savings (includes \$13.1m carried over to 2017-18)	13,286
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Mid-year review projection changes Cost Reductions / (Increases)

Light fleet replacement savings	192
Heavy and dedicated fleet savings	196
Design and investigation – SR&C savings	100
New bin supply (Waste Collection) savings	50
Innovation Drive construction savings	239
Hede Street landfill investigative works savings	150
Service reviews software pilot (project cancelled)	50
City Hall customer service works	(75)
	<u>902</u>

Total projected capital expenditure (net)	91,925
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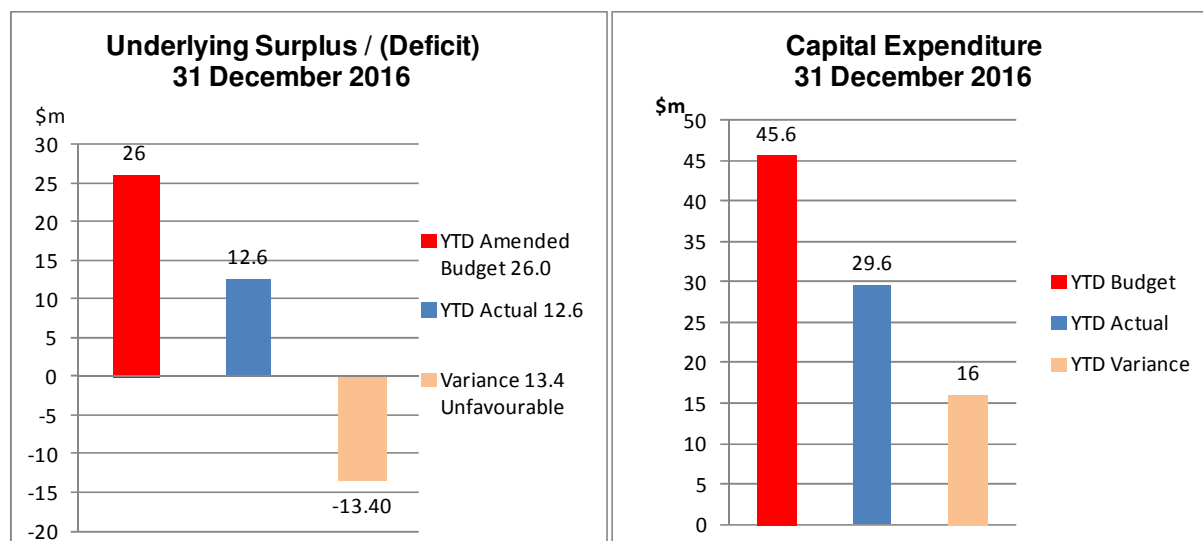
Total cash movement – Favourable /(Unfavourable)	14,188
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Includes:	1,058
Cash impact – increase	13,130
Increase Carry over to 2017-18	

Attachment 2

EXECUTIVE OVERVIEW

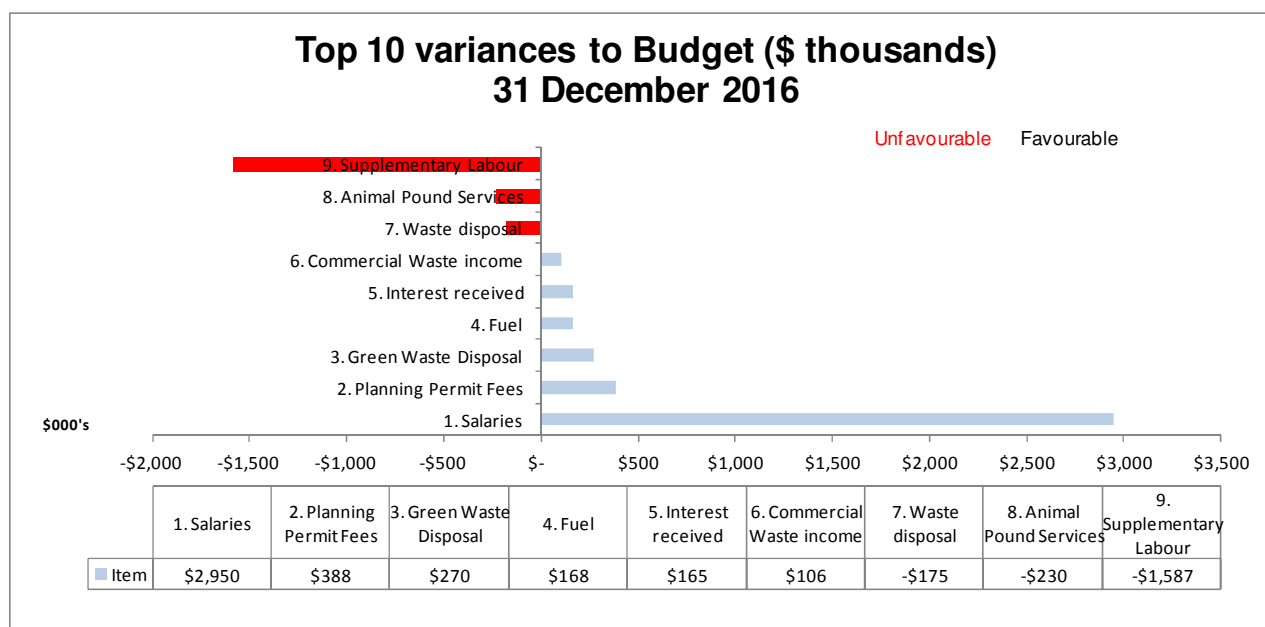
Quarterly Financial Report 31 December 2016



The underlying result of \$12.6m surplus is (\$13.4m) unfavourable to amended budget mainly due to the transfer of assets to the Kardinia Park Stadium Trust (\$28.8m).

The Recurrent result is a surplus of \$9.7m or \$11.5m favourable to budget. The major recurrent favourable and unfavourable performance variances are highlighted in the section below.

