CITY OF GREATER GEELONG

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 24 July 2012

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 7.05pm

COUNCIL:

Cr. J. Mitchell *(Austin)* **- *Mayor***	(Communications / Sport and Recreation / Democracy & Governance / Central Geelong Looking Forward)
Cr. B.H. Abley *(Brownbill)*	(Arts and Culture)
Cr. J. Doull *(Coryule)*	(Environment and Sustainability / Climate Change)
Cr. J. Farrell *(Beangala)*	(Education and Youth / Community Safety)
Cr. K. Fisher *(Corio)*	(Community Development)
Cr. C. Granger *(Windermere)*	(Heritage)
Cr. B. Harwood *(Kardinia)*	(Finance / Tourism / Major Events / Strategic Development)
Cr. E Kontelj *(Cowie)*	(Aboriginal Affairs / Multicultural Affairs)
Cr. Dr. S. Kontelj *(Kildare)*	(Major Projects)
Cr. R. Macdonald *(Cheetham)*	(Economic Development / Planning)
Cr. R. Nelson *(Deakin)*	(Rural and Regional Affairs)
Cr. A. Richards *(Buckley)*	(Transport / Infrastructure / Parks and Gardens)

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MINUTES OF THE ORDINARY MEETING OF THE GREATER GEELONG CITY COUNCIL HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE CITY HALL, LITTLE MALOP STREET, GEELONG TUESDAY, 24 JULY 2012 COMMENCING AT 7.05 P.M.

PRESENT: Cr C Granger (Chair), Crs B Abley, J Doull, J Farrell, K Fisher, E Kontelj, S Kontelj, R Macdonald, A Richards

Also present: S Griffin (Chief Executive Officer), J Wall (General Manager Corporate Services), P Bettess (General Manager Economic Development, Planning and Tourism), S Cavanagh (Acting General Manager Projects, Recreation and Central Geelong), G Van Driel (General Manager City Services), J McMahon (General Manager Community Services), K Paton (Manager Arts and Culture), J Brown (Manager Administration and Governance), R Bourke (Governance Co ordinator), D Chiller (Co-ordinator Communication & Marketing)

OPENING: The Acting Mayor declared the meeting open at 7.05pm

ACKNOWLEDGEMENTS:

The Acting Mayor acknowledged that we are here today on the land of the Wathaurong People and we pay our respects to Aboriginal elders past and present.

APOLOGIES: Crs Harwood, Nelson and Mitchell

CONFIRMATION OF MINUTES:

Cr Abley moved, Cr Fisher seconded -

That the Minutes of the Ordinary Meeting held on 10 July 2012 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Abley declared an Indirect Interest in Agenda Item 3 – Corio Norlane Structure Plan, in the she is the No 1 Ticket Holder and Committee Member within the Geelong Rugby Union Football Club which is the major tenant of Council and DEECD owned/operated properties at Flinders Peak Secondary College and adjacent playing fields. Cr Abley's husband also holds an honorary position on the Management Committee; secondly, her employer Kings Australia owns a small property within the proposed designated Structure Plan area.

Cr S Kontelj declared an Indirect Interest in Agenda Item 4, Activity Centre Zone for Central Geelong, in that his family trust has an interest in a property in the Activity Centre Zone for Central Geelong.

Cr E Kontelj declared a Direct Interest in Agenda Item 4, Activity Centre Zone for Central Geelong, in that he owns a property in the area.

QUESTION TIME:

Question Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise Councillor or Officer verbal responses are in summary form only. Views expressed may not be the views of Council.

Council's practice is to provide a separate document on its website setting out questions and responses including any more detailed written responses which may be provided subsequent to the meeting.

Campbell Miller submitted questions in relation to the Corio/Norlane Structure Plan, but was not present at the meeting.

Tim Stephens addressed Council as follows:

Would Council please note the following relevant to the application by P J Cook to the Victorian Commission for Gambling and Liquor Regulation to operate 40 electronic gaming machines at the Fyansford Hotel. The Fyansford Hotel, as many of you will know, is a very pleasant venue in a unique setting with great road exposure, parking and the additional patronage from guests to the Truffleduck reception centre opposite. The meals at the Hotel won the Golden Plate award three years in a row in recent history The P J Cook Group operates 28 hospitality venues across Australia although only 8 of those included electronic gaming machines. If approved, it is estimated that the annual expenditure on these 40 machines would be just over $1.5 million dollars. Geelong already has 24% more electronic gaming machines per capita that the Victorian average. Expenditure on the existing electronic gaming machines within the Geelong municipality during the 2010-2011 financial year was over $116 million dollars. Considerable weight in making the decision to initially approve the application was placed on community objection or support. Council commissioned telephone survey : Opposed : 45% Support : 32% Neither Opposed or Supported : 23% Applicant commissioned survey : Supported : 44%. It is understood that some new information or evidence would be required for the Commission to overturn its decision. What I can offer to this point, is to prepare for Council within 14 days, a petition based on face to face discussion with residents of Fyansford and some surrounding areas, which based on the feeling I have sensed in the community will indicate greater opposition to the phone surveys so far.

Cr Granger responded that a letter of response will be forwarded.

Cr Farrell expressed her thanks for the work and effort in producing the document tonight and also expressed her appreciation for the offer and indicated she would be back in contact.

Heather Wellington asked questions in relation to the Geelong Motorcross Club site:

My question related to corporate ethics. Does the Council consider it is ethical for a responsible authority such as the City of Greater Geelong to close a facility in its own municipality because of the public health effects of noise, actively work to support the relocation of the club, the noise and the problem into a neighbouring shire (where the noise is causing considerable distress to a number of residents) and then wipe its hands of the problem because it is no longer in its municipality?

QUESTION TIME (CONT'D)

Will the City of Greater review the independent noise evidence which confirms the problem at Barrabool and reconsider its support for the relocation of the GMCC to Barrabool?

Cr Granger responded the questions would be taken on notice for a written response.

Paul Morgan asked does Council believe that the impact of the Geelong Motocross Club on the health and well being of Barrabool residents is relevant to its decision to continue to support the relocation of the Geelong Motocrosss Club to Barrabool?

Will Council officers (and Councillors) please agree to meet with us and other Barrabool residents to ensure they understand the scope of this problem?

Cr Granger responded the question would be taken on notice for a written response.

Ian Kelly asked will Council reconsider their objective to relocate the Geelong Motorcross to Barrabool and how does this fit within Council Policy on Sport and Relocation.

Cr Granger responded the question would be taken on notice for a written response.

Joan Lindros asked her question in relation to the Notice of Motion to remove elm trees at Fyans Park:

Is Council aware that the formal and agreed management plan for the Barwon River Parklands includes the removal of these trees and replacement with local indigenous species as is happening all along the river through Geelong from Buckley Falls, with GEC, Council and FOBF, Park Victoria and CCMA all contributing. The restoration is planned to go from the ringroad to Barwon Heads?

Cr Kontelj responded that as you can understand removal of trees is a highly emotive issue and the Notice of Motion before Council tonight calls for an investigation into the heritage significance of the elm trees and if found to be warranted, that the trees be retained and placed onto appropriate tree registers to prevent their removal.

PETITIONS:

Nil.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS

Portfolio:	**Planning- Cr Macdonald**
Source:	**Economic Development, Planning & Tourism- Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference:	**Project: C254- Reports Council & Other** **Subject: Council Reports 2012**

Summary

- Amendment C254 is a Council-initiated amendment to give effect to the Leopold Structure Plan and Urban Design Framework (UDF), adopted by Council on 27 September 2011.
- The purpose of the Structure Plan is to: identify key strategic planning issues facing the township including community aspirations and needs; articulate the preferred future direction of the township including a settlement boundary and identify appropriate planning controls.
- The purpose of the UDF is to give guidance on the expansion of the Gateway Plaza to a Sub Regional Activity Centre level and improve its connectivity with the remainder of the township, including the Recreation Reserve.
- Amendment C254 includes an updated planning policy for Leopold and makes a number of minor zone and overlay changes.
- The exhibited Structure Plan and UDF give strong preference for expansion of the Activity Centre along Melaluka Road with Clifton Avenue being the limit to any westerly expansion along the Bellarine Highway. The Structure Plan maintains the northern settlement boundary at Portarlington Road while allowing some expansion to the south east up to Mollers Lane.
- Public Exhibition of Amendment C254 commenced on 3 February 2012 until 12 March 2012.
- Council received 269 submissions, which predominantly comprised pro forma submissions on two key issues – expansion of the Activity Centre and development north of Portarlington Road. The breakdown of submissions is:
    - 134 “Pro forma 1” submissions objecting to expansion of the Activity Centre north along Melaluka Road. The submissions support the shopping centre owner’s preferred option of expansion west beyond Clifton Avenue.
    - 78 “Pro forma 2” submissions providing support for a private landowner proposal to develop land north of Portarlington Road for leisure and tourist related development. This proposal is not part of the Structure Plan.
    - 57 individually written submissions from local residents, landowners, developers and service authorities.
- The individual submissions include 28 letters of support for Council’s preferred option to expand the Activity Centre along Melaluka Road, submissions from both landowners in the Activity Centre area (Lascorp and the Perez family) and requests from landowners for rezoning for residential development.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- Two late submissions were received from Sands Caravan Park (seeking potential for expansion of caravan park) and Woolworths (supporting location of bulky goods floor space along Bellarine Highway west of Clifton Avenue).
- In early 2012, Council officers held workshops with the shopping centre owner Lascorp and the neighbouring landowner – the Perez family - to try and resolve issues to do with the design of Activity Centre. A number of points of agreement have been reached such as the need for a "main street' focus for the Activity Centre on Melaluka Road. The main area of disagreement remains the location of a future Masters Store (bulky goods/hardware). Council officers maintain that a suitable site is the north-west corner of the Activity Centre (on the Perez land) inside the town boundary of Clifton Avenue. Lascorp and Woolworths submit that a site west of Clifton Ave directly fronting on to the Bellarine Hwy is a better option.
- In accordance with the Planning and Environment Act 1987, Council must now either: change the Amendment in the manner requested by the objecting submissions; refer submissions to an Independent Panel appointed by the Minister for Planning; or abandon the Amendment or part of the Amendment.
- Council officers have considered the submissions and do not recommend any major departures from what was exhibited.
- Some changes are recommended to the Structure Plan to accommodate some of the submitter's issues and to give the plan greater strength and clarity, these include: removal of the arrow showing possible alternate expansion of the Activity Centre west of Clifton Ave; insertion of a new "Activity Centre Urban Design" plan that summarises the key Council outcomes for the Activity Centre; and a change to the settlement boundary to include part of a property at 92-110 Mollers Lane for future residential growth.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

Cr Macdonald moved, Cr Richards seconded -

That Council resolves to:

1. **having considered all submissions to Amendment C254 to the Greater Geelong Planning Scheme:**
   a) **request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;**
   b) **refer all submissions that have not been resolved to the Panel;**
   c) **submit to the Panel its response to the submissions generally as outlined in this report with a change to Appendix 1-1 to retain the arrow and text indicating preferred and alternate future expansion of the Sub Regional Centre;**
2. **request Council officers to report back to Council on a project brief for investigating access to Port Phillip Bay.**

Carried.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Report

Background

Amendment C254 is a Council-initiated amendment to give effect to the provisions of the Leopold Structure Plan and Urban Design Framework, September 2011. The Greater Geelong Planning Scheme nominates Leopold as a Growth Area.

The review of the Structure Plan, including the preparation of a UDF, was undertaken for the township of Leopold. As a consequence of its growth area status and associated strategic planning issues, there was a requirement to review the approved Structure Plan (2006), in line with the Council's review procedures.

The adopted Structure Plan was developed in-house, with the Urban Design Framework (Strategic Directions Report) prepared by consultants Beca in partnership with Sykes Consulting and Tim Nott Economics, following input from key stakeholders.

At its meeting on 27 September 2011, Council adopted the Structure Plan and Urban Design Framework. During this meeting, the Council resolved to exhibit a planning scheme amendment to include the necessary elements of the Structure Pan within the Greater Geelong Planning Scheme, subject to authorisation by the Minister for Planning.

On 26 October 2011, Council wrote to the Minister for Planning requesting authorisation to prepare and exhibit an amendment to the Greater Geelong Planning Scheme. Consequently, the Minister for Planning authorised the preparation and exhibition of Amendment C254 on 16 November 2011.

The Amendment was exhibited for a 5 week period between February and March 2012.

The exhibited amendment proposes to:

Update the Municipal Strategic Statement to:

- Amend Clause 21.04 Municipal Framework Plan to recognise Leopold as a Sub Regional Centre.
- Amend Clause 21.07-8 City of Geelong Retail Activity Centre Hierarchy to recognise Leopold as a Sub Regional Centre, and not a 'Potential Sub Regional Centre'.
- Amend Clause 21.14 Bellarine Peninsula to reflect the recommendations of the Leopold Structure Plan and Urban Design Framework.

Amend the Planning Scheme zoning and overlay maps and associated schedules to:

- Rezone 143-145 Melaluka Road and 670-678, 672-678, 680-682, 684, 686, 688, 690-694 and 696 Bellarine Highway from a Low Density Residential Zone to a Mixed Use Zone, and introduce a Design and Development Overlay Schedule 29 to the properties.
- Rezone a small parcel of land (3.2m2) known as TP861841 at 9 Elaine Place, Leopold, from a Low Density Residential Zone to a Residential 1 Zone.
- Rezone 681 and 683 Bellarine Highway from the Low Density Residential Zone to a Residential 1 Zone.
- Rezone the following Council owned parks from the Residential 1 Zone to a Public Park and Recreation Zone, and delete Design and Development Overlay – Schedule 14 (DDO14):

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- 33-41 Yeoman Crescent
- 16-24 Green Acre Drive
- 16 Heywood Court
- 116 – 122 Christies Road
- 1-3 Cayley Place
- 1-5 & 2-6 Grassland Grove
- 71-73 & 75-77 Melaluka Road
- 1-3 Pollard Drive
- 14 Dorrigo Court

Updates the Incorporated Document 'Increased Housing Diversity Areas' (Clause 81.01) to include a 400m walkable catchment around the Ash Road and Dorothy Street Local Neighbourhood Centres and 800m walkable catchment for the Leopold Sub Regional Retail Activity Centre.

Appendix 1-1 is a copy of the exhibited Leopold Structure Plan map with proposed changes shown in red. This map and associated policy statements are intended to form part of the new (updated) Clause 21.14-8 in the Greater Geelong Planning Scheme.

In accordance with the provisions of the Planning and Environment Act 1987, Amendment C254 was exhibited between 3 February 2012 and 12 March 2012.

A notice of the preparation of the Amendment appeared in the Victorian Government Gazette on 9 February 2012. Notices appeared in the Geelong Independent on 3 February 2012 and the Geelong Advertiser on 4 February 2012.

Letters and notices were sent to relevant Government Departments, statutory authorities, community groups and to all landowners directly affected by any zoning or overlay changes, areas identified for long term urban consolidation, to properties surrounding area proposed for rezoning and those submitters to the draft Structure Plan and UDF on 3 February 2012.

Discussion

As a consequence of the Amendment C254 exhibition, a total of 269 submissions were received.

Appendix 1-2 contains a schedule which summarises the submitters to the Leopold Structure Plan.

For the purposes of this report, a more detailed breakdown of submissions indicates:

- 162 submissions in support of the Activity Centre;
    - 28 submissions for the Activity Centre expansion along Melaluka Road (Council Preferred option),
    - 136 submissions for the Activity Centre expansion along the Bellarine Highway (includes 134 Pro Forma 1 submissions (Appendix 1-3) and 2 written submissions),
- 86 submissions in respect of the landowner proposed Special Use Zone 'Leopold Leisure and Tourist development', including bay access, at land north of Portarlington Road (includes 78 Pro Forma 2 submissions (Appendix 1-4) and 8 written submissions);

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- 2 submissions from Government agencies, including recommendations for minor amendments to the Structure Plan text but no objections;
- 2 submissions in support of the urban consolidation rezoning along Melaluka Road;
- 1 submission objecting to the urban consolidation rezoning along Melaluka Road;
- 3 submissions were received seeking the inclusion of the following land within the settlement boundary: land at 31-39 Fines Lane; land at 92-110 Mollers Lane; land at 21-39 (35) Mollers Lane.

Pursuant to the Planning and Environment Act 1987, the Council is required to consider all submissions made to an Amendment and must:

- Change the Amendment as requested by the submissions; or
- Refer the submissions to an Independent Panel appointed by the Minister for planning; or
- Abandon the Amendment.

The next section of this report outlines the key issues raised in the submissions and provides an officer response. In the event these submissions are referred to an Independent Panel, as recommended in this report, these responses will form the basis for Council's presentation to the Panel.

Leopold Sub-Regional Activity Centre

The principal focus of submissions to Amendment C254 relate to the direction of expansion of the existing Gateway Shopping Centre to a Sub Regional Activity Centre. In simple terms, the debate is about whether the primary direction of expansion should be north along Melaluka Road (UDF Concept 1 and Council preferred option) or west along the Bellarine Highway (UDF Concept 2 and Lascorp preferred option).

It should be noted that both UDF concepts, as well as Lascorp's own plans, include expansion in both directions. The difference is the extent of the expansion. The Council proposal doesn't allow development beyond Clifton Ave and the Lascorp proposal includes a bulky goods / hardware store west of Clifton Avenue in the suburb of Moolap.

Key submissions in relation to the Activity Centre can be grouped as follows:

- Local residents support for Council's preferred expansion on Melaluka Rd;
- E & M Perez (landowners of northern property in the Activity Centre) support for Council's preferred expansion on Melaluka Rd;
- Fagg Bros. support for Council's preferred expansion on Melaluka Rd with comments on bulky goods and hardware;
- Local residents objections to expansion on Melaluka Rd (Pro-forma 1);
- Lascorp and Woolworths submissions seeking expansion beyond Clifton Ave.

The following section of the report uses the above categories to discuss the submissions on the Activity Centre and provide a Council officer response.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Local residents support for Melaluka Road focussed expansion

Key issues raised in local resident submissions supporting the expansion of the Activity Centre along Melaluka Road, include the creation of a 'Main Street' and community focus/hub at Melaluka Road, connection with existing recreational facilities i.e. the Recreation Reserve and Trail routes, and the potential provision of a variety of local services and amenities such as cafes, hotels and outdoor eating areas.

The alternative Activity Centre expansion along the Bellarine Highway (UDF Concept 2) raised a number of concerns regarding the extension of the development boundary across Clifton Avenue and, therefore, into the 'green belt' area of Moolap. Particular attention was drawn to the erosion of the gap between Leopold and Geelong and the importance of retaining Leopold as an 'urban island'.

A number of submitters commented the Activity Centre expansion along the Bellarine Highway would represent an unattractive gateway to Leopold.

Response

The comments of support from local residents are noted.

To further articulate Council's preferred outcomes for the centre a new "Activity Centre Urban Design Plan" has been prepared (see Appendix 1-5). This plan has been prepared in house by Council officers rather than re-engaging the team of consultants to revise the UDF. The UDF will still be used as a reference document. The Activity Centre Urban Design Plan takes into account the UDF, Lascorp's desired plans and the views of the Perez family who own land to the north of the current centre (see further discussion later in this report).

The Activity Centre Urban Design Plan gives more importance to the creation of a true town centre 'main street' for Leopold. This is highlighted in blue on the plan. This strip is around 200 metres in length and is where shops, cafes and restaurants can front directly onto a wide footpath and town square which will also form the entry to the Lascorp shopping centre. This section of Melaluka Road could have angle parking in front of the shops and the main pedestrian crossing point to the Recreation Reserve. The length of Melaluka Road opposite the Activity Centre should be treated as a "boulevard" with reduced speed limit, traffic calming, pedestrian crossings and street trees (this is consistent with the UDF).

The Activity Centre Urban Design Plan also includes a site for a hotel and accommodation facility as a gateway building at the northern end of the Activity Centre. This has been suggested by the Perez family and also by local residents.

E & M Perez (landowners of northern property in Activity Centre)

Natalie Gray, a planning consultant, lodged a submission on behalf of the Perez family who are landowners of 92-120 Melaluka Road which is part of the proposed future northern expansion of the Sub Regional Centre. The submission provides general support for the principles and recommendations of the Structure Plan and states areas of agreement and concern.

Key areas of the Structure Plan / UDF that Ms Gray agrees with are:

"Main Street" - with reference to the Cardno traffic report commissioned by the Perez family, she comments that Melaluka Road needs the traffic to be active and has the capacity to accommodate projected growth. Retail activities on Melaluka Road maximises accessibility and safety and will create activity and a stronger community.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Staging plan – is not provided in the UDF but it is noted that the demand is projected within the next 5 years. Supports staging from south to north. A key development site at the north could proceed earlier to create a gateway. Early staging of works along Melaluka Rd will ensure practical timely implementation of the main street.

Links - to the Recreation Reserve and the shared path along Melaluka Rd are excellent planning. There is no need for pathways along the northern boundary and down Clifton Avenue.

Maintain development east of Clifton Avenue – which should not be designed for any commercial or urban activity to the north of the township. There is sufficient land to accommodate floor space requirements for a hardware store east of Clifton Avenue.

Ms Gray raises the following areas of concern:

Buffers - the width of the proposed buffers at the northern boundary of the Perez site (20 metres) and western boundary of activity centre (30 metres) are not supported. The buffers should be reduced to 5 metres or relocated to rural land adjacent to the sub-regional centre.

Lascorp Plan – should not be included in the Background report as Appendix A 'Indicative Master Plan Layout' as it has no status.

Response

The comments regarding the "main street" treatment of Melaluka Rd are supported by the UDF and the new Activity Centre Urban Design Plan.

The cycling links along the north of the Activity Centre site and down Clifton Ave have been reviewed by Council planners. These links are not considered crucial and are not shown on the Activity Centre Urban Design Plan. They still could be achieved at a later date, if required. The key pedestrian and cycle link is the shared pathway, which is soon to be constructed on Melaluka Rd. The Activity Centre Urban Design Plan also shows footpaths and possible cycle link via a new east-west access street and around the perimeter of the Lascorp (southern) portion of the site which is to be the primary retail and office area.

Council officers agree that development does not need to go beyond Clifton Ave and there is sufficient space for a hardware store east of Clifton Ave. The new Activity Centre Urban Design Plan shows in more detail where this could be sited. An area of 13,000 sqm plus carparking is shown on the Perez land in the north west corner. This floor space is what is shown on the Lascorp plans for the Masters Store.

In relation to buffers, Council officers agree that the 30 metre wide buffer on the western side could be located on rural land outside of the Activity Centre. This may be combined with storm water detention and treatment. It is important that a buffer treatment is provided along the northern boundary as this will be the back of the bulky good/hardware store and employment land. The exact width of the buffer can be determined via detailed design at the rezoning or permit stage.

As stated earlier, Council officers do not propose to make any changes to the UDF such as removing the Concept 2 plan (i.e. Lascorp preferred plan) However, it is proposed that Concept Plans 1 & 2 at pages 20, 21 of the Leopold Structure Plan be replaced with the Activity Centre Urban Design Plan (Appendix 1-5). A revised Structure Plan document (including this change and others referred to in this report) will be put up to Council for adoption after a Panel Hearing process for Amendment C254.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Fagg Bros. comments on bulky goods and hardware

The Fagg Bros Pty. Ltd. submission supports the orderly expansion of the Activity Centre in a northerly direction and makes a number of specific comments.

Staging – the submitter requests the expansion is staged in order to minimise impact on the Geelong CBD. Concerns are raised regarding the Nott Report's (economic report which is part of the UDF) suggestion that up to 15,900 sq m of floor space could be provided early in the planning period. Fagg Bros submit that this should be done in stages.

Direction of expansion - the submitter comments that the Structure Plan must be 'definitive in respect of the direction of future growth of the centre i.e. should be to the north along Melaluka Rd. The Structure Plan should state this as a Direction rather than a Preferred Option. The submitter requests removal of any reference on the Structure Plan maps to the "Alternate Future Expansion of Sub-Regional Centre" including arrows pointing to the west and suggests the wording under the Directions (P.22) be amended as follows:

> *"Support the integrated development and staged development of the Leopold Sub Regional Activity Centre with the direction of all future expansion to be to the north along Melaluka Road."*

Homemaker and Bulky Goods Retail – submits that the Nott Report allocates 10,000 sq m of floor space for this land use but found that current demand is insufficient. Fagg Bros. request that this is taken into account when CoGG considers any planning applications for bulky good retail. Refers to potential impact on Ocean Grove.

"Non – retail" floor space / Trade supplies – Fagg Bros makes detailed comments on the Nott Report's allocation of 17,600 sq m for non-retail space being supportable in the period to 2021. This includes 10,000 sq m of "peripheral sales". Submits that as Trade supplies is a retail activity, it should be included in the identified bulky goods retail space floor space of 10,000sq.m and not included in peripheral sales. Refers to Geelong Retail Strategy.

Nott Report – states that this report which formed the economic basis of the Structure Plan is now out of date. Requests that the report be updated by Tim Nott.

Response

The issue of staging the release of development for the Activity Centre has been raised by a number of submitters. It is considered that a staging plan is not required as part of the Structure Plan or UDF. However, staging should be part of any application to rezone and develop the shopping centre. Page 18 of the Structure Plan outlines all the matters that need to be considered as part of the Activity Centre rezoning . This includes a staging plan and an assessment against clause 22.03 of the Planning Scheme - "Assessment Criteria for Retail Planning Applications. This clause requires a full economic impact assessment for major retail developments.

The support for Council's position to expand along Melaluka Road and not extend beyond Clifton Avenue is noted. In response to this and other submissions it is recommended that the arrow and text on the Structure Plan map showing "*alternate future expansion of sub regional centre"* beyond Clifton Ave is deleted. These changes are shown in Appendix 1-1.

In relation to the demand for Homemaker and Bulky Goods Retail this will need to be considered at the rezoning / permit stage via an economic impact assessment.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

The Fagg Bros comments on "Non – retail" floor space and Trade supplies need further investigation prior to a Panel hearing. The Activity Centre Urban Design Plan in Appendix 1-5 sets aside a 10,000 sq m area for a trade and landscape supplies components with 3,500 for restricted retail. This reflects the breakdown of a typical Master's Store. A further 10,000 sq m land area is set aside for future non-retail employment activities.

It is acknowledged that the Nott report is now 2-3 years old and that population forecasts and other figures may be out of date. However, Council officers do not propose to re-engage Tim Nott to update his economic report at this stage. It would be more useful to engage Mr Nott to peer review economic impact assessments that are prepared for future planning scheme amendments/ permits for rezoning and development of the Activity Centre.

Local resident objections to expansion on Melaluka Rd (Pro-forma 1)

The Activity Centre expansion along Melaluka Road, which represents Council officers preferred option, raised a number of objections. These objections included 134 "Pro forma 1" submissions. A copy of this Pro-Forma is in Appendix 1-3. Principally, these objections related to the potential for increased traffic management issues along Melaluka Road and pedestrian and cyclist safety while attempting to cross over from the Recreation Reserve. The direction of expansion along the Bellarine Highway would limit traffic along Melaluka Road and create a safer environment for pedestrians and cyclists.

Response

Council officers consider that traffic management and pedestrian safety can be managed as part of the development of a "main street" activity centre frontage to Melaluka Road. Pedestrians and cyclists can be catered for along footpaths and a shared pathway and at safe crossing points between the Activity Centre and the Recreation Reserve.

What is proposed is in effect a "local" main street based centre facing Melaluka Road with the bigger "sub regional" centre focussed back to the west with large areas of car parking accessible from both Clifton Avenue and the Bellarine Hwy.

Lascorp and Woolworths submissions seeking expansion beyond Clifton Ave

ERM Consultants made a detailed submission on behalf of Lascorp stating that they are supportive of the proposed expansion of the Gateway Plaza Activity Centre to a sub-regional level (with a maximum floor space for 'shop' use of 35,000 sq metres).

Lascorp is keen to work with Council to prepare a concept plan for the site to enable a rezoning and planning permit application to be lodged. However, a number of concerns are raised in the submission, including:

Location of bulky goods precinct – supports the "west" option along Bellarine Hwy due to high exposure and convenient road access.

Urban Design Framework (UDF) Principles – supports the general objectives and strategies of the UDF, however there are some specific concerns. The submission requests the UDF words and graphics should be updated to reflect design principles from a Feb 2012 workshop with the Perez' and Council officers and other changes including:

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- Update specific strategies such as frameworks for land use, open space, pedestrian movement, vehicle movement and parking, active frontage and height.
- Role of the Activity Centre as a future town centre for Leopold;
- Relationship between proposed development of the Activity Centre and proposed development in Memorial Park Recreation Reserve
- Future role of Clifton Avenue as a major service road for the Activity Centre
- Infrastructure upgrades required for the Activity Centre development
- Role of residential in the Activity Centre i.e. Residential north of the main centre.
- Removal of green roof concept
- Locating the "green belt" buffer to adjoining rural land
- Modification of car park rates from 8 spaces per 100 sq metres of retail floor space to 5 spaces (for supermarket) and 4 spaces for specialty shops.

The submission points out inconsistencies in how maximum retail floor space is dealt with in the Structure Pan and Amendment C254 documents. A request is made to include the 35,000 sq m maximum retail (shop) floor space for a sub regional centre in either MSS Clauses 21.07-8 or 21.14. The submission indicates a mistake in the exhibited Clause 21.07 Retail Activity Centre Hierarchy whereby Leopold is not listed as a sub-regional centre.

Woolworths (late submission) retain their previous statement in respect of Masters supporting the bulky goods retail component of the Activity Centre fronting the Bellarine Highway. They submit this provides critical exposure and avoidance of increased traffic along Melaluka Road.

Response

The main area of disagreement remains the location of a future Masters Store (or other similar bulky goods/hardware).

Council officers maintain that a suitable site is the north west corner of the Activity Centre (on the Perez land) inside the town boundary of Clifton Avenue. This site is now clearly shown in the Activity Centre Urban Design plan in Appendix 1-5. An area of 13,500 square metre is allocated with 3,500 sq m of this being restricted retail which is the typical "bulky goods" component of a Masters Store.

The Council officer preferred site has the following attributes:

1. Good access from a new signalised intersection at Clifton Ave / Bellarine Hwy;
2. Good visibility from Bellarine Highway;
3. Close proximity to the highway (only 200 metres);
4. Avoids urban development in the green wedge, rural area of Moolap;
5. Maintains a more compact and integrated Sub Regional Activity Centre;
6. Located in Business 4 zone precinct next to future employment land;
7. Adjoining rural land to the west can be used for storm water treatment & buffer.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Council officers are researching other Masters Stores and similar developments that are not located directly on an arterial road. Examples will be presented to the Panel.

The ERM (Lascorp) submission requests various amendments to the UDF. As discussed previously, Council officers do not propose to amend the UDF. The objectives, principles and plans will help guide the development of the centre. The Activity Centre Urban Design plan will be inserted into the Structure Plan to help clarify the current Council position on the centre.

Council officers have made good progress in working with Lascorp on more detailed plans for the Sub Regional Activity Centre with a rezoning and development application likely to be lodged soon. Workshops were held in early 2012 with Council officers, Lascorp, its consultants and the neighbouring landowner – the Perez family - to try and resolve the layout and design of Activity Centre. A number of points of agreement have been reached with Lascorp such as the need for a "main street' focus for the Activity Centre on Melaluka Road. Further review of the Lascorp plans will be undertaken when an application to rezone is made.

In relation to the maximum retail floor space, the ERM submission has found a mistake which needs to be corrected in the exhibited MSS Clause 21.07-8. Leopold is shown as a sub regional centre on the Retail Activity Centre Hierarchy map but not in the table on page 8 of the policy. This has now been corrected with the revised page in Appendix 1-6.

Settlement Boundary

A number of submissions (3 in total) seek the inclusion of land within the settlement boundary for residential development and these will be discussed within this sub-section.

Land at 31-39 Fines Lane

This site adjoins the Birchbank Estate (to the west). The southern boundary of the site is defined by the Bellarine Highway. The northern boundary is defined by the Rail Trail. The site is approximately 7 hectares. The site contains a dwelling at the southern end and is vacant (pasture) at the northern end. The owner requests this site to be included within the settlement boundary (boundary at Fines Lane) for the following reasons:

- All services and access roads are readily available so it makes sense to subdivide this area;
- Development in this area will enhance Leopold and is not affected by low lying flood prone lower areas.

Response

As part of this Structure Plan, land at 31-39 Fines Lane is not recommended to be included within the settlement boundary.

The eastern end of the Birchbank Estate (which adjoins this site) is a Low Density Residential precinct which comprises of 6 cul de sacs running east–west with the court bowls adjacent to this site. One court (Barnaby) has the possibility of connecting to this site. However, this is very narrow and it may not be appropriate for what was a low density court serving 7 properties to service a conventional R1Z subdivision. The opportunity to connect any subdivision east of the Birchbank Estate is limited and would provide for a very poor layout in terms of connectivity and walkability.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

The Structure Plan (P.12) advises that as part of the next Structure Plan review, if it is determined that Leopold is to continue to provide for growth, land east of the settlement boundary, particularly north of the Bellarine Highway could be investigated for future residential growth. Land in this area is not constrained by the issues affecting land to the south, north and west. However, the focus of residential development should occur as directed by the Structure Plan Map.

92-110 Mollers Lane

This site is around 16 hectares and located on the west side of Mollers Lane, directly south and east of the settlement boundary- 'long term growth area'. There is a natural drainage line at the southern end of the property, a number of plantations along fencelines and a cluster of buildings in the north-east corner which has been used as a nursery in the past.

The owner is keen to see the property included within the settlement boundary. The owner proposes that part of the subject land (northern section; some 6.5 hectares) be included in the settlement boundary for residential development. The remainder of the land could be used for public benefit.

The owner's planning consultants put forward the merits of the proposal:

- The site comprises a minor but logical amendment and should be included as part of the 'long term growth area' for residential development, which would be easily developable in terms of providing infrastructure on site.
- The site is not encumbered by any significant water features unlike other properties which have been included in the growth area.
- The buildings on site will continue to degrade if there is no incentive to upgrade the buildings or clear them. Rezoning the land would facilitate a 'tidying up' exercise.
- The site is partially covered by the Significant Landscape Overlay (SLO) which is similar to the property to the north which has been included in the settlement boundary. Believes that sensitive landscaping would allow for residential development on the northern portion of the site.
- Acknowledges that the north western corner of the site is not covered by the SLO and as such, it would be appropriate that this land is included within the settlement boundary.
- The opportunity exists to re-vegetate part of the subject site to improve landscape character, improve indigenous vegetation, protect views and minimise visual impact of the residential development.

The owner's planning consultant submits a Landscape Character and Visual Assessment and a Drainage Assessment in support of the proposal.

Response

The principal impediment to including this site in the 'growth area' is the recent approval of the SLO10. The SLO covers a significant proportion of the site. The SLO landscape character objectives include:

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across waterbodies from main roads and settlements.
- To ensure that the prominent slopes above Lake Connewarre retain a largely unbuilt and partially vegetated character, free from intrusive built development.
- To improve the appearance of rural living development within the landscape.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides, in riparian strips and on lake escarpments.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

However, it is considered the site has potential for residential development and, as such, warrants further investigation by both Council and landowner.

After comprehensive review of the supporting documentation to this proposal i.e. the landscape character and visual assessment report, including a site visit, there are a number of clear and reasonable arguments for the inclusion of this site within the settlement boundary. The proposed development of the site for conventional residential use would require to be supported by, amongst others things, a robust landscape strategy plan, to ensure the visual integration of future development within both the site and its environmentally sensitive surroundings.

It is noted that the proposed area for development currently holds a number of buildings previously used for the purposes of running a nursery. These buildings are now in some disrepair and, in their present state, do not contribute to the landscape character of the area. Furthermore, the proposed area for inclusion within the settlement boundary is partially covered by the SLO10 designation, with the western extent of this section of land being outside the SLO10 boundary.

It is recommended the settlement boundary is extended to include land at Mollers Lane, as defined in the CPG (Planning Consultants) written submission of 12 March 2012. The proposed amendment to the Leopold Structure Plan map is highlighted in red and is now covered by the 'rezone residential 1' boundary (see Appendix 1-1).

<u>21-39 (35) Mollers Lane</u>

The site is relatively flat. It is approximately 6.8 hectares and contains a dwelling in the south-west corner, with the remainder of the site used for pasture/cropping with limited vegetation or water course constraints. The lot directly north of this site is vacant and has been for the last 25 years.

The owner would like these properties included within the settlement boundary. The owner contends that the settlement boundary seems illogically "stepped" in. The current proposed boundary does not continue south when it reaches the Bellarine Highway, it turns west and heads down Mollers Lane (If the boundary continued directly south, these properties would be included).

The owner considers that his property will be the only property immediately impacted by the current Council Proposal. The owner contends that the basis of the exclusion of his properties is cited as protecting "views and the rural landscape features. He advises that sadly this current development for the area will radically reduce the present rural environment.

<u>Response</u>

This site is not recommended to be included within the settlement boundary as part of this Structure Plan. At this time, the east side of Mollers Lane is considered to provide a logical and robust boundary in this part of Leopold.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Council officers advise that the basis for exclusion of land further to the east of Mollers Lane is not solely based on the protection of views and the rural landscape features but rather on a comprehensive strategic planning basis.

Sands Caravan Park, Alexander Avenue (Late Submission)

The Caravan Park is located by the foreshore at Alexander Avenue.

The owner states that in order for the caravan park to improve its customer offer (facilities and accommodation), the park must expand. The owner states that there is real possibility that land suitable for this expansion could be available to the park boundaries, subject to negotiation. The owner queries whether a planning permit would be issued should land be acquired for the expansion.

Response

Whilst this site has been included within the Structure Plan study area, it is not identified as an area for expansion for the purposes of tourist related activities et al.

The owner has not presented a robust case to demonstrate the strategic basis for the expansion of the caravan park and, thus, the rezoning of land to support this proposal, in land use and development terms. Consequently, this site is not recommended to be identified for expansion for the purposes of tourist related activities.

Request for Special Use Zone - Land north of Portarlington Road- Leopold Tourism & Leisure Park

Two formal written submissions were received in relation to the rezoning of land north of Portarlington Road. Two landowners in this area, including Mr Denis More, are seeking to develop this land. In addition to the two formal written submissions, 78 Pro forma submissions (Appendix 1-4) were received relating to the tourist and leisure park, including the development of a marina.