RECURRENT VARIANCES TO BUDGET



Favourable Recurrent variances:

- Salaries – YTD variance is \$2,950k. This is mainly associated with vacant positions. This variance is offset partly by unfavourable Supp Labour (\$1,587k) YTD.
- Planning Permit Application Fees – YTD \$386k favourable due to both volume and Statutory fee increase effective 15 October – projected to be \$463k favourable full year.

3. Green Waste Disposal Cost – YTD \$270k favourable – mainly due to lower tonnages in winter months.
4. Fuels, Oils & Greases – YTD \$168k favourable – lower than budgeted fuel prices.
5. Interest Received – YTD \$165k favourable due to higher investment balances.
6. Commercial Collection Waste Disposal Income – YTD \$106k favourable – additional customers.

Unfavourable Recurrent Variances:

7. Waste Disposal Costs – due to the issue with the landfill auditor and the surcharge protection layer, diversion of waste to Wyndham had to be reinstated, an additional cost of approx \$175k has been incurred YTD.
8. Animal Pound Services – YTD \$230k unfavourable – due to payment for asset contribution and interim fees whilst contract awarded and is expected to remain high and over budget as a reflection of the true costs of running the establishment in line with legislation, codes of practice and community expectations.
9. Supplementary Labour – YTD \$1,587k unfavourable – additional costs as an offset to favourable salary costs.

2. FINANCIAL STATEMENTS

2.1 DETAILED OPERATING STATEMENT Report at 31 December 2016

2015-2016 Actual \$000s	Adopted Budget \$000s	Amended Budget \$000s	Item	YTD Actual \$000s	YTD Am. Bgt \$000s	YTD Variance \$000s	Full Yr Projection \$000s
			RECURRENT INCOME				
194,048	202,724	202,724	Rates and Charges	102,553	101,771	782	203,224
38,297	46,046	46,586	Government Grants	24,657	23,540	1,117	46,630
48,807	52,544	52,491	User Charges	26,401	26,948	(547)	52,491
11,315	11,398	11,398	Other Fees and Charges	6,465	5,400	1,065	11,861
8,241	6,246	6,241	Sundry Income	4,233	3,770	463	6,264
2,572	1,901	1,901	Interest Investments	1,085	920	165	1,901
303,281	320,859	321,341	TOTAL RECURRENT INCOME	165,394	162,349	3,045	322,371
			RECURRENT EXPENDITURE				
			<i>Employee Related</i>				
128,273	137,766	139,126	Salaries	66,778	69,729	2,950	138,154
1,681	2,283	2,293	Workcover	1,123	1,150	27	2,286
			<i>Goods and Services</i>				
8,229	7,982	7,974	General Works - Materials	3,895	3,942	47	7,979
6,938	7,237	7,266	General Works - Plant/Equipment/Vehicle Costs	3,558	3,744	186	7,274
82,878	83,168	88,132	General Works - External Services	41,097	43,843	2,746	90,000
10,735	11,760	11,422	Administration	5,798	5,973	175	11,416
5,676	4,253	7,596	Professional Services	2,651	3,430	779	7,645
8,852	9,552	9,548	Utilities	3,558	4,791	1,233	9,548
53,150	55,311	55,311	Depreciation	27,415	27,656	241	55,311
128	284	284	Gain/(Loss) on Sale of Plant & Equipment	205	95	110	504
306,283	319,028	328,384	TOTAL RECURRENT EXPENDITURE	155,670	164,163	8,493	329,109
(3,002)	1,830	(7,043)	RECURRENT SURPLUS/(DEFICIT)	9,724	(1,814)	11,538	(6,738)
			NON-RECURRENT INCOME				
40,555	34,500	34,500	Subdivision Gifted Assets	24,305	17,250	7,055	34,500
23,875	22,293	30,093	Capital Grants and Income	4,736	8,692	(3,956)	28,822
3,394	5,980	5,980	Developer Contributions	2,912	2,990	(78)	5,980
0	0	0	Insurance Recovery	0	0	0	0
2,411	1,742	1,742	Gain/(Loss) on Sale of Property	(25,056)	1,580	(26,636)	(23,474)
70,235	64,515	72,314	TOTAL NON-RECURRENT INCOME	6,897	30,512	(23,615)	45,828
			NON-RECURRENT EXPENDITURE				
4,506	5,290	5,290	Loss on Disposal of Infrastructure	3,039	2,645	(394)	5,290
0	6,000	6,000	Disbursements	0	0	0	6,000
4668	0	0	Prior Year Adjustments	935	0	(935)	0
500	0	0	Non Council Assets	0	0	0	0
0	0	0	Asset Demolition	0	0	0	0
9,674	11,290	11,290	TOTAL NON-RECURRENT EXPENDITURE	3,973	2,645	(1,328)	11,290
60,561	53,225	61,025	NON-RECURRENT SURPLUS/(DEFICIT)	2,924	27,867	(24,943)	34,538
57,559	55,055	53,983	NET SURPLUS/(DEFICIT)	12,648	26,054	(13,405)	27,801

The Full Year projection is for an underlying surplus of \$27.8m with the Recurrent result (\$6.7m) or \$0.3m favourable to the amended budget.

2.2 STATEMENT OF FINANCIAL POSITION

Report at 31 December 2016

2015-2016 FY Actual \$000s	Item	YTD Act Dec-16 \$000s	YTD Act Dec-15 \$000s	Movement YTD Actual \$000s
	CURRENT ASSETS			
87,236	Cash and Cash Equivalents	66,077	61,049	5,028
13,224	Trade and Other Receivables	157,083	147,022	10,061
17	Prepayments	802	246	556
963	Inventories	1,072	1,055	17
101,440	TOTAL CURRENT ASSETS	225,034	209,372	15,662
	CURRENT LIABILITIES			
19,923	Trade and Other Payables	27,939	25,604	2,335
1,961	Unearned Income	103,155	97,376	5,779
10,296	Loans	10,192	10,514	(322)
2,429	Refundable Deposits	2,053	1,763	290
29,674	Employee Benefits	30,001	30,066	(65)
14,679	Landfill Provision	15,063	17,185	(2,122)
78,962	TOTAL CURRENT LIABILITIES	188,403	182,508	5,895
22,478	NET CURRENT ASSETS	36,631	26,864	9,767
	NON-CURRENT ASSETS			
899,036	Land and Buildings	865,774	846,784	18,990
26,280	Plant and Equipment	24,451	23,767	684
1,090,211	Infrastructure	1,095,475	1,052,497	42,978
49,786	Work In Progress	71,919	112,445	(40,526)
11,640	Investments	11,640	12,002	(362)
1,547	Receivables	1,547	1,506	41
2,078,500	TOTAL NON-CURRENT ASSETS	2,070,806	2,049,001	21,805
	NON-CURRENT LIABILITIES			
0	Developer Contributions Liability	0	0	0
44,479	Loans	40,019	49,181	(9,162)
2,875	Employee Benefits	1,146	1,167	(21)
0	Landfill Provision	0	0	0
1,306	Carbon Tax Future Liability	1,306	879	427
48,660	TOTAL NON-CURRENT LIABILITIES	42,471	51,227	(8,756)
2,052,318	NET ASSETS	2,064,966	2,024,638	40,328
	Represented by:			
	RATEPAYER EQUITY			
57,559	Surplus Year to Date	12,648	36,937	(24,289)
1,096,674	Accumulated Surplus	1,154,233	1,102,394	51,839
829,243	Asset Revaluation Reserve	829,243	822,185	7,058
68,842	Reserves	68,842	63,122	5,720
2,052,318	TOTAL RATEPAYER EQUITY	2,064,966	2,024,638	40,328

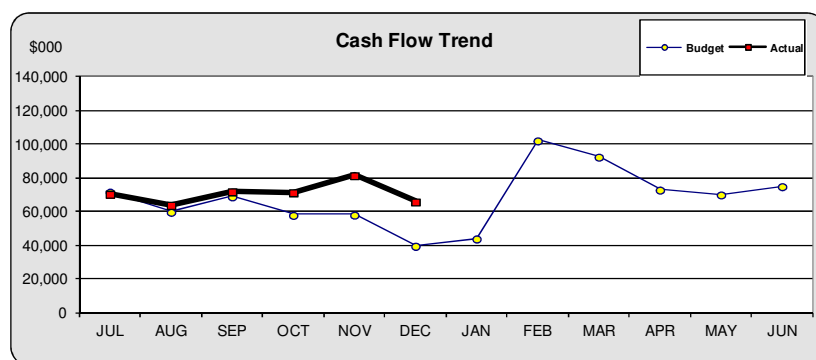
The movement in net assets of \$40.3m versus prior year highlights a favourable movement in cash and receivables together with non-current assets growth.

2.3 STATEMENT OF CASH FLOWS

Report at 31 December 2016

2015-2016 Actual \$000s	Item	December YTD Actual \$000s	December YTD Budget \$000s
	Cash Flows from Operating Activities		
	<i>Payments</i>		
(127,476)	Employee Costs	(70,469)	(69,812)
(136,227)	General Works / Utilities / Disbursements	(68,955)	(73,864)
	Administration / Professional Services	(7,873)	(7,362)
	Interest Expense	(1,261)	(1,260)
(263,703)		(148,558)	(152,298)
	<i>Receipts</i>		
194,332	General Rates	77,233	77,046
	Fire Services Levy	517	0
70,405	Fees and Charges	38,910	35,515
5,966	Investment Income	1,085	971
12,343	GST Recoveries on Operating Transactions	5,669	6,490
62,280	Government Grants	24,758	22,946
345,326		148,172	142,968
81,623	Net Cash Inflow/(Outflow) from Operating Activities before Capital Income	(386)	(9,330)
	Cash Flows from Investing Activities		
(84,173)	Payments for Land & Buildings, Plant & Equipment and Infrastructure Assets	(29,577)	(48,634)
(173,547)	Payments for Investment in Associates	0	0
	Capital Income	4,736	8,691
171,720	Proceeds from Sale of Land & Buildings	5,327	2,525
10,469	Proceeds from Sale of Plant & Equipment	393	842
	Developer Cash Contribution	2,912	2,980
(75,531)	Net Cash Outflow from Investing Activities	(16,209)	(33,596)
	Cash Flows from Financing Activities		
(12,602)	Repayment of Borrowings	(4,564)	(4,564)
0	Proceeds from New Loans	0	0
(12,602)	Net Cash Outflow from Financial Activities	(4,564)	(4,564)
(6,510)	Net Increase (Decrease) in Cash Held	(21,159)	(47,490)
13,106	Cash at the Beginning of the Financial Year	87,236	87,236
6,596	Cash at the End of Current Period	66,077	39,746
54,775	Loans	50,211	50,211
(48,179)	Closing Net Cash	15,866	(10,465)