The site area comprises some 84 hectares and it is requested that the Special Use Zone be applied to this entire area. The land is bounded by the bay to the north, Portarlington Road to the south, Alexandra Avenue to the east and Moss Road to the west.

A planning permit has been granted for the development and use of a portion of the land as a Caravan Park and works must commence by June 2011. The permit was issued to Mr More when the site was zoned Rural Zone. Subsequently, the site is now zoned Farming Zone and while the existing permit is lawful, the use is now considered a 'non-conforming' use under the Farming Zone.

A submission on behalf of Mr More has requested consideration of the Special Use Zone for this site. The reasons for this are:

- Proposes a 'preliminary submission', canvassing the idea that an opportunity exists to link Leopold with Corio Bay and increase public open space in the vicinity of the foreshore. A starting point for discussion.
- Based on other models used elsewhere, land north of Portarlington Road would be well suited to a Special Use Zone.
- There are a number of reasons why the current proposals offer an opportunity: the decline in rural activities to a point where small holdings like those to the north of Leopold are unviable; the approval of a camping and leisure park and the presence of other caravan parks in the immediate area; the acceptance by the Council that land north of Portarlington Road is worth a 'second look'; a cooperative and visionary landowner; opportunity to create public land at the foreshore; et al.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

- The vision: public access to the foreshore; public ownership of around 10ha at the foreshore; boat ramp; community facilities; expanded camping and leisure park; short-term tourist accommodation; marina; expanded and improved wetlands; stormwater harvesting; water front housing; low density residential; retirement village; nursing home; et al.
- The vision offered is 'bold but achievable' and it is essential that affected parties and the Council work together to achieve an acceptable outcome.
- A Special Use Zone is used where a proposed outcome simply does not fit with a more 'conventional' zone. This approach is legitimate and sensible and definitely not 'pigeon hole' planning.

A conceptual plan was submitted in support of the Special Use Zone providing a high level indication as to the location of uses within the area and strategic green networks linking Leopold to the foreshore.

Response

As per Council officers consideration of submissions to the informal consultation exercise undertaken in respect of the draft Leopold Structure Plan (December 2010), the proposal to rezone the subject site as a Special Use Zone, is acknowledged but not supported.

Council officers note that the proponent acknowledges the Structure Plan's (P.11) statement in relation to land north of Portarlington Road, which advises:

"*The north side of Portarlington Road also contains low lying land which will have similar drainage considerations as those listed above, it could also be impacted upon by sea level rise/climate change which is currently being investigated. This area provides an important rural vista looking over Port Phillip Bay which plays an important role in the character and attractiveness of the township. The Open Space Networks Study recommends that the existing limited access to the northern shoreline of the Peninsula between Point Henry and Clifton Springs (including north of Leopold) be maintained to protect this area because of its environmental significance and the potential location of culturally significant sites. Portarlington Road carries high volumes of traffic and urban development on the north side of the road would create a community that is separated from the main township. For these reasons this area is not considered appropriate for urban development.*"

A number of the proposed uses, such as water front housing, low density residential, retirement village, nursing home, constitute 'urban development', which is not supported by Council officers in this area i.e. north of Portarlington Road. As is discussed in the following sub-section, foreshore activities, including public access, boat access and boating needs, to Port Philip Bay is considered to have merit, which warrants further investigation.

The existing northern settlement boundary of Leopold is defined by the Portarlington Road and this has been a long standing development boundary retained by the Council for logical land use and development reasons. The present delineation of this urban development boundary is fully endorsed by Council officers and is not recommended for change as part of this amendment. It is not recommended the site or broader precinct be rezoned to the Special Use Zone.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Port Philip Bay Access

The issue of the need for public access to the Bay was raised through a number of submissions.

Response

The Open Space Networks Study makes the following points in relation to access to Port Phillip Bay:

Key Overall Action

- *Recognise the need for managed access to areas of sensitivity such as the Moolap Saltworks, Point Wilson, areas of Lake Connewarre, Reedy Lake, Limeburners Bay and the northern shoreline of the Bellarine Peninsula between Pt Henry and Clifton Springs.*

Leopold Sub zone - Actions

- *Develop sub-regional Linear and Linkage routes to Lake Connewarre in the south, Corio Bay in the north and the Barwon River in the south-west.*

The Bellarine Peninsula Recreation & Leisure Needs Study makes the following comment:

- *Leopold/Curlewis – Wherever possible, promote opportunities to either regain public ownership or public access along the foreshore.*

The Structure Plan (Page 30) states the following in relation to 'Port Philip Bay Access':

'The Council's Open Space Networks Study and Bellarine peninsula Recreation and Leisure Needs Study have identified the need for managed access to the northern shoreline of the Bellarine peninsula and the importance of regaining public ownership of the foreshore where possible in Leopold/Curlewis. The latter study also notes the need to protect the north shore of the Peninsula (particularly between Pt Henry and Clifton Springs) as an area of existing limited access and as a location of environmental significance, containing sites of potential cultural significance.

The further investigation of Bay access and regaining public ownership of foreshore land, particularly between Clifton Avenue and grand Scenic Drive which incorporates two existing and one proposed caravan park, is a supported direction of the Structure Plan. Boat access in this area would need to be considered alongside boating needs in the region.' '

While the proposal to investigate access to Port Philip Bay has merit, no changes are required to the Structure Plan to facilitate further investigation. It is recommended that Council initiate a project to undertake this investigation.

Urban Consolidation Opportunities

One submission was received objecting to the proposed Urban Consolidation opportunity areas along Melaluka Road by an adjoining property owner on Warrawee Road, Leopold.

The owner raised concerns regarding impact on her amenity and property value.

Response

The Council has identified four precincts of Low Density Residential Zoned land along Melaluka Road. The Structure Plan advises that the precincts around Barrabool Crescent and Cypress Crescent provide a reasonable opportunity to increase residential densities within reasonable proximity to the Sub-Regional Activity Centre.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

As stated in the Structure Plan (P.10), the objector should note there would have to be strong support from the majority of landholders before Council would consider a rezoning proposal. Nonetheless, the proposed areas for urban consolidation opportunity represent good planning practice.

It should be noted that support has been received from a number of property owners whose land has been identified for urban consolidation.

Corangamite Catchment Management Authority (CCMA)

CCMA support the Structure Plan's objective to protect and enhance the environmental values of Port Philip Bay, Lake Connewarre and Reedy Lake 'by limiting nutrient-laden water run-off to these waterways.' However, the CCMA recommends that this objective be broadened by way of an amendment to the wording and as follows:

> 'nutrient and sediment-laden water run-off.'

Response

The Council has considered this recommendation and now proposes to accept and implement this recommendation by way of amendment to the Natural Environment Directions (Page 34). The respective Directive will be amended to read as follows:

> 'Limit nutrient and sediment-laden water run-off into natural waterways through the appropriate treatment of storm water and best practice land management principles.'

Environmental Implications

The development of the Structure Plan has regard to environmental issues and constraints.

The Structure Plan identifies a settlement boundary which will see population increases accommodated within the existing urban area, reducing urban sprawl and protecting the surrounding coastal and wetland and rural environments.

The Structure Plan has a number of recommendations relating to the environment. Broader sustainability outcomes have been considered for new urban areas (such as waste water reuse, WSUD principles, energy conservation, improving walking/bicycle opportunities to reduce vehicle reliance and directions relating to native vegetation protection/re-vegetation.

Financial Implications

Council is responsible for the costs associated with the planning scheme amendment process including advertising, printing and Panel hearing.

Policy/Legal/Statutory Implications

The Structure Plan is consistent with all relevant State and Council planning policies which have been described and discussed in detail in the Structure Plan.

1. AMENDMENT C254 LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK- CONSIDERATION OF SUBMISSIONS (CONT'D)

Officer Direct or Indirect Interest

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

Risk Assessment

The development of the Structure Plan involved input from key agencies and groups and review of relevant legislation to ensure appropriate management of constraints and risks.

Social Considerations

The development of the Structure Plan had due regard to social and community issues with contributions from Council's social and recreation planners and from a range of other agencies.

The Structure Plan included input from community service providers and groups and examined directions and recommendations of the Bellarine Peninsula Strategic Plan. The Plan makes recommendations around walkability/accessibility, recreation needs; future social and community facilities and services and affordable housing.

Communication

The Structure Plan was informed by a number of reports which were subject to public consultation. The informal consultation of the draft Structure Plan and formal exhibition of Amendment C254 have provided an opportunity for internal and external stakeholders/departments and the community to have input and feedback.

Submitters will be notified of any upcoming Panel Hearings.

Appendix 1-1: Revised Leopold Structure Plan Map (proposed revisions in red)



Appendix 1-2: Summary of Submitters to the Leopold Structure Plan

Submission No.s	Submitter(s)
1,3,4,5,6,7,9,11,12,13,14,16, 19,20,21,22,23,25,26,27,28,29,30,32,33,36,37,38,39, 40, 41, 46,47,48,49,50,51,52,53,55,56,57, 58, 61,62,64,66,67,68,69,71,72,74,75,76, 80, 83,85,86,89,90,92,93,95,97,99,101,102,104, 106,107,108,109,113,115,116, 117,118,119,120,121,123,124,125,126, 127,128,129,130,133,134,135,136,137, 138,139,140,141,142,143,146,150,151, 152,153,154,155,157,162,163,170,171, 172,173,174,175,177,178,180,181,182, 184,185,186,187,188,189,190,191,194, 197,198,199,200,201,202,203,206,207, 208,209,210,211,213,214,215,217,218, 221,223,224,225,227,228,229,231,232, 235,236,237,238,239,240,246,247,248, 249,253,255,256,257,258,259,260,261, 263,265,266,267	Leopold Residents (179)
79, 122, 132, 144,	Geelong Residents (4)
101, 131, 244, 254	Torquay Residents (4)
8	Herne Hill Resident (1)
17, 192, 264	Drysdale Residents (3)
18, 176	St Albans Residents (2)
24	East Malvern Resident (1)
35, 160, 161	Ocean Grove Resident (3)
54	Bell Post Hill Resident (1)
60	Bellarine Resident (1)
77, 91, 105, 111, 112, 148, 166, 168, 216	Clifton Springs Residents (9)
81, 159	Norlane (2)
82	Marshall (1)
88	Lara Resident (1)
94, 158, 222, 262	Newcomb Residents (4)
103, 145, 149, 220	Grovedale Residents (4)
110, 241	Wallington Residents (2)
114	Waurn Ponds Resident (1)
147, 169	Highton Resident (2)
183	Wandana Heights Resident (1)
195, 212, 242	Moolap Residents (3)
196	Manifold Heights (1)
219	St Leonards Resident (1)
233	Corio Resident (1)
245	Jan Juc Resident (1)
268	Sands Caravan Park (1)
269	Woolworths (1)
252	Vic Roads
43	Cardno for Perez Family
84	ERM for Lascorp
63	CPG for Paul Masek

87	Fagg Bros Ltd.
100	Natalie Gray for Perez Family
45	CFA
15	Barwon Water
44	CCMA
157	Leopold District Community Association
10	Geoff Fulton for Fulton & Salomon Architects
204	Poligot for Denis More

***** Appendix 1-2 does not include those submissions that were submitted without postal addresses.

Appendix 1-3 – Copy of Pro-Forma 1 submission

The Coordinator
Strategic Implementation Unit
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

DOC: .....
BOX: .....

To whom it may concern,

AMENDMENT C254 TO THE GREATER GEELONG PLANNING SCHEME
LEOPOLD STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK

I wish to lodge a submission to Amendment C254 to the Greater Geelong Planning Scheme which seeks to implement the recommendations of the Leopold Structure Plan and Leopold Urban Design Framework.

In summary, I support the expansion of the existing shopping centre to a sub-regional size centre with associated bulky goods retailers.

However, I do not support the expansion north of the existing centre (as shown in the attached Concept 1 of the Urban Design Framework). This is due to the amenity and safety issues for children crossing Melaluka Road and using the recreation reserve, as a result of the increased traffic that will occur along Melaluka Road.

I support expansion to the west of the existing centre (as shown in attached Concept 2 of the Urban Design Framework), beyond Clifton Avenue, as it will limit the increase in traffic along Melaluka Road and focus traffic on the Bellarine Highway, thereby providing a safer pedestrian environment for children using the recreation reserve.

I request that Council considers my view in its assessment of the proposed Amendment.

Additional comments: _____

_____

Name: [redacted]

Signature: [redacted]

Date: [redacted]

Address: [redacted]

Contact Phone No.: [redacted]

C.C.G.G
13 MAR 2012

Appendix 1-4 – Copy of Pro-Forma 2 submission

From: [redacted]
Sent: Sunday, 11 March 2012 2:02 PM
To: strategicplanning
Cc: info@leopoldleisurepark.com.au
Subject: Amendment C254 – Leopold Structure Plan

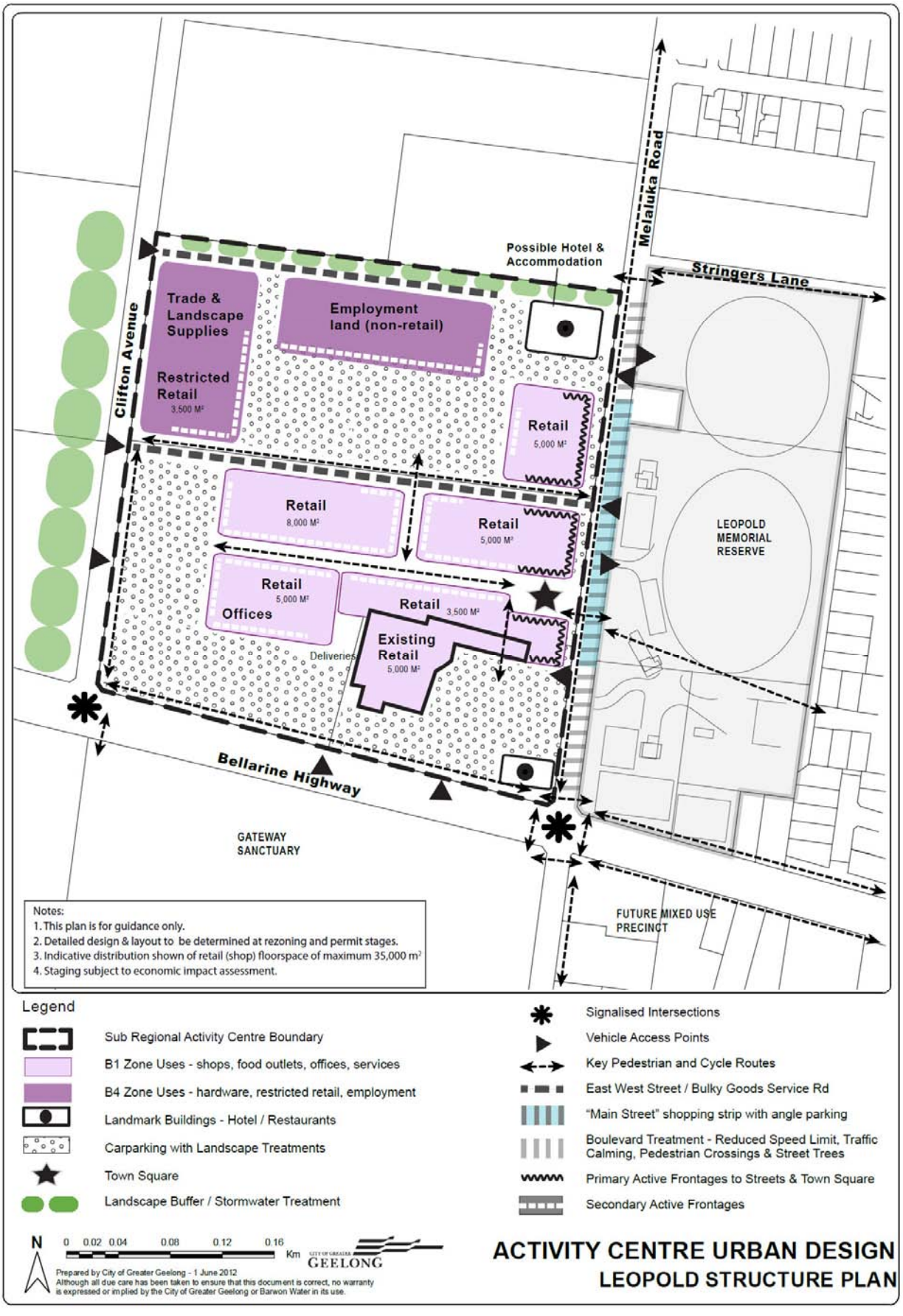
The following person would like to submit the following in regards to the **Amendment C254 and The Leopold Structure Plan**
Full Name
Email Address
Any other Comments [redacted]

I have considered the concept for the Leopold Tourism & Leisure Park, which includes waterfront lifestyle accommodation, camping/caravan/boating facilities, inland harbour and ancillary services and I wish to offer my full support for such a vision. The facilities and services proposed for this Park are needed in the Leopold area and should provide a substantial boost to the Tourism and Leisure industry at the 'Gateway' to the Bellarine Peninsula.

I have also given careful consideration to the Amendment C254 and the Leopold Structure Plan and wish to submit to you my approval/consent to grant the appropriate 'Special Use Zoning' to allow for such projects as 'The Leopold Tourism and Leisure Park"

SIGNED: [redacted]

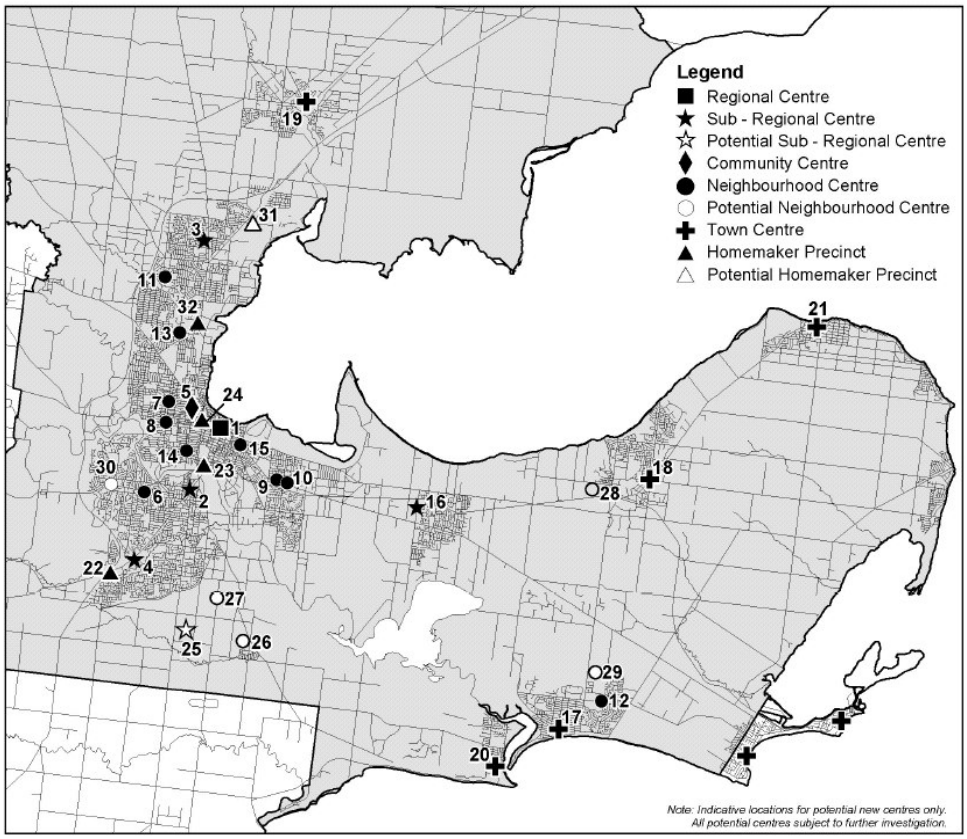
Appendix 1-5 – Activity Centre Urban Design Plan



Appendix 1-6 – Revised Clause 21.07-8 Retail Activity Centre Hierarchy (red text on page 8)

21.07-8 City of Greater Geelong Retail Activity Centre Hierarchy

--/--/----
C254



CITY OF GREATER GEELONG RETAIL ACTIVITY CENTRE HIERARCHY		
LEVEL IN HIERARCHY	**IDENTIFIED CENTRES**	**INDICATIVE FLOORSPACE AND EXAMPLE KEY TENANTS**
Regional Centre	Central Geelong (1)	More than 100,000 sqm Department store, discount store(s), mini major(s), supermarkets(s) and extensive range of specialties
Sub-regional Centres	Belmont (2), Corio Village (3), Waurn Ponds (4), Leopold (16)	15,000 sqm to 35,000 sqm Discount department store(s), mini major(s) supermarket(s) and specialties
Community Centre	Pakington Street (Geelong West) (5)	10,000 sqm to 25,000sqm Supermarket(s), mini major(s) and specialties
Neighbourhood Centres	Highton (6), Shannon Avenue (Geelong West) (7), Shannon Avenue (Newtown) (8), Bellarine Village (9), Newcomb Central (10), Bell Post (11), Ocean Grove marketplace (12), Separation Street (13), Pakington Street (Newtown) (14), Geelong East (15) ~~Leopold (16)~~	2,500 sqm to 25,000 sqm Supermarket (small or full line), primarily convenience oriented specialties
Town Centres	Ocean Grove (Town Centre) (17), Drysdale (18), Lara (19), Barwon Heads (20), Portarlington (21)	1,500 sqm to 15,000 sqm Supermarket, mini major(s), specialties
Homemaker Precincts	Waurn Ponds (22), Moorabool/Fyans (23), Geelong West (24), North Geelong (32)	5,000 sqm to 50,000 sqm Large restricted retail type tenants
Potential Subregional Centres	Armstrong Creek (25)	
Potential Neighbourhood Centres	Armstrong Creek East (26), Armstrong Creek Horseshoe Bend Rd (27), Jetty Road Growth Area (28), Ocean Grove north east growth corridor (29), Wandana Heights (30)	
Potential Homemaker Precincts	Corio (31)	

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE

Portfolio: **Planning – Cr Macdonald**
Source: **Economic Development, Planning and Tourism – Strategic Implementation**
General Manager: **Peter Bettess**
Index Reference: **Application: C258**

Summary

- Amendment C258 proposes to make corrections to the planning scheme maps and ordinance, introduce a new schedule to the Special Building Overlay and make changes recommended by Amendment VC77.
- The Amendment has been undertaken to ensure that the Planning Scheme is accurate.
- Correction of these anomalies does not change the intent of the Planning Scheme. The Amendment is consistent with Council and State policy as it is procedural in nature.
- Authorisation (A02224) for this Amendment was issued on 3 April 2012 under section 35B of the *Planning and Environment Act 1987*.
- The Minister for Planning has given the Amendment exemption from the notification requirements of the Act, with the exception of the requirement to notify prescribed Ministers.
- No submissions have been received from the Ministers.
- It is recommended the Amendment be adopted and forwarded to the Minister for approval.

Cr Macdonald moved, Cr Richards seconded -

That Council:

1) Adopt Amendment C258 as contained in Appendix 1 of this report; and

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

Carried.

Report

Background

The City of Greater Geelong New Format Planning Scheme came into operation on 27 July 2000 and together with regular amendments, can give rise to a number of minor anomalies that are inadvertently included and which need to be rectified. These are occasionally identified during the everyday use and implementation of the Scheme and over the past 12 months many minor anomalies have been collated for correction. This is the sixth general anomalies amendment to the Scheme.

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE (CONT'D)

Amendment VC77 came into operation on 23 September 2011. It introduced amendments to update the Victoria Planning Provisions (VPP) to reflect current government policies and legislation and correct a number of administrative errors. The amendment simplified and consolidated VPP provisions that relate to earth and energy resources, extraction or exploration, and other uses that are governed by other requirements (such as Codes of Practice). VC77 also listed all uses that do not require a permit subject to compliance with other VPP provisions, Codes of Practice or other legislation within Clause 62.

Exhibited Amendment C258 applies to a number of different locations across the municipality including:

- 2 Gregory Avenue, Newtown
- 67 Heytesbury St, Herne Hill
- Barwon Prison, Bacchus Marsh Road, Lara
- 31-37 Mt Pleasant Road, Belmont
- 65 Aberdeen Street, Newtown
- 521 and 523 Barrabool Road Ceres
- 5-7 McCann Street, Ceres
- 65 Roslyn Road, Belmont
- 40-46 Hendy Street, Corio
- Service road adjacent to Lara residential area and Princes Freeway
- 303 Pakington Street, Newtown
- 34-36 & 38-40 Glengate Street; 4, 6, 8, 10 & 5-7 Glenview Place; and 42-44 Chaucer Street, Hamlyn Heights
- 15 Drysdale Street Portarlington
- 40 and 50 McCann Street Ceres
- 517 and 519 Barrabool Road Ceres
- 360 and 370 Melbourne Road North Geelong
- New Corio Estate, Corio
- 48 Heytesbury Street, Herne Hill
- Kingston Downs Estate Ocean Grove
- 31-37 Mt Pleasant Road Belmont
- Grand Lakes Estate Lara
- 15-17 Jackman Road Newtown
- 17 McCann Street Ceres
- Land in the Special Use Zones 1-6 & 8-13, Comprehensive Development Zone and Priority Development Zone.

Discussion

On 19 March 2012 Council wrote to the Minister for Planning seeking authorisation of the Amendment and exemption from notification as per its resolution under delegation on 19 March 2012.

The Minister authorised preparation of this Amendment on 3 April 2012 (with subsequent advice received on 19 April and 14 May 2012) and granted exemption from notification as sought by Council on 8 May 2012 (the initial exemption did not clearly address the usual exemptions sought by Council).

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE (CONT'D)

The three Ministers (Ministers for Environment & Climate Change, Agriculture & Food Security and Energy & Resources) from whom exemption of notice cannot be granted under the Planning & Environment Act, have been notified for a period between 14 and 28 June 2012. No submissions have been received from them.

It has been identified that DSE and the Environment Unit are discussing future management arrangements for the crown land component of the service road adjacent to the Lara residential area and Princes Freeway. The area contains some native vegetation (grassland). Whilst these discussions are ongoing it is appropriate to exclude this rezoning from Amendment C258.

Amendment C258 proposed for adoption corrects the following anomalies:

Mapping Changes

- Inadvertent application of 2 different zones to 2 Gregory Avenue Newtown. Half of the land is included in the Residential 1 Zone and half in the Business 3 Zone. The land should be wholly included in the Business 3 Zone.
- Inadvertent zoning for land at 67 Heytesbury Street Herne Hill. It is developed residentially but is 2/3 zoned Business 1 Zone (B1Z) and 1/3 zoned Residential 3 Zone (R3Z). The land should be completely included in the Residential 3 Zone with the DDO14.
- Inadvertent change to the zoning of Barwon Prison between the approval and gazettal of Amendment C130. The Barwon Prison land is currently half in the Special Use Zone 9 and half in the Farming Zone. All of the land should be included in the Special Use Zone 9.
- Incorrect application of the heritage overlay HO179 to the properties 1 & 2 of 65 Aberdeen Street Newtown. HO179 applies to a regionally significant dwelling at 67 Aberdeen Street, Newtown. The adjoining properties to the east were once part of the same property but were subdivided off in 2003 without amendment to the HO179. One and two of 65 Aberdeen Street are still encumbered by HO1626 which is the precinct overlay for that area of Newtown. These sites need to be removed from HO179.
- Incorrect mapping of HO61 at 5-7 McCann Street Ceres. The HO61 applies to the western portion of the land and even onto an adjoining property – it does not cover the historic home on the property. The overlay should be moved to cover the heritage house and eastern portion of the site.
- Incorrect application of the heritage overlay HO63 to parts of 521 and 523 Barrabool Road Ceres. The correct application of this HO is to 523 Barrabool Road. The overlay was incorrectly mapped on the planning scheme maps when first captured after identification in the Geelong Region Historic Buildings and Objects Study, 1986.
- Inadvertent application of the Evans Heritage Precinct HO1905 to 65 Roslyn Road, Belmont. The boundary of the precinct is 63 Roslyn Road, Belmont as outlined in the Belmont Heritage Areas Report Vol. 1 August 2007.

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE (CONT'D)

- Inadvertent omission of HO1619 from the Planning Scheme Maps as part of Amendment C49. This needs to be corrected to apply HO1619 to only the heritage building on the site which is the Victorian vernacular bluestone school building plus a one metre curtilage around the north, west and southern side of the building and to the west elevations of the introduced school buildings. This description of the extent of the Overlay also needs to be included in the entry to the schedule to the heritage overlay.

- Inadvertent application of a 'slither' of HO1932 to the property at 303 Pakington Street Newtown. HO1932 is intended to apply only to the adjoining property at 82 Noble Street and appears to be a minor drafting error.

- Incorrect application of the heritage overlay HO151 to the properties 34-36 & 38-40 Glengate Street and 4, 6, 8, 10 & 5-7 Glenview Place, Hamlyn Heights. These properties were once part of the adjoining Glenpanyall Homestead but have recently been subdivided-off without change to the extent of HO151.

- Incorrect application of the heritage overlay HO1558 to 15 Drysdale Street, Portarlington. The correct application of this HO is to 17 Drysdale Street and was recently corrected as part of Amendment C189. Unfortunately amendment C189 did not delete the heritage overlay from 15 Drysdale Street. Further on-site clarification has been made with Council's Heritage Adviser and strategic planner and there are no buildings on site that warrant the heritage protection.

- Incorrect application of the heritage overlay HO72 to 50 McCann Street Ceres. The correct application of this HO is to 40 McCann Street. The overlay was incorrectly mapped on the planning scheme maps when first captured after identification in the Geelong Region Historic Buildings and Objects Study, 1986.

- Incorrect application of the heritage overlay HO271 to parts of 517 and 519 Barrabool Road Ceres. The correct application of this HO is to 517 Barrabool Road. The overlay was incorrectly mapped on the planning scheme maps when first captured after identification in the Geelong Region Historic Buildings and Objects Study, 1986.

- Correct the application of the PUZ and PPRZ to land at 360 and 370 Melbourne Road North Geelong. Council and Barwon Water have undertaken a land swap and sale as part of the Cowies Creek Pump Station (CCPS) project. It is appropriate for all Council owned land to be included in the PPRZ and all land owned by Barwon Water to be zoned PUZ1.

- Application of the PPRZ to public open space within the Kingston Downs Estate in Ocean Grove. Progressive development of the Estate over the last few years has seen the transfer to Council of land for public open space. This should be rightly zoned PPRZ.

Ordinance Changes

- Incomplete heritage listing for HO1828 in the Schedule to the Heritage Overlay – the Palm and Morton Bay Fig Trees outlined in the heritage citation for the property are not included in the Tree Controls column. When interim heritage controls were introduced by C99 in 2004 and by the permanent controls of C89 in 2008, the tree controls were mistakenly omitted from the Heritage Overlay Schedule for the former South Barwon City Offices building at 31-37 Mt Pleasant Road. These important trees were listed in the heritage citation sheet.

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE (CONT'D)

- Inadvertent deletion of the "Geelong City Urban Conservation Study Vol. 1 – Restoration and Infill Guidelines (Commercial & Civic Buildings)" from the list of Incorporated Documents in the Schedule to Clause 81.01. The document was inadvertently deleted from the Planning Scheme as part of the State Government's Amendment VC37.
- The Table to Schedule 1 of the Special Building Overlay is updated to include the recently approved lots from Stages 11 and 12 of the Grand Lakes Estate Lara subdivision.
- Inadvertent inclusion of the New Corio Estate area as 'existing urban areas' in The Municipal Framework Plan at Clause 21.04. This area has been zoned Farming Zone (or the equivalent) since inception of the Planning Scheme in 1959. It has never been considered or developed for urban purposes. This area should be left as 'white space' on the Framework Plan.
- Incorrect address in the Schedule to the Heritage Overlay for HO1619 Corio Primary School. The address listed in the citation and in the Schedule is 38 Hendy Street. The correct address is 40-46 Hendy Street, Corio.
- Incorrect address in the Schedule to the Heritage Overlay for HO698. The address listed in the Schedule is 48 Heytesbury Street, Geelong West. The correct address is 48 Heytesbury Street, Herne Hill.
- Incorrect address in the Schedule to the Heritage Overlay for HO1293. The address listed in the Schedule is 13 Jackman Road Newtown. The correct address is 15-17 Jackman Road Newtown.
- Inadvertent omission of a dividing line between the second and third entries in the Schedule to Clause 52.01. The omission of this division means that two different amounts of public open space contributions apply to the same land. Both requirements were separately added to the Planning Scheme and are not linked.
- Incomplete address in the Schedule to the Heritage Overlay for HO72. The address listed in the Schedule is McCann Street, Ceres. The complete address is 40 McCann Street Ceres. This cross-references with Item 13 above.
- Incorrect address in the Schedule to the Heritage Overlay for HO271. The address listed in the Schedule is 519 Barrabool Road Ceres. The correct address is 517 Barrabool Road Ceres. This cross-references with Item 14 above.
- Incomplete address in the Schedule to the Heritage Overlay for HO66. The address listed in the Schedule is McCann Street, Ceres. The complete address is 17 McCann Street Ceres.
- Implementation of the changes required by Amendment VC77 to the Schedules to the Special Use Zone (1-6 & 8-13), Comprehensive Development Zone and Priority Development Zone.

Environmental Implications

No adverse environmental implications are expected as a result of this amendment.

2. ADOPTION OF AMENDMENT C258 – CORRECTION OF MINOR ZONE AND OVERLAY ANOMALIES ON THE PLANNING SCHEME MAPS AND IN THE ORDINANCE (CONT'D)

Financial Implications

There are no ongoing financial implications for Council arising from this amendment.

Policy/Legal/Statutory Implications

The amendment is consistent with current policy.

The amendment ensures that the Planning Scheme is up-to-date and correct and will ensure that the Planning Scheme is in accordance with the Victoria Planning Provisions Guidelines.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no notable risks associated with either implementing or not implementing the recommendations contained in this report. Given its minor, procedural nature, this Amendment has been assessed as having a low level of risk.

Social Considerations

No adverse social impacts are expected to result from this Amendment.

Communication

The Amendment was exempt from the giving of notice with the exception of notification to prescribed Ministers under Section 19(1)(c) of the Act.

APPENDIX 1 – AMENDMENT TO BE ADOPTED

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C258

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 11 attached maps:

Zoning Maps

1. Planning Scheme Map No. 11 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

2. Planning Scheme Map No. 33 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

3. Planning Scheme Map No. 36 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

4. Planning Scheme Map No. 49 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

5. Planning Scheme Map No. 67 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

Overlay Maps

6. Planning Scheme Map No. 87DDO14 is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

7. Planning Scheme Map No. 26HO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

8. Planning Scheme Map No. 32HO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

9. Planning Scheme Map No. 47HO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

10. Planning Scheme Map No. 49HO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

11. Planning Scheme Map No. 53HO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C258".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

12. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.

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

14. In Overlays – Clause 44.05, replace Schedule with a new Schedule in the form of the attached document.

15. In Overlays – Clause 52.01, replace Schedule with a new Schedule in the form of the attached document.

16. In Incorporated Documents – Clause 81.01, replace the schedule with a new schedule in the form of the attached document.

End of document

27/10/2011
C189

SCHEDULE TO THE SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO1**

1.0 Permit requirement

27/10/2011
C189

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

- Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway, which would not result in a Finished Surface Level lower than the level specified for that lot as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule.
- Any other works, including but not limited to the installation of in-ground water tanks, construction or reconstruction of pedestrian and vehicle access paths or the laying of stormwater drainage pipes, which do not;
  - alter the finished surface level of the land below the level specified as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule, or
  - if the Finished Surface Level of the land is less than the finished surface level specified as a restriction on the Plan of Subdivision, and / or listed in the table which forms part of this Schedule, do not further reduce the finished surface level.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
- The layout of all existing and proposed buildings and works.
- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit does not have to be referred to the floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority's written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the responsible authority.
  - Quote the reference number, version number and date of the approved plans.
  - State the applicable flood level and any required floor levels; and
- Is in accordance with an adopted local floodplain development plan.