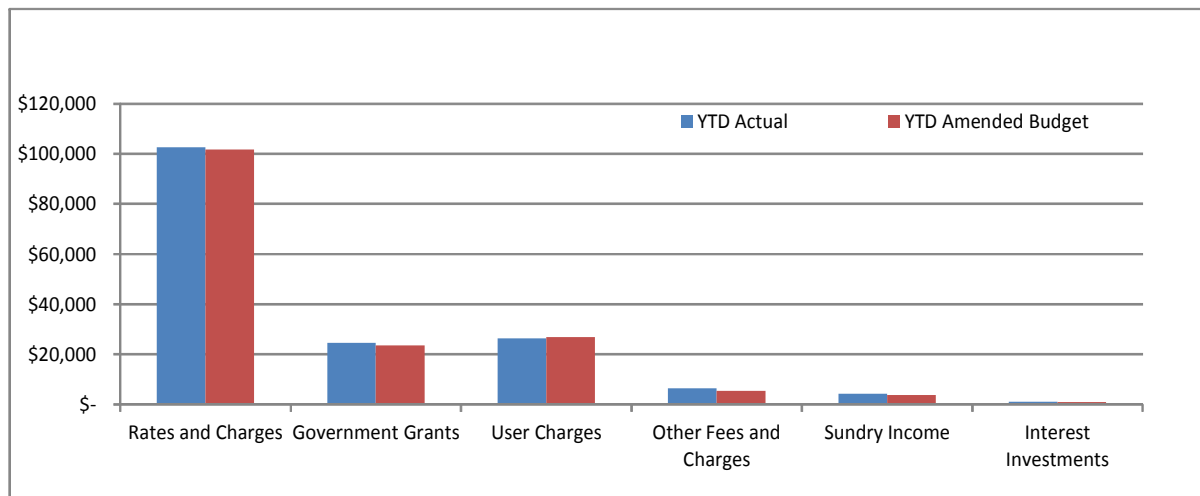
The Closing net cash position at \$15.8m highlights the lower than expected capital works expenditure and favourable operating performance variances relative to budget.



3. OPERATING RESULTS – ANALYSIS

3.1 REVENUE SUMMARY

As at 31 December 2016

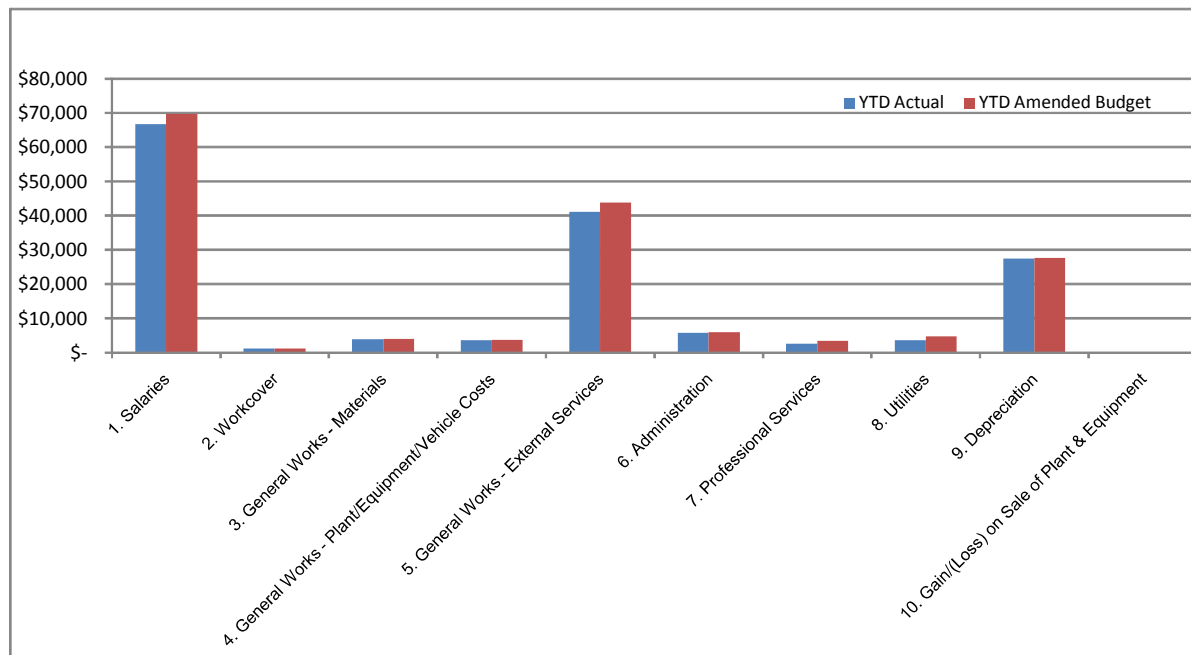


Amended Budget \$000s	Item	YTD Actual \$000s	YTD Am. Bgt \$000s	YTD Variance \$000s	Full Yr Projection \$000s
	RECURRENT INCOME				
202,724	Rates and Charges	102,553	101,771	782	203,224
46,586	Government Grants	24,657	23,540	1,117	46,630
52,491	User Charges	26,401	26,948	(547)	52,491
11,398	Other Fees and Charges	6,465	5,400	1,065	11,861
6,241	Sundry Income	4,233	3,770	463	6,264
1,901	Interest Investments	1,085	920	165	1,901
321,341	TOTAL RECURRENT INCOME	165,394	162,349	3,045	322,371

Analysis of Recurrent Revenue Variances

Revenue Stream	% Variance	Amount (\$000)	Fav / (Unfav)	Analysis
Rates and Charges	0.76%	782	Fav	Favourable rates growth, expected to be partly offset by objections in full year.
Government Grants	4.53%	1,117	Fav	Aged and Disability Services favourable State and Government funding. Family Services State specific funding favourable offset by unfavourable Federal Child Care Assistance at the Whittington Centre. <i>Community Development favourable due to unbudgeted State Government Grants.</i>
User Charges	(2.07)%	547	Unfav	Favourable variance in Commercial Waste Collection and Disposal. Unfavourable variance in subdivision application fees. Unfavourable variance in subdivision application fees. Family Services unfavourable Centre Based Long Day Care and Integrated Children Centres. Aged and Disability unfavourable Disability Care Australia (addressed in report to Council and Council is not continuing as a service provider). Aquatics Centres favourable due to success of learn to swim programs.
Other Fees and Charges	16.47%	1,065	Fav	Parking infringements favourable with a 25% increase in infringements issued offset by unfavourable Animal Infringements due to greater compliance with animal registrations. Planning permit (volume and fee increase) and building applications favourable.
Sundry Income	10.94%	463	Fav	Sport and Recreation favourable due to Simmonds Stadium reimbursement of costs from Kardinia Park Stadium Trust which is offset by unbudgeted expenditure.
Interest Investments	15.21%	165	Fav	Higher than budgeted cash flows.