TABLE TO SCHEDULE 1 – DESIGNATED FLOOD LEVELS, MINIMUM LOT FINISHED SURFACE LEVELS & MINIMUM FINISHED FLOOR LEVELS

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
Plans of Subdivision not otherwise listed in this table which include lots on land to which this Schedule applies.	The relevant lot/s specified on the title to the land.	The designated flood level for the relevant lot/s, as set by the Drainage Authority on the advice of the Floodplain Management Authority.	Not less than 300mm above the designated flood level of the relevant lot/s.	The minimum finished floor level for the relevant lot/s as specified on the Plan of Subdivision, or otherwise in accordance with Note 1, below.
Lots on Plans of Subdivision listed in the table, where a level is not specified.	The relevant lot number /s specified in the table			Must comply with Note 1, below.
PS612334H	1			12.80
PS612334H	2			12.80
PS612334H	3			12.78
PS612334H	4			12.85
PS612334H	5			12.85
PS612334H	6			12.74
PS612334H	7			12.79
PS612334H	8			12.85
PS612334H	9			13.27
PS612334H	10			13.29
PS612334H	11			13.33
PS612334H	12			13.38
PS612334H	13			13.42
PS612334H	14			13.44
PS612334H	15			13.44
PS612334H	16			13.36
PS612334H	17			13.15
PS612334H	18			12.92
PS612334H	19			12.96
PS612334H	20			13.16
PS612334H	21			13.35
PS612334H	22			13.44
PS612334H	23			13.44

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS612334H	24			13.44
PS612334H	25			13.40
PS612334H	26			13.16
PS612334H	27			13.32
PS612334H	28			13.28
PS612334H	29			13.25
PS612334H	30			13.20
PS612334H	31			13.17
PS612334H	32			13.22
PS612334H	33			13.24
PS612334H	34			13.24
PS612334H	35			13.26
PS612334H	36			12.84
PS612334H	37			12.75
PS612334H	38			12.67
PS612334H	39			12.71
PS612334H	40			12.78
PS612334H	41			12.81
PS612334H	42			12.81
PS612334H	43			12.79
PS612334H	44			12.91
PS612334H	45			13.01
PS612334H	46			13.01
PS612334H	47			13.01
PS612334H	48			13.01
PS612334H	49			13.52
PS612334H	50			13.37
PS612334H	51			13.52
PS612334H	52			13.56
PS612334H	53			13.56
PS612334H	54			13.40
PS612334H	55			13.35
PS612334H	56			13.29
PS612334H	57			13.23

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS612334H	58			13.13
PS612334H	59			13.14
PS612334H	60			13.14
PS612334H	61			13.07
PS612334H	62			13.09
PS612334H	63			13.13
PS612334H	64			13.13
PS612334H	65			13.17
PS612334H	66			13.16
PS612334H	67			13.13
PS612334H	68			13.11
PS612334H	69			13.09
PS612334H	70			13.07
PS612334H	71			13.14
PS612334H	72			13.14
PS612334H	73			13.13
PS612334H	74			13.23
PS612334H	75			13.29
PS612334H	76			13.35
PS612334H	77			13.50
PS612334H	78			13.50
PS612334H	79			13.36
PS612334H	80			13.36
PS612334H	81			13.27
PS612334H	82			13.22
PS612334H	83			13.25
PS612334H	84			13.25
PS612334H	85			13.30
PS612334H	86			13.30
PS612334H	87			13.21
PS612334H	88			13.17
PS612334H	89			13.17
PS612334H	90			13.44
PS612334H	91			13.16

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS612334H	92			13.18
PS612334H	93			13.21
PS612334H	94			13.25
PS612334H	95			13.26
PS612334H	96			13.32
PS612334H	97			13.32
PS612334H	98			13.27
PS612334H	99			13.25
PS612334H	100			13.23
PS612334H	101			13.19
PS612334H	102			13.37
PS612334H	103			13.37
PS612334H	104			13.37
PS612334H	105			13.21
PS612334H	106			13.26
PS612334H	107			13.29
PS612334H	108			13.25
PS612334H	109			13.40
PS612334H	110			13.40
PS612334H	111			13.25
PS612334H	112			13.29
PS612334H	113			13.24
PS612334H	114			13.21
PS612334H	115			13.21
PS612334H	116			13.11
PS612334H	117			13.16
PS612334H	118			13.18
PS618630V	119			13.44
PS618630V	120			13.35
PS618630V	121			13.16
PS618630V	122			13.18
PS618630V	123			13.24
PS618630V	124			13.28
PS618630V	125			13.32

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS618630V	126			13.26
PS618630V	127			13.38
PS618630V	128			13.43
PS618630V	129			13.48
PS618630V	130			13.48
PS618630V	131			13.61
PS618630V	132			13.68
PS618630V	133			13.75
PS618630V	134			13.70
PS618630V	135			13.57
PS618630V	136			13.50
PS618630V	137			13.43
PS618630V	138			13.36
PS618630V	139			13.34
PS618630V	140			13.52
PS618630V	141			13.52
PS618630V	142			13.49
PS618630V	143			13.32
PS618630V	144			13.29
PS618630V	145			13.26
PS618630V	146			13.26
PS618630V	147			13.20
PS618630V	148			13.39
PS618630V	149			13.39
PS618630V	150			13.26
PS618630V	151			13.35
PS618630V	152			13.43
PS618630V	153			13.43
PS618630V	154			13.35
PS618630V	155			13.26
PS618630V	156			13.49
PS618630V	157			13.49
PS618630V	158			13.37
PS618630V	159			13.14

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS618630V	160			13.18
PS618630V	161			13.19
PS618630V	162			13.21
PS618630V	163			13.25
PS618630V	164			13.26
PS618630V	165			13.39
PS618630V	166			13.49
PS618630V	167			13.56
PS618630V	168			13.56
PS618630V	169			13.46
PS618630V	170			13.40
PS618630V	171			13.37
PS618630V	172			13.34
PS618630V	173			13.29
PS618630V	174			13.27
PS618630V	175			13.22
PS618630V	176			13.17
PS618630V	177			13.36
PS618630V	178			13.47
PS618630V	179			12.97
PS620850S	180			13.55
PS620850S	181			13.76
PS620850S	182			13.76
PS620850S	183			13.76
PS620850S	184			13.76
PS620850S	185			13.55
PS620850S	186			13.20
PS620850S	187			13.25
PS620850S	188			13.29
PS623393D	189		13.25	13.36
PS623393D	190		13.27	13.37
PS623393D	191		13.28	13.39
PS623393D	192		13.29	13.39
PS623393D	193		13.29	13.43

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS623393D	194		13.35	13.46
PS623393D	195		13.35	13.49
PS623393D	196		13.44	13.54
PS623393D	197		13.44	13.54
PS623393D	198		13.47	13.53
PS623393D	199		13.48	13.55
PS623393D	200		13.55	13.61
PS623393D	201		13.55	13.61
PS623393D	202		13.39	13.45
PS623393D	203		13.38	13.43
PS623393D	204		13.35	13.41
PS623393D	205		13.34	13.39
PS623393D	206		13.32	13.37
PS623393D	207		13.32	13.35
PS623393D	208		13.32	13.32
PS623393D	209		13.28	13.30
PS623393D	210		13.28	13.30
PS623393D	211		13.29	13.33
PS623393D	212		13.31	13.35
PS623393D	213		13.32	13.41
PS623393D	314		13.35	13.42
PS623393D	215		13.38	13.43
PS623393D	216		13.45	13.54
PS623393D	217		13.43	13.54
PS623393D	218		13.35	13.49
PS623393D	219		13.35	13.46
PS623393D	220		13.30	13.44
PS623393D	221		13.29	13.39
PS623393D	222		13.28	13.39
PS623393D	223		13.27	13.37
PS623393D	224		13.25	13.36
PS623394B	225		12.95	13.38
PS623394B	226		13.08	13.38
PS623394B	227		13.12	13.11

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS623394B	228		13.13	13.13
PS623394B	229		13.15	13.17
PS623394B	230		13.17	13.19
PS623394B	231		13.21	13.21
PS623394B	232		13.25	13.26
PS623394B	233		13.25	13.28
PS623394B	234		13.25	13.28
PS623394B	235		13.25	13.26
PS623394B	236		13.22	13.25
PS623394B	237		13.22	13.22
PS623394B	238		13.22	13.21
PS623394B	239		13.18	13.20
PS623394B	240		13.17	13.19
PS623394B	241		13.14	13.17
PS623394B	242		13.13	13.13
PS623394B	243		13.10	13.11
PS623394B	244		13.08	13.35
PS623394B	245		13.05	13.44
PS627292N	246		13.44	13.57
PS627292N	247		13.52	13.58
PS627292N	248		13.52	13.60
PS627292N	249		13.68	13.91
PS627292N	250		13.72	14.00
PS627292N	251		13.68	14.05
PS627292N	252		13.68	14.05
PS627292N	253		13.67	14.00
PS627292N	254		13.63	13.97
PS627292N	255		13.63	13.98
PS627292N	256		13.68	14.00
PS627292N	257		13.68	14.05
PS627292N	258		13.68	14.05
PS627292N	259		13.69	14.00
PS627292N	260		13.66	13.78
PS627292N	261		13.65	13.73

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627292N	262		13.65	13.77
PS627292N	263		13.65	13.84
PS627292N	264		13.65	13.91
PS627292N	265		13.64	13.98
PS627292N	266		13.65	13.98
PS627292N	267		13.67	13.96
PS627292N	268		13.67	13.89
PS627292N	269		13.67	13.82
PS627292N	270		13.61	13.75
PS627292N	271		13.48	13.67
PS627292N	272		13.36	13.59
PS627292N	273		13.65	13.78
PS627292N	274		13.65	13.85
PS627292N	275		13.65	13.92
PS627292N	276		13.64	13.99
PS627292N	277		13.65	13.99
PS627292N	278		13.66	13.96
PS627292N	279		13.67	13.92
PS627292N	280		13.63	13.87
PS627292N	281		13.61	13.81
PS627292N	282		13.61	13.80
PS627292N	283		13.70	13.89
PS627292N	284		13.69	13.91
PS627292N	285		13.69	13.96
PS627292N	286		13.68	13.96
PS627292N	287		13.68	13.96
PS627292N	288		13.68	13.91
PS627292N	289		13.74	13.91
PS627292N	290		13.68	13.96
PS627292N	291		13.68	13.96
PS627292N	292		13.69	13.96
PS627292N	293		13.69	13.91
PS627292N	294		13.69	13.89
PS627292N	295		13.69	13.87

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627292N	296		13.65	13.84
PS627292N	297		13.61	13.79
PS627292N	298		13.61	13.79
PS627292N	299		13.61	13.79
PS627292N	300		13.61	13.75
PS627292N	301		13.61	13.70
PS627292N	302		13.35	13.55
PS627299X	303		13.98	13.79
PS627299X	304		13.98	13.79
PS627299X	305		13.94	13.76
PS627299X	306		13.91	13.75
PS627299X	307		13.86	13.73
PS627299X	308		13.80	13.72
PS627299X	309		13.80	13.72
PS627299X	310		13.75	13.70
PS627299X	311		13.79	13.71
PS627299X	312		13.85	13.73
PS627299X	313		13.89	13.84
PS627299X	314		13.96	13.89
PS627299X	315		13.99	13.98
PS627299X	316		14.06	13.98
PS627299X	317		14.21	14.07
PS627299X	318		14.15	14.06
PS627299X	319		14.13	14.06
PS627299X	320		14.19	14.06
PS627299X	321		14.21	14.05
PS627299X	322		14.21	14.00
PS627299X	323		14.01	14.00
PS627299X	324		13.99	13.98
PS627299X	325		13.99	13.96
PS627299X	326		13.99	13.95
PS627299X	327		13.97	13.88
PS627299X	328		13.97	13.86
PS627299X	329		13.98	13.93

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627299X	330		13.98	13.94
PS627299X	331		13.99	13.95
PS627299X	332		14.06	13.98
PS927300S	333		14.29	14.07
PS927300S	334		14.37	14.07
PS927300S	335		14.40	14.11
PS927300S	336		14.40	14.11
PS927300S	337		14.32	14.11
PS927300S	338		14.25	14.11
PS927300S	339		14.15	13.85
PS927300S	340		14.14	13.85
PS927300S	341		14.14	13.85
PS927300S	342		14.10	13.85
PS927300S	343		14.05	13.73
PS927300S	344		13.83	13.71
PS927300S	345		13.81	13.68
PS927300S	346		13.76	13.61
PS927300S	347		13.76	13.66
PS927300S	348		13.73	13.67
PS927300S	349		13.68	13.64
PS927300S	350		13.66	13.61
PS927300S	351		13.66	13.57
PS927300S	352		13.66	13.55
PS927300S	353		13.58	13.53
PS927300S	354		13.66	13.56
PS927300S	355		13.71	13.57
PS927300S	356		13.77	13.64
PS927300S	357		13.81	13.68
PS927300S	358		13.83	13.70
PS927300S	359		13.86	13.73
PS927300S	360		13.89	13.77
PS927300S	361		13.97	13.90
PS927300S	362		14.26	14.12
PS927300S	363		14.33	14.12

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS927300S	364		14.41	14.12
PS927300S	365		14.49	14.08
PS927300S	366		14.53	14.07
PS927300S	367		14.53	14.07
PS927300S	368		14.47	13.94
PS927300S	369		14.14	14.06
PS927300S	370		14.08	13.95
PS927300S	371		14.08	13.94
PS927300S	372		14.14	14.07
PS927300S	373		14.20	14.15
PS927300S	374		14.42	14.15
PS927300S	375		14.57	14.08
PS927300S	376		14.57	14.08
PS927300S	377		14.56	14.09
PS927300S	378		14.56	14.09
PS927300S	379		14.42	14.09
PS927300S	380		14.39	14.08
PS927300S	381		14.14	14.01
PS927300S	382		14.08	13.93
PS927300S	383		13.87	13.73
PS927300S	384		13.85	13.68
PS927300S	385		13.93	13.80
PS927300S	386		13.99	13.84
PS927300S	387		14.02	13.84
PS927300S	388		14.08	13.89
PS927300S	389		14.14	13.95
PS927300S	390		14.43	13.96
PS927300S	391		14.43	13.96
PS627293L	392		13.78	13.66
PS627293L	393		13.76	13.65
PS627293L	394		13.72	13.65
PS627293L	395		13.72	13.68
PS627293L	396		13.81	13.68
PS627293L	397		13.83	13.71

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627293L	398		13.83	13.74
PS627293L	399		13.85	13.79
PS627293L	400		13.88	13.81
PS627293L	401		13.96	13.87
PS627293L	402		13.99	13.95
PS627293L	403		14.11	13.96
PS627293L	404		14.17	13.96
PS627293L	405		14.31	13.96
PS627293L	406		14.52	13.96
PS627293L	407		14.52	13.96
PS627293L	408		14.31	13.96
PS627293L	409		14.17	13.96
PS627293L	410		14.11	14.00
PS627293L	411		14.24	14.05
PS627293L	412		14.31	14.05
PS627293L	413		14.38	14.05
PS627293L	414		14.38	14.05
PS627293L	415		14.34	14.00
PS627293L	416		14.14	13.95
PS627293L	417		14.18	13.91
PS627293L	418		14.30	13.90
PS627293L	419		14.18	13.90
PS627293L	420		14.09	13.86
PS627293L	421		14.02	13.86
PS627293L	422		14.02	13.86
PS627293L	423		13.98	13.81
PS627293L	424		13.91	13.81
PS627293L	425		13.91	13.80
PS627293L	426		13.87	13.72
PS627293L	427		13.80	13.72
PS627293L	428		13.80	13.70
PS627293L	429		13.87	13.70
PS627293L	430		13.91	13.70
PS627293L	431		13.91	13.70

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627293L	432		13.97	13.81
PS627293L	433		13.97	13.82
PS627293L	434		14.04	13.90
PS627293L	435		14.07	13.90
PS627293L	436		14.12	13.92
PS627293L	437		14.15	14.00
PS627293L	438		14.15	14.00
PS627293L	439		14.22	14.00
PS627293L	440		14.26	14.00
PS627293L	441		14.26	14.00
PS627293L	442		14.22	14.00
PS627293L	443		14.15	14.00
PS627293L	444		14.15	14.00
PS627293L	445		14.12	13.92
PS627293L	446		14.07	13.90
PS627293L	447		14.04	13.89
PS627293L	448		13.97	13.81
PS627293L	449		13.97	1381
PS627293L	450		13.78	13.67
PS641443N	451		13.44	12.93
PS641443N	452		13.35	13.03
PS641443N	453		13.14	13.03
PS641443N	454		13.18	13.07
PS641443N	455		13.26	13.09
PS641443N	456		13.42	13.09
PS641443N	457		13.42	13.28
PS641443N	458		13.41	13.39
PS641443N	459		13.47	13.41
PS641443N	460		13.49	13.36
PS641443N	461		13.44	13.34
PS641443N	462		13.50	13.34
PS641443N	463		13.42	13.28
PS641443N	464		13.42	13.09
PS641443N	465		13.25	13.09

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS641443N	466		13.18	13.07
PS641443N	467		13.35	13.03
PS641443N	468		13.43	12.88
PS641443N	469		13.43	12.93
PS641443N	470		13.43	13.17
PS641443N	471		13.20	13.11
PS641443N	472		13.24	13.15
PS641443N	473		13.25	13.17
PS641443N	474		13.27	13.24
PS641443N	475		13.32	13.25
PS641443N	476		13.50	13.39
PS641443N	477		13.46	13.35
PS641443N	478		13.50	13.34
PS641443N	479		13.50	13.36
PS641443N	480		13.46	13.40
PS641443N	481		13.49	13.44
PS641443N	482		13.53	13.50
PS641443N	483		13.57	13.49
PS641443N	484		13.71	13.43
PS641443N	485		14.01	13.44
PS641443N	486		14.01	13.59
PS641443N	487		14.01	13.59
PS641443N	488		14.01	13.44
PS641443N	489		13.70	13.44
PS641443N	490		13.65	13.40
PS641443N	491		13.39	13.32
PS641443N	492		13.38	13.28
PS641443N	493		13.32	13.25
PS641443N	494		13.28	13.24
PS641443N	495		13.25	13.18
PS641443N	496		13.23	13.15
PS641443N	497		13.20	13.11
PS641443N	498		13.25	13.19
PS641443N	499		13.44	12.93

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS641452M	500		13.79	13.64
PS641452M	501		13.71	13.54
PS641452M	502		13.65	13.48
PS641452M	503		13.61	13.42
PS641452M	504		13.56	13.39
PS641452M	505		13.51	13.38
PS641452M	506		13.46	13.37
PS641452M	507		13.42	13.29
PS641452M	508		13.36	13.19
PS641452M	509		13.44	12.93
PS641452M	510		13.35	13.13
PS641452M	511		13.78	13.60
PS641452M	512		13.70	13.55
PS641452M	513		13.55	13.40
PS641452M	514		13.46	13.37
PS641452M	515		13.45	13.27
PS641452M	516		13.56	13.38
PS641452M	517		13.64	13.47
PS641452M	518		13.70	13.53
PS641452M	519		13.79	13.54
PS641452M	520		13.88	13.62
PS641452M	521		13.97	13.72
PS641452M	522		14.06	13.97
PS641452M	523		14.09	14.01
PS641452M	524		14.38	14.01
PS641452M	525		14.32	14.01
PS641452M	526		14.27	14.14
PS641452M	527		14.27	14.16
PS641452M	528		14.23	14.16
PS641452M	529		14.09	14.02
PS641452M	530		14.06	13.99
PS641452M	531		13.97	13.73
PS641452M	532		13.89	13.64
PS641452M	533		13.81	13.57

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS641452M	534		13.73	13.53
PS641452M	535		13.65	13.52
PS641452M	536		13.61	13.44
PS641452M	537		13.52	13.33
PS641452M	538		13.46	13.26
PS641452M	539		13.40	13.19
PS641452M	540		13.42	13.22
PS641452M	541		13.53	12.87
PS641452M	542		13.61	13.23
PS641452M	543		13.62	13.31

Note 1: Freeboard to be consistent with *Guidelines for Development in Flood-prone Areas*, Melbourne Water 2003.

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SCHEDULE TO CLAUSE 52.01

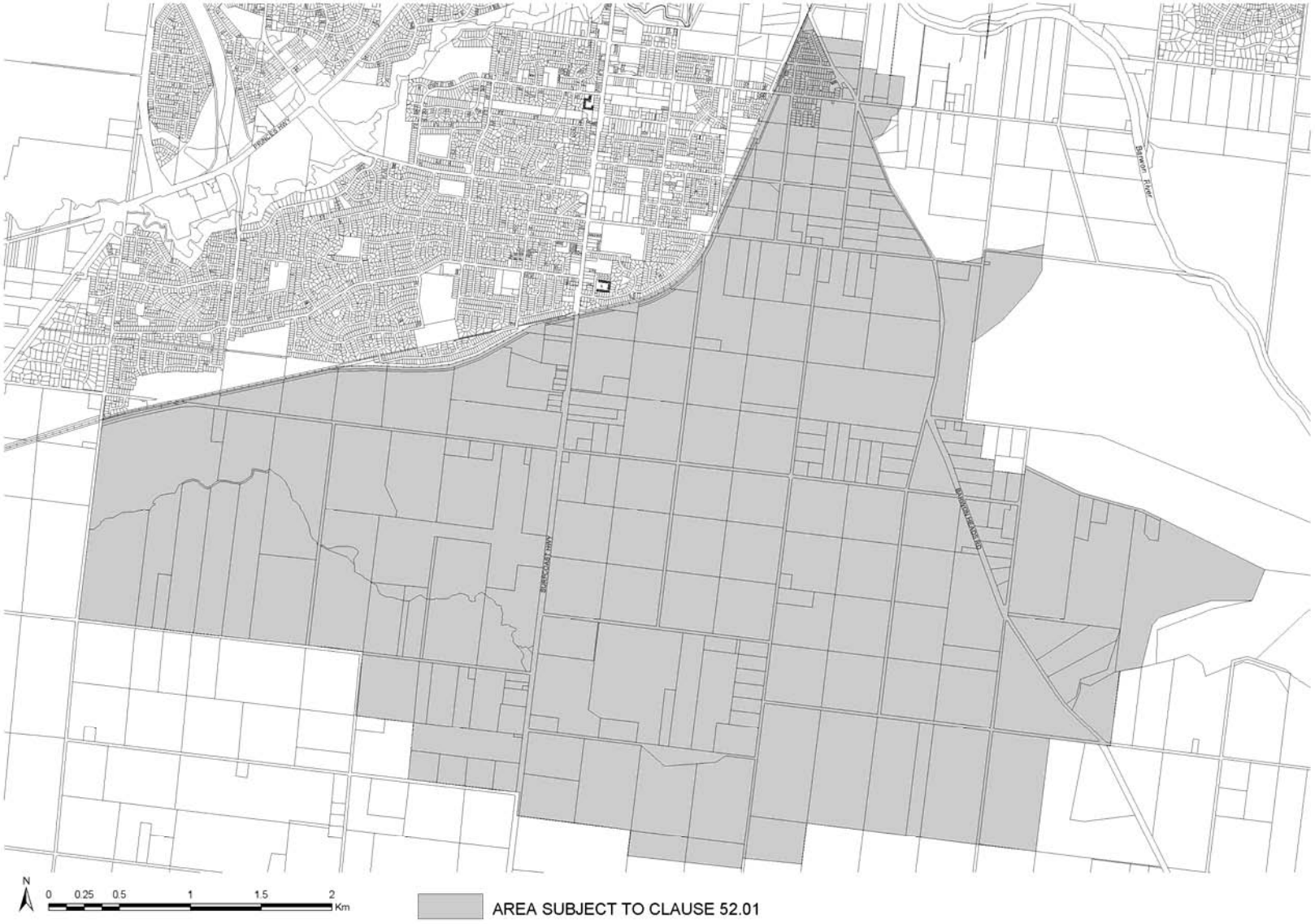
Type or location of subdivision	Amount of contribution for public open space
See Waurn Ponds Creek Environs Subdivision Diagram 1	10%
See Armstrong Creek Urban Growth Area Diagram 2	10% (unencumbered)
The subdivision of land zoned for residential purposes	1 additional lot – none 2 to 9 additional lots – 1 per cent per additional lot, up to a maximum of 5 per cent 10 or more lots on land zoned for residential purposes prior to August 31st 2007 – 5 per cent 10 or more lots on land zoned for residential purposes after August 31st 2007 – 10 per cent
See Armstrong Creek Urban Growth Area – North East Industrial Precinct Diagram 3	3.1% (unencumbered)

DIAGRAM 1 FOR SCHEDULE TO CLAUSE 52.01 - WAURN PONDS CREEK ENVIRONS SUBDIVISION DIAGRAM



AREA SUBJECT TO CLAUSE 52.01 (10% CONTRIBUTION FOR PUBLIC OPEN SPACE)

DIAGRAM **2 FOR**



SCHEDULE TO CLAUSE 52.01 – ARMSTRONG CREEK URBAN GROWTH area DIAGRAM

DIAGRAM 3 FOR SCHEDULE TO CLAUSE 52.01 – ARMSTRONG CREEK URBAN GROWTH AREA – North east industrial precinct DIAGRAM



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SCHEDULE 1 TO THE PRIORITY DEVELOPMENT ZONE

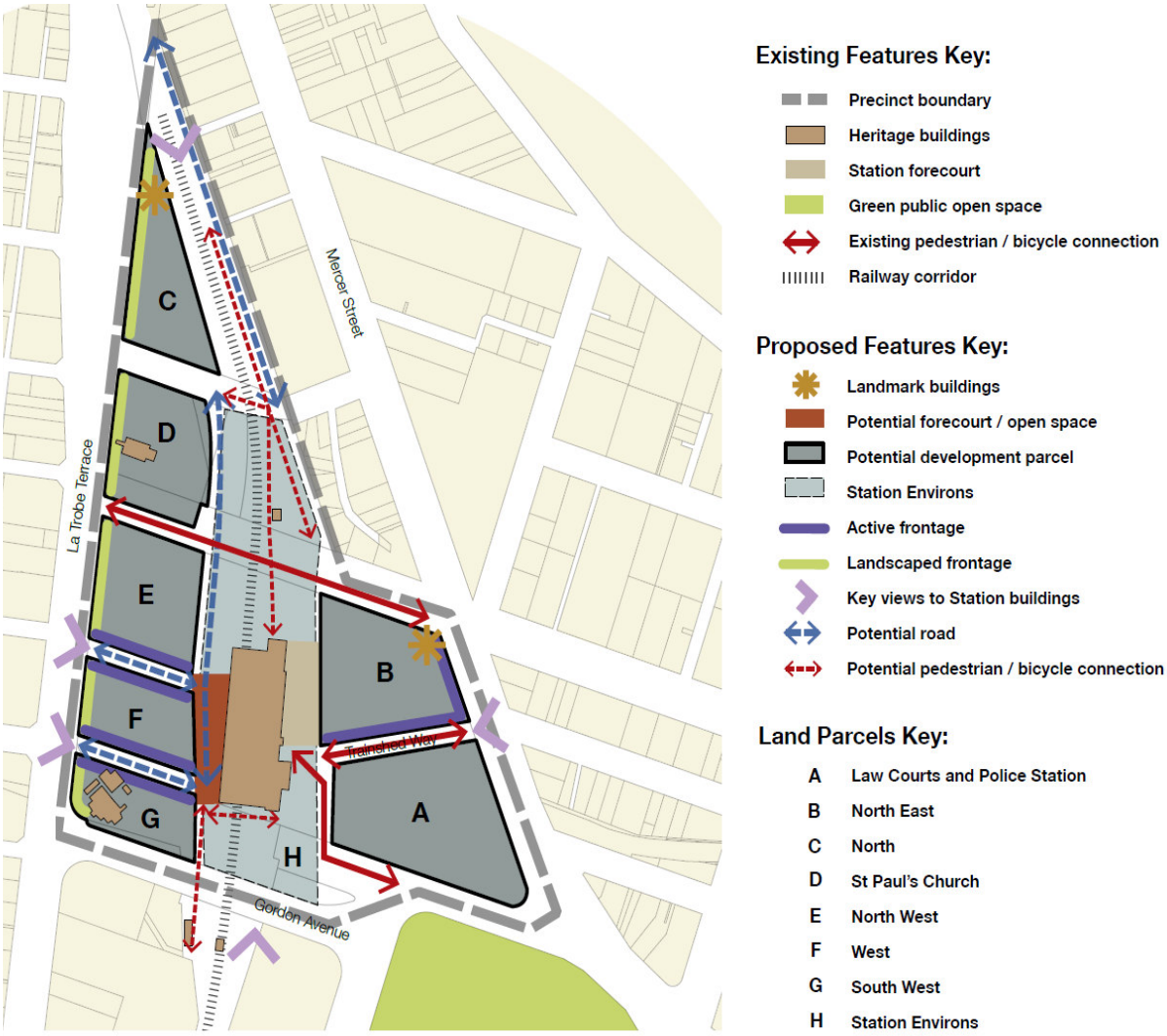
Shown on the planning scheme map as **PDZ1**

GEELONG WESTERN WEDGE – GEELONG STATION PRECINCT

Land

This schedule applies to the Geelong Station Precinct, generally bounded by Latrobe Terrace, Gordon Avenue, Mercer Street and the railway lines, as identified in the incorporated plan, the *Geelong Station Precinct Plan* set out below.

Geelong Station Precinct Plan



Objectives

To support Geelong Railway Station as the region's primary railway station, travel interchange and a sustainable multi modal transport hub.

To establish and reinforce the station buildings as the heart of the Geelong Station Precinct.

To support the intensive development of the Geelong Station Precinct for a mix of uses including offices, food and drink premises and other uses such as accommodation and shops which are compatible with the Geelong Railway Station but do not compete with the Central Geelong core retail area.

To encourage retention of large land development parcels to maintain Precinct cohesion and viability.

To encourage high quality urban design and architecture that recognises the precinct's role as the gateway to Central Geelong and integrates development with heritage buildings.

To encourage development to contribute to the creation and enhancement of private and public open spaces that are accessible, attractive, safe and comfortable for all users.

To encourage best practice environmentally sustainable design in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality and waste management.

To improve access to the Station and traffic management within and around the precinct and encourage sustainable modes of transport.

1.0 Table of uses

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Section 1 - Permit not required

USE	CONDITION
Accommodation (other than Camping and Caravan park, Corrective institution and Host farm)	Must not be located at ground floor level, except for entry foyers
Bus Terminal	
Car Park	Must be in conjunction with another use in Section 1 or 2
Food and Drink Premises (other than Convenience restaurant)	
Office	
Railway	
Railway station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Convenience restaurant	
Education centre	
Place of assembly (other than Drive in theatre)	
Shop (other than Department store and Adult sex bookshop)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Adult sex bookshop
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Department store
Funeral parlour
Hospital
Host farm
Industry (except Car wash, Laundromat, Dry cleaner and Research and development centre)
Pleasure boat facility
Reservoir
Saleyard
Service station
Warehouse (except Mail centre)
Water retarding basin
Winery

2.0 Use of land

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Amenity of neighbourhood

A use must not detrimentally affect the amenity of the surrounding area, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purposes of the use and types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- An acoustic assessment prepared by a qualified consultant of the likely effects of railway noise and vibration on the proposed sensitive use (residential, child care centre, pre-school or primary school uses) and measures to attenuate any adverse effects to the satisfaction of the responsible authority.

- An economic assessment prepared by a qualified consultant of any proposed retail development over 1,000 square metres leasable floor area demonstrating the likely economic impact on the Central Geelong core retail area to the satisfaction of the responsible authority.

3.0 Subdivision

24/03/2011
C238

Consolidation of land to facilitate the creation of viable development sites is encouraged. The fragmentation of land through subdivision that does not support viable development sites is discouraged.

Application requirements

Applicants must demonstrate to the satisfaction of the responsible authority that subdivision of land will not compromise the optimum development potential of the land by reason of size and dimension.

4.0 Buildings and works

24/03/2011
C238

No permit is required for the construction or carrying out of works for the purpose of Railway, Railway station and Bus terminal.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- An Urban Context Plan which includes an accurate description of:
  - Site shape, size, orientation and easements.
  - Levels and contours of the site and the difference in levels between the site and
  - surrounding properties.
  - The location and height of existing buildings on the site and surrounding properties.
  - The use of surrounding buildings.
  - The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
  - Solar access to the site and to surrounding properties.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - The location of local shops, public transport services and public open spaces within walking distance.
  - Movement through and around the site.
  - Any other notable feature or characteristic of the site.

  An assessment of the characteristics of the area including:
  - Any environmental features such as vegetation, topography and significant views.
  - The pattern of subdivision.
  - Street design and landscape.
  - The pattern of development.
  - Building form, scale and rhythm.
  - Connection to the public realm.
  - Architectural style, building details and materials.
  - Social and economic activity.

Any other notable or cultural characteristics of the area.

- Elevation drawings to scale showing:
  - The location, height, dimensions, floor area and purpose of buildings and works.
  - The materials, treatment and external colour to be used for external surfaces including walls, roofs and fences.
- Shadow diagrams.
- The provision of bicycle and vehicle parking and for loading, including location and access for waste recycling, storage and removal.
- The means of vehicular ingress and egress to surrounding road.
- A wind assessment for development with a height greater than 12 metres above natural ground level.
- The location of open space, including areas available for the public.
- A report by a qualified consultant that demonstrates the use of innovative, best practice, urban design and building techniques that incorporate ecologically sustainable design principles.
- An acoustic assessment prepared by a qualified acoustic consultant of the likely effects of railway noise and/or vibration on the proposed buildings and works and measures to attenuate any adverse effects.
- The location and indicative concepts for landscaped areas, public lighting, advertising signs and public art.

Table 1 – Table of Development Objectives and Requirements

Land parcel	Development objective	In addition to achieving the objectives of the zone, new development should:
Law Courts and Police Station	To support and enhance the current justice facilities.	▪ Contribute positively to Trainshed Way while ensuring appropriate levels of security for the Justice facilities. ▪ Minimise the appearance of car parking and access. ▪ New development should integrate functionally or visually with station buildings. ▪ Development should be respectful to Johnstone Park. ▪ Consider potential for a future activity focus to the north-west edge of the parcel.
North East	To provide for a landmark building with a significant address to Mercer Street and Trainshed Way.	▪ Respond to the context and aspirations for the future character of the area with a high quality, integrated contemporary design solution that sets a benchmark for the future development in the surrounding precincts. ▪ Enhance the preferred character of each street frontage: Mercer Street as a major approach into Central Geelong; Trainshed Way and the Station forecourt as the primary pedestrian and cycle route to the station; and Brougham Street as the only multimode east-west access through the precinct. ▪ Create an active and vibrant public space by including a mix of complementary uses with an address to Trainshed Way.

Land parcel	Development objective	In addition to achieving the objectives of the zone, new development should:
		▪ New development should contribute to an attractive pedestrian environment along all street frontages. ▪ Respect and enhance the heritage qualities of the station buildings.
North	To provide for a landmark building as a major entry point to the Precinct	▪ Use taller built form to punctuate the entry point into the Precinct. ▪ Buildings should be attractive at a pedestrian level.
St Paul's Church	To provide for development which protects and enhances the heritage building and open setting around the Church.	▪ Retain, and respond to, the existing church buildings. ▪ Enhance the existing landscaped areas. ▪ New development should contribute to an attractive pedestrian environment along all street frontages.
North West	To provide for an integrated development site which provides for solar access, street level activation and pedestrian thoroughfare connections to the station and which complements the West parcel	▪ Provide a contextually creative, high quality, integrated contemporary design response. ▪ Create and/or protect vistas to the Station ▪ Create a new connection from Latrobe Terrace to the station between the North West and West parcels. ▪ New development should contribute to an attractive pedestrian environment along all street frontages. ▪ Integrate new development with, and contribute to, the new plaza forecourt to the west of the station building. ▪ Existing commuter carparking capacity should be incorporated into any new development
West	To provide for an integrated development site which provides for solar access, street level activation and pedestrian thoroughfare connections to the station and which complements the North West parcel	▪ Provide a contextually creative, high quality, integrated contemporary design response. ▪ Create and/or protect vistas to the Station ▪ Integrate functionally with the Station and its surrounds. ▪ Create a new connection from Latrobe Terrace to the station between the North West and West parcels and between the West and South West parcels. ▪ New development should contribute to an attractive pedestrian environment along all street frontages. ▪ Integrate new development with, and contribute to, the new plaza forecourt to the west of the station building. ▪ Existing commuter carparking capacity should be incorporated into any new

Land parcel	Development objective	In addition to achieving the objectives of the zone, new development should:
		development
South West	To provide for development which respects and enhances existing heritage buildings.	▪ Retain and respond to the heritage buildings on the site ▪ Enhance the existing landscaped areas. ▪ New development should contribute to an attractive pedestrian environment along all street frontages. ▪ To create a new connection from Latrobe Terrace to the station between the West and South West parcels. ▪ New development should integrate with the station building. ▪ Existing commuter carparking capacity should be incorporated into any new development
Station environs	To establish and reinforce the Station as the heart of the Precinct, set within an attractive, safe and comfortable public realm with enhanced views to and from the station building	▪ Retain and enhance the heritage buildings on the site. ▪ Provide for high quality plaza spaces that will be enhanced with landscaping, well designed meeting points and opportunities for public art.

Decision Guidelines

Before deciding on an application to use land, subdivide land, or construct a building or carry out works the responsible authority must consider, as appropriate

- The comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, the municipal Council (where not the responsible authority) or private land owner within the station precinct.
- The design quality of proposed buildings, their relationship to the streetscape and any surrounding development and uses, including heritage buildings.
- The application of best practice environmentally sustainable design to buildings and public spaces.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision and maintenance of publicly accessible areas and links between public and private spaces and the various land uses.
- The provision of improved vehicular and pedestrian circulation and access to the Station and within the precinct.
- The location and adequacy of carparking, drop off zones, taxi parking and sustainable modes of transport.
- The availability of and connection to services.
- The staging of development.
- The means of maintaining land not required for immediate use.

Reference Document

Geelong Western Wedge Framework, Planisphere and Jones & Whitehead Pty Ltd (April 2005, updated September 2005)

Geelong Transit City Station Precinct Urban Design Framework, Hassell, Parsons Brinckerhoff and Charter Keck Cramer, *2008.*

19/01/2006
VC37

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1.**

ENVIRONMENTAL WETLANDS, SALT PRODUCTION AND LAND-BASED AQUACULTURE ACTIVITIES

Purpose

To provide for the use and development of land for salt production and land-based aquaculture.

To recognise, protect and conserve identified significant environmental values which partly result from land management practices.

To encourage land management practices and rehabilitation that minimises adverse impact on the land's environmental values and significance.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Passive recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Aquaculture	
Caretaker's house	Must be associated with aquaculture.
Minor sports and recreation facility (other than Outdoor recreation facility) **Minor utility installation** **Road**	
Rural industry	Must be associated with aquaculture.
Salt production	

Section 3 - Prohibited

USE
Any use not in Sections 1 or 2

2.0 Use of land

19/01/2006
VC37

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy "Waters of Victoria" Schedule F6 – Waters of Port Phillip Bay.

Decision Guidelines

Before deciding on a application the responsible authority must consider, as appropriate:

- The effect of the proposed use on nearby or adjoining land.
- The effect of the proposed use on the environmental values of the locality.
- The effect of the disposal of effluent and run-off from the land.
- The effect of traffic to be generated by the use.

3.0 Subdivision

19/01/2006
VC37

Any subdivision should be for the purposes of facilitating aquaculture or salt production.

4.0 Buildings and works

19/01/2006
VC37

Permit requirement

A permit is not required to carry out routine or preventative maintenance to existing structures.

Application requirements

An application to construct a building or to construct or carry out works must be accompanied by the following information as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - Driveways, vehicle parking and loading areas.
  - External storage and waste treatment areas.
  - The fencing of the site.
  - Proposed landscape areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

- Proposed method of solid waste management.
- The provision of infrastructure services and the disposal of effluent and run-off water.
- The drainage of the land.
- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy *"Waters of Victoria" Schedule F6 – Waters of Port Phillip Bay*.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- An assessment of the likely environmental features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- Impact of the development on the flora, fauna and landscape features of the locality.
- Protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land involving riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.
- The impact on the character and appearance of the area or features of scientific or of natural scenic beauty or importance.
- The availability of an adequate water supply.
- The impact of the proposal on the visual values as seen from off-shore and on-shore and from private land as well as public land.
- Whether a works approval or waste discharge licence is required from the EPA.
- Whether the proposal for the stormwater drainage of the land and disposal of wastewater satisfies the requirements of the State Environment Protection Policy *"Waters of Victoria" Schedule F6 – Waters of Port Phillip Bay*.
- The effect of the proposal on the natural dynamics of the land-sea interface.
- The proposed methods for disposal of solid wastes.
- Any Management Plan for the land approved under the *Coastal Management Act 1995*.
- The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).