3.2 Expenditure Summary As at 31 December 2016



Amended Budget \$000s	Item	YTD Actual \$000s	YTD Am. Bgt \$000s	YTD Variance \$000s	Full Yr Projection \$000s
	RECURRENT Expenditure				
139,126	1. Salaries	66,778	69,729	2,950	138,154
2,293	2. Workcover	1,123	1,150	27	2,286
7,974	3. General Works - Materials	3,895	3,942	47	7,979
7,266	4. General Works - Plant/Equipment/Vehicle Costs	3,558	3,744	186	7,274
88,132	5. General Works - External Services	41,097	43,843	2,746	90,000
11,422	6. Administration	5,798	5,973	175	11,416
7,596	7. Professional Services	2,651	3,430	779	7,645
9,548	8. Utilities	3,558	4,791	1,233	9,548
55,311	9. Depreciation	27,415	27,656	241	55,311
284	10. Gain/(Loss) on Sale of Plant & Equipment	205	95	110	504
328,384	TOTAL RECURRENT EXPENDITURE	155,670	164,163	8,493	329,109

Analysis of Recurrent Expenditure Variance

Expenses	% Var	Amount (\$000)	Fav / (Unfav)	Analysis
Salaries	4.42%	2,950	Fav	Salary Related Costs favourable (mainly relating to unfilled vacancies). Offset by Supplementary Labour (\$1,587k) unfavourable
General Works - Plant/Equipment/Vehicle Costs	5.23%	186	Fav	Fleet \$188k fav – <i>lower than budgeted fuel price</i>
General Works - External Services	6.68%	2746	Fav	Significant favorable variance in Contractors due to Discretionary projects \$2,788k favorable mainly in Community Development \$236k, Enterprise Geelong \$161k, Environment \$236k, Planning Strategy \$493k, Sport & Recreation \$167k, Central Geelong & Waterfront \$188k, Family Services \$150k, Organizational Development \$134k, Arts & Culture \$119k, DCP's \$225, Central Geelong Action Plan \$201k and Capital Projects \$133k. Recurrent phasing variances of \$836k favorable. Health & Local Laws unfavorable (\$405k) (animal pound services \$219k - due to having a high interim cost for service whilst the tender is awarded).
Administration	3.02%	175	Fav	Phasing
Professional Services	29.39%	779	Fav	Significant favorable variance in Consultants in Waste Services \$225k, Planning Strategy \$222k, Enterprise Geelong \$102k, Strategy & Program Delivery \$217k and Central Geelong Action Plan \$189k. Unfavorable legal expenses in Health & Local laws (\$113k) and City Development (\$54k).
Utilities	34.65%	1,223	Fav	Invoices yet to be paid.

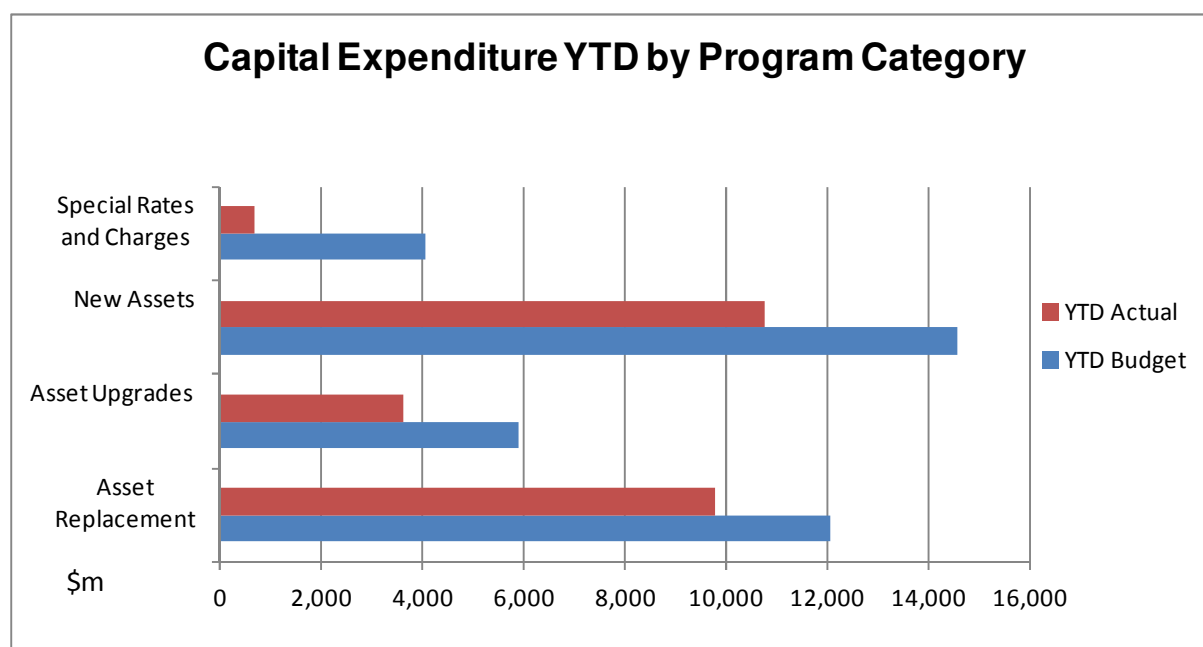
4. CAPITAL PROJECT ANALYSIS

As at 31 December 2016

Table below summarises gross expenditure, income and net expenditure compared to Projection.

	Total Expenditure \$	Income \$	Net Expenditure \$
Year to Date Projection	45,592,799	8,987,951	36,604,848
Year to Date Actual	29,576,960	4,736,499	24,840,461
Variation Fav/(Unfav)	16,015,839	(4,251,452)	11,764,387

Actual expenditure to 31 December was \$29.58m compared to \$45.59m YTD Projection. Of the \$16.01m underspent, \$5.45m relates to new assets, \$3.36m to asset renewals, \$3.17m to asset upgrades and \$4.01m to Special Rates & Charges.



Income received YTD was \$4.74m compared to YTD Projection of \$8.99m. The unfavourable variance was mainly due to grants for Federal Roads Program \$1.06m, Central Geelong Advancement Fund \$0.80m and Melaluka Rd Clubroom Upgrade \$0.76m not yet received, plus behind schedule Special Rates & Charges income for Street Construction \$0.57m.

Full year projection for gross capital expenditure as at December 2016 is currently \$121.65m and capital income \$28.82m. The Net projection of \$92.83m is \$13.28m favourable to amended budget.

It is proposed through cost reductions identified as part of the mid year Review that the net projection will be \$91.92m which is a further reduction of \$0.9m.

The anticipated full year carryover is \$46.5m and will be analysed by Project as part of a detailed review and will be included in March Financial Management Report.

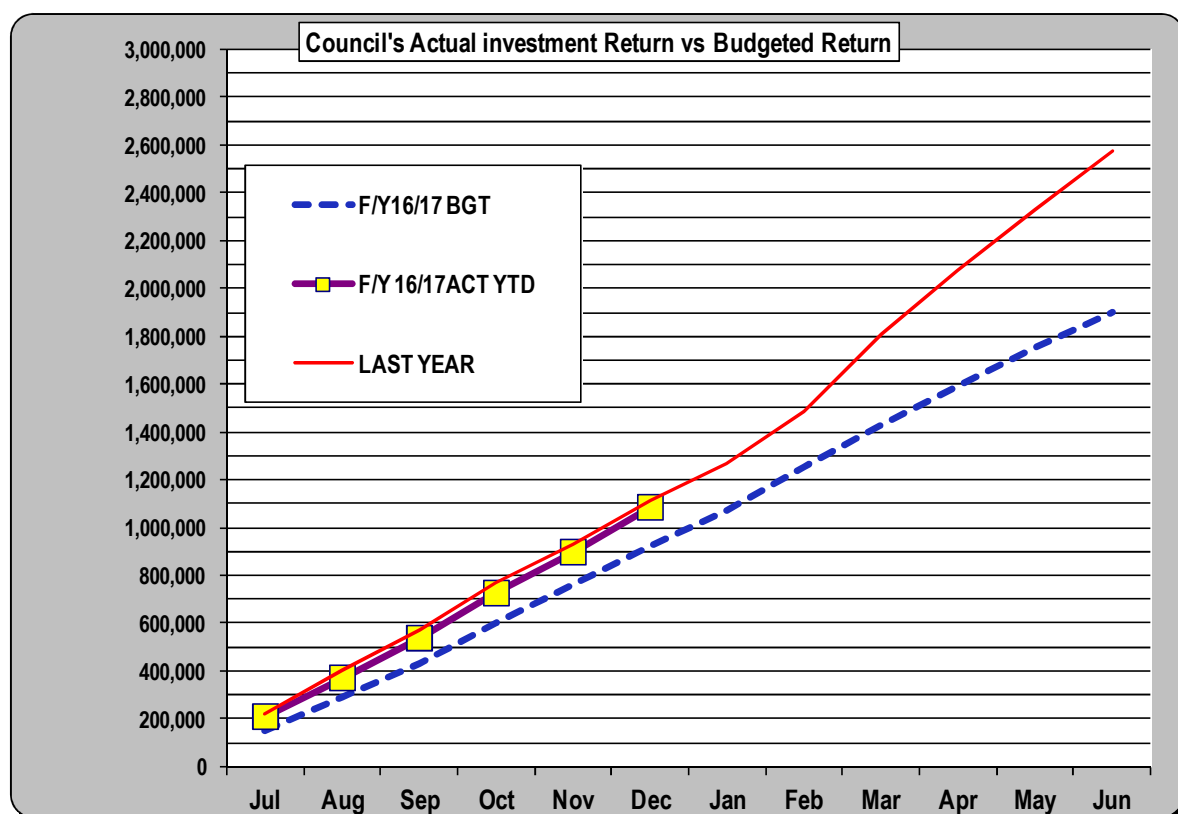
5. INVESTMENT PERFORMANCE

As at 31 December 2016

Council seeks to invest public funds in a manner that will provide the highest investment return with maximum security, whilst meeting daily cash flow demands of the City of Greater Geelong.

The cash balance as at 31 December 2016 is \$69.8m with interest income of \$1.1m versus budget of \$0.9m. The Actual YTD interest return rate is 2.71% versus USB Aust Index Annualised Benchmark of 1.84%.

Cash Balance 31 December 2016 \$69.8m			
	Budget Return YTD \$ms	Actual Return YTD \$ms	Variance Fav/(Unfav)
Interest Income	0.9	1.1	0.2
YTD Interest Return	1.84%	2.71%	0.87%



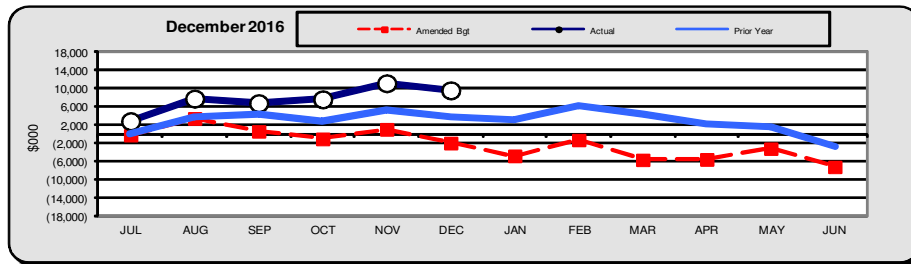
Investment returns are trending as per 2015/16 actuals and favourable to budget.