Referrals

- An application must be referred to the EPA.
- An application on Crown Land must be referred to DNRE.

Advertising signs

- Advertising requirements are at Clause 52.05. This zone is in Category 4.

28/01/2010

SCHEDULE 2 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**

WATERFRONT GEELONG

Purpose

To realise Geelong's potential as a City by the water, and as a destination offering a wide range of waterfront related activities.

To provide high quality environments and well designed structures that complement each other, integrate well into the surroundings and contribute to a richly textured, viable and vital waterfront City.

To encourage comprehensive and integrated development and redevelopment of buildings and land, including compatible re-use of historic buildings, which reinforces the recreational, commercial, residential, educational and tourist roles of the foreshore and environs and Corio Bay.

To ensure the overall planning, design and development of the area establishes and reinforces linkages between the various uses in the zone and with the adjacent central activities area, nearby facilities such as the bus port and railway station and with the foreshore areas to the east and west.

To strengthen the prevailing urban character of the City by ensuring development:

- reinforces the city grid by building to the street boundary line and to an appropriate height and scale of surrounding buildings;
- extends the city grid to the waterfront; and
- retains and enhances views to significant structures within the city.

1.0 Table of uses

28/01/2010

Section 1 - Permit not required

USE	CONDITION
Dwelling	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Residential building	
Restaurant	
Take away food premises	
Tourist establishment	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Shop (other than Adult sex bookshop, Department Store, Restricted retail premises, Supermarket)	
Food and Drink premises	
Postal agency	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Adult sex bookshop
Agriculture
Brothel
Crematorium
Department store
Fuel depot
Gambling premises
Industry (other than Laundromat and Dry cleaner)
Landscape gardening supplies
Manufacturing sales
Market
Motor vehicle, boat or caravan sales
Primary produce sales
Restricted retail premises
Supermarket
Trade supplies
Utility installation (other than Minor utility installation)
Warehouse (except Mail centre)

2.0 Use of land

19/01/2006
VC37

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- transport of materials, goods or commodities to or from the land;
- the appearance of any building, works or materials;
- emissions from the land;

- traffic generated by the use.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- the purpose of the use and the type of activities which will be carried out;
- the likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare;
- maintenance of areas not required for immediate use;
- a written submission detailing how and to what extent the proposed use meets the requirements of the *Geelong Waterfront Masterplan 1996*.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- the purpose of the zone;
- the *Geelong Waterfront Masterplan 1996*;
- the effect that existing uses on nearby or adjoining land may have on the proposed use;
- the effect of traffic to be generated on roads;
- the effect of the proposed use on car parking;
- the availability of and connection to services;
- the drainage of the land;
- the interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

19/01/2006
VC37

Decision guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- the purpose of the Zone;
- the *Geelong Waterfront Masterplan 1996*;
- the *Waterfront Geelong Design and Development Code 1996*;
- the maintenance and retention of publicly accessible areas and links between public and private spaces and the various land uses;
- securing a commitment to development prior to subdivision occurring;
- provision for vehicles providing for supplies, waste removal and emergency services and public transport;
- the interface with adjoining zones;
- the effect the subdivision will have on the potential of the area to accommodate the uses which are encouraged in the Zone.

4.0 Buildings and works

19/01/2006
VC37

Application requirements

An application to construct a building or to construct or carry out works must be accompanied by the following information as appropriate:

- a plan drawn to scale which shows:
  - the boundary and dimensions of the site;
  - adjoining roads;
  - the location, height and purpose of buildings and works on adjoining land;
  - relevant ground levels;
  - the layout of existing buildings and works;
  - all driveway, car parking and loading areas;
  - proposed landscape areas;
  - all external storage and waste treatment areas;
  - areas not required for immediate use;
- elevation drawings to scale showing the colour and materials of all buildings and works;
- construction details of all drainage works, driveways, vehicle parking and loading areas;
- a landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area;
- a written submission detailing how and to what extent the proposed buildings and works meet the requirements of the *Geelong Waterfront Masterplan 1996* and the *Waterfront Geelong Design and Development Code 1996*.

An application for any of the following must also be accompanied by a neighbourhood and site description and design response as described in Clause 55.01:

- to construct or extend one dwelling on a lot of less than 300 square metres;
- to construct a dwelling if there is at least one dwelling on the lot;
- to construct two or more dwellings on a lot;
- to extend a dwelling if there are two or more dwellings on the lot;
- to construct or extend a residential building.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- the purposes of this Schedule;
- the *Geelong Waterfront Masterplan 1996*;
- the *Waterfront Geelong Design and Development Code 1996,* an Incorporated Document in this Scheme;
- the movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport;
- the separation of vehicles from pedestrian traffic;
- the provision of car parking;
- the interface with adjoining zones;

- the height, siting and shape of proposed buildings;
- the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the provision of land for landscaping;
- the storage of rubbish and materials for recycling;
- defining the responsibility for the maintenance of buildings, landscaping and paved areas;
- the availability of and connection to services;
- the design of buildings to provide for solar access;
- Clause 54 and Clause 55 (this does not apply to a development of four or more storeys, excluding a basement).

19/01/2006
VC37

SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**

PRIVATE GOLF COURSES

Purpose

To provide for the use and development of private golf courses.

To ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)	
Caretaker's house	
Golf course	
Golf driving range	
Informal outdoor recreation	
Minor utility installation	
Open sports ground	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Car park	
Food and drink premises (other than convenience restaurant and takeaway food premises)	
Function centre	
Minor sports and recreation facility (other than golf course, golf driving range, informal outdoor recreation and open sports ground).	
Restricted place of assembly	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

USE
Dog breeding
Extensive animal husbandry
Intensive animal husbandry
Any use not in Sections 1 or 2

2.0 Use of land

19/01/2006
VC37

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

3.0 Buildings and works

19/01/2006
VC37

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- The purpose of the zone.
- The provision of car parking.
- Any expected increase in traffic.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The adequacy and efficiency of access/egress points to the site.
- The impact of stormwater run-off.
- The impact of development on native vegetation both on the site and on neighbouring properties.

- The interface of the site with adjoining zones.
- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The provision of land for landscaping.
- The storage of rubbish and materials for recycling.

19/01/2006
VC37

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**

GEELONG SHOWGROUNDS AND RACECOURSE

Purpose

To encourage the use and development of the Geelong Showgrounds and Racecourse for a range of entertainment, recreational, commercial and community activities.

To encourage a variety of uses of the land and buildings within the Geelong Showgrounds and Racecourse facility in order to enable its usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)	
Caravan and camping park	Provided use is in association with other uses.
Caretaker's house	
Equestrian supplies	Must be in conjunction with activities/ events at the showgrounds or racecourse.
Exhibition centre **Function centre** **Major sports and recreation facility**	
Market	Must not occupy the land for a period greater than seven consecutive days.
Minor sports and recreation facility (other than outdoor recreation facility **Motor racing track**	
Retail premises	Must not occupy the land for a period greater than seven consecutive days and not more frequently than twice in any 12 month period.
Showground	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Car park	
Food and drink premises (other than convenience restaurant)	
Market	
Outdoor recreation facility)	
Place of assembly	
Restricted place of assembly	
Rural store	
Shop	Must be in conjunction with activities/ events at the showgrounds or racecourse.
Utility installation (other than Minor utility installation)	
Veterinary centre	Must be in association with a racecourse
Any use in Section 1 if the condition is not met	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Convenience restaurant
Dog breeding
Extensive animal husbandry
Intensive animal husbandry

2.0 Use of land

19/01/2006
VC37

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- Noise generated by the use.
- Any events or functions held on the site.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.

Any use of the Showgrounds or racecourse must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

3.0 Buildings and works

19/01/2006
VC37

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows.
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- The provision of car parking.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The storage of rubbish and materials for recycling.

19/01/2006
VC37

SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5.**

EASTERN PARK

Purpose

To recognise the existing use of the land for a conference centre.

To ensure that the continuing use of the land does not prejudice the amenity of surrounding areas.

To ensure that the development of the land within the zone is undertaken and staged in an orderly manner and does not prejudice the amenity of the surrounding area.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

	CONDITION
Caretaker's house	Must be in conjunction with a function centre.
Group accommodation	
Function centre	
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Any use in Section 1 if the conditions are not met.	

Section 3 - Prohibited

USE
Any use not in Section 1 or 3

2.0 Subdivision

19/01/2006
VC37

Decision guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the Zone.
- The interface with adjoining land uses.

3.0 Buildings and works

19/01/2006
VC37

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- a plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
  - Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

Before deciding an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the Zone.
- The interface with adjoining land uses.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The impact of development on native vegetation both on the site and on neighbouring properties.
- The provision of land for landscaping.

4.0 Advertising signs

19/01/2006
VC37

Advertising requirements are at Clause 52.05. This zone is in Category 4.

19/01/2006
VC37

SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**

PORT AREAS

Purpose

To provide for the development of the Geelong Port as a key area of the State for the interchange, storage and distribution of goods.

To provide for uses which derive direct benefit from co-establishing with a port.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Home occupation	
Industry (other than Rural Industry	Must be directly associated with and reliant upon the port. Must not be for a purpose shown with a Note 1 or Note 2 in the Table to Clause 52.10. The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school: • the air emission buffer, for a purpose listed in the Table to Clause 52.10; • 30 metres, for a purpose not listed in the table to Clause 52.10. A use must not adversely affect the amenity of the neighbourhood, including through the: • transport of materials, goods or commodities to or from the land; • the appearance of any stored goods or materials; • emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Informal outdoor recreation	
Minor utility installation	
Pleasure boat facility	
Railway	
Tramway	

USE	CONDITION
Transport terminal (other than wharf)	Must be directly associated with and reliant upon the port. The land must be at least 30 metres from land (not a road) which is in a residential zone, Business 5 Zone, land used for a hospital or school or land in a public Acquisition Overlay to be acquired for a hospital or school. A use must not adversely affect the amenity of the neighbourhood, including through the: • transport of materials, goods or commodities to or from the land; • the appearance of any stored goods or materials; • emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Warehouse (other than Boat and caravan storage and Rural store)	Must be directly associated with and reliant upon the Port. Must not be for a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10. The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school: • the air emission buffer, for a purpose listed in the Table to Clause 52.10; • 30 metres, for a purpose not listed in the table to Clause 52.10. A use must not adversely affect the amenity of the neighbourhood, including through the: • transport of materials, goods or commodities to or from the land; • the appearance of any stored goods or materials; • emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Wharf	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Caretaker's house	
Convenience shop	
Education centre	Must not be a primary or secondary school
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Residential hotel	Must be directly associated with and reliant upon the port or associated uses.
Retail premises (other than Market and Shop)	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Accommodation (other than Caretaker's house and Dependent person's unit)
Extractive industry
Hospital
Major sports and recreation facility
Market
Motor racing track
Shop (other than Convenience shop)

2.0 Use of land

19/01/2006
VC37

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- A report which demonstrates a need or significant benefit for the use to establish close to the port or associated uses.
- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.

- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the Dangerous Goods Act 1985 is required.
- The likely effects, if any, on the neighbourhood, including:
  - noise levels.
  - air-borne emissions.
  - emissions to land or water.
  - traffic, including the hours of delivery and despatch.
  - light spill or glare.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect that the use may have on land in a residential zone, Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school, having regard to any comments or directions of the referral authorities.
- The effect that the use may have on nearby existing or proposed uses for or associated with the port.
- The effect that nearby existing or proposed uses for or associated with the port may have on the proposed use.
- Whether there is a demonstrated need or significant benefit associated with any proposed industry, transport terminal, utility installation (other than a minor utility installation) or warehouse, in it being located near uses port facilities or associated uses.
- The drainage of the land.
- The availability of and connection to services.
- Provision for fire protection and other emergency services.
- The effect of traffic likely to be generated on roads including the need for and provision of traffic management plans and works to the satisfaction of the responsible authority to minimise any adverse impacts.

3.0 Subdivision

19/01/2006
VC37

Lots may only be created if the land is to be used for an approved port related use.

Exemptions from notice and appeal

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

This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

- The ability of the land as subdivided to accommodate future port related uses.
- The ability of the land to be combined with other lots for use as a port related use.
- The suitability of the subdivision having regard to:
  - Any natural and cultural values on or near the land.
  - The purpose of the zone.
  - The use intended.
  - The extent of any existing or proposed reclamation works.
  - The topography of the land.
  - The availability and standard of road access, drainage, sewerage and other infrastructure available to the site.
  - Whether the frontage is adequate to provide for industrial traffic requirements.
  - Any easement or rights of way which may be required to convey public or private goods or services to or across the land.
  - Any other matters which the responsible authority considers relevant to the management of the land resources adjacent to the Port of Geelong for selected port related uses and development.
  - The interface of the land with adjoining areas.

4.0 Buildings and works

19/01/2006
VC37

Permit requirement

A permit is not required for buildings and works which:

- provide for navigational beacons and aids;
- rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970;
- provide for a railway, road or tramway;
- provide for informal outdoor recreation;
- provide for a minor utility installation;
- alter electrical or gas services or telephone lines;
- alter plumbing services which do not affect the drainage of other land;
- install a temporary shed or temporary structure for construction purposes;
- provide for fire protection under the relevant legislation;

provided that any associated dredging meets the requirements of the Trial Dredge Protocol.

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, where appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - The locations of the proposed use of all existing and proposed buildings.
  - The provision of on-site vehicle parking.
  - Loading and unloading areas.
  - Internal vehicle movements.
  - Site entrance and exit points.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
  - Features above or below water.
- Elevation drawings and plans (to scale) and information showing the profile and maximum heights of proposed buildings and equipment installations.
- Details of the materials, finish and colour of the external surfaces and coverings of buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- Where development involves reclamation, information concerning the type and amount of material to be used to carry out the reclamation works and the uses to which the reclaimed land can be put.
- Details relating to the staging of development and an appropriate time scale in which each stage of development should be completed.

Exemptions from notice and appeal

An application to construct a building or construct or carry out works for any Section 1 Use except for a wharf, is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Any natural and cultural values on or near the land.
- The effect of the proposed development on the future development of the land and adjoining area for port and port related uses.
- The effect of the development on adjoining areas.

- Traffic generation and traffic management proposals.
- The adequacy of provision for parking and site access.
- The location and extent of loading, storage and service areas.
- The adequacy of existing roads and infrastructure to support the proposed development.
- The built form and visual impact of the proposed development, including signage.
- The objectives and likely effectiveness of the proposed landscaping treatment.
- The adequacy of stormwater discharge.

5.0 Advertising signs

19/01/2006
VC37

This Zone is in Category 2.

SCHEDULE 8 TO THE SPECIAL USE ZONE

19/01/2006
VC37

Shown on the planning scheme map as **SUZ8.**

GOANDRA LAND, THACKER STREET, OCEAN GROVE

Purpose

To provide for the low-density residential development of the land bounded by Thacker Street, the Woodlands and Bellvue Estates and the Ocean Grove Nature Reserve.

To protect and conserve areas of natural and environmental significance in the subdivision.

To provide protection and on going management of Bellarine Yellow Gums and other significant vegetation.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and Breakfast	No more than 6 persons may be accommodated way from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and Breakfast)	Must be the only dwelling on the lot. Must meet the requirements of Clause 2 of this schedule.
Home Occupation **Informal outdoor recreation** **Minor Utility Installation** **Railway**	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit and Dwelling) **Agriculture (other than Animal keeping, Apiculture and Intensive animal husbandry)** **Animal boarding**	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Bed and Breakfast – if the Section 1 condition is not met	
Convenience Shop	The leasable floor area must not exceed 80 square metres.
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and Breakfast) – if the Section 1 condition is not met	Must result in no more than two dwellings on the lot. Must be attached to an existing dwelling. Must meet the requirements of Clause 2 of this schedule.
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone) **Place of Assembly (other than Amusement parlour, Carnival, Circus and Nightclub)**	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

USE
Any other use not in Section 1 or 2

2.0 Use of land

19/01/2006
VC37

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage.
- Each dwelling must be connected to a reticulated potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

3.0 Subdivision

19/01/2006
VC37

A permit is required to subdivide land.

A permit must not be granted to subdivide land until a Concept Plan has been submitted to an approved by the responsible authority.

The Concept Plan must provide a road layout and subdivision pattern that responds to the natural and environmental significance of the site based on the "Goandra" Development Concept Plan Drawing Ref. 5539 Edition 05 dated 25/01/2002 but modified to show:

- The location of all substantial trees and significant understorey communities based on a detailed and accurate survey of vegetation carried out by a suitably qualified practitioner;
- The location of all areas with slopes greater than 20%;
- The provision of up to 170 allotments having a minimum area of 1000 square metres. Smaller lots should be located around the Yellow Gum reserve or on land that is flat or gently sloping or that has little or no vegetation. Smaller lots should not be located adjacent to the Ocean Grove Nature Reserve, Thacker Street or at the interfaces of the site with adjoining low density residential estates;
- The designation of a building envelope on each lot that allows for the long-term protection of significant vegetation having regard to the *"Management Prescriptions for Vegetation on Future Privately Owned Lots – Reilly's Property, Thacker Street Ocean Grove"* Mark Trengrove, February 2000;
- The location of the road network to be provided for the development. The road network should include two-road access points to Thacker Street and a connection to Bellvue Drive. The road network is to be designed to ensure the retention of all possible Yellow Gums, Manna Gums and Sheoaks and significant understorey communities. Direct access should not be provided from any new lot created onto Thacker Street;
- The provision of a landscape reserve along the Thacker Street frontage, having a width of not less than 2 metres;
- The provision of a centrally located Yellow Gum Reserve with an area of at least 7.54 hectares that incorporates the best stands of Yellow Gums on the land;
- The provision of an open space linear park along the valley in the western portion of the site with a parkland linkage to the Ocean Grove Nature Reserve and a pedestrian linkage to the Yellow Gum Reserve;
- The provision of a 20 metre wide buffer zone adjoining the Ocean Grove Nature Reserve; and
- The provision of a reserve linking the Yellow Gum Reserve and the Ocean Grove Nature Reserve that incorporates a significant stand of Manna Gums;

In deciding whether the Concept Plan is satisfactory, the responsible authority must consider;

- Whether the plan is consistent with the requirements described above.
- The views of the Department of Natural Resources and Environment, Friends of the Ocean Grove Nature Reserve, Geelong Environment Council and owners and occupiers of all properties in the Woodlands and Bellvue Estate who have direct abuttal to the subject land.

The Concept Plan may be amended to the satisfaction of the responsible authority.

Exemption from notice and appeal

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

Decision Guidelines

Before deciding on an application for a permit to subdivide land, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider as appropriate:

- The consistency of the proposed subdivision with the approved Concept Plan.
- The protection and enhancement of the natural environment and character of the area, including the retention of Bellarine Yellow Gums, native vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The need to provide environmentally sensitive, 'soft' engineering treatments within the subdivision.

4.0 Buildings and works

19/01/2006
VC37

A permit is not required to construct a post and wire fence.

A permit is not required to construct a building or to construct or carry works if all of the following conditions are met:

- The proposed buildings and works are located within a dimensioned building envelope shown on the approved subdivision plan and the building envelope contains no Bellarine Yellow Gums;
- The proposed driveway to the dwelling does not require the removal of an established native tree; and
- The land has a slope of less than 20%.

Decision Guidelines

Before deciding on an application to construct a building or to construct or carry out works, the responsible authority must consider, as appropriate:

- The impact on existing native vegetation and whether removal of existing native trees can be avoided.
- Whether any buildings or works will encroach the root zone of established native trees and impact on the health of such trees.
- Whether suitable measures are proposed to be taken to avoid erosion and unsightly cut and fill on sites with a slope in excess of 20%.

19/01/2006
VC37

SCHEDULE 9 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ9**

CORRECTIONAL PROGRAMS CENTRE AT LARA

Purpose

To facilitate the development of a correctional programs centre in accordance with a Correctional Facility Development Plan.

To ensure that development and use of the correctional facility occurs with minimum negative impact on surrounding land uses.

To encourage a form of development that will enhance the visual quality of the surrounding area.

To provide for correctional facility industries, prisoner education, recreation, visitor and health service facilities and any other facility necessary for the operation of an international best practice correctional facility.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Corrective Institution	Must be in accordance with the Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE

2.0 Use of land

19/01/2006
VC37

The use of the land for a correctional program centre may include facilities for education and training of prisoners and for visitors, recreation and health services.

3.0 Buildings and works

19/01/2006
VC37

A permit is not required to construct a building or construct and carry out works for a correctional program centre.

All buildings and works must comply with a Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning.

4.0 Correctional Facility Development Plan

19/01/2006
VC37

Before any use or development commences (excluding internal building works), a Correctional Facility Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Minister for Planning.

The Correctional Facility Development Plan must include:

- Site plans at a scale of not less than 1:2000 showing:
  - the proposed location (excluding internal building layout), type, design and where appropriate, the height and colour of all buildings and works;
  - all fencing;
  - all security lighting, including a statement of lighting intensity and indicative hours of operation;
  - proposed access to and egress from the site and location of vehicle parking areas for employees and visitors, of access for public transport, of loading areas for service providers and of roads and accessways within the site; and the number, location, size and form of all signs proposed to be erected
- Stormwater management details, including discharge points and water quality management;
- Details of Emergency Management Plans;
- Details of principal view corridors into the site, particularly from existing dwellings and roads.
- Details, including plans, of the proposed landscape treatment of the site, including:
  - location and type of existing vegetation indicating what is to be removed and what is to be retained;
  - location and type of proposed additional plantings;
  - The staging of screening vegetation to achieve maximum effect as quickly as possible.
- Details of any public address, alarm, amplified music or other such system that may be audible beyond the boundary of the site, including indicative locations, hours of operation and volume.
- Details of the waste disposal system, including appropriate details to the satisfaction of Environment Protection Authority for obtaining a Works Approval for installation of a packaged sewerage treatment plant where necessary.

The Correctional Facility Development Plan may be modified to the satisfaction of the Minister for Planning after consultation with the responsible authority.

5.0 Decision Guidelines

19/01/2006
VC37

When considering the Correctional Facility Development Plan, the Minister for Planning must consider:

- The views of the responsible authority
- Potential off-site effects, including those associated with:
  - lighting;
  - noise;
  - traffic access and parking generated by employees, visitors and service providers visual impact, including view corridors into the site; and
  - landscaping design and treatment.

- The impact of vegetation removal.
- The effect of the correctional programs centre on existing uses of nearby land.
- The effect of existing land uses on the operation of the correctional programs centre.

28/01/2010

SCHEDULE 10 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10.**

GEELONG WESTERN WEDGE - INNER WEDGE AND MERCER STREET PRECINCTS

Purpose

To support development of the Geelong Western Wedge's Inner Wedge Precinct as a cosmopolitan mixture of uses with a design and technology focus integrating university activities into the city fabric.

To support development of the Geelong Western Wedge's Mercer Street Precinct to become a lively boulevard with active frontages providing a mixture of services, sales and hospitality with residential accommodation above and behind.

To ensure that use and development of land on the east side of Mercer Street provides an appropriate interface to protect the amenity of properties adjoining Western Beach.

To encourage the creation of a permeable network of pedestrian routes, squares and courtyards that are characterised by a lively mix of street level activity.

To ensure a mix of accommodation, business and offices, education, food and drink premises and other complementary uses, including retail where it supports local convenience and does not compete with the Geelong Central Activities Area.

1.0 Table of uses

04/10/2007

Section 1 - Permit not required

USE	CONDITION
Accommodation (other than camping and caravan park, corrective institution and host farm)	Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Education centre	Any frontage at ground floor level must not exceed 10 metres.
Food and drink premises (other than convenience restaurant)	
Home occupation	
Informal outdoor recreation	
Office	Any frontage at ground floor level must not exceed 2 metres, unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.
Railway	
Tramway	

USE	CONDITION
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Convenience restaurant	
Minor sports and recreation facility	
Minor utility installation	
Office – if the Section 1 condition is not met.	
Place of assembly (other than Carnival, Circus and Drive-in theatre)	
Place of worship	
Shop (other than Adult sex bookshop, Department store and Supermarket)	
Any other use not in Sections 1 or 3	

Section 3 – Prohibited

USE
Adult sex bookshop
Agriculture (other than apiculture)
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Department store
Drive-in theatre
Extractive industry
Freeway service centre
Funeral parlour
Hospital
Host farm
Industry (except car wash, laundromat, dry cleaner and research and development centre)
Leisure and recreation (except informal outdoor recreation and minor sports and recreation facility)
Pleasure boat facility
Saleyard
Service station
Supermarket
Transport terminal
Utility Installation (except minor utility installation)
Veterinary centre
Warehouse (except mail centre)
Wind energy facility
Winery

2.0 Use of land

28/01/2010

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

- Traffic generated by the use.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The likely economic impact on the Central Activities Area of any proposed retail development of over 1,000 m2 leasable floor area including the assessment of the total retail floor space in the Geelong Western Wedge area as identified in Clause 21.10.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The proposed retail use and the existing overall retail floor area within the zone to ensure that the proposal does not compete with the main retail area or replicate core retail uses in the Central Activities Area.

3.0 Subdivision

04/10/2007

Consolidation of land to facilitate the creation of viable development sites is encouraged. The fragmentation of land through subdivision that does not support viable development sites is discouraged.

Exemption from notice and review

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

Decision guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate

- The maintenance and retention of publicly accessible areas and links between public and private spaces and the various land uses.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which are encouraged in the zone.

4.0 Buildings and works

04/10/2007

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - A site analysis and design response.
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A wind assessment for development greater than 12 metres above natural ground level.
- A report that demonstrates the use of innovative, urban design and building techniques that incorporate environmentally sustainable design principles.

Neighbourhood and site description and design response

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01 as applicable:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Exemption from notice and review

An application to construct a building or construct or carry out works that does not adjoin land that is in a residential zone is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The separation of vehicles and pedestrian traffic.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The height, siting and shape of proposed buildings.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of four or more storeys, excluding a basement.
- The objectives and design suggestions of the Guidelines for Higher Density Residential Development, Department of Sustainability and Environment (2004).

References

Geelong Western Wedge Framework, Planisphere and Jones & Whitehead Pty Ltd, April 2005 (updated September 2005).

Guidelines for Higher Density Residential Development, Department of Sustainability and Environment (2004).

07/05/2009

SCHEDULE 11 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11.**

AVALON AIRPORT

Purpose

To provide for an operational airport and associated activities.

To ensure the use and development of the site are compatible with existing uses in the vicinity.

To ensure that land uses have consideration of environmental attributes of the area.

1.0 Table of uses

07/05/2009

Section 1 - Permit not required

USE	CONDITION
Carpark	Must be for Avalon International Air Show or used in conjunction with Airport
Place of assembly (other than Cinema and Nightclub)	Must be for Avalon International Air Show or used in conjunction with Airport
Transport terminal (including Airport)	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Agriculture	
Backpackers' lodge	
Education centre	Must be used in conjunction with Airport
Industry	
Mineral, stone or soil extraction	
Office	
Residential hotel	
Retail premises	The maximum combined leasable floor area must not exceed 3,000 square metres
Utility installation	
Warehouse	

Section 3 - Prohibited

USE
Cinema
Nightclub
Any other use not in Section 1 or 2

2.0 Use of land

11/05/2006

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic and hours of operation.

An application to use land for Industry or Warehouse must be accompanied by the following information, as appropriate:

- the type and quantity of goods to be stored, processed or produced.
- Confirmation of whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water and noise.

3.0 Buildings and works

07/05/2009

A permit is not required to construct a building or to construct or carry out works for a Transport terminal (including Airport) or for the Avalon International Air Show.

4.0 Decision Guidelines

0705/2009

Before deciding on an application the responsible authority must consider:

- The impact of the proposal on airport operations.
- The impact of the proposal on environmental attributes of the site and the surrounding area.
- The impact of the proposal on existing uses in the vicinity.

11/12/2008
C160

SCHEDULE 12 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ12

LARA ENERGETIC MATERIALS MANUFACTURING PLANT

Purpose

To provide for the use and development of land for the manufacturing, storage and distribution of goods and ancillary activities associated with the Lara Energetic Materials Manufacturing Plant in a manner which does not adversely affect the safety and amenity of local communities and minimises impacts on the environment.

To provide for the use of land for agriculture.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

1.0 Table of Uses

11/12/2008
C160

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than Animal keeping, Animal training, Apiculture, Intensive animal husbandry, Rice growing and Timber production)	
Caretaker's House	Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan. Must meet the requirements of Section 3.0 of this Clause.
Industry	Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan, and Must not adversely affect the rural amenity of the area, including through the: • Transport of materials, goods or commodities to or from the land. • Appearance of any buildings, works or materials • Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, soot, dust, waste water, waster products, grit or oil.
Minor utility installation	
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

USE	CONDITION
Mineral, stone soil or geothermal energy extraction (other than Mineral exploration, Geothermal energy extraction, Mining, and Search for stone)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Wind energy facility	

Section 3 - Prohibited

USE
Any other use not in Section 1 or 2

2.0 Development plan

11/12/2008 C160

The Lara Energetic Materials Manufacturing Plant Development Plan must be prepared to the satisfaction of the Minister for Planning.

All use and development must be generally in accordance with the approved Lara Energetic Materials Manufacturing Plant Development Plan.

The Lara Energetic Materials Manufacturing Plant Development Plan must address the following issues:

- Flora and Fauna Assessment;
- Indigenous and Non-indigenous Cultural Heritage;
- Traffic and Parking Impact Assessment; and
- Environmental Noise Assessment.
- The effect that the use may have on nearby existing or proposed residential areas or other uses.

All buildings and works shall comprise a maximum gross floor area of 30 000 square metres and a maximum overall height of 15 metres above ground level.

The development plan may be implemented in stages.

The development plan may be amended to the satisfaction of the responsible authority, in consultation with the EPA.

3.0 Use of land

11/12/2008 C160

Caretaker's House

A lot used for a caretaker's house must meet the following requirements:

- Access to the caretaker's house must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The caretaker's house must be connected to a reticulated sewerage system or, if not available, the water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The caretaker's house must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The caretaker's house must be connected to a reticulated electricity supply or have an alternative energy source.

Amenity of the rural area

A use must not adversely affect the amenity of the rural area including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application Requirements

An application to use land must be accompanied by the following information, where appropriate:

- The type of use proposed and the location of the use on the site.
- An assessment of the likely effects of the proposed use including:
  - Any significant flora and fauna.
  - Any Indigenous or non-indigenous cultural heritage.
  - Noise impacts associated with the expansion of the energetic plant and increased frequency and changed type of product testing.
  - Outdoor lighting.
  - Waste water discharge.
  - Outdoor storage and waste collection.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

3.0 Subdivision

11/12/2008
C160

Permit requirement

Each lot must be at least 80 hectares.

4.0 Buildings and works

11/12/2008
C160

Permit requirement

A permit is not required to construct a building or construct or carry out any works which:

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development Plan.
- Construct new buildings less than 50 square metres set back at least 20 metres from all site boundaries.
- Comprise earthworks which:
  - do not change the rate of flow or the discharge point of water across a property boundary or increase the discharge of saline groundwater.
  - are specified in the Lara Energetic Materials Manufacturing Plan Development Plan.
- Result in minor rearrangements of car parking areas and landscaping providing the areas and effectiveness are not diminished.

Application Requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, where appropriate:

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development Plan.
- The type of development proposed and the location of the development on the site.
- An assessment of the likely effects of the proposed development including:
  - Any significant flora and fauna.
  - Any Indigenous or non-indigenous cultural heritage.
  - Outdoor lighting.
  - Waste water discharge.
  - Outdoor storage and waste collection.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

6.0 Advertising signs

11/12/2008
C160

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

06/01/2011

SCHEDULE 13 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ13.**

DRYSDALE REGIONAL COMMUNITY AND CULTURAL HUB

Purpose

To encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities.

To ensure that the development of the land within the zone is undertaken to provide a high quality environment.

1.0 Table of uses

06/01/2011

Section 1 - Permit not required

USE	CONDITION
Car park	Must be associated with the use of the land.
Education centre	
Emergency services facility	
Minor sport and recreation facility	Excludes Outdoor recreation facility.
Store	Must be used in conjunction with civic, community, education and recreation activities.
Transport terminal	
Utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Caretakers house	
Childcare centre	
Food and drink premises (other than Convenience restaurant, Hotel, Restaurant and Tavern)	Must be associated with civic, community, education and recreation activities.
Market	Must not occupy the land for a period greater than seven consecutive days.
Place of assembly (other than Amusement parlour, Drive-in theatre and Night club)	
USE	**CONDITION**
Outdoor recreation facility	

Section 3 - Prohibited

USE
Any other use not in Section 1 or 2

2.0 Use of land

06/01/2011

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials to and from the site.
- The appearance of any building, works or materials.
- Unreasonable noise generated by the use.

Application requirements

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use.

An application to use land must be accompanied by the following information, as appropriate:

- A description of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, hours of operation and light spill.
- Maintenance of areas not required for immediate use.
- A report detailing how the proposal meets the purpose of the zone.

Subdivision

06/01/2011

Any subdivision of land should be for the purposes of facilitating civic, community, education and recreation activities within the Drysdale Regional Community and Cultural Hub.

Exemption from notice and review

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

5.0 Buildings and works

06/01/2011

A permit is not required for buildings and works which provide for:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground equipment or sporting equipment.
- Planting or landscaping.
- Fencing that is 1 metre or less in height above ground level.
- An extension or alteration to an existing building where the works are setback at least 5 metres from any boundary, the floor area is not increased by more than 200 square metres and the overall height of the building is not increased.
- A building or works carried out by or on behalf of a public land manager.

Application requirements

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use and development.

An application to construct a building or to construct or carry out works must be accompanied by the following information, as appropriate:

A plan drawn to scale which shows:

- The boundary and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing buildings and works.
- All access, driveway and car parking areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works.

Exemptions from notice and review

An application to construct a building or construct or carry out works for any Section 1 Use

is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Decision Guidelines

Before deciding on an application for use and/or buildings and works the responsible authority must consider, as appropriate:

- The purposes of this Schedule.
- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The effect of traffic to be generated on surrounding roads.
- Provision of car parking.
- The movement of pedestrians and cyclists, and vehicles including emergency services and public transport.
- The interface with adjoining land uses.
- The height, siting and shape of proposed buildings.
- Provision of land for landscaping.
- The availability of and connection to services.
- The drainage of the land.

- Stormwater run-off management including the treatment and disposal of all wastewater and drainage water, in particular how it will be collected, treated and reused on site or discharged into a reticulated system.
- The impact of the development on vegetation including vegetation on the subject land and neighbouring properties.
- The interim use of those parts of the land not required for the proposed use.
- The storage of rubbish.

6.0 Advertising signs

06/01/2011

Advertising requirements are at Clause 52.05. This zone is in Category 4.

21/06/2007
C54

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1**.

THIRTEENTH BEACH RESORT

Land

1662-1770 Barwon Heads Road, Barwon Heads.

Purpose

To provide for the development and use of an integrated golf and recreational tourist resort with conference and accommodation facilities.

To ensure that use and development is in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.

To ensure that the development of the land within the zone is undertaken and staged in an orderly manner.

To ensure that the development of land does not prejudice the amenity of the surrounding area.

To ensure that the land is developed in an orderly manner.

To ensure the development and use of land east of Lings Road reinforces the non-urban break between the Barwon Heads township and the Thirteenth Beach Resort.

1.0 Table of uses

21/06/2007
C54

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than animal keeping, greyhound training and intensive animal husbandry)	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.
Car park	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must be in association with a use in the zone.
Dwelling	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must not exceed two storeys Any attic to have a maximum height of 10 metres above ground level May only be developed in conjunction with a golf course.

USE	CONDITION
Exhibition centre	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.
Food and drink premises (other than convenience restaurant) **Function centre** **Golf course** **Golf driving range** **Hall**	
Home occupation	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must meet the conditions of Clause 52.11.
Hotel	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.
Minor sports and recreation facility (other than paintball games, pleasure park and zoo)	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.
Minor utility installation	
Office	Must be in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must be associated with the management of the land and uses conducted within the Zone.
Residential building	Must not exceed two storeys. Attics to have a maximum height of 10 metres above ground level. May only be developed in conjunction with a golf course.
Restaurant	Must be in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.
Restricted place of assembly	
Shop (other than adult sex bookshop and restricted retail premises)	Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Leasable floor area for all shops must not exceed 1000 square metres. May only be provided for resort retailing.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Utility installation (other than minor utility installation)	

Section 3 - Prohibited

USE
Adult sex book shop
Convenience restaurant
Paintball games
Pleasure park
Restricted retail premises
Zoo
Any use not in Sections 1 or 2.

2.0 Use of land

21/06/2007

Use of land must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.

The use of land must not adversely affect the amenity of the neighbourhood, through:

- any events or functions held on the site;
- traffic and car parking generated by the use;
- the transport of materials or goods to or from the land;
- the appearance of any building, works or materials;
- noise generated by the use.

3.0 Buildings and works

21/06/2007

Permit Requirement

A permit is required to construct a building or construct or carry out works. This does not apply to buildings or works associated with a single dwelling.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by a plan(s) drawn to scale which shows the following information:

- the boundaries and dimensions of the site;
- adjoining roads;
- relevant ground levels;
- the layout of existing and proposed buildings and works (including dimensions and floor areas);
- driveways and vehicle parking and loading areas;
- landscape areas and their proposed treatment;
- external storage and waste treatment areas;
- the purpose or purposes for which buildings are intended to be used.
- elevation drawings to scale which show the finishes, materials and colour of all buildings and works;

- construction details of all drainage works, driveways and vehicle parking and loading areas;
- the location and staging of road works to be undertaken either by dates or stages;
- the stages by which development of the land is proposed to proceed;
- the date by which it is proposed that the development of each stage will commence and the date by which the development of each stage will be completed;
- an assessment of the visual impact of the proposed development when viewed from Barwon Heads Road and Thirteenth Beach Road;
- the proposed internal road layout pattern and traffic management measures;
- the location and nature of all riding trails within the Resort;
- the provision of all necessary infrastructure;
- provision for controlled and limited integration with the coastal foreshore reserve to shown on the Thirteenth Beach Comprehensive Development Plan;
- the means by which pedestrian access to Murtnaghurt Lagoon to the east of the Resort will be controlled;
- the means by which emergency vehicular access through the foreshore to the surf lifesaving club and Thirteenth Beach to the south of the Resort will be provided and controlled;
- access to surrounding roads;
    - the separation of pedestrian and vehicular traffic movements;
    - an Open Space Management Plan for the control and maintenance of all open space;
    - a Servicing Management Plan for the provision of a reticulated water supply and the treatment and disposal of all wastewater and drainage water.

Open space management plan

The Open Space Management Plan must:

- show areas of open space that will be available to the public;
- show areas of open space that will not be available to the public;
- show by plan/s and elevation/s any open space that will be part of any buildings;
- specify times when public areas will be available to the public and how it is intended to ensure these areas will be available at those times;
- set out the methods by which public areas will be permanently managed and maintained;
- include a landscape management plan for all public and non-public areas incorporating provision for irrigation works and indicating proposed plant species;
- if land is to be developed in stages, show the area that will be available as open space at the completion of each stage;
- show provision for controlled and limited integration with the coastal Development Plan;
- show the means by which pedestrian access to Murtnaghurt Lagoon to the east of the Zone will be controlled; and
- show the means by which emergency vehicular access through the foreshore to the surf lifesaving club and Thirteenth Beach to the south of the Zone will be provided and controlled.

Servicing management plan

The Servicing Management Plan must:

- include all works proposed and measures by which wastewater will be collected, treated and re-used on site or discharged to a reticulated system;
- incorporate any requirements of the Environment Protection Authority and Barwon Water.

Stage B - Environmental and Landscape Management Plan

Prior to commencement of development on land shown as Stage B on the Thirteenth Beach Comprehensive Development Plan, an Environmental and Landscape Masterplan must be submitted to and be approved by the responsible authority. Such Plan must;

- provide a list of indigenous native species to be used for revegetation throughout the development plan area;
- provide details of the proposed treatment of the water body and means by which it will be protected and enhanced as a habitat for waterbirds;
- provide the methodology for identifying any existing mature trees to be removed as part of the development along the Barwon Heads Road frontage and the proposed replacement of similar sized trees (at maturity) so as to maintain a well screened canopy from Barwon Heads Road;
- provide for the use of water sensitive urban design; and
- provide details of the means of addressing interface issues with properties to the west including the management of any pest plants and animals.

Exemptions

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

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- whether the proposed buildings and works meet the objectives of this zone and are consistent with orderly and proper planning;
- whether the proposed buildings and works are in accordance with the Thirteenth Beach Resort Comprehensive Development Plan;
- whether the proposed design of buildings and works is appropriate in the context of surrounding development and local environment;
- whether the proposal provides for a pedestrian link to adjoining public open space and the foreshore for resort patrons, residents and guests;
- whether an acceptable open space design is provided including furniture, lighting and landscaping;
- whether a satisfactory solution is provided for the disposal and treatment of waste water;
- whether appropriate bus and taxi parking is provided;
- whether adequate and efficient access/egress points are provided to the site; and
- whether acceptable arrangements have been provided for the maintenance, upkeep and cleanliness of public open space areas.

4.0 Section 173 Agreements

21/06/2007
C54

Prior to the issue of any permit for the subdivision or development of any land shown as Stage B on the Thirteenth Beach Comprehensive Development Plan, a Section 173 Agreement must be entered into between the owner and the Council which provides for:-

- The bulk earthworks and the initial phase of planting around the golf academy and the main construction of the golf holes and driving range to be completed prior to the release of any golf villa lots in that stage.
- Eight bedrooms, to allow accommodation for at least 16 people, forming the first stage of the Boutique Golf Lodge Accommodation to be completed by the time 50% of the golf villa lots are released for sale.
- The Golfing Academy to be operational by the time 75% of the approved golf villas lots are released for sale.
- A further six bedrooms, to allow accommodation for at least a further 12 people, within the Boutique Golf Lodge Accommodation, to be completed by the time the next 25% of the golf villa lots are released for sale.
- The final stage of the Boutique Golf Lodge Accommodation to allow accommodation for a total of up to 32 people to be completed within 12 months of the final golf villa lot being released for sale.
- For the land identified for golf villas:
  - The maximum number of golf villas lots must not to exceed 130;
  - The minimum lot size for any golf villa lot to be 700sqm, and
  - No golf villa lot to be developed for a hotel/motel or conference facility.

17/02/2011

SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**

RIPPLESIDE COMPREHENSIVE DEVELOPMENT PLAN

Land

This Clause applies to land generally bounded by Liverpool Street, Balmoral Crescent, Victoria Street and Corio Bay, Rippleside as defined by the Rippleside Comprehensive Development Plan.

Purpose

To facilitate the use, development and design of an urban environment that complements and enhances the area and provides linkages with the surrounding residential, community and open space networks.

To provide for residential, recreational and boating facilities and activities in conjunction with small-scale commercial and tourism development.

To provide for the integrated subdivision and redevelopment of the Rippleside Shipyards generally in accordance with the Rippleside Comprehensive Development Plan.

To provide for development that is sympathetic to the surrounding residential and recreational environment, utilising the waterfront location and harbour infrastructure.

1.0 Table of uses

19/01/2006
VC37

Section 1 - Permit not required

USE	CONDITION
Dwelling **Residential Building**	Must be generally in accordance with the Rippleside Comprehensive Development Plan. The total number of dwellings cannot exceed 98.
Food and Drink Premises(excluding Hotel)	Must not exceed two in number. The combined floor area available to patrons is not to exceed 200sqm. Must be within the Commercial area as shown on the Rippleside Comprehensive Development Plan.
Office	Total area must not exceed 1000sqm and must be generally in accordance with the Rippleside Comprehensive Development Plan.
Convenience Shop	Must be located generally in accordance with the Rippleside Comprehensive Development Plan.
Home Occupation	
Shop	Must only be for the sale or hire of marine related goods and services. Gross leasable floor area must not exceed 140 sqm. Must be within the Commercial Zone as shown on the Rippleside Comprehensive Development Plan.

USE	CONDITION
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

USE	CONDITION
Any use not listed in Section 1 or Section 3	

Section 3 - Prohibited

USE
Adult Sex book shop
Agriculture
Brothel
Hotel
Light Industry (other than directly associated with the construction, repair and maintenance of boats).
Warehouse
Major sports and Recreation facility
Place of Assembly
Service Station
Shop (other than specified in Section 1)

2.0 Subdivision

19/01/2006
VC37

A permit is required to subdivide land. Any subdivision must be generally in accordance with the Rippleside Comprehensive Development Plan.

A subdivision application must be referred to a referral authority listed in Clause 66.

Applications must meet the following requirements:

- Each lot must be provided with a reticulated supply of water and effluent disposal.
- Each lot must be provided with a reticulated supply of electricity located underground unless special and unusual circumstances exist.
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.

Subdivision may be undertaken in stages to the satisfaction of the responsible authority. The subdivision of the land is conditional upon the owner entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and any other statutory authority.
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park. Such pedestrian link shall be provided either:
  - wholly within the owner's land along the eastern boundary;

- partly within the owner's land and partly within Corio Bay;
- wholly within Corio Bay immediately abutting the site; and
- must be completed to the satisfaction of the responsible authority prior to the issue of a Statement of Compliance for the subdivision or any stage of the subdivision.

Such agreement shall be prepared at the cost of the owner.

3.0 Buildings and works

17/02/2011
C237

A permit is required to construct a building or to construct or carry out work. All buildings and works must be generally in accordance with the Rippleside Comprehensive Development Plan and Rippleside Urban Design Guidelines to the satisfaction of the responsible authority.

The construction or carrying out of buildings and works is conditional upon the owner of the land entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and other relevant statutory authority;
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park. Such pedestrian link be provided either:
  - wholly within the owner's land along the eastern boundary;
  - partly within the owner's land and partly within Corio Bay;
  - wholly within Corio Bay immediately abutting the site.

Such agreement shall be prepared at the cost of the owner.

Works may be undertaken in stages to the satisfaction of the responsible authority.

Site History

Prior to the commencement of any demolition works, a site interpretation proposal must be prepared to the satisfaction of the responsible authority. This interpretation proposal must make reference to the history of the site as the Geelong Harbour Trust's Rippleside Workshops.

All existing structures and buildings must be recorded through the preparation of an archival quality photographic record together with the collation of original architecture and engineering drawings where available to the satisfaction of the responsible authority. Such documents must be lodged with the Geelong Historical Records Centre.

The existing entrance gates must be incorporated into the redevelopment of the site.

Urban Design Guidelines

The construction of any building or the carrying out of any works or the subdivision of the land must be undertaken in accordance with the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.

Height Control

Except with a permit, the height of any building must not exceed the height above the Australian Height Datum for any particular site as shown on the Rippleside Comprehensive Development Plan incorporated into this Planning Scheme.

Pedestrian Waterside Link

A permit accompanied by detailed plans for the design and construction of the pedestrian link satisfactory to the Department of Natural Resources and Environment must be issued by the responsible authority prior to construction of any buildings or works on the site.

The proponent/developer of the land must enter into an agreement with the responsible authority pursuant to Section 173 of the Act in which appropriate covenants for the provision and maintenance of the pedestrian waterside link, referred to in Clause 2.0 and Clause 3.0 will be contained. The covenants must require the pedestrian foreshore link to be designated as a reserve with a minimum width of 10 metres, incorporating a pedestrian and bicycle path.

A staging plan for the detailed design and construction of the pedestrian waterside link must be submitted to and approved by the responsible authority, before the construction of any buildings or works on the site.

All stages of the construction of the pedestrian waterside link must be completed to the satisfaction of the responsible authority in accordance with the approved staging plan.

Environmental and Site Works

Prior to the commencement of the construction of a building or the construction or the carrying out of works, an environmental management plan must be prepared to the satisfaction of the responsible authority. The environment management plan must contain appropriate provisions for the environmental management of the development of the land to the satisfaction of the responsible authority, including:

- Management of land disturbance;
- Storage, minimisation, handling and disposal of waste, dangerous substances and industrial infrastructure on the land;
- Noise and dust management;
- Landscaping and planting proposals; and
- Contingency and emergency response plan.

All buildings and works must be carried out in accordance with the environmental management plan to the satisfaction of the responsible authority.

Prior to the commencement of works to the escarpment on the land, a detailed geological survey must be undertaken to the satisfaction of the responsible authority, which identifies methods of protecting the escarpment or any areas of geological vulnerability.

Any rock revetment must be built to the satisfaction of the responsible authority, and maintenance agreements must be entered into to address the ongoing maintenance of the rock wall, including sea grasses.

The responsible authority must not issue a planning permit for buildings and works unless it is satisfied that:

- Any necessary sub-ground infrastructure works, contamination clean-up works and geological assessments; and
- Any necessary hard stand and building infrastructure removal,

will or has been carried out to its satisfaction.

Information to be provided

An application for a planning permit for the use, to construct a building or to carry out works or subdivide the land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows;
  - the boundaries and dimensions of the site.
  - adjoining roads.
  - the location, height and purpose of buildings and works on adjoining land.
  - relevant ground levels.
  - the layout of existing and proposed uses.
  - all driveway, carparking and loading areas.
  - proposed landscape areas.
  - all external storage and waste treatment areas.
  - areas not required for immediate use.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- A written submission detailing how and to what extent the proposed buildings and works meet the requirements of the Siting and Design Guidelines for Structures on the Victorian Coast 1998 and the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.
- Evidence that the proposed development complies with Clauses 54 and 55.
- An engineering report assessing the stability of the cliff face and providing evidence or solutions to ensure its ongoing stability. These recommendations must be incorporated into the buildings and works undertaken on the land.
- A detailed traffic plan and accompanying report must be submitted to the satisfaction of the responsible authority. The plan must show as appropriate:
- the location and number of spaces to be provided for each respective component of the proposed development;
- the proposed traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
- means of ingress and egress from the site and internal circulation details.
- proposed road surfaces and design measures to be employed to ensure that vehicular roads are shared with pedestrians and do not dominate the village environment.
- the ability for various uses within the site, eg. office and commercial to be able to share car spaces.

Guidelines for consideration

Before deciding on an application for permit, the responsible authority must consider, as appropriate:

- the purposes of the zone;
- the views of the Department Of Natural Resources And Environment;
- the views on the traffic plan by Vicroads;
- the views of Barwon Water;

- the ability of the proposal to achieve the Rippleside Comprehensive Development Plan;
- the consistency of the proposal with the Rippleside Urban Design Guidelines;
- the consistency of the proposal with the Siting And Design Guidelines For Structures Along The Victorian Coast;
- the stability of the cliff face and whether the development and works being undertaken endanger the ongoing stability of the cliff;
- the ability of the proposal to provide satisfactory pedestrian access links to adjoining parks and foreshore areas;
- the provision of acceptable design of public areas including use of street furniture, lighting and landscaping;
- whether sufficient information is provided in the traffic plan and accompanying report to adequately deal with all on and off-site traffic related issues including;
- the location of any proposed off-street parking area;
- points of access to and from the land and whether they are suitably located;
- the layout of the car parking areas within the site and access arrangements to them;
- the impact of traffic generated by the proposal and whether it is likely to require special management and control works in the neighbourhood; and
- the provision of adequate loading facilities;
- whether satisfactory arrangements for the treatment and disposal of stormwater drainage to a legal point of discharge have been made;
- whether there are acceptable arrangements to be put in place for the maintenance and upkeep of all public access areas;
- whether the development is consistent with Clauses 54 and 55.
- that the entering into all necessary agreements with service authorities has been appropriately arranged.

Incorporated Documents

The Rippleside Comprehensive Development Plan February 2000 and the Rippleside Urban Design Guidelines June 2000 are documents incorporated into this Planning Scheme.

Lapsing of Schedule

This schedule shall lapse if the development of the site has not commenced in accordance with any permit issued for such development by 30 January 2013.

24/03/2011
C238

SCHEDULE TO CLAUSE 81.01

Name of Document
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994
Advertising Sign Guidelines, City of Greater Geelong, November 1997
Heritage and Design Guidelines, City of Greater Geelong, 1997
Waterfront Geelong Design and Development Code, Keys Young, July 1996
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006
Rippleside Comprehensive Development Plan, February 2000
Rippleside Urban Design Guidelines, June 2000
Geelong TAC Office Development, October 2006
Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), December 2002
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008
Environmental Weeds, City of Greater Geelong, September 2008
Key Development and Increased Housing Diversity Areas, City of Greater Geelong, July 2009
Armstrong Creek East Precinct Structure Plan, May 2010
Armstrong Creek East Native Vegetation Precinct Plan, May 2010
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, Updated May 2010
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010
Rail Upgrades at Geelong Port Project, May 2010
Melbourne Geelong Interconnection Project, June 2010
Geelong Ring Road – Section 4C Incorporated Document, June 2010
Key Development and Increased Housing Diversity Areas, July 2009 Drysdale IHDA updated Sept 2010
West Fyans-Fyans Street Precinct Structure Plan, June 2009

GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 36

LEGEND

R3Z RESIDENTIAL 3 ZONE

AMENDMENT C258

Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

State Government Victoria Department of Planning and Community Development

003

GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 49

LEGEND

B3Z BUSINESS 3 ZONE

AMENDMENT C258

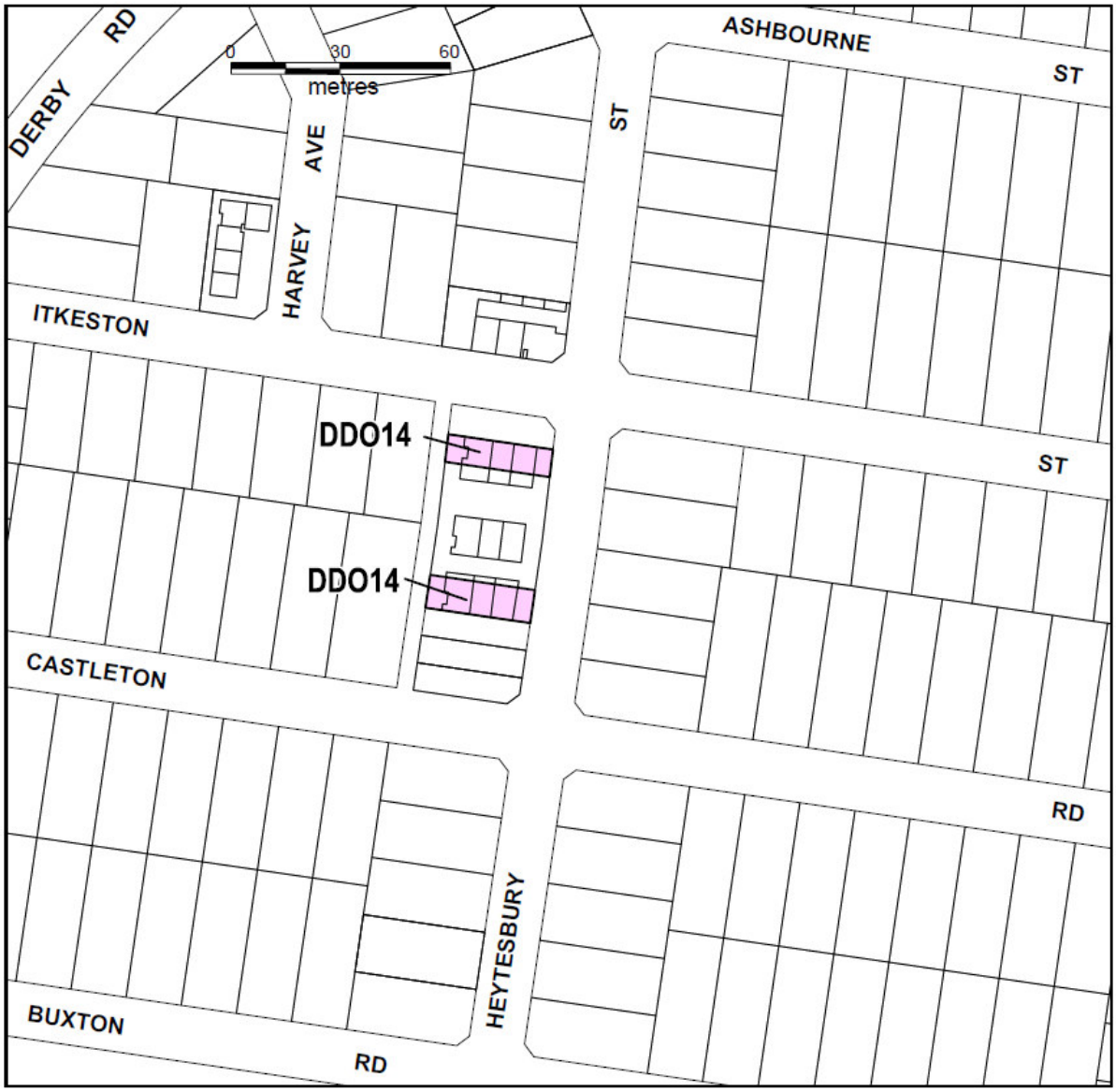
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

State Government Victoria Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 36DDO14

LEGEND

DDO14	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14

AMENDMENT C258

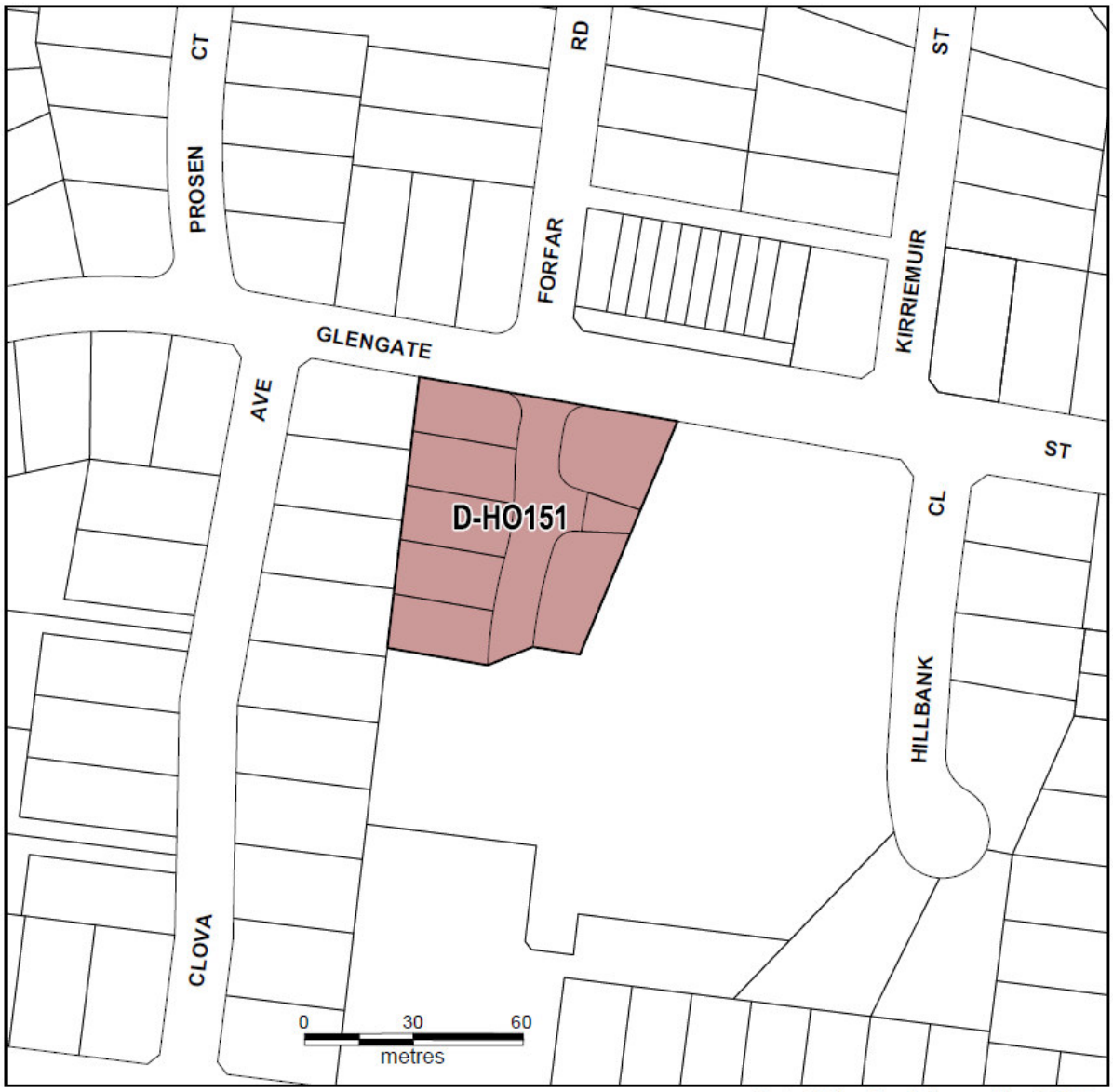
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

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Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 32HO

LEGEND

D-HO151	AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO151)

AMENDMENT C258

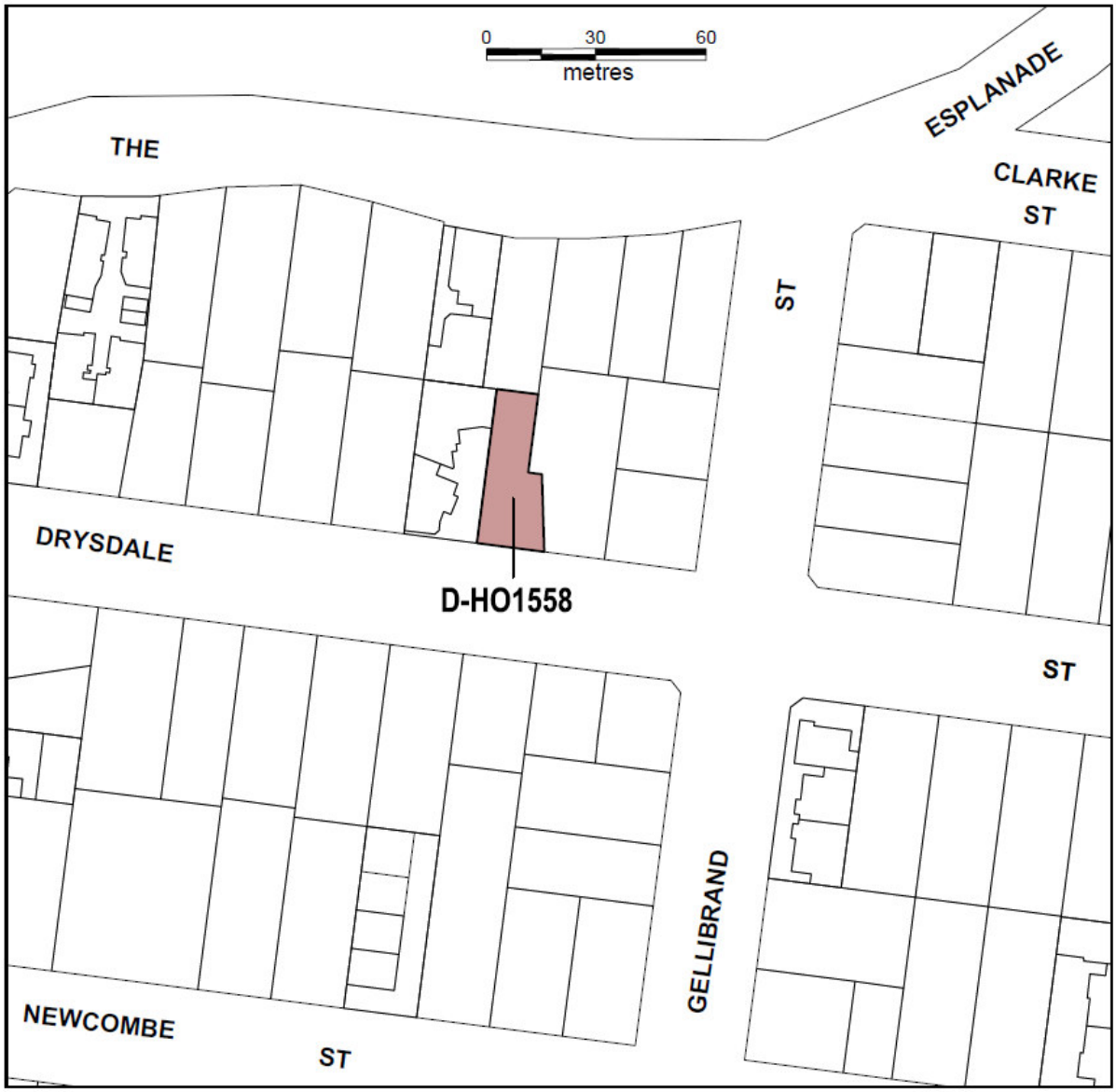
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

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Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 43HO

LEGEND

D-HO1558 AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1558)

AMENDMENT C258

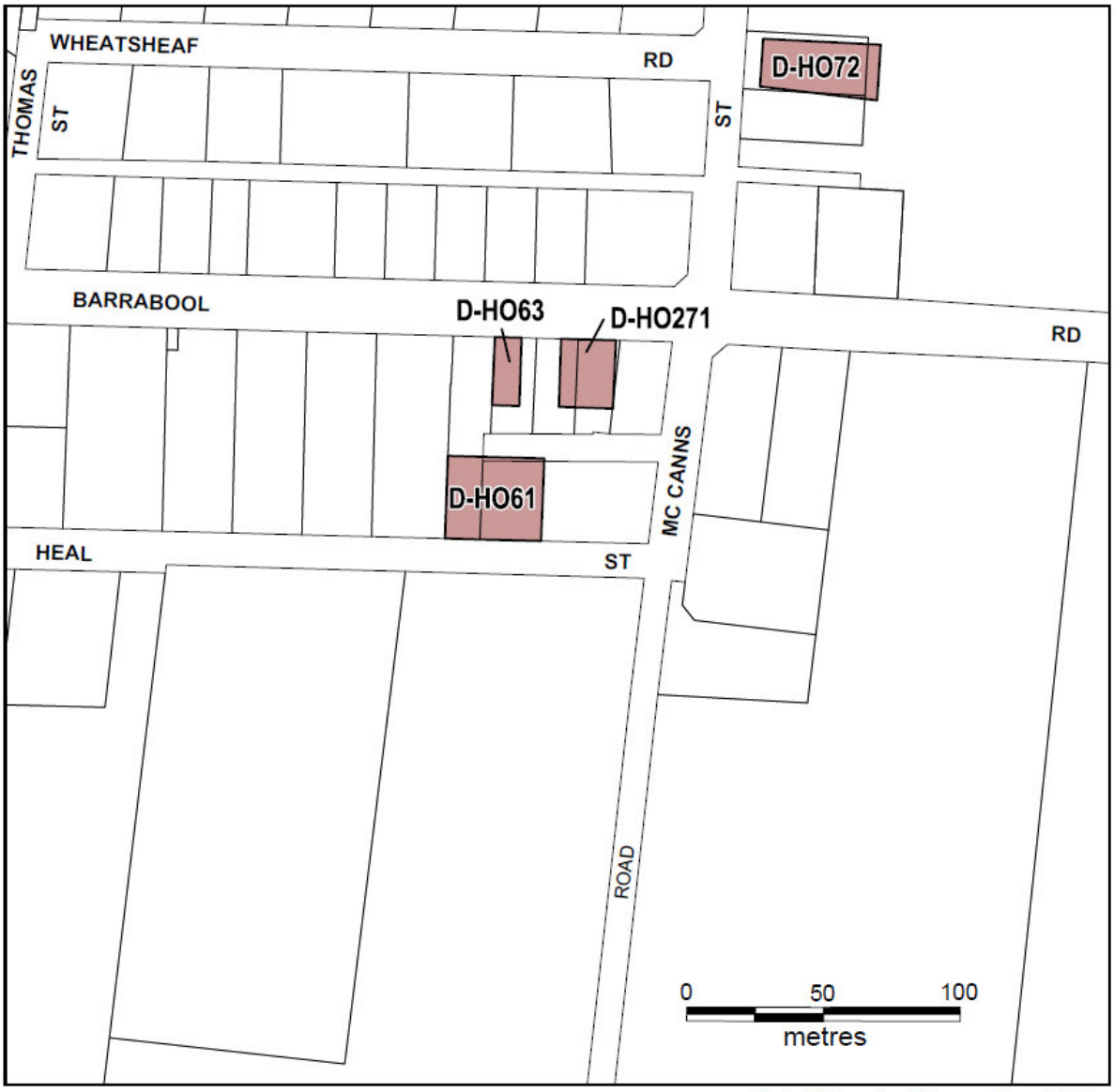
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

State Government Victoria Department of Planning and Community Development

007

GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 47HO

LEGEND

D-HO — AREA TO BE DELETED FROM A HERITAGE OVERLAY

AMENDMENT C258

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Statutory Planning Systems Reform |
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Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 49HO

LEGEND

D-HO179	AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO179)

AMENDMENT C258

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Statutory Planning Systems Reform |
Planning and Local Government |

State Government Victoria
Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 49HO

LEGEND

HO1626	HERITAGE OVERLAY (HO1626)

AMENDMENT C258

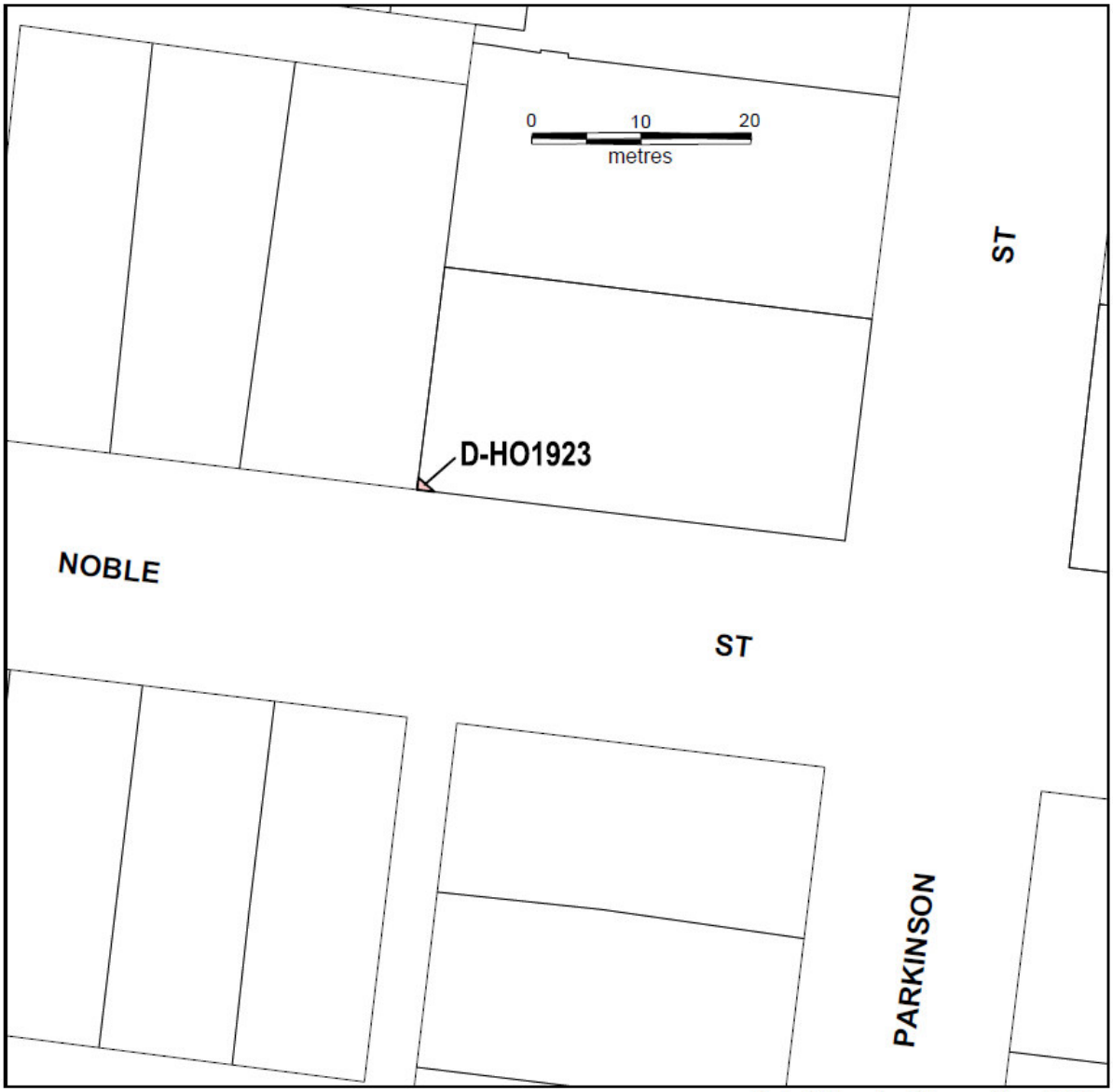
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 49HO

LEGEND

D-HO1923 AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1923)

AMENDMENT C258

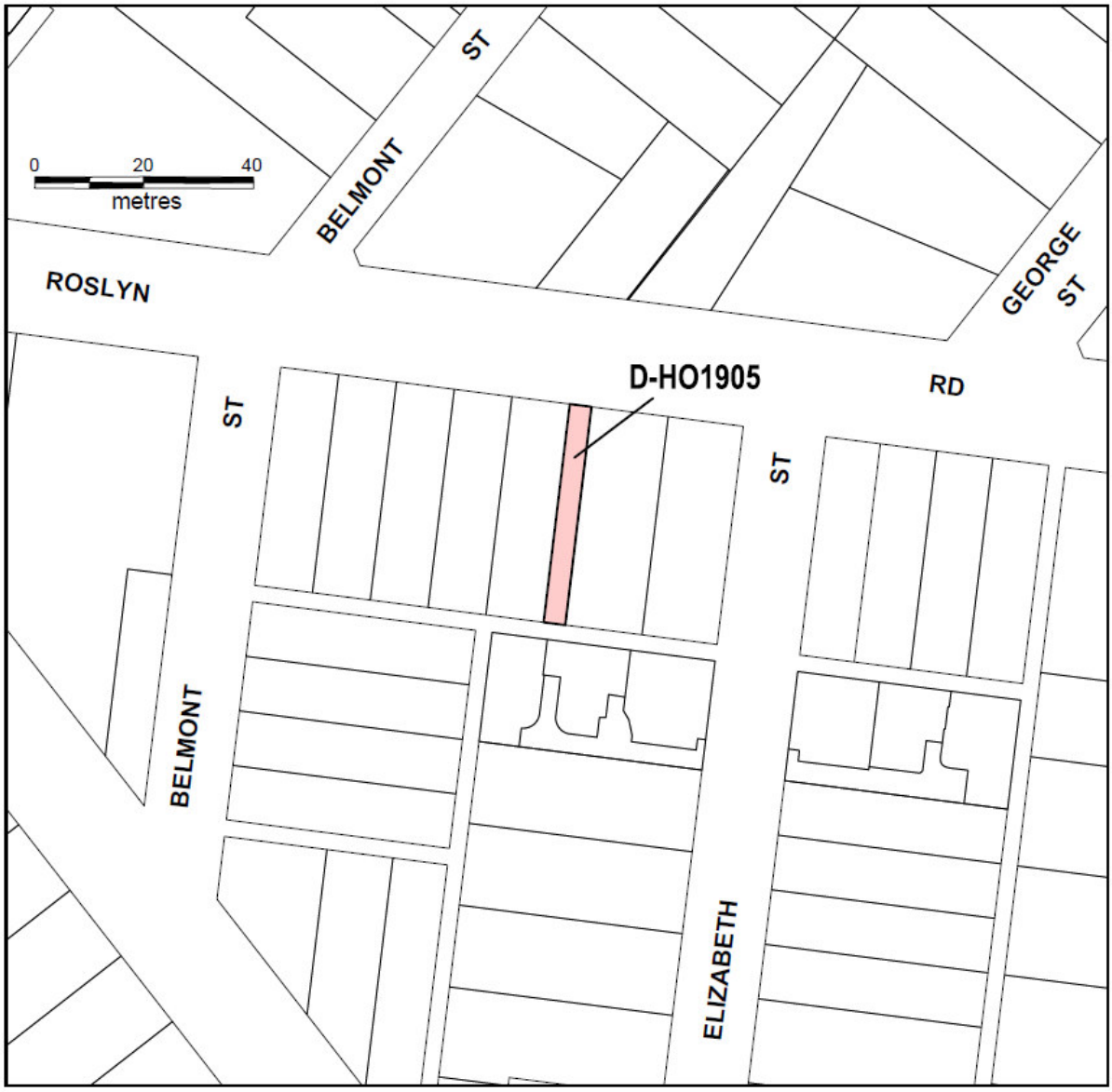
Planning Systems Services |
Statutory Planning Systems Reform |
Planning and Local Government |

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011

GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map53HO

LEGEND

D-HO1905 AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1905)