6. FINANCIAL PERFORMANCE INDICATORS

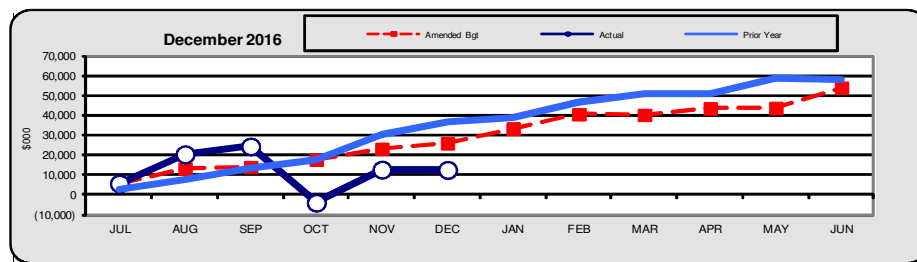
As at 31 December 2016

TREND

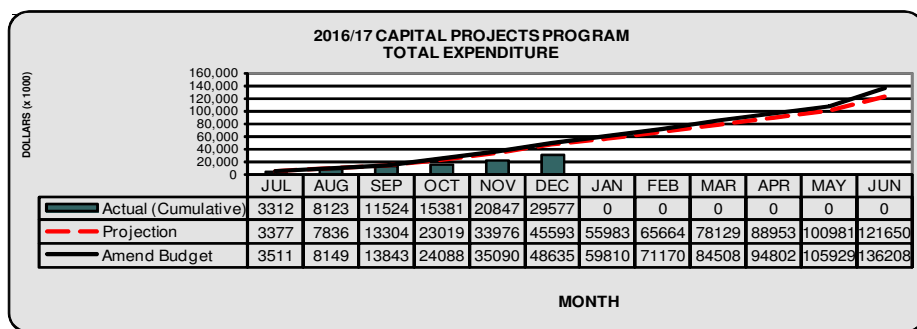
Accumulated Recurrent Surplus / (Deficit)



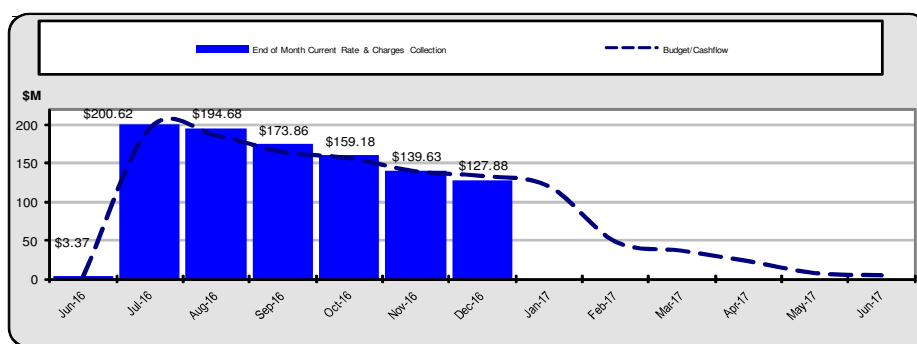
Accumulated Net Surplus / (Deficit)



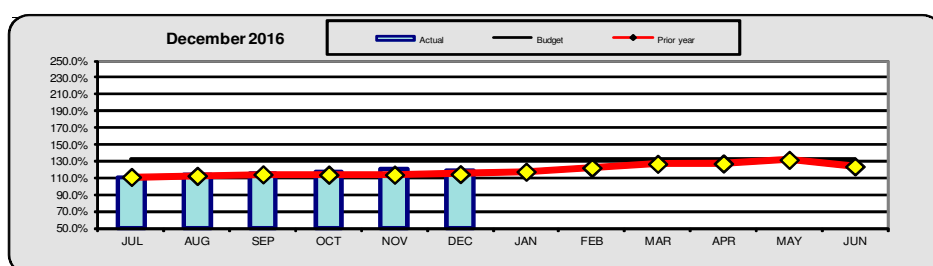
Capital Expenditure



Rates & Charges Collections



Working Capital



ASSEMBLY OF COUNCIL RECORD

Source: Strategy & Performance
A/General Manager: Michael Kelly

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.

P Dorling moved, L Gardner seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 28 February 2017)

Assembly Details	Administrators	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Strategic Workshop 1 February 2017	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) B Luxford (GM) L Quinn (GM) L Hill (A/GM) W Tieppo (GM) T Hellsten (A/GM) A Keen (EXEC/MGR) G Russell (MGR) J Thomas (ADVISOR TO CEO) D Dunstan (CO ORD) J Malone (OFF)	• Transport Network Operating Plan • Risk Management Overview	• Nil
Strategic Workshop 7 February 2017	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) B Luxford (GM) L Quinn (GM) L Hill (A/GM) W Tieppo (GM) T Hellsten (A/GM) A Keen (EXEC/MGR) K Paton (MGR) G Russell (MGR) M Kelly (MGR) K Fulton (CO ORD) R Leonard (SNR MGR) R Thomas (MGR)	• Geelong Economic Futures – Investment Projects • Potato Shed Masterplan Review • Finance Briefing Relative to 2017/18 Budget • Boat Ramps • Waste Contamination • Gordon TAFE Development	• Nil.