AMENDMENT C258

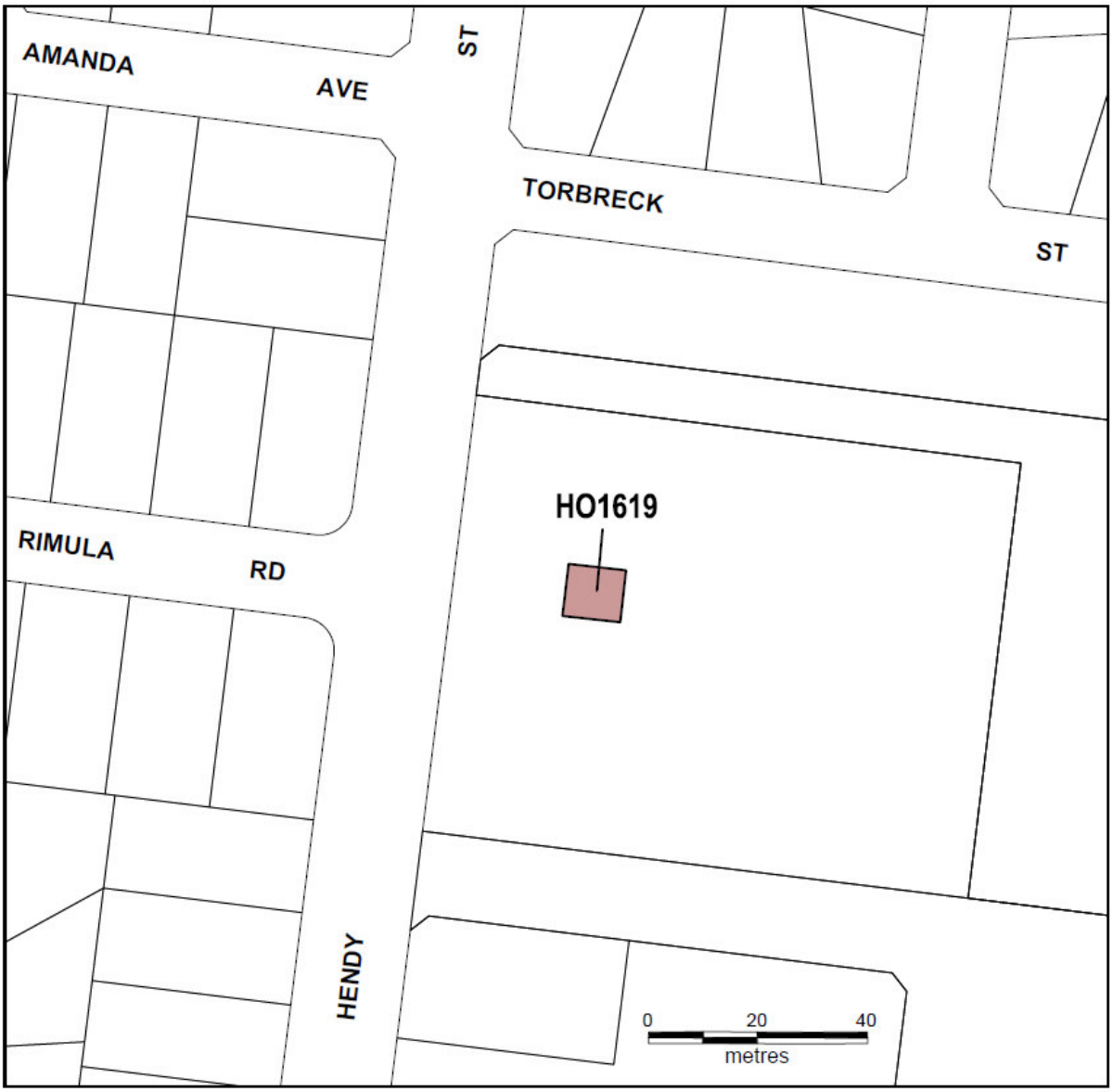
Planning Systems Services |
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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 26HO

LEGEND

HO1619 HERITAGE OVERLAY (HO1619)

AMENDMENT C258

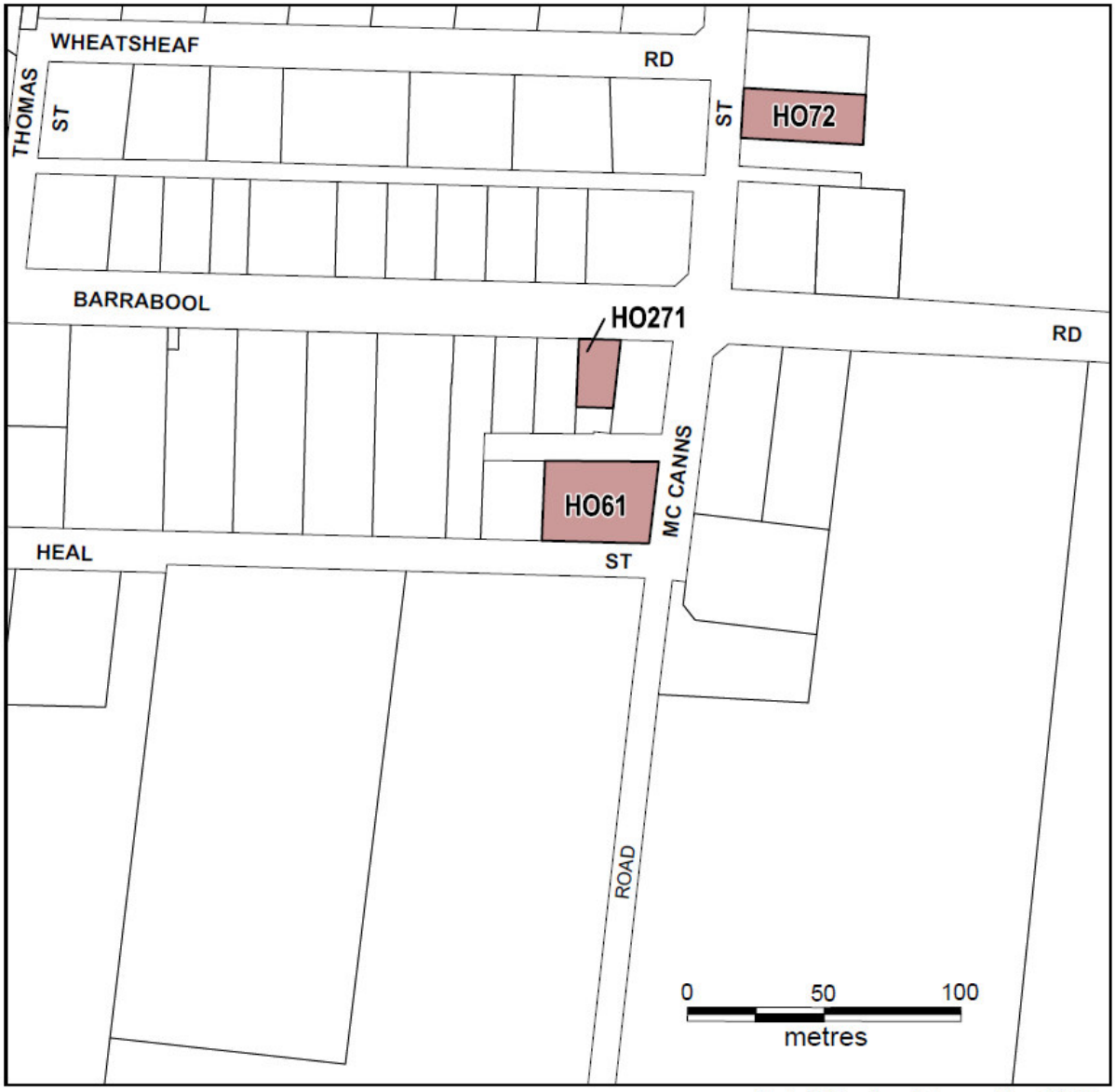
Planning Systems Services |
Statutory Planning Systems Reform |
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013

GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 47HO

LEGEND

HO — HERITAGE OVERLAY

AMENDMENT C258

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Department of Planning and Community Development

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GREATER GEELONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 33

LEGEND

PPRZ	PUBLIC PARK AND RECREATION ZONE
PUZ1	PUBLIC USE ZONE - SERVICE AND UTILITY

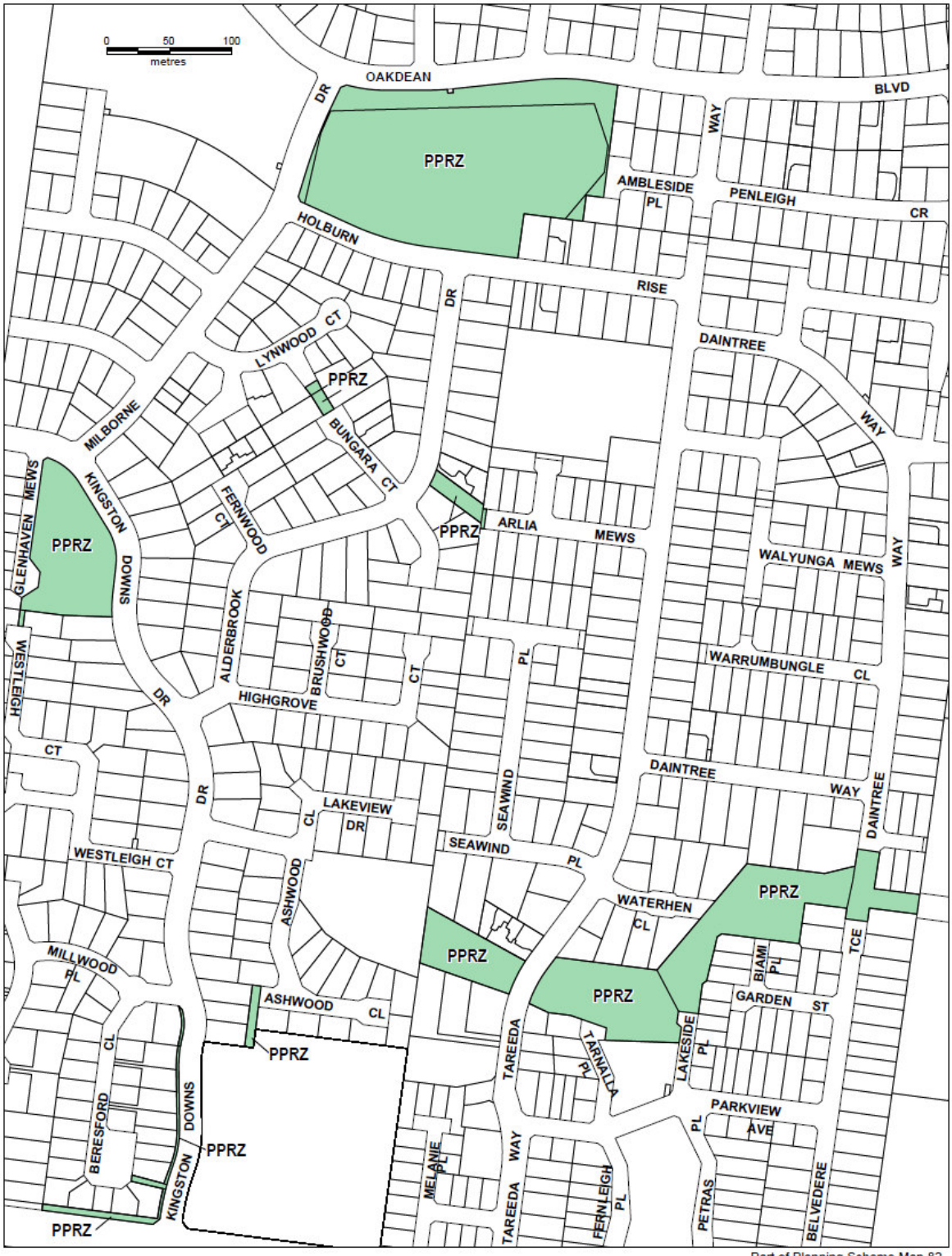
AMENDMENT C258

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Statutory Planning Systems Reform |
Planning and Local Government |

State Government Victoria
Department of Planning and Community Development

015

GREATER GEELONG PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 82

LEGEND

PPRZ — PUBLIC PARK AND RECREATION ZONE

AMENDMENT C258

PREPARED BY: INFORMATION SERVICES
Statutory Planning Systems Reform
Planning and Local Government

State Government Victoria — Department of Planning and Community Development

D16

Cr Abley declared an Indirect Interest in Agenda Item 3 – Corio Norlane Structure Plan, in the she is the No 1 Ticket Holder and Committee Member within the Geelong Rugby Union Football Club which is the major tenant of Council and DEECD owned/operated properties at Flinders Peak Secondary College and adjacent playing fields. Cr Abley's husband also holds an honorary position on the Management Committee; secondly, her employer Kings Australia owns a small property within the proposed designated Structure Plan area, and left the meeting room at 7.25pm.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION

Portfolio:	**Planning – Cr Macdonald**
Source:	**Economic Development, Planning and Tourism – Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference:	**Project: Corio Norlane Structure Plan** **Subject: Council Reports 2012**

Summary

- This report reviews the submissions made to the draft Corio Norlane Structure Plan (November 2011) and seeks adoption of the Structure Plan.
- The Structure Plan has been prepared by the City of Greater Geelong and the Department of Planning and Community Development (DPCD) through a Planning and Development Working Group, which is positioned in a broader Corio and Norlane Urban Renewal Project governance structure.
- The Plan identifies initiatives that have strong potential to transform the image and identity of Corio and Norlane and in turn, stimulate investment and create local employment.
- The draft Structure Plan was subject to public exhibition from 1 December 2011 to 17 February 2012 and included two "information sessions" at the Corio Library and an interactive "open house" day at Corio Shopping Centre.
- A total of sixty-five (65) submissions were received. Submissions were varied and overwhelmingly supportive. Key issues raised included housing quality; street, park and path improvements; the proposed commercial precinct opposite MC Herd Abattoir; heavy vehicle routes; public transport gaps; and the proposed Corio "Heart" extending along Bacchus Marsh Road encompassing the Corio Sub-Regional Activity Centre to the Waterworld Precinct.
- A number of minor changes to the draft Structure Plan are recommended in response to the submissions.
- The implementation of the Structure Plan includes planning scheme amendments and a range of "non-planning" actions. The "non-planning" actions reflect a key driver of the Structure Plan – recognition that a whole-of-government approach is required to bring about sustained urban renewal.
- It is recommended that Council adopt the Corio Norlane Structure Plan as amended, and request the Minister for Planning to prepare and approve a planning scheme amendment to implement the necessary planning elements into the Greater Geelong Planning Scheme.
- A Ministerial Amendment reflects the State Government-Council partnership approach and will fast-track implementation of important policies to support initiatives identified in the Structure Plan.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

- It is further recommended that a quarterly review of the progress of the "non-planning" actions is conducted by the Corio and Norlane Urban Renewal Project Management Group (part of the Corio and Norlane Urban Renewal Governance Structure).

Cr Fisher moved, Cr Macdonald seconded -

That Council:

1) **adopt the Corio Norlane Structure Plan July 2012 as shown in Appendix 3-1;**
2) **resolve to request the Minister for Planning prepare and approve (under section 20(4) of the *Planning and Environment Act 1987*) a planning scheme amendment to include the necessary elements of the Corio Norlane Structure Plan into the Greater Geelong Planning Scheme; and**
3) **confer responsibility to the Corio and Norlane Urban Renewal Project Management Group (or equivalent) to review progress of the Actions listed in Section 3.3 of the Corio Norlane Structure Plan July 2012.**
4) **continue dialogue with the Department of Education and Early Childhood Development regarding surplus school sites to ensure the best outcome for the Corio Norlane community.**

Carried.

Report

Background

The Corio Norlane Structure Plan study area includes all land bounded by the Geelong Ring Road, Cowies Creek, The Boulevard/North Shore Road and the Geelong-Melbourne railway line, as well as the residential neighbourhood of North Shore. Land between the railway and Corio Bay is included as an additional area of interest. The extent of the study area is shown on page 8 of the Structure Plan (see Appendix 3-1).

The Plan sets a vision and strategic framework for land use and development in Corio and Norlane. The Plan has been developed by the City of Greater Geelong working in collaboration with the DPCD and contains three parts: Part A "Structure Plan"; Part B "Implementation Plan" and Part C "Background Report".

The Background Report is a separate volume and available on the City of Greater Geelong website at: http://www.geelongaustralia.com.au/residents/planning/

The Background Report was followed by a series of land-use planning workshops in June 2011, referred to as an Enquiry by Design (EbD). The EbD forms the centre-piece of the planning process, and was made possible with a $100,000 grant from the Victorian State Government.

The workshops were attended by a range of interested stakeholders including: state and local government departments; Corio Norlane Development Advisory Board (CNDAB); community groups; local employers; developers; and landholders. Six local residents who are actively involved in their communities were selected to also participate in the EbD workshops.

After the completion of the Enquiry by Design a series of draft plans, strategies and actions were developed into a draft Structure Plan for pubic exhibition.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Key components of the exhibited draft Corio Norlane Structure Plan are the:

Framework Plan: The Framework Plan summarises the key strategies and directions for the Corio Norlane area. This Plan will be used as the basis for a new strategy to be inserted into the Municipal Strategic Statement of the Greater Geelong Planning Scheme. The Framework Plan is shown on page 10 of the document.

Theme Plans: Sitting behind the Framework Plan are three Theme Plans – *Land Use and Built Form*; *Transport and Infrastructure*; and *Communities in Corio and Norlane*.

Implementation Plan: The implementation of the Structure Plan includes planning scheme amendments and a range of "non-planning' actions. The City of Greater Geelong will prepare an amendment to the planning scheme to implement the planning actions. Ongoing structures and reporting arrangements will need to be put in place to guide implementation of the other actions.

The Structure Plan identifies a number of initiatives that have strong potential to transform the image and identity of Corio and Norlane and in-turn, stimulate investment and create local employment. Initiatives include to:

- Develop large vacant sites to meet a variety of household types.
- Provide a greater mix of quality public and private housing.
- Expand the Corio Sub-Regional Activity Centre.
- Develop a new business precinct on Bacchus March Road in northern Corio.
- Renew local shopping centres.
- Develop a formal landscape boulevard along Bacchus Marsh Road between the Corio Sub-Regional Centre and Waterworld.
- Create a landmark multi-purpose centre at the Waterworld Precinct.
- Create green streets.

Discussion

As a result of the public exhibition a total of sixty-five (65) submissions were received to the draft Corio Norlane Structure Plan. A summary breakdown of submitters is shown in Appendix 3-2.

Submissions were overwhelmingly supportive of the vision and directions identified in the Structure Plan. Submissions were received from a range of interested parties – from local residents and community groups, to landowners, business owners and State Government departments and authorities.

Given this positive response and acknowledging that the Structure Plan is a joint Council and State Government project, it is considered a 20 Part 4 Ministerial Amendment to the Greater Geelong Planning Scheme is appropriate. This will allow the Minister to exempt himself from public exhibition requirements and bring forward important changes to the Scheme in support of the urban renewal initiates proposed.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

The submissions are described and discussed under the headings of:

- Land use and built form.
- Transport and infrastructure.
- Communities in Corio and Norlane.
- Format and content of the Structure Plan.

Land use and built form

Housing

A number of residents made general comments about sub-standard housing and areas of vacant land in some parts of Norlane in particular. There was support to redevelop former school sites for housing and provide more affordable housing. The Department of Human Services (DHS) offered support for the vision and principles of the Structure Plan. TGM for the owners of 270-302 Plantation Road were supportive of the direction to rezone their land from Rural Living Zone to Residential 1 Zone (R1Z). Cityplan suggest that the Structure Plan should identify additional planning controls to encourage housing intensification.

One resident considers the former Norlane High School site should be considered for use as a hospital/medical facility, not just housing.

Response:

The DHS "New Norlane" project is supported and will substantially improve the quality of public housing and critically, make stock available to the private market. The Structure Plan supports increasing housing availability, choice, density, and locations to counter the stagnant population growth currently experienced in Corio and Norlane. Additional planning controls to stimulate housing intensification in areas identified as Increased Housing Diversity Areas is a priority action in the implementation section of the Structure Plan.

The Structure Plan identifies former school sites for infill housing and/or community uses. Principle 1 states redundant school land should be considered for large facilities – such as a community health centre or TAFE College, prior to turning over the land to residential development.

Business precinct on Bacchus Marsh Road in northern Corio

The proposed rezoning of vacant land opposite the Herd Abattoir from R1Z to Business 3 Zone (B3Z) resulted in an objecting submission from Fagg Bros Pty Ltd. According to Faggs the proposed rezoning is not justifiable on strategic planning grounds and should be abandoned.

Supporting submissions were received from the two landowners directly affected – TGM for L Bisinella Developments and Reachy Pty Ltd. TGM prefer the Business 4 Zone (B4Z), while Reachy are agreeable to the B3Z but oppose any east-west connector road (off Bacchus Marsh Road) on their land. Reachy also suggest the proposed western boundary of the B3Z becomes the limit of the abattoir emissions buffer to residential land.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Urbis on behalf of Masters Home Improvements Australia support the rezoning however believe the B4Z is more suitable. A submission was also received from Best Hooper Solicitors for M C Herd Pty Ltd. Best Hooper seek an amendment to the Structure Plan which clearly recognises that in the event of the abattoir being relocated, the site presents an opportunity for infill residential, commercial or retail use and development.

Response:

Vacant land opposite the abattoir is currently zoned R1Z however is not appropriate for residential development because of the potential impact the abattoir operations might have on the amenity of residents. The site is well positioned to accommodate commercial development that would benefit from exposure to Bacchus Marsh Road and proximity to the Geelong Ring Road Employment Precinct, as well as providing a buffer to residential land to the east.

Urbis state that Masters are seeking to develop part of the proposed B3Z precinct for a home improvement store. In response to the Faggs submission, Council commissioned an economic and strategic assessment of the proposed business precinct. The assessment confirms the market capacity for establishing the precinct and general accordance with the Geelong Retail Strategy. This will be reflected as a new homemaker centre in the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 of the Greater Geelong Planning Scheme.

Applying the B4Z is considered appropriate to support the Masters proposal. The southern section of the precinct is a preferred location for an office/commercial park and therefore the B3Z is to be retained. The balance of the land not identified for business use should remain in the R1Z and be developed for this purpose if the abattoir relocates or it can be demonstrated that new residents will not be impacted by emissions from the abattoir.

Urbis has lodged an application to rezone and develop the site for the Masters Store. This proposal will be the subject of a Council report in August 2012 to prepare and exhibit a planning scheme amendment.

The 'Abattoir and Surrounds Concept Plan' on page 21 of the Structure Plan shows the preferred locations for new road connections and limit of the abattoir emissions buffer. The plan also recognises that in the event of the relocation of the abattoir, the abattoir site is ideally suited for future urban uses.

Retail and other new uses

The proposed rezoning of vacant land at 12-20 Fairbairn Drive, Corio to the Business 1 Zone (B1Z) is supported by CPG for Ceremira P/L (the landowner) and Urbis for ALDI Stores. CPG also advocate expanding the B1Z to adjacent residential land. Submissions received from Rosewall residents support the increase of retail choice at the ALDI site. Best Hooper on behalf of Karkoushkas Investments supports the rezoning of the Geelong Gateway Homemaker Centre on Princes Highway from Industrial 1 Zone to B4Z.

Colonial First State (owner of Corio Shopping Centre) offers in-principle support to the expansion of the Shopping Centre though states there are no plans at this stage to pursue expansion. One resident considers that the proposed Mixed Use Zone (MUZ) on Bacchus Marsh Road and opposite the Corio Shopping Centre should be retained for residential use only.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

There was resident and community organisation support for the proposed landmark arts and culture building at the Waterworld site. The Beckley Park Committee of Management submitted its interest in diversifying the racing activities that currently take place on the site to include other complimentary uses.

RESPONSE:

The request by CPG to expand the B1Z beyond the boundaries of 12-20 Fairbairn Drive is not supported. It is considered sufficient developable land with good connections to the ALDI store is available to serve the retail needs of nearby residents and passing Princes Highway traffic.

The intention of the MUZ is to encourage the establishment of medical, office, retail, service business and café uses to activate and compliment the Corio Shopping Centre. The MUZ is also suitable for residential uses. While no submissions were received from landowners directly affected by the proposed MUZ, the intention is to write to these landowners to inform them of the change. Should there be landowners who do not support the proposed MUZ consideration will be given to splitting this component from the Ministerial Amendment. A new planning scheme amendment including exhibition and the right to be heard at an independent panel would then be undertaken.

Beckley Park Committee of Management is in the process of preparing a master plan to explore a range of possible options for the land. As Crown land permanently reserved for racing and recreation, possible future uses of the site must be consistent with this reservation.

Other supporting submissions are noted.

Transport and Infrastructure

Heavy vehicle freight traffic

VicRoads submission notes support for the duplication of Bacchus Marsh Road. VicRoads suggested some changes to Part B Implementation Plan and do not support identifying Broderick Road as a 'declared arterial road' at this time. The Department of Transport (Freight Policy) supports the view that a preferred Principle Freight Network to the Geelong Port should be identified for investigation, including a reference to the potential role for a Shell Parade route.

Geelong Port Pty Ltd state that in the absence of any dedicated freight routes to the port from the Geelong Ring Road, there should be continued reliance on VicRoads *Freight Linkages* recommendations. Ford Motor Co Australia seeks clarification on how proposed calming treatments on North Shore Road and enhancing links to Corio Bay may affect their operations.

Both Beckley Park Committee of Management and the Geelong Greyhound Racing Club are concerned about the proposed off-ramp where Broderick Road passes over the Geelong Ring Road. Such a development would require acquisition of land at Beckley Park, which is opposed.

A resident highlights the need to get serious about sending trucks on Shell Parade and suggests the proposed 'Bacchus Marsh Road Boulevard' should be a no-truck route.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Response:

VicRoads and Department of Transport requests have been taken on board. The *Freight Linkages* recommendations are consistent with the Structure Plan's identified preferred and secondary vehicle freight routes to/from the Geelong Port to the Ring Road. Concerns raised by Ford are acknowledged however no impacts are anticipated to their operations. The Structure Plan does not detail specific actions for North Shore Road and any actions would need to consider traffic flow in consultation with relevant stakeholders.

The Structure Plan has been altered in support of the Beckley Park submissions. Map references to providing on and off ramps (in both directions) at the juncture of the Geelong Ring Road and Broderick Road have been changed and arrows showing the function of the ramps included. The intention of this direction is to provide for heavy vehicles to/from northern and western Victoria, not Melbourne.

Resident concerns are acknowledged and the Structure Plan prioritises freight routes that are efficient for industry and minimise impacts to residents and community activity places. The Plan identifies a preferred route using Shell Parade. The Plan also supports the duplication and 'boulevard' concept for Bacchus Marsh Road. Bacchus Marsh Road is a declared arterial road and will continue to be an important freight link to the port.

Public transport

The Department of Transport, Barwon South West Region (now known as Public Transport Victoria [PTV]), supports the vision and principles of the Structure Plan and provided comments in relation to specific transport actions. Some actions were not supported, and PTV state other accepted actions have not been assigned any time commitments. PTV submitted that no further improvements to North Shore Station are envisaged.

A detailed local resident submission was received on public transport infrastructure and services in Corio and Norlane. The submission identified a number of flaws in the bus, train and taxi network and offered solutions. Other resident submissions advocated for North Shore Station to be staffed for Adelaide arrivals and the relocation of Corio Station to School Road.

Response:

The PTV requested changes to Part B Implementation Plan are supported. It is appropriate that the Geelong Bus Network, improved in October 2010, be reviewed and the review should be conducted within 5 years. Any review should consider relevant submissions to the Corio Norlane Structure Plan (submissions forwarded to PTV). The Structure Plan has been amended to include reference to the taxi network, particularly to and from the Corio Sub-Regional Activity Centre.

North Shore Station has recently seen an increase of six services a week and landscaping improvements. Both North Shore and Corio Stations however, suffer from low patronage and directions in the Structure Plan support redevelopment as the local population and demand grows. Any relocation of Corio Station is considered a long term proposition.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Communities in Corio and Norlane

Green streets, parks and pathways

Many resident submissions made general comment about the lack of greenery in the area and supported improvements to parkland and pedestrian and cycle paths. A North Shore resident is concerned that no consultation has occurred regarding the proposed café/kiosk at Moorpanyal Park.

Geelong Port Pty Ltd supports opportunities for large-scale planting along creek sides, the railway line and industrial buffer land, and restoration works. The Port noted involvement in preliminary discussions for a shared pathway along Cuthbertson Creek. The Department of Sustainability and Environment (DSE) does not object to the use and development of Crown land east of Cuthbertson Road for open space and recreation purposes, subject to consultation.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Response:

Improving streetscapes and public open spaces via tree planting and creative community arts projects are considered a simple but effective way to positively transform the area. The Structure Plan contains 8 Neighbourhood Plans which identify 'community green streets' for improvements such as street trees, public art, footpaths and way-finding signage. Consideration of a kiosk at Moorpanyal Park would form part of the next review of the park's master plan.

Support for establishing a physical public access link to Corio Bay (Lowe Street) along Cuthbertson Creek by the Geelong Port and the DSE is acknowledged and welcomed.

Health and wellbeing

The Department of Health (DH) views the Structure Plan as a key strategic change tool and has actively participated in all processes of the plan's development. The DH submitted that the health and wellbeing section of the Plan needed reframing so as to establish clear directions and an integrated implementation framework. The submission suggests the Structure Plan should support the development of an integrated Corio and Norlane Social Infrastructure Plan.

Fadgyas Planning on behalf of Corio Medical Clinic submit that recognition of the current and future role of the clinic as an important part of the community should be identified in the Structure Plan.

Response:

The comments of DH are accepted and changes have been made to Principle 15 and Part B Implementation Plan as recommended. Identification of the Corio Medical Clinic is supported and will be shown on the Framework Plan.

Format and content of the Structure Plan

The Department of Human Services (DHS) suggested structural changes to section 1 and 2 of the Structure Plan to improve clarity and purpose. One local resident suggested it would be helpful if progress on implementation of the Structure Plan is reported on at least annually. Another resident recommends the employment of a Sustainability Officer to oversee implementation of transport related actions.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Response:

The DHS comments are noted. The 'front end' (purpose, role and vision) of the Structure Plan have been amended to provide clearer direction and eliminate unnecessary information. Section 4.0 'Review' requires that the Structure Plan be reviewed every five years and a quarterly review of the progress of the Actions listed in the Implementation Plan be conducted by the Corio and Norlane Urban Renewal Project Management Group.

Environmental Implications

The various components of the Corio Norlane Structure Plan support the general "greening" of the area and seek to reduce heavy vehicle, industry and stormwater pollution impacts on residents and waterways.

Financial Implications

The final Structure Plan will have future implications in relation to implementing the "planning" actions into the Greater Geelong Planning Scheme (for instance, Panel and expert witness costs as necessary).

The range of "non-planning" actions are attributed to a variety of Council and State Government Departments and Agencies, where funding will need to be secured. Delivery of these actions vary from "short term" – to be undertaken within 0-5 years, "medium term" – within 5-10 years, and "long term" – more than 10 years.

Policy/Legal/Statutory Implications

The Council City Plan 2009 – 2013 identifies a number of key funding priorities for the municipality, which are recognised as having particular strategic importance for the future of the Geelong region. On of the projects is community renewal and regeneration of Corio and Norlane.

The State Planning Policy Framework supports structure planning to facilitate the orderly development of urban areas. A key strategy of Clause 11 *Settlement* is to ensure effective planning and management of the land use and development of an area through the preparation of strategic and statutory plans.

Officer Direct or Indirect Interest

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

Risk Assessment

There are not expected to be any notable risks associated with implementing the recommendations contained in this report.

3. CORIO NORLANE STRUCTURE PLAN – CONSIDERATION OF SUBMISSIONS AND ADOPTION (CONT'D)

Social Considerations

The Corio Norlane Structure Plan is a central part of a wider urban renewal initiative to provide long-term and sustained support to the residents of Corio and Norlane.

Communication

- The draft Corio Norlane Structure Plan was placed on public exhibition for a 10 week period from 1 December 2011 to 17 February 2012 using the following methods:
- Notices were placed in The Independent and Geelong Advertiser on Friday 2 December 2011 and Saturday 3 December 2011 respectively.
- Hard copies of the draft Plan were made available at the Corio Shopping Centre, Corio Library, Waterworld, Northern Bay College, Diversitat and local neighbourhood houses for view, together with summary brochures (inclusive of feedback forms) freely available for distribution.
- A second round of notices was placed in The Independent and Geelong Advertiser on 20 & 27 January 2012 and 21 & 28 January 2012 respectively. These notices included information about up-coming information sessions.
- Two information sessions at the Corio Library on Monday 30 January 2012 – 6 pm to 7 pm and Tuesday 31 January – 2 pm to 3 pm.
- An "open-house" interactive display at the Corio Shopping Centre on Friday 3 February 2012 between 3 pm and 7 pm, staffed by Council and DPCD officers.
- Comments were also sought from the Enquiry by Design participants as part of the exhibition process.

The Geelong Australia website has a dedicated site called "Corio Norlane Community Planning". The site is continually updated to provide information about new developments, community programs, media releases and consultation forums. There are also links to the State Government New Norlane and Education Regeneration projects.

Appendix 3-2 – Summary of Submitters to the Corio Norlane Structure Plan

Submission No.	Submitter(s)
13, 14, 15, 17, 18, 19, 20, 21, 22, 37, 42, 43, 44, 47, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62	Corio residents (24)
1, 5, 16, 24, 52, 56	Norlane residents (7)
25, 65	North Shore residents (2)
2	VicRoads
3	Department of Transport – Freight Policy, Network Planning & Strategy
4	Committee for Geelong
6	Beckley Park
7	Geelong Greyhound Racing Club
8	Fadgyas Planning Assoc for Corio Medical Clinic
9	Corio Community Centre
10	Reachy Pty Ltd
12	SP AusNet
23	Cloverdale Community Centre
26	Corio Lara Catholic Parish
27	Best Hooper Solicitors for MC Herd Pty Ltd
28	CPG for Ceremira Pty Ltd
29	Best Hooper Solicitors for Karkoushkas Investments Pty Ltd
30	Urbis for Masters Home Improvement Australia
31	TGM for L. Bisinella Developments
32	Geelong Port Pty Ltd
33	Ford Australia Motor Co.
34	Urbis for ALDI Stores
35	Cityplan for landowner of 167 Bacchus Marsh Road, Corio
36	Fagg Bros Pty Ltd
38	10 Consulting Group for Bill Capron
39	10 Consulting Group for Halabarec Family
40	Department of Transport – Barwon South West Region
41	Department of Human Services
45	G21
46	TGM for landowner of 270-302 Plantation Road, Corio
48	Barwon Water
49	Colonial First State
60	Tract Consulting for Lovely Banks Pty Ltd
63	Department of Health
64	Department of Sustainability and Environment

CORIO NORLANE STRUCTURE PLAN

Prepared by the City of Greater Geelong and
Department of Planning and Community Development
July 2012



State Government Victoria
Department of Planning and Community Development

CITY OF GREATER GEELONG

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PART A – STRUCTURE PLAN

1.0 Introduction

1.1 Purpose of the Structure Plan

The Corio Norlane Structure Plan sets a vision and strategic framework for land use and development in Corio and Norlane, taking into account the needs and aspirations of the local community and the needs of the Geelong region.

The Structure Plan:

- Responds to the key strategic planning issues facing Corio and Norlane.
- Provides direction for key development sites and Identifies appropriate planning controls to achieve desired outcomes, including private sector investment.
- Prioritises public investments necessary to revitalise neighbourhoods.

1.2 How will this plan be used?

The Principles and Directions identified in the Corio Norlane Structure Plan will be reflected in the Greater Geelong Planning Scheme Municipal Strategic Statement, which in turn will be used by the City of Greater Geelong to guide land use and development decisions.

The Structure Plan will also to be used by Council, State and Federal Government departments and agencies and non-government organisations as a basis for planning and investment decisions, as well as funding submissions.

1.3 Plan Components

The Structure Plan contains three parts, Part A “Structure Plan”, Part B “Implementation Plan” and Part C “Background Report”.

Part A contains the Structure Plan which includes principles and directions in response to the key influences identified in the Background Report for each of the following Themes:

- Land Use and Built Form, including four concept plans for priority action areas:
  - Corio “Heart”
  - Norlane / North Shore
  - Abattoir Environs
  - Former Rosewall Primary School area
- Transport and Infrastructure
- Communities in Corio and Norlane, including 8 Neighbourhood Plans:
  - Norlane West
  - Norlane
  - Rosewall
  - North Shore
  - Cloverdale
  - Corio North
  - Goldsworthy
  - Central Corio

Part B contains a program for implementing the Structure Plan into the Planning Scheme, a list of other theme based actions, and a discussion on future review of the Structure Plan.

Part C is in a separate volume and provides the foundation and contextual information for the Structure Plan and identifies the issues, opportunities and constraints facing the suburbs, under the following headings:

- Policy Context
- Demographic and Social Profile
- Physical Infrastructure
- Built Form
- Movement and Transport
- Economic Development and Employment
- Social Infrastructure
- Natural Environment
- Recreation and Open Space

1.4 How the plan has been developed

The Corio Norlane Structure Plan has been developed by the City of Greater Geelong (CoGG) working in collaboration with the Department of Planning and Community Development (DPCD).

Background Report

The first step in the preparation of the Structure Plan was the development of a Background Report (Part C) that identified key the issues, opportunities and constraints facing the suburbs. This report draws on many previous reports commissioned by the Victorian Government and the City of Greater Geelong. A draft Background Report was reviewed by CoGG and government agency technical officers and the final report was completed in March 2011. The report is available on the CoGG website: http://www.geelongaustralia.com.au.

Enquiry By Design

The Enquiry by Design (EbD) formed the centre-piece of the planning process, and was made possible with a $100,000 grant from the Victorian State Government (Regional Development Victoria). These funds were used to employ a specialist team of consultants to lead the EbD workshops. The consultant team and a list of participants in the EbD Workshops is in **Appendix 1.**

The EbD generated considerable discussion and ideas about the future development of Corio and Norlane and how the Structure Plan could assist in bringing about transformational change and renewal. While acknowledging the challenges, there was genuine enthusiasm and optimism that Corio and Norlane is well positioned to prosper in line with the Geelong region.

Draft Structure Plan

After the completion of the EbD the consultant team produced a report which included a series of draft plans, strategies and actions. This work was developed further by CoGG and DPCD planners into a draft Structure Plan. Following public consultation on the draft plan, this final plan has been prepared.

1.5 The Study Area

The Corio Norlane Structure Plan Study Area includes all land bounded by the Geelong Ring Road, Cowies Creek, The Boulevard/North Shore Road and the Geelong –

Melbourne Railway, as well as the residential neighbourhood of North Shore. Land between the railway line and Corio Bay is included as an additional area of interest. The extent of the Study Area is shown in the map on page 8.

Further details on existing conditions in the Study Area are provided in Part C - Background Report (separate volume).

1.6 Role of Corio and Norlane

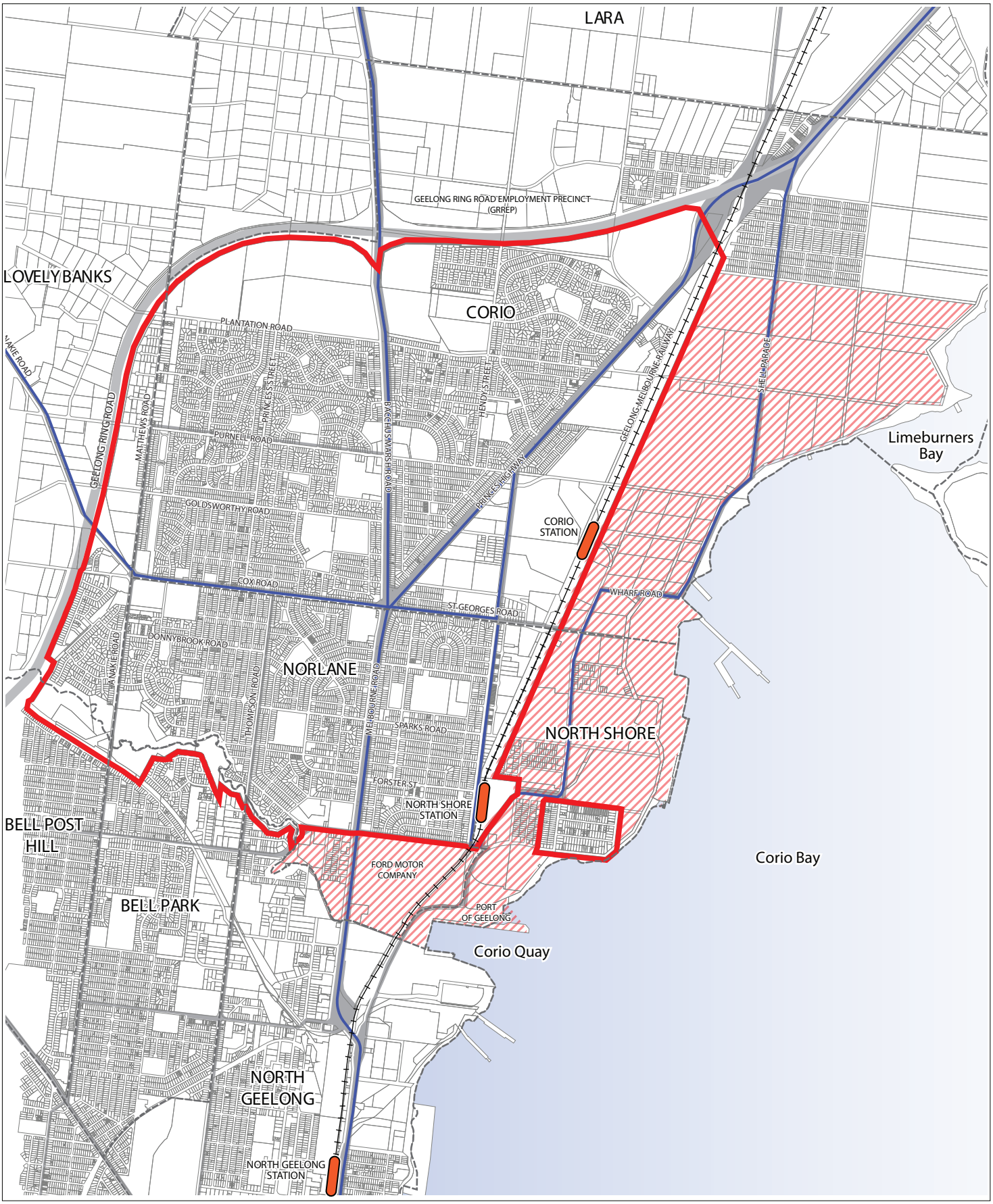
Corio Norlane is overwhelmingly a place where people live, learn, play and form communities. Most of the study area is zoned for residential and public recreation use and provides sought after affordable housing in close proximity to a range of employment opportunities, community services, transport infrastructure and a vibrant major retail activity centre. The area is also within easy commuting distance to metropolitan Melbourne.

The Department of Human Services (DHS) is a significant landowner in Corio and Norlane and it plays a critical role in providing housing to those in most need. The DHS is to embark on a major reform program of its assets which will improve the quality and range of its housing stock and at the same time, diversify its holdings and make available land to the private market.

The working class origins of the area and its history as a place of immigrant settlement continue to this day. New, high quality community facilities such as the Diversitat Northern Community Hub in Norlane and the Trade Training Centre at Northern Bay Senior College in Corio will help equip residents with the necessary skills to gain sustainable employment.

At the periphery of the study area and within the immediate surrounds are substantial commercial and industrial uses such as Shell, Ford, MC Herd Abattoir, the Geelong Ring Road Employment Precinct (GREP), Geelong Port and bulky goods retailing along the Princes Highway. These uses contribute to the economic prosperity of the region and provide large-scale employment.

Corio and Norlane sit at the doorstep of one of Geelong's major residential growth fronts, Lara. The planned expansion of Lara will place over 11,000 people within two kilometres of the northern boundary of Corio and within four kilometres from the Corio Sub-Regional Activity Centre. In addition two potential investigation areas for long-term growth at the north and west of the Geelong Ring Road, are identified in the Draft G21 Regional Growth Plan. These expanding communities may generate increased demand for goods and services and community infrastructure in Corio and Norlane.



LEGEND

- Corio Norlane Structure Plan Study Area
- Additional Area of Interest
- Suburb Boundaries
- Major Road Network
- Major Road Freight Routes

N

1 2

kms

STUDY AREA

CORIO NORLANE STRUCTURE PLAN

2.0 The Plan

2.1 Vision

The vision for the Corio Norlane Structure Plan is:

To transform Corio and Norlane into a thriving and connected community where people choose to live, work and invest.

2.2 Framework Plan

The Framework Plan summarises the key strategies and directions for the Corio and Norlane area. This Plan will be used as the basis for a new strategy to be inserted into the Municipal Strategic Statement of the Greater Geelong Planning Scheme. It will guide future land use decisions for the area.

Key Initiatives

The following projects have strong potential to transform the image and identity of Corio and Norlane and in turn stimulate investment and create local employment in the area.

Housing

- *Develop large vacant sites and infill allotments to meet a variety of household types*
- *Provide a greater mix of quality public and private housing*

Business

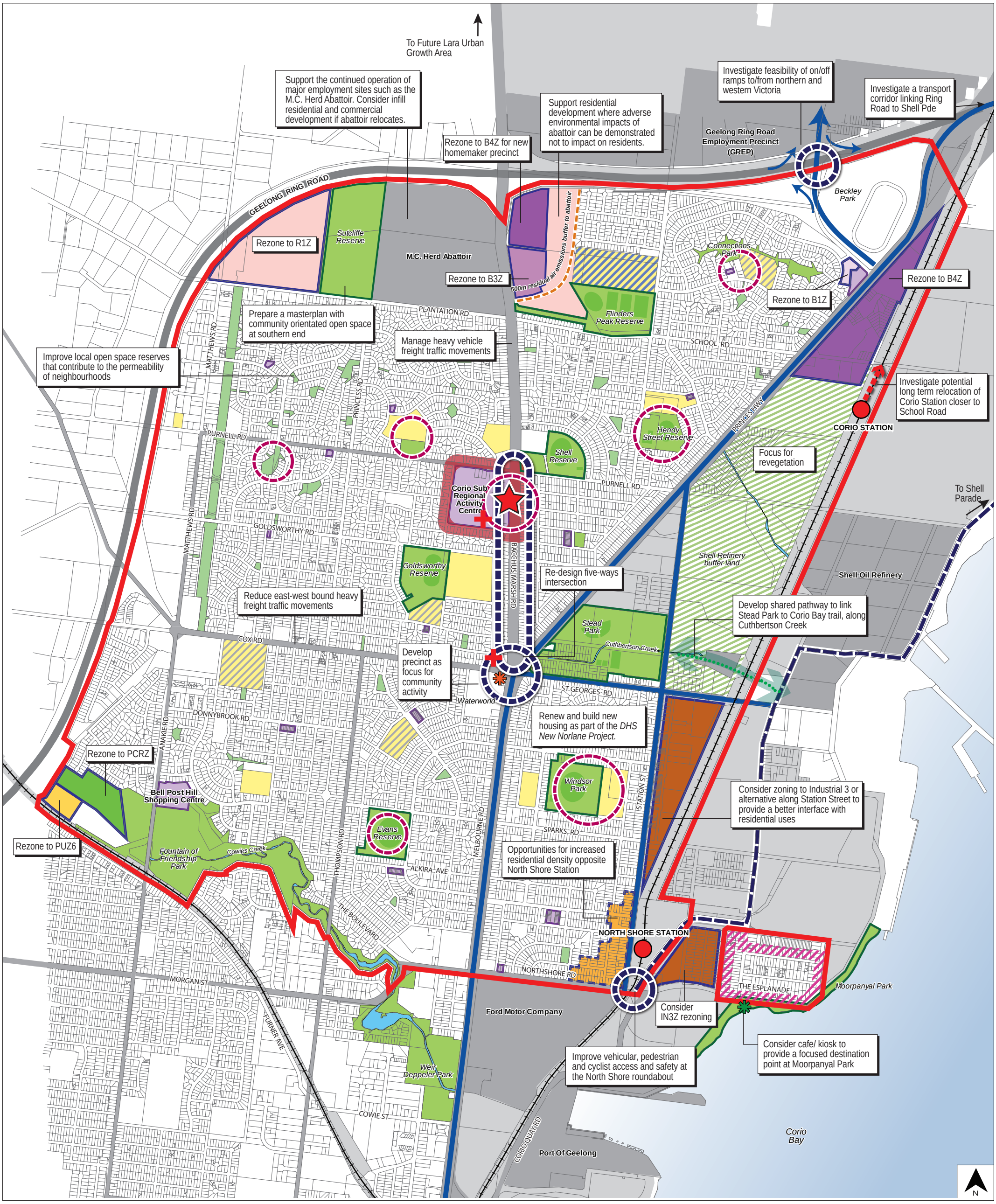
- *Expand the Corio Sub-Regional Activity Centre*
- *Develop a new business precinct on Bacchus Marsh Road in northern Corio.*
- *Expand the Aldi Neighbourhood Centre*
- *Renew local shopping centres*

Entry Statements

- *Develop a formal landscape boulevard along Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Waterworld*
- *Create a landmark multi purpose centre, at Waterworld*

Revegetation

- *Create green streets*
- *Landscape recreational reserves*



LEGEND

City of Greater Geelong Final Version - July 2012

0 500m 1km

Existing Features

- Study area boundary
- Major road network
- Railway line/ station
- Industrial zoned land
- Major employment sites
- Public open space/ recreation
- Local passive open space reserves
- Shell Refinery Land Use Buffer
- Schools
- Medical Facilities

Proposed Initiatives

- Retain redundant school site for education/community uses
- Redevelop redundant school sites for residential/community uses
- Upgrade local shops
- Develop mixed use precinct around Corio Activity Centre
- Implement masterplans for active open space
- Include as Increased Housing Diversity Area
- Boulevard treatment of Bacchus Marsh Road
- Preferred primary heavy vehicle freight route
- Preferred secondary heavy vehicle freight route
- Priority road infrastructure upgrades
- Develop community precincts/hubs
- Improve Corio Activity Centre as focus for community activity
- Develop landmark arts and culture building on Waterworld site
- Enhance physical and habitat links to Corio Bay
- Manage sensitive residential interface
- Improve lighting, amenity and surveillance at railway stations

FRAMEWORK PLAN

CORIO NORLANE STRUCTURE PLAN

2.3 Theme - Land Use and Built Form

Principle 1 - Increase Corio and Norlane's resident population and diversify the types of available housing

The Corio and Norlane area has a declining resident population, low housing densities and a marked concentration of ageing public housing built from the 1950s onwards. At the same time, Corio and Norlane are recognised in *the Draft G21 Regional Growth Plan* as areas that should be targeted for infill and higher density housing as part of a strategy to manage growth in the Geelong Region.

Resident populations in Corio and Norlane could be increased by developing significant areas of under-utilised and vacant land, including redundant school sites made available through the *Corio Norlane Schools Regeneration Project*.

Currently, there are few options available for older residents in need of aged care and retirement living accommodation and wanting to continue to live in Corio or Norlane. Redevelopment of redundant private or public school land could fill this gap. Alternatively, the school land may suit community uses, such as the relocation of the Barwon Health Corio Community Health Centre or the establishment of a Gordon TAFE campus, given their size and accessible locations. Consideration should be given to these options prior to turning over the land to residential development.

Preference should be given to increasing housing on land around neighbourhood activity centres: the Corio Sub-Regional Activity Centre; Bell Post Shopping Centre; and North Shore Station. These areas are best placed to accommodate nodes of medium density housing and decrease reliance on private cars by taking advantage of nearby services and public transport. Future structure plans prepared for these areas will inform preparation of a more comprehensive set of provisions to realise the policy objectives (refer Clause 21.06 of the Greater Geelong Planning Scheme).

Renewing housing stock at increased densities close to North Shore Station will take advantage of the benefits offered from living close to public transport. It might also serve as a catalyst for increased activity around the station would in turn benefit travellers using the Adelaide to Melbourne train service which stops at this station. The *Norlane North Shore Concept Plan* (see page 20) has been developed to provide guidance for this area.

Any residential development of large vacant sites should provide a range of housing opportunities, as well as quality open space areas that integrate into the local open space network.

Directions

- Encourage increased housing density/urban consolidation of areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.
- Redevelop schools subject to closure for residential development (where not required for a community use in need of a large site).
- Support development of aged care and retirement accommodation on appropriate sites.
- Develop housing on large vacant sites in the north and west.
- Improve housing choices by providing a range of lot sizes to meet the needs of a variety of household types.

- Rezone land for residential purposes as identified in the *Land Use and Built Form Strategy Map* (page 18).
- Designate the area around North Shore Station as an additional *Increased Housing Diversity Area*.
- Maximise opportunities for medium density housing in Increased Housing Diversity Areas, with more intensive development being located closest to the core of activity centres.
- Support appropriate medium density housing in Residential 1 areas.
- Ensure that new residential development is supported by quality open space areas that integrate into the local open space network.

Principle 2 - Support opportunities for sustainable urban renewal

The Department of Human Services (DHS) is undertaking the *New Norlane Project* to improve the quality of its housing stock. DHS will partner with local builders to develop new housing to be made available to both public tenants and new home buyers.

Improving housing stock and increasing the concentration of private housing, combined with targeted improvements to public spaces and neighbourhood activity areas, will be a catalyst for uplifting the image of local neighbourhoods, and in turn enhance the attractiveness of Corio and Norlane as a place to live and invest.

The planned closure of a number of schools in Corio and Norlane has created an opportunity for new housing development in established neighbourhoods. Redevelopment of the former Rosewall Primary School site provides an opportunity to address the lack of permeability in the existing street layout, as well as improve the surveillance and security of the Connections Park open space area. Part of the former school site could also be used to provide for an expansion of the Rosewall Neighbourhood Centre and adjacent community garden. The *Rosewall Concept Plan* (see page 22) represents the preferred redevelopment option for this site and includes the reallocation of land between the CoGG and the Department of Education and Early Childhood Development.

The Norlane High School site also presents an opportunity for new housing development in an established neighbourhood. Development of this site should further the grid pattern of surrounding streets to strengthen the permeability of this neighbourhood. Careful consideration needs to be given to the interface between the western boundary of the site and the adjoining power station.

If the Corio South Primary School is closed as planned, it also presents an opportunity for new housing development, or alternatively for a community use in need of a sizeable property. Both options are suitable for the site. Any future development proposal will need to take the flood characteristics of the site into consideration,

Flinders Peak Secondary College was permanently closed in December 2010. Since then it has continued to be used as an education facility by SCOPE and Nelson Park School. The Department of Education and Early Childhood Development is yet to determine its future need to retain all or part of this site, which will in turn inform whether any of it will be available for future development.

The school is located adjacent to Flinders Peak Reserve which is developed with sporting fields as well a significant drainage basin. A masterplan is required to outline the desired future development of this site. This should consider opportunities to better integrate the school and reserve and provide improved road and pedestrian access to both sites from the surrounding street network, taking into consideration the drainage characteristics and function of the land.

Directions

- Increase concentrations of private housing and undertake public housing improvements and upgrades as part of the Department of Human Services' *New Norlane Project.*
- Support the redevelopment of the Rosewall Primary School site for future residential use integrated into a safe and accessible street and open space network (see *Rosewall Concept Plan*).
- Support the redevelopment of the Corio South Primary School (if closed) and Norlane High School sites for future infill residential development and/or community uses.
- Support the continued use of the former Finders Peak Secondary College site for community uses/education facilities and where possible better integrate the site with the adjoining Flinders Peak Reserve.
- Consider redundant school sites for aged care and retirement accommodation.
- Reconfigure low accessible neighbourhoods in conjunction with large scale redevelopment opportunities whenever possible, including at the Rosewall Primary School site and through land identified as Business 3 and Business 4 Zones along Bacchus Marsh Road (see also Principle 6).
- Ensure that the future development of the Flinders Peak Reserve integrates with the Flinders Peak Secondary College site and provides improved vehicular and pedestrian access to both sites.

Principle 3 - Boost activity within the Corio Heart from the Corio Sub-Regional Activity Centre to the Waterworld Precinct

The Corio Heart area extends along Bacchus Marsh Road and encompasses the Corio Sub-Regional Activity Centre and the Waterworld Precinct.

The Corio Sub-Regional Activity Centre is the focus of retailing in Corio and Norlane. It is one of three sub-regional activity centres servicing the Greater Geelong region and will increasingly be a focus of retailing for the expanding community of Lara.

With a growing catchment, there is an opportunity to expand the shopping centre to diversity the offer of good and services. An expansion of the centre could accommodate a second discount department store and entertainment related retailing, such as a cinema complex.

Any substantial expansion of the centre may require redevelopment of DHS owned land occupied by Barwon Health in the south-east corner of the site. This would present a unique opportunity to extend buildings towards Bacchus Marsh Road and improve car parking arrangements. It is desirable that any future development improves permeability through the site and enlivens the precinct through, for example, the introduction of street based activity.

Land surrounding the Corio Sub-Regional Activity Centre has attracted the establishment of some private health services and other offices, creating an informal medical precinct that compliments services available at the Corio Community Health Centre. There is an opportunity to expand this precinct by rezoning land adjacent to the activity centre to the Mixed Use Zone, to support the additional provision of medical and office uses, as well as retail, service businesses and cafes/restaurants that would serve to activate the area. This would assist in strengthening the role of the shopping centre as a sub-regional centre offering a diverse range of uses and activities.

Sites within the Mixed Use Zone should be developed at a scale and intensity that takes account of their residential interface. In the longer term, and depending on the take up of land around the shopping centre, the mixed use precinct could be extended along Bacchus Marsh Road towards Waterworld to increase activity along the boulevard.

The Waterworld precinct has been identified as the preferred location for the development of a multi purpose community facility including a dedicated arts and culture space to serve the northern suburbs of Geelong. This would reinforce the role of this precinct as a centre for community activity and meet the growing need for improved access to and participation in the arts. Housing a dedicated arts and culture space within a 'landmark' building would convey a new image of Corio and Norlane as a vibrant location to live and visit. Future planning for this site needs to address its noisy location at a difficult intersection, its disconnected existing spaces and poor pedestrian environment.

A boulevard-type treatment for Bacchus Marsh Road will provide a visual link between the Corio Sub-Regional Activity Centre and the Waterworld Precinct and highlight both locations as focal points for community activity.

A *Corio Heart Concept Plan* has been developed for the area around the Corio Sub-Regional Activity Centre (see page 19).

Directions

- Support the ongoing improvement and expansion of the Corio Sub-Regional Activity Centre.
- Support the development of retail, offices, cafes/restaurants and health services around the Corio Sub-Regional Activity Centre in a new Mixed Use Zone.
- Increase housing density around the Corio Sub-Regional Activity Centre to provide more housing close to facilities.
- Encourage the consolidation of lots in the Corio Heart Mixed Use Precinct where new development requires purpose built buildings and on-site car parking.
- Support the growth of arts and entertainment uses and facilities within the Corio Heart area and encourage increased night time activities such as cinemas and cafes/restaurants.
- Develop the Waterworld Precinct as a multi purpose community precinct that includes dedicated arts and culture spaces within a 'landmark' building.
- Manage car parking provision and demand to support the activity, amenity and economic competitiveness of the Corio Sub-Regional Activity Centre.
- Support the duplication and 'boulevard' concept for Bacchus Marsh Road.

Principle 4 - Improve the role, function and presentation of local shopping centres

Activity centres can contribute to local communities by generating local employment, providing retail and community services and creating a sense of community. Currently some local centres across Corio and Norlane are performing quite well, however many are in a state of decline and contribute little to local employment, provision of services and a sense of community. Factors critical to the success of an activity centre include location, catchment size, presentation, retail mix, exposure, an appropriate range of facilities, services and transport access.

Revitalised local shopping centres can act as community hubs with co-located health, education, recreation, community and retail services and a mix of affordable business

spaces. To achieve this, improvements need to be made to the presentation of centres and the surrounding public environment to create vibrant, safe and accessible places.

Some local shopping centres have an oversupply of retail floor space that might be better converted to residential or other community based uses. This should be taken into consideration when planning for the renewal of run down centres, particularly in the Norlane area.

Directions

- Support a diverse mix of uses and activity in local shops.
- Improve presentation, safety, appearance and performance of local centres to increase amenity for residents and improve investment potential.
- Incorporate public art into local centres to enhance their presentation and create a sense of identity.
- Redevelop and appropriately zone land no longer required for commercial use in local shopping centres for housing and other compatible activities.
- Prepare a business development plan that identifies new business opportunities/market gaps in the retail and service industry that could be located in local shopping centres.
- Develop a business incubator program to enable new start-up business and local community service organisations to locate in Corio and Norlane.
- Encourage the temporary use of underutilised shops for community activities/uses such as community meetings, home businesses, classes, public art installations, events or exhibitions.

Principle 5 - Support major employers that provide the foundation for Geelong's economic development

Corio and Norlane are located on the doorstep of significant employment hubs servicing the Geelong region, including the Geelong Ring Road Employment Precinct, Avalon Airport, the Port of Geelong and the MC Herd Abattoir.

There are inherent land use conflicts between some industrial land uses and surrounding residential communities, particularly in the case of port related land around North Shore and the MC Herd Abattoir. It is important that employment land is protected from any further encroachment of sensitive land uses that may compromise the ability of these businesses to operate productively. At the same time, it is also important that any intensification of industrial activity takes account of the impact this might have on existing communities.

In the long term, it is possible that the MC Herd Abattoir may relocate to a site without its current operational limitations. Should this occur, the existing site is ideally suited for future urban uses that could integrate with existing residential development and the planned Bacchus Marsh Road Activity Centre on the east side of Bacchus Marsh Road.

North Shore is a well established residential area and surrounded by prime industrial land associated with the Port of Geelong, including the Incitec Pivot and Midway sites. The area is highly sought after given its proximity to central Geelong and views across Corio Bay to the Geelong skyline. Despite its appeal, continued intensification of residential development will compound the existing incompatibility of residential and industrial land uses. Appropriate planning controls need to be applied to manage future development.

Corio and Norlane are located adjacent to a number of large heavy industrial businesses which may impact on air quality for the local community. Recent investigations have showed air quality in Corio consistently meet state and national air quality standards. The Environment Protection Authority requires industries to continue to measure and reduce emissions. This, along with national cleaner fuel standards is expected to improve air quality in Corio over coming years. Ongoing monitoring of air quality in Corio would be assisted by the installation of a permanent air quality station.

In addition to the support required to maintain regionally significant economic activity focused in the north of Geelong, there is a need to focus on skills needed for local residents to participate in the employment market. There is an opportunity to provide employment pathways to the construction jobs that will result from private and government investment in housing and infrastructure planned for Corio and Norlane.

Directions

- Support the continued operation of the MC Herd Abattoir, Shell Refinery, Port of Geelong and Ford Motor Company as regionally significant employers.
- Carefully manage land use around regionally significant employers to protect their ongoing operations, particularly around the MC Herd Abattoir and in North Shore.
- Maintain the land forming part of the Shell Refinery as a land use buffer.
- Ensure that vacant residential land in proximity to the MC Herd Abattoir is only developed where emissions from the abattoir can be demonstrated not to adversely impact on residents (see *Abattoir Environs Concept Plan).*
- Work closely with industry, businesses and the Environment Protection Authority to improve the quality of air emissions.
- Encourage the Environment Protection Authority to set up an air quality monitoring station in the area.
- Rezone the service industrial development along Station Street from Industrial 1 Zone to Industrial 3 Zone to provide a better interface between industrial and residential land uses.
- Manage intensification of residential development within the North Shore residential area having regard to its proximity to heavy industrial land uses.

Principle 6 - Support opportunities to improve the retail offer for local communities

Corio and Norlane has a network of 19 shopping centres which includes the Corio Sub-Regional Activity Centre, Bell Post Neighbourhood Shopping Centre and a variety of local centres and convenience stores. Past studies have indicated that the area is well-catered for in regard to the quantum of retail floorspace available, however has a poorly developed hierarchy of centres that limits choice and competition.

Bell Post is the only neighbourhood centre in Corio and Norlane, yet this centre's location means that it does not conveniently serve a large proportion of study area residents. The outlook for the Bell Post Shopping Centre will improve with an overall increase in population in Corio and Norlane. Any future proposal to expand this centre should consider opportunities to better integrate the site with the adjoining Fountain of Friendship Park and Leisuretime Centre.

The stand-alone Corio Aldi is a suitable site for a second neighbourhood centre and would greatly improve the retail offer available to residents in the Rosewall area. The site is adjoined by a 0.8 hectare vacant site at 12-20 Fairbairn Drive that can be

immediately rezoned to Business 1 Zone to enable the expansion of this centre. A proposal to rezone this land has already been submitted to the City of Greater Geelong containing plans to develop the site with 3,100 square metres of leasable floor area.

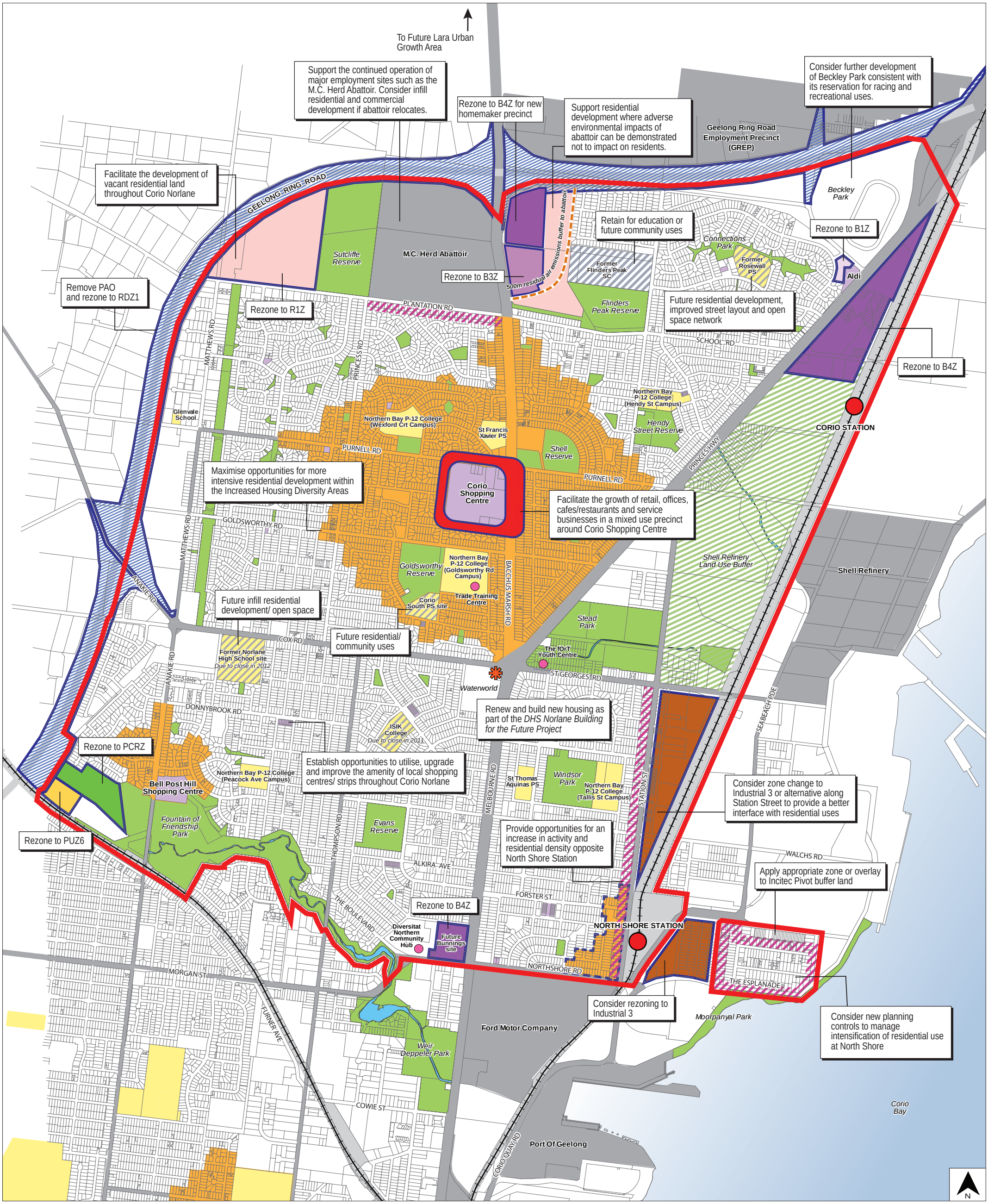
Vacant land opposite the MC Herd Abattoir is currently zoned Residential 1 Zone however is not appropriate for residential development because of the potential impact the abattoir operations might have on the amenity of new residents. The site is well positioned to accommodate commercial development that would benefit from exposure to Bacchus Marsh Road and proximity to the Geelong Ring Road Employment Precinct, as well as providing a buffer to sensitive uses to the east.

Council has received an application to develop a homemaker precinct on the northern part of this vacant land. An economic and strategic assessment of this proposal confirms the market capacity for establishing this precinct. Applying the Business 4 Zone to this land is appropriate to support this development. The southern section of the vacant land is a preferred location for an office/business park and other commercial services. The Business 3 Zone is proposed to be applied to this land. The balance of the land not identified for commercial use should remain in the Residential 1 Zone and be developed for this purpose if the abattoir relocates or when it can be demonstrated that new lots will not be impacted by emissions from the abattoir (see *Abattoir Environs Concept Plan).* Planning for future development of this land must include provision for on-site detention and treatment of stormwater.

The Beckley Park Committee of Management has conveyed its interest in diversifying the racing activities that currently take place on this site to include other complementary land uses. The Committee is in the process of preparing a masterplan to explore a range of possible options for the land. As Crown land permanently reserved for racing and recreation, the possible future use of the site must be consistent with this reservation. As the masterplan is yet to be prepared, it is premature to give any consideration to possible modifications to the Special Use Zone that currently applies to this land.

Directions

- Rezone land adjacent to the Aldi Supermarket to Business 1 Zone to establish a neighbourhood shopping centre for the Rosewall community.
- Develop safe and accessible pedestrian access between the Aldi Supermarket and the Rosewall neighbourhood.
- Rezone land on Bacchus Marsh Road opposite the MC Herd Abattoir to part Business 3 Zone and part Business 4 Zone to support appropriate commercial development.
- Retain the balance of the land between the proposed Business 3 and 4 zones and existing residential development in the Residential 1 Zone for future residential development if the abattoir relocates or if the emissions from the abattoir can be demonstrated not to impact on future residents.



LEGEND

Existing Features

- Study Area boundary
- Major road network
- Railway line
- Public open space
- Major employment sites
- Schools
- Increased Housing Diversity Areas
- Shell Refinery Land Use Buffer

Proposed Initiatives

- Land to be rezoned
- Rezone Ring Road to Road Zone 1 and remove overlay
- Include as Increased Housing Diversity Area
- Retain redundant school site for educationl/community uses
- Redevelop redundant school sites for residential/community uses
- Develop mixed use precinct around Corio Sub-Regional Activity Centre
- Manage sensitive residential interface
- Upgrade local shops
- Develop landmark arts & culture building on Waterworld site

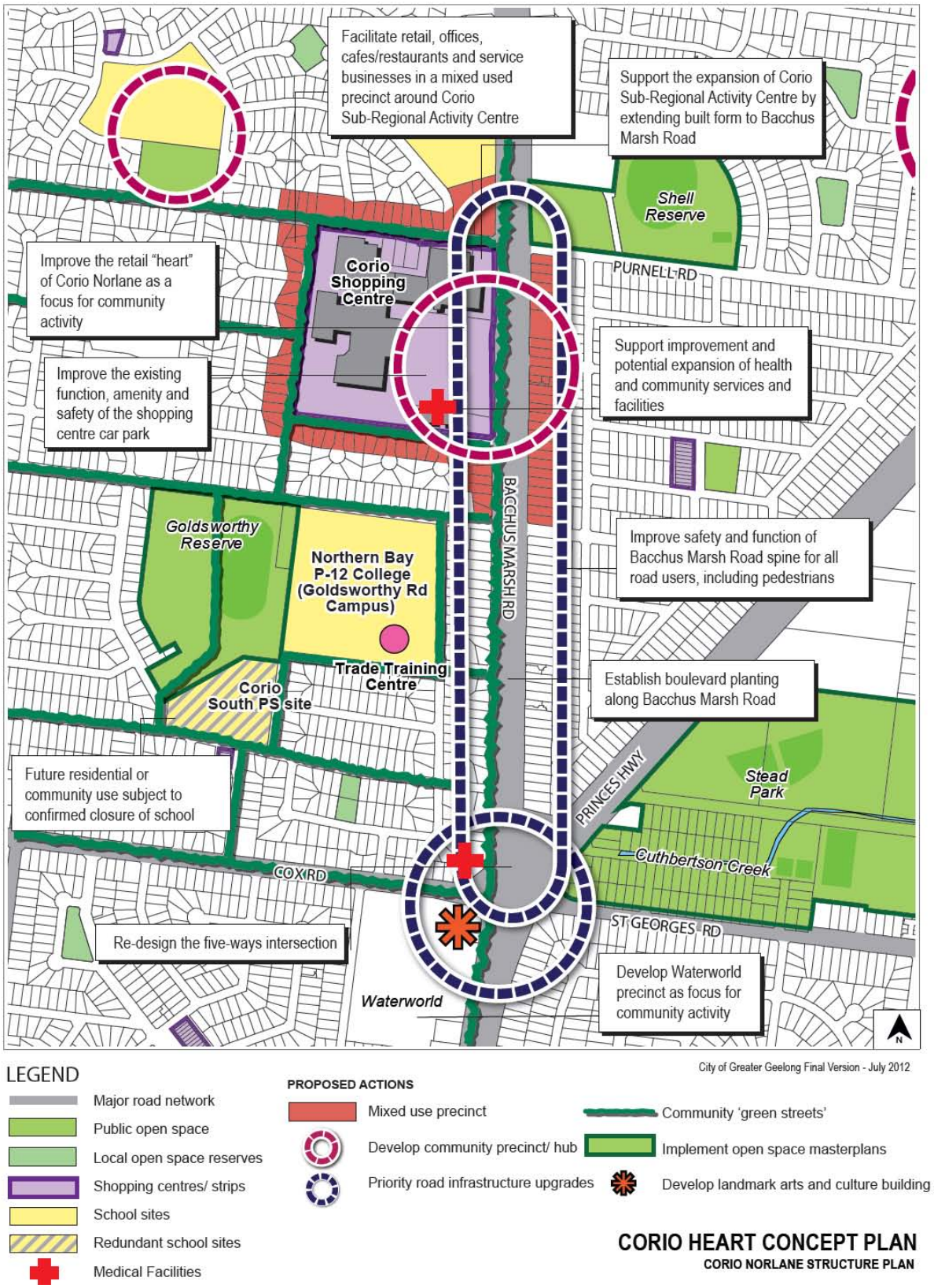
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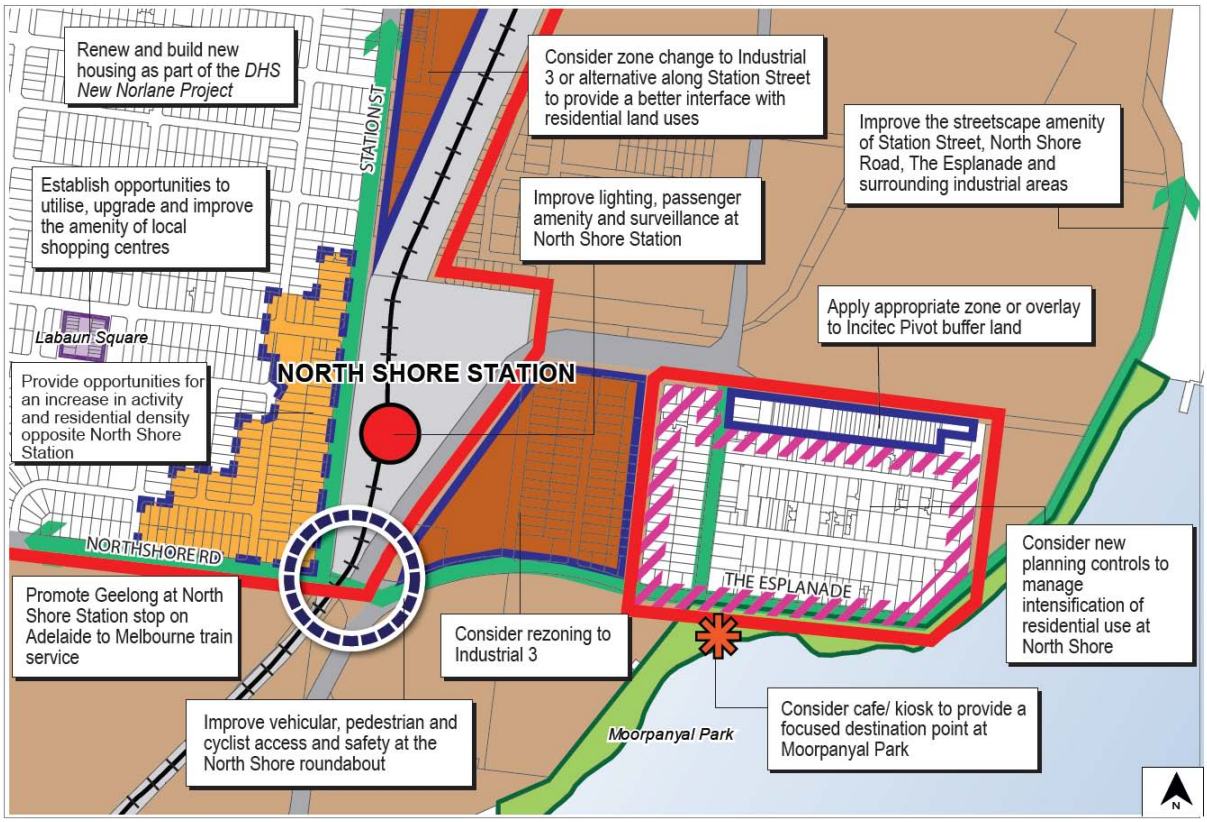
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STRATEGY MAP: LAND USE & BUILT FORM