Assembly Details	Administrators	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Council Briefing 14 February 2017	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) B Luxford (GM) L Quinn ((GM) T Hellsten (A/GM) W Tieppo (GM) L Hill (A/GM) A Keen (EXEC/MGR) S Boer (MGR) A Grant (PROP ADV) R Leonard (SNR MGR) A Noonan (A/CO ORD)	• Amendment C341 Vietnam Veterans Avenue of Honour and Memorial and Osborne Park Gates – Consideration of Panel Report and Adoption • Provision of Immunisation Services • Karreenga Aboriginal Advisory Committee Appointments and Action Plan Update 2016 • Sale of Land to Roman Catholic Trust – Peninsula Drive, Drysdale • 2016-2017 Mid Year Budget Update • Financial Management Report December 2016 • CEO Quarterly Headline Report (October/December 2016) • Consideration of Tender Submissions for Recruitment Training and Associated Services • Delegation to the CEO for the Construction of Drysdale Landfill Cell 5. The Central Geelong Revitalisation Works and the Construction of the Leopold Community Hub – Stage 2 • Revocation of Flood Prone Area Designation of New Lots at Villawood, Stage 19 • Revocation of Flood Prone Area Designation of New Lots at Warralily, Stage 79 • Revocation of Flood Prone Area Designation of New Lots at Armstrong Waters, Stage 2 • Pioneer Road, Grovedale – Proposed Footpath Construction SRC344 – Declaration of Charge • Roslyn Road, Highton – Proposed Footpath Construction SRC346 – Declaration of Charge • Station Street, Drysdale – Road Construction Special Charge Scheme SRC349 – Declaration of Charge	• Nil.

Assembly Details	Administrators	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Community Engagement <i>(Belmont)</i> 15 February 2017	Dr Kathy Alexander Laurinda Gardner Peter Dorling	K Spiller (CEO) T Hellsten (A/GM) W Tieppo (GM) L Quinn (GM) B Luxford (GM) A Keen (MGR) G Russell (MGR) V Shelton (MGR) M McKenzie (OFF) H Kirk (OFF) S Rayner (CO ORD)	• Opportunity for residents to raise general questions.	• Nil.

PLANNING DELEGATIONS – JANUARY 2017

Source: Planning & Development - City Development
A/General Manager: Tim Hellsten
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.

CLOSE OF MEETING

As there was no further business the meeting closed at 7.28pm Tuesday, 28 February 2017.

Signed: _____
Dr Kathy Alexander (Chair)

Date of Confirmation: _____

PLANNING DECISIONS REPORT - JANUARY 2017

App Number	Location	Application Type	Decision Date	Description	Authority Description
PP-123-2014	37 Apex Avenue, BELMONT VIC 3216	Construct a Second Dwelling and Two (2) Lot Subdivision	23/1/2017	Extended Planning Permit	Delegated Authority
PP-626-2016	2-130 Alexander Avenue, LEOPOLD VIC 3224	Development of a Telecommunication Facility	20/1/2017	NOD - Planning Permit	Development Hearings
PP-745-2016	13 Darryl Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings over 7.5m in Height and Two (2) Lot Subdivision	20/1/2017	Refusal to Grant a Planning Permit	Development Hearings Panel
PP-963-2016	146 The Terrace, OCEAN GROVE VIC 3226	Development of the Land for Two Dwellings and a Two (2) Lot Subdivision	20/1/2017	NOD - Planning Permit	Development Hearings
PP-1097-2016	4 Olwen Court, LOVELY BANKS VIC 3213	Construction of an Outbuilding Associated with an Existing Dwelling	10-Jan-2017	NOD - Delegate	Objectors - 2
PP-1123-2016	80 Albert Street, GEELONG WEST VIC 3218	Partial Demolition and Buildings and Works for the Construction of	09-Jan-2017	NOD - Delegate	Objectors - 1
PP-1126-2016	38 Osborne Street, OCEAN GROVE VIC 3226	Extension to Existing Dwelling over 7.5m in Height	14-Jan-2017	NOD - Delegate	Objectors - 1
PP-1154-2016	1 Guyett Court, PORTARLINGTON VIC 3223	Construction of a Second Dwelling	17-Jan-2017	NOD - Delegate	Objectors - 1
PP-1161-2016	6-7 Warrenbeen Court, BARWON HEADS VIC 3227	Variation to Clause 2 of Restrictive Covenant PS412070E on Lot 1	10-Jan-2017	NOD - Delegate	Objectors - 2
PP-1289-2016	186-266 Scotchmans Road, DRYSDALE VIC 3222	Use of Land for the Sale and Consumption of Liquor (Variation to	12-Jan-2017	NOD - Delegate	Objectors - 2
PP-1357-2016	192-220 Bluestone School Road, CONNEWARRE VIC 3227	Buildings and Works Associated with the Construction of a Teleco	16-Jan-2017	NOD - Delegate	Objectors - 1
PP-1436-2016	18 Fitzroy Street, GEELONG VIC 3220	Buildings and Works for the Construction of Two (2) Dwellings and	11-Jan-2017	NOD - Delegate	Objectors - 1

PP-246-2016	121 Dare Street, OCEAN GROVE VIC 3226	Construction of Second Dwelling over 7.5m in height and a Two (2) Lot Subdivision	1-Jan-2017	NOD - Delegate	Objectors - 4
PP-340-2016	74 Station Road, MARSHALL VIC 3216	Construction of Six (6) Dwellings	0-Jan-2017	NOD - Delegate	Objectors - 1
PP-482-2016	1145-1155 Granite Road, ANAKIE VIC 3213	Use and Development of a Dwelling and Outbuilding and Removal of a Dwelling	7-Jan-2017	NOD - Delegate	Objectors - 1
PP-946-2016	82 Thacker Street, OCEAN GROVE VIC 3226	Construction of a Second Dwelling and Two (2) Lot Subdivision	0-Jan-2017	NOD - Delegate	Objectors - 1
PP-975-2016	35 Gully Road, CERES VIC 3221	Buildings and Works in Association with the Construction of a Telephone Booth	9-Jan-2017	NOD - Delegate	Objectors - 4
PP-995-2016	7 Francis Street, BELMONT VIC 3216	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	1-Jan-2017	NOD - Delegate	Objectors - 1