CORIO NORLANE STRUCTURE PLAN

2.4 Concept Plans





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LEGEND

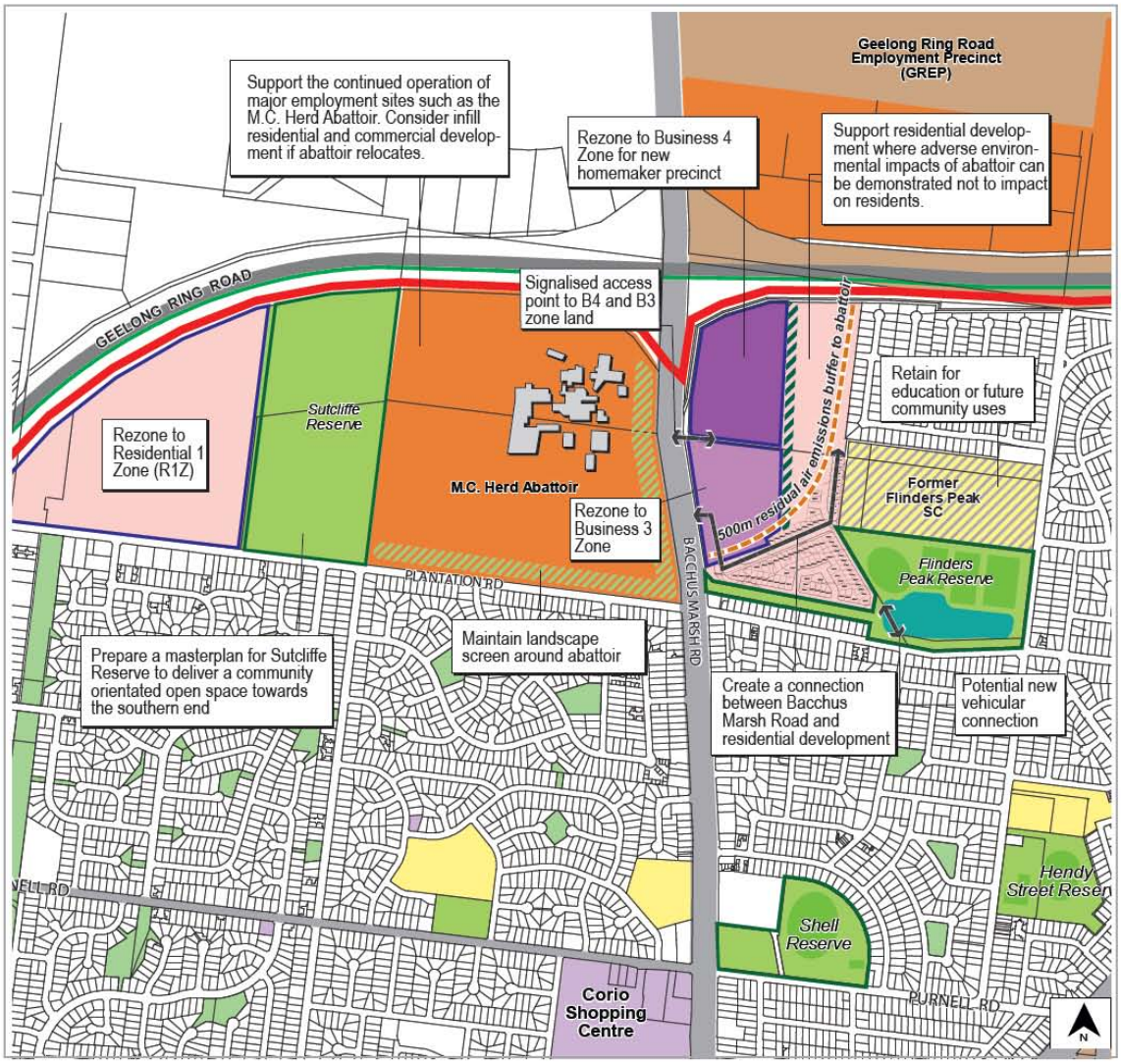
- Study Area boundary
- Major road network
- Railway line
- Public open space
- Shopping centres/ strips
- Industrial zoned land
- Sensitive Residential Interface

PROPOSED ACTIONS

- Land to be rezoned
- Improve foreshore in line with Moorpanyal Park masterplan
- Include as Increased Housing Diversity Area
- Improve streetscape amenity
- Priority road infrastructure upgrades

NORLANE & NORTH SHORE CONCEPT PLAN

CORIO NORLANE STRUCTURE PLAN



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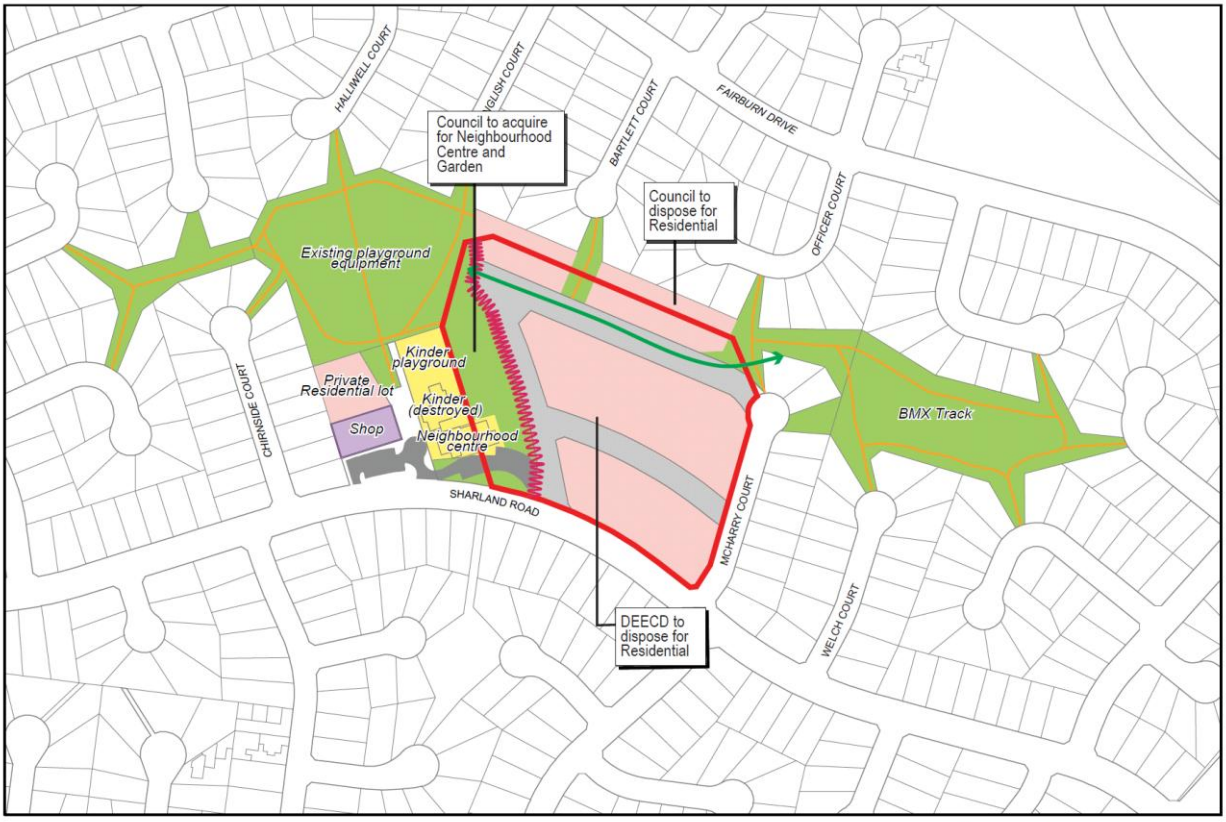
LEGEND

- Study Area boundary
- Major road network
- Public open space
- Major employment sites
- Residential zoned land
- Redundant school sites
- Geelong Ring Road shared path network

PROPOSED ACTIONS

- Land to be rezoned
- Implement masterplans for active open space
- Create new road connections
- New restricted retail/ homemaker precinct
- New business park precinct
- Ensure appropriate interface between commercial and residential

ABATTOIR AND SURROUNDS CONCEPT PLAN
CORIO NORLANE STRUCTURE PLAN



LEGEND

- Former Primary School land
- Existing Pathways
- Public open space
- Shop
- Community Uses
- Carpark

Proposed Actions

- New pedestrian and cycle link
- New Residential land
- New Streets (indicative only)
- Improved surveillance of open space

FORMER ROSEWALL PRIMARY SCHOOL CONCEPT PLAN

CORIO NORLANE STRUCTURE PLAN

2.5 Theme – Transport and Infrastructure

Principle 7 – Manage heavy vehicle freight traffic through residential areas.

The Port of Geelong and nearby industrial areas generate large volumes of heavy vehicle traffic, much of which passes through Corio and Norlane along Bacchus Marsh Road, Cox Road and the Princes Highway. This through traffic has a substantial impact on the amenity of local residents and conflicts with urban renewal outcomes identified for Corio and Norlane.

The management of traffic impacts on residents needs to be balanced against competing objectives for diversification and expansion of the Port of Geelong which is essential to providing employment and economic benefits for the entire Geelong region.

Priority needs to be given to designating heavy freight transport routes that are efficient for business and industry and that minimise impacts to residents and community activity places.

VicRoads are scoping a proposal to extend the existing duplication of Bacchus Marsh Road to the Geelong Ring Road, including duplication of the 4-lane undivided section immediately north of Cox Road. The duplication will also provide cycle paths, landscaping, safety treatments and signalisation improvements. These upgrade works support the 'boulevard' concept for Bacchus Marsh Road.

The Geelong Freight Linkages Study recognises Bacchus Marsh Road as a key freight route to the Port of Geelong. However it is essential that work is commenced to monitor, forecast and evaluate alternative freight routes between the Port of Geelong and the Geelong Ring Road. The preferred route is a corridor linking the Geelong Ring Road to Shell Parade and a secondary route is to construct on/off ramps at the Ring Road/Broderick Road juncture to provide for heavy vehicles to/from northern and western Victoria. There is existing provision for a Melbourne oriented access ramp at Broderick Road for GREP traffic as demand grows.

The Port of Geelong is conveniently located adjacent to rail freight infrastructure that provides access to regional Victoria and Melbourne. There is also capacity to link directly to the Geelong Ring Road Employment Precinct. Shifting freight movement from road to rail will reduce truck volumes and associated pollution impacts.

Directions

- Improve heavy vehicle freight access to and from the Port of Geelong by developing a transport corridor linking the Geelong Ring Road and Shell Parade (preferred primary route).
- Improve northern and western Victoria heavy vehicle freight access to and from the Port of Geelong by constructing on/off ramps to connect to the Geelong Ring Road at Broderick Road (preferred secondary route).
- Support the duplication and 'boulevard' concept for Bacchus Marsh Road.
- In conjunction with alternative heavy vehicle freight routes, downgrade Cox Road as a key Port of Geelong freight route.
- Encourage greater freight movement by rail.

Principle 8 – Provide a safe, functional and efficient road network for all road users.

The Corio and Norlane road network is dominated by high volume and wide reservation carriageways such as the Princes Highway, Bacchus Marsh Road, Cox Road,

Thompson Road and Station Street. These roads play a critical linking role beyond Corio and Norlane for the northern Geelong region, but also create barriers between people and places.

Given the spread-out nature of the area and distance to services, the car will continue to dominate as the necessary mode of transport for a majority of residents. VicRoads assessment is that all arterial roads are operating within capacity.

The safety and function of the road network would be improved by a number of specific site infrastructure upgrades, such as re-designing the "five-ways" intersection to reduce speed and improve pedestrian movement, and road treatments to slow traffic on Bacchus Marsh Road.

Directions

- Support the proposed Corio Heart precinct including the Bacchus Marsh Road spine from the Corio Sub-Regional Activity Centre to Water World.
- Review the design and function of the "five-ways" intersection (Princes Highway/Bacchus Marsh Road/Cox Road intersection) to better manage traffic flow, reduce speed, improve pedestrian/cycle amenity and provide for landscaping.
- Support road treatments to slow traffic and improve safety for all road users at identified locations (refer to Actions).
- Review speed limits on the Princes Highway with a view to reducing speed limits to 60-70km/hr.
- Improve vehicular, pedestrian and cyclist access and safety at the North Shore roundabout.

Principle 9 – Provide a public transport network to meet the needs of residents.

Corio and Norlane are served by both bus and train services. The Geelong Bus Network, improved in October 2010, established new routes and increased the frequency of services, as well as providing a redeveloped interchange at the Corio Sub-Regional Activity Centre. The new network generally follows the former north-south route framework and has limited east-west connections. It is timely that the Department of Transport (DoT) review the progress of the Geelong Bus Network.

Taxis are a critical mode of transport for many local residents, particularly to and from the Corio Sub-Regional Activity Centre. There is a need for the Centre Management together with taxi operators and the DoT to provide quality taxi infrastructure.

VLine operate an existing passenger rail service from Geelong to Melbourne with stops at Corio and North Shore Stations. North Shore Station has recently seen an increase of six services a week and landscaping improvements. Both stations however suffer from low patronage, poor passenger amenity and lack integration with their surrounding environment. Upgrading North Shore Station is to be prioritised over Corio Station, given its close proximity to residential areas. North Shore Station is also an important stopover on the Adelaide – Melbourne route.

The Regional Rail Link will improve commuting to Melbourne with dedicated tracks through the Metro Melbourne system for regional trains. While North Shore Station patronage is low, there is potential to develop the station as the population grows, nearby housing remains affordable and services to Melbourne improve.

As the population of Geelong grows, there is also the opportunity to use rail infrastructure as a suburban service in addition to its wider regional role.

The provision of an accessible, frequent and reliable public transport network is essential for the residents of Corio and Norlane, where a high proportion of households have no or low access to a private vehicle.

Directions

- Improve bus accessibility, frequency and connectivity, particularly better east-west connections.
- Improve bus patron amenity by increasing the number of bus stop shelters.
- Improve taxi infrastructure at the Corio Sub-Regional Activity Centre.
- Prioritise the redevelopment of North Shore Station to create a quality transport interchange which integrates train, bus, bicycle, pedestrian, taxi and private vehicle use.
- Monitor patronage at North Shore Station with a view to further increasing the frequency of services.
- Support the establishment of a suburban rail network between Lara Station and the proposed new station at Grovedale.
- In the longer term, investigate the feasibility of relocating Corio Station closer to School Road to improve accessibility and safety.
- Ensure access for all levels of mobility by requiring full Disability Discrimination Act (DDA) compliance on transport and public realm infrastructure.

Principle 10 – Provide a safe and attractive active transport network to access destinations in Corio Norlane.

The policy shift towards the promotion and support for walking, and making places more walkable has been significant over the past decade. Establishing a network of pleasant, interesting and safe pedestrian and cycle paths that link to community hubs and services (e.g. public transport, schools, shops, health centres and parks) is critically important given a relative high proportion of residents who typically have no or low access to a private vehicle.

Perceived safety concerns and disconnectedness (particularly east-west links) are a major deterrent to residents walking and cycling. Movement is also restricted by barrier roads. Good way-finding can resolve problems for pedestrians such as the inability to conceptualise a space, area or precinct as a whole. People become disoriented and often miscalculate the time to reach a destination. This can be a problem for both visitors and local residents. Because of the relatively slow travel speed of pedestrians (compared to other modes) pedestrians need to know about the most direct and safest routes between origins and destinations, and where it is possible to cross roads, access buildings, link to public transport, and find facilities (e.g. public toilets).

Improving the active transport network is intrinsically dependent on broader urban renewal outcomes, such as street tree planting and improving the quality of housing stock and strip shops, which are to be considered in association with Council's *An Active Transport Plan for Corio and Norlane* (draft 2010).

The *Active Transport Project* provides the basis for further planning by the Transport and Community Infrastructure Working Group. A priority project is the development of a Primary Greenway along Bacchus Marsh Road, between the Corio Sub-regional Activity Centre and Cox Road. This project involves high amenity landscape and streetscape improvements to accommodate significant volumes of pedestrian and cycle traffic within an attractive environment.

Directions

- Use the findings of *An Active Transport Plan for Corio and Norlane* (draft 2010)
- Improve the connectivity and safety of the Corio Heart activity precinct, including 'boulevard-style' treatment of Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Cox Road (Waterworld site), as a priority.
- Support the development of a Pedestrian and Wayfinding Strategy.
- Investigate opportunities for integration of public art to improve pedestrian amenity related to new works on Bacchus Marsh Road and the surrounding areas through development of a Public Art Strategy.
- Provide footpaths on local roads, with priority to strengthening east-west connections and routes to schools and services as shown on the Strategy Map.
- Undertake streetscape upgrades to a linked network of priority streets (strengthening east-west links, improving streets that are highly used and/or under serviced and 'community green streets'), including provision of:
    - Pedestrian footpaths
    - Street trees
    - Bicycle lane (on road) or off road shared pathway
    - Lighting
    - 'Pause points' for resting (seating and public art areas)
    - Wayfinding signage
    - Bus Shelters
    - Water Sensitive Urban Design (WSUD) treatments
    - Undergrounding of powerlines where possible
- Improve lighting and provide opportunities for passive surveillance in key locations such as shopping centres/strips, train stations and public open space and recreation sites.
- Improve on and off-road cycle infrastructure in accordance with the *City of Greater Geelong Cycle Strategy.*
- Improve existing gaps in the open space network as identified in Council's *Study of Open Space Networks*, 2001 (Actions for the Corio/Norlane/North Shore Sub-zone).

Principle 11 – Upgrade ageing drainage infrastructure and better manage impacts resulting from stormwater flooding.

Stormwater drainage infrastructure in Corio and Norlane is considered to be generally substandard, having been designed using the much lower standards that were the accepted practice at the time of the most significant development, i.e. 1960s and 1970s. This, coupled with the area's generally flat terrain, causes significant drainage related flooding problems.

Historical urban planning and stormwater design decisions have given little thought to environmental consequences. This has resulted in the degradation of natural watercourses, resulting in poor quality stormwater entering Corio Bay.

It is the responsibility of Council to manage the drainage network and to identify the nature and extent of flooding. There is also a need for Council and State Government agencies and departments to work collaboratively with industries and businesses in Corio and Norlane to improve the environmental management of stormwater.

Directions

- Establish improvement criteria for major drainage infrastructure and waterways.
- Improve the quality of stormwater entering Corio Bay from Cowies Creek, Cuthbertson Creek and other sources.
- Explore aesthetic and accessibility opportunities for waterways, including creation of east-west pedestrian/cycle connections, without compromising drainage functionality.
- Support best practice stormwater management by local industry, business and in residential subdivision.
- Investigate and recognise flood hazards from waterways and from the urban drainage system.
- Acknowledge the entire study area has not been flood mapped and further mapping and designation will be undertaken.
- Introduce appropriate planning and/or building flood controls as required.
- Use the City of Greater Geelong Stormwater Management Plan 2003 (or any subsequent State or local stormwater quality strategic plan) to guide environmental management improvements of stormwater.

Principle 12 – Enhance entrance points and improve way-finding signage.

Corio and Norlane are the northern gateway to Geelong and provide many visitors with their first impressions of the region. The suburbs also contain regional infrastructure such as sporting facilities that mean the area is a destination in its own right. Improving entrance points and providing signage that identifies key assets is one way to generally uplift the image of the area.

The “five-ways intersection” of Princes Highway/Bacchus Marsh Road/Cox Road and the adjacent Waterworld site is considered the primary location that provides a sense of place in the study area. A landmark community building constructed on Council owned land at the Waterworld site provides a unique opportunity to brand Corio and Norlane as a place to be.

Directions

- Ensure key road entrance gateways as identified on the *Transport and Infrastructure Strategy Map* welcome visitors with appropriate built form, signage and/or landscaping treatments.
- Improve the amenity of North Shore Train Station as a key entrance point to Geelong for those travelling from Melbourne to Geelong on V/Line services or from Adelaide to Melbourne on the Overland Train.
- Support the duplication and ‘boulevard’ concept for Bacchus Marsh Road.
- Support the development of a Pedestrian and Wayfinding Strategy.

Investigate a transport corridor linking the Geelong Ring Road and Shell Parade

Investigate the feasibility of on/off ramps to/from northern and western Victoria

Geelong Ring Road Employment Precinct (GREP)

GEELONG RING ROAD

Beckley Park

Sutcliffe Reserve

M.C. Herd Abattoir

Connections Park

ALDI

PLANTATION RD

Reduce heavy vehicle freight traffic movements

Flinders Peak Reserve

SCHOOL RD

Investigate the potential to relocate Corio Station closer to School Road in the longer term

MATTHEWS RD

PRINCESS RD

BACCHUS MARSH RD

PRINCES HWY

CORIO STATION

Reduce speed limits on arterial roads to 60-70km/hr

PURNELL RD

Hendy Street Reserve

Shell Reserve

Improve lighting, passenger amenity and surveillance at Corio Station

To Shell Parade

Corio Shopping Centre

Enhance the connectivity and safety of the Corio "Heart"

GOLDSWORTHY RD

Improve the safety, function and efficiency of the Bacchus Marsh Road spine for all road users

Goldsworthy Reserve

Corio West Sewage Pumping Station

Encourage more rail freight

Shell Oil Refinery

Reduce east-west bound heavy vehicle freight traffic movements

Improve pedestrian crossing facilities on Cox Road

Northern Water Plant

Stead Park

Cuthbertson Creek

COX RD

Electricity Terminal Station

ST GEORGES RD

Re-design the five-ways intersection

Improve the quality of stormwater entering Cutherbertson Creek and Corio Bay

DONNYBROOK RD

ANAKIE RD

THOMPSON RD

Develop a landmark arts and culture building in the Waterworld Precinct

Windsor Park

STATION ST

Oyster Cove Sewage Pumping Station

COGG Anakie Road Operations Centre

Bell Post Hill Shopping Centre

Evans Reserve

SPARKS RD

SEABEACH PDE

Fountain of Friendship Park

Cowies Creek

ALKIRA AVE

MELBOURNE RD

Improve lighting, passenger amenity and surveillance at North Shore Station

FORSTER ST

THE BOULEVARD

NORTH SHORE STATION

MORGAN ST

NORTHSHORE RD

THE ESPLANADE

FURNER AVE

Moorpanyal Park

Ford Motor Company

Improve vehicular, pedestrian and cyclist access and safety at the North Shore roundabout

Weir Deppeler Park

Corio Bay

COWIE ST

CORIO QUAY RD

Port Of Geelong

Improve the quality of stormwater entering Cowies Creek and Corio Bay

N

LEGEND

Existing Features

- Study area boundary
- Major road network
- Existing bus route
- Existing bicycle network
- Existing bus interchange
- Railway line / station
- High Voltage Electricity Transmission Line
- Schools
- Drainage basins / water courses
- Special Building Overlay (Flood Prone)

Proposed Initiatives

- Primary (preferred) heavy vehicle freight route
- Secondary road freight route
- Improve bus services from Corio Shopping Centre to key destinations
- Implement proposed improvements to the bicycle network
- Construct priority footpaths
- Key entrance points into Corio Norlane
- Priority road infrastructure upgrades
- Implement Special Building Overlay (Kosciusko Ave Flood Study)

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STRATEGY MAP: TRANSPORT & INFRASTRUCTURE

CORIO NORLANE STRUCTURE PLAN

2.6 Theme - Communities in Corio and Norlane

Principle 13 – Improve image and identity through a creative arts and 'greening' approach

Improving streetscapes and public open spaces via intensive planting and creative community arts projects are considered a simple but effective means to positively transform the area.

Corio and Norlane have a diverse range of active open space and recreation facilities, as well as significant passive open space and pocket parks. In addition, there are the natural assets of Corio Bay and other major parks and reserves. A general 'greening' approach, including the extensive planting of street trees and revegetation of industrial buffer zones, will have a major impact on overall amenity and help counteract negative stigma related to the degradation of the suburbs. Local communities will take a major role in leading the 'greening' of their neighbourhoods.

Moorpanyal Park and Fountain of Friendship Park are the two primary "natural" public spaces. A modest, well-designed café/kiosk at Moorpanyal Park would provide a destination point and encourage greater usage of the park. Consideration of a café/kiosk should form part of the next review of the Moorpanyal Park masterplan. Improving connections between Fountain of Friendship Park, Corio Leisuretime Centre and Bell Post Shopping Centre will similarly enhance park usage.

Community creative arts projects have a strong history in Corio and Norlane and provide a key opportunity to upgrade amenity through a community development approach.

Directions

- Establish boulevard landscaping along major access roads and identified 'community green streets' (see *Neighbourhood Plans*) with reference to Council's *Street Tree Strategy.*
- Encourage the establishment of gardens and landscaping within new and existing developments to reduce the 'heat island effect' and enhance the appearance of neighbourhoods.
- Support opportunities for large-scale planting of native vegetation along creek sides, the railway line, industrial buffer land and the Corio Bay foreshore, and support the environmental restoration of the Cowies and Cuthbertson Creek corridors.
- Provide complimentary landscaping to areas of active open space including Stead Park, Flinders Peak Reserve and Sutcliffe Reserve to create attractive green spaces.
- Continue to recognise and promote Corio Bay as a significant natural landscape asset within the region, including the development of a café/kiosk to provide a destination point at Moorpanyal Park.
- Enhance physical connection between environmental features such as Corio Bay, Cowies Creek, Cuthbertson Creek, Stead Park, the Shell Refinery buffer land, Fountain of Friendship Park and adjoining uses to support access, environmental restoration and habitat links whilst recognising the importance of their drainage functionality.
- Facilitate creative community arts projects on key streets and open spaces.

Principle 14 – Increase social and cultural connection through integrated community precinct planning

Opportunities for community connection within Corio and Norlane currently exist at Neighbourhood Houses, schools, sporting clubs and churches (amongst others). The development of fully integrated community precincts/hubs would provide further scope for social, family, arts, recreational and education/training activities.

Integrated community precincts/hubs involve the co-location and collaboration of programs and agencies within a defined area. For example, the Windsor Park community precinct includes schools, neighbourhood house, sporting club and facilities and supports a variety of activities. Shared-use and accessible community precincts/hubs encourage both formal and informal interactions, and provide a focus for community activity and gathering in each of the neighbourhood locations.

Coordinated planning will enable the alignment of community activities (including early childhood development, training and education, physical activity and leisure) with appropriate infrastructure. The communities of Corio and Norlane will be critical stakeholders in the ongoing development of their local community precincts/hubs.

Future planning will incorporate the principles of 'child friendly cities', to ensure the development of places where children's rights to a healthy, caring, educative, stimulating, inclusive and culturally rich environment are addressed.

Education and training are the key drivers for both individual and community change. Strengthening the capability of the existing schools and training facilities to deliver joined up, tailored programs requires dedicated resources to support the high level of coordination needed.

Directions

- Support the continued planning and implementation of integrated community precincts/hubs (as shown on the *Communities in Corio Norlane Strategy Map* developed by Council's *Community Infrastructure Analysis for Corio and Norlane* 2009), incorporating masterplans for open space, sport and recreation and community infrastructure.
- Continue collaborative planning with state, local government and community agencies for early childhood facilities as a key part of integrated community precincts.
- Improve the retail "heart" of Corio Norlane as a focus for integrated community activity and orientation (Refer to the Corio "Heart" Concept Plan for more detail).
- Facilitate the development of a landmark building at the Waterworld site, including analysis of purpose, needs and feasibility.
- Encourage the use of buildings within recreation reserves or on DEECD-owned land for wider community purposes, such as the fOrT youth drop-in centre at Stead Park and the Trade Training Centre.
- Support the coordinated development of local business and community enterprises that are linked to education and training facilities in Corio Norlane, to enhance employment pathways and build on local strengths (e.g. markets, community gardens, men's shed/workshop space, community kitchen, eateries, cafes).
- Ensure schools are fully integrated into community precincts/hubs and support co-location and collaboration efforts.

Principle 15 – Improve the health and wellbeing of people living in Corio and Norlane

The improvement of the health and well-being of residents requires further analysis and review of professional health and support services, both in terms of infrastructure and associated service delivery. Current service provision across Corio and Norlane has both gaps and duplications, and the infrastructure is often aging or insufficient. Access to services is compromised by lack of public transport and availability of outreach models.

One gap that has already been identified is the lack of provision of aged care within Corio and Norlane. The DEECD *Corio Norlane Regeneration Project* presents opportunities to use surplus school land for residential aged care and retirement living.

It is envisaged that this analysis of service provision, aligned with infrastructure needs, will provide evidence for co-location or collaboration of agencies in shared facilities, as well as identifying solutions to issues of accessibility and outreach.

Corio and Norlane have been identified as areas of social disadvantage and therefore can least afford the harmful effects of problem gambling. Councils' local gaming policy in the Greater Geelong Planning Scheme specifically encourages redistributing gaming machines away from Corio and Norlane.

Future infrastructure and urban planning should be developed in accordance with the Sustainable Communities, Infrastructure Development Guidelines (CoGG 2010) and the Healthy Places, Healthy Spaces Design Principles (PIA, 2009) to positively impact on health and well-being outcomes.

Directions

- Provide a consistent and strategic approach to health and support services infrastructure and delivery, based on healthy urban planning policies with specific reference to healthy design principles.
- Develop an integrated Corio and Norlane Social Infrastructure Plan, including an audit of existing private, public health and community services infrastructure and map this against the demand for current and future services.
- Facilitate collaborative infrastructure solutions from all levels of government and community agencies in Corio Norlane, with the aim of increasing local access to early intervention and health services in the short term.
- Support the planning and development of high quality health and support facilities that meet the long term needs of every life-cycle stage, including ageing in place (ie. aged care facilities).
- Support the ongoing improvement and potential expansion of health and support services and facilities within the Corio "Heart" area (Refer to the Corio "Heart" Concept Plan for more detail).
- Improve health outcomes by working with the community, government and non-government organisations to develop innovative local strategies, including improved access to healthy food sources and lifestyles.
- Discourage any new prisons and the establishment of 'half-way houses' in or close to the Corio Norlane area.
- Discourage the development of new gaming venues or additional gaming machines at existing gaming venues.

Principle 16 – Provide active and passive open space to meet the needs of residents and visitors

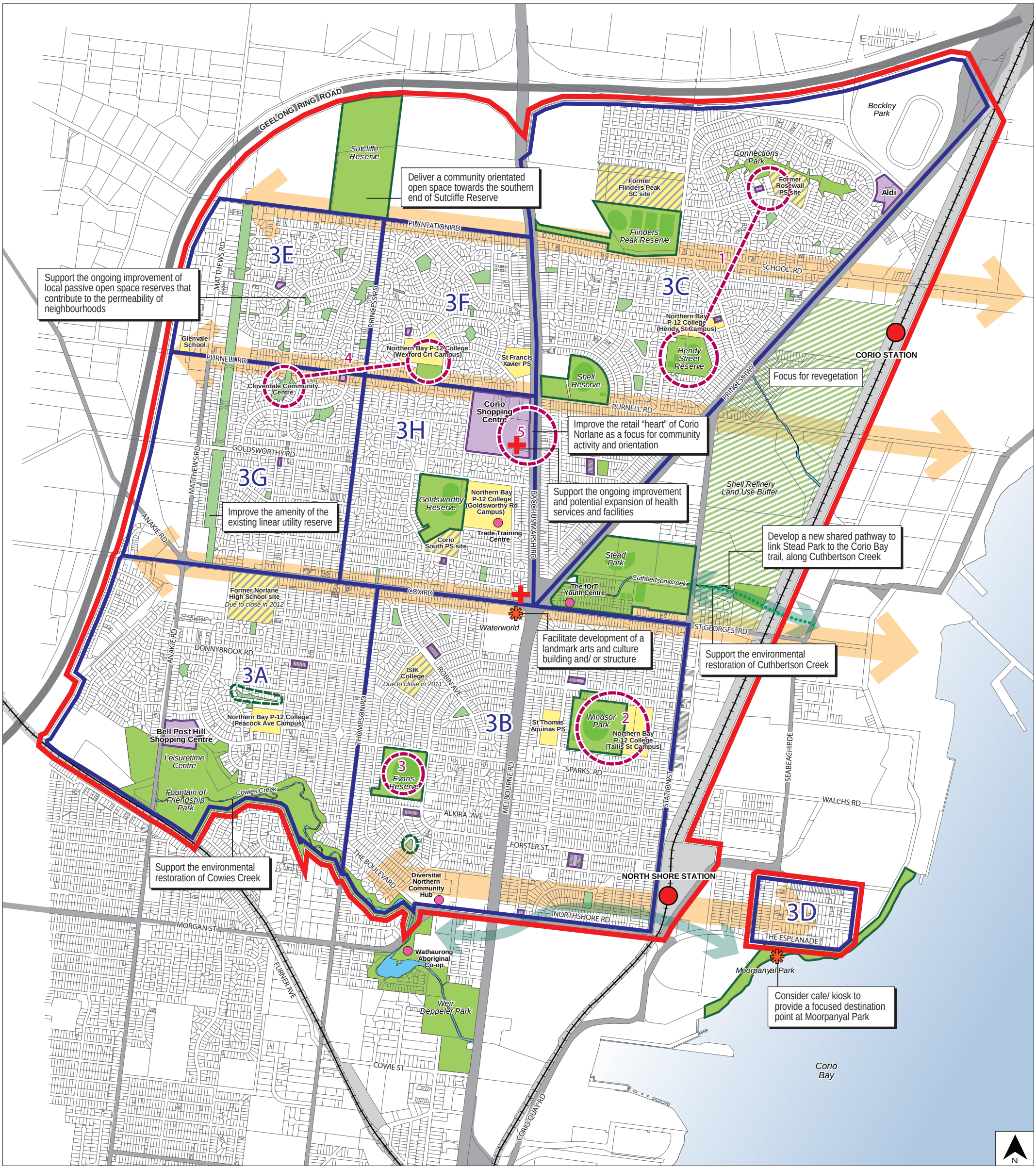
Corio and Norlane are well served by areas of active open space, which provide a diverse range of high quality sporting facilities for the local area and regional competition. These facilities are a key strength in portraying a positive image of the area while also providing low-cost, accessible recreation opportunities for local residents.

It is generally acknowledged that the area lacks quality, usable passive reserves and parks. Many of these parks (i.e. "pocket parks") primarily function as informal thru-access open space due to the subdivision pattern of multiple court bowls and winding roads.

An assessment of all local open space areas in Corio and Norlane finds some of these areas to be undersized, isolated, and unsuitable for playground equipment. Parks perceived to be unsafe and of poor amenity deter residents, particularly older and younger residents, from walking and using any of the benefits that the parks may provide. The provision of larger, usable areas of passive open space needs to be considered in association with trade and renewal of poorly configured parks. Opportunities may exist for Council to work with other government landowners to achieve better outcomes.

Directions

- Continue to recognise the importance of the diverse range of high quality active open space and recreation facilities as a key strength.
- Support the development and implementation of masterplans for areas of active open space as identified in the *Communities in Corio Norlane Strategy Map*, and connect with integrated community precincts/hubs planning.
- Improve the amenity and safety of local passive open space parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.
- Support the priority trade of parks identified in the *Communities in Corio Norlane Strategy Map.*
- Improve existing gaps in the open space network as identified in Council's *Study of Open Space Networks*, *2001* (Actions for the Corio/Norlane/North Shore Sub-zone).
- Work with landowners; the DHS and the DEECD, to improve the safety, access, surveillance and functionality of local passive open space reserves.



LEGEND

City of Greater Geelong Final Version - July 2012

0 500m 1km

Existing Features

- Study Area boundary
- Major road network
- Railway line
- Public open space/ recreation
- Local passive open space reserves
- Schools
- Redundant school sites
- Shopping centres/ strips
- Shell Refinery Land Use Buffer
- Medical Facilities

Proposed Initiatives

- Strengthen east-west landscape links
- Enhance existing physical and habitat links to Corio Bay
- Implement masterplans for active open space and recreation facilities
- Public Open Space: priority for trade
- Develop community precincts/ hubs:
  1. Corio at Hendy Street/ Rosewall
  2. Norlane/ North Shore at Windsor Park
  3. Norlane West at Evans Reserve
  4. Corio West at Purnell Road/ Cloverdale
  5. Central at Corio Activity Centre

- Neighbourhood Areas (Refer to individual Neighbourhood Plans)
  - 3A. Norlane West
  - 3B. Norlane
  - 3C. Rosewall, Hendy Street & Detroit
  - 3D. North Shore
  - 3E. Cloverdale
  - 3F. Corio North
  - 3G. Goldsworthy
  - 3H. Central Corio

STRATEGY MAP:
COMMUNITIES IN CORIO NORLANE

CORIO NORLANE STRUCTURE PLAN

2.7 Neighbourhood Plans



This section contains detailed Plans for the following Neighbourhood Areas:

3A Norlane West

3B Norlane

3C Rosewall, Hendy Street & Detroit

3D North Shore

3E Cloverdale

3F Corio North

3G Goldsworthy

3H Central Corio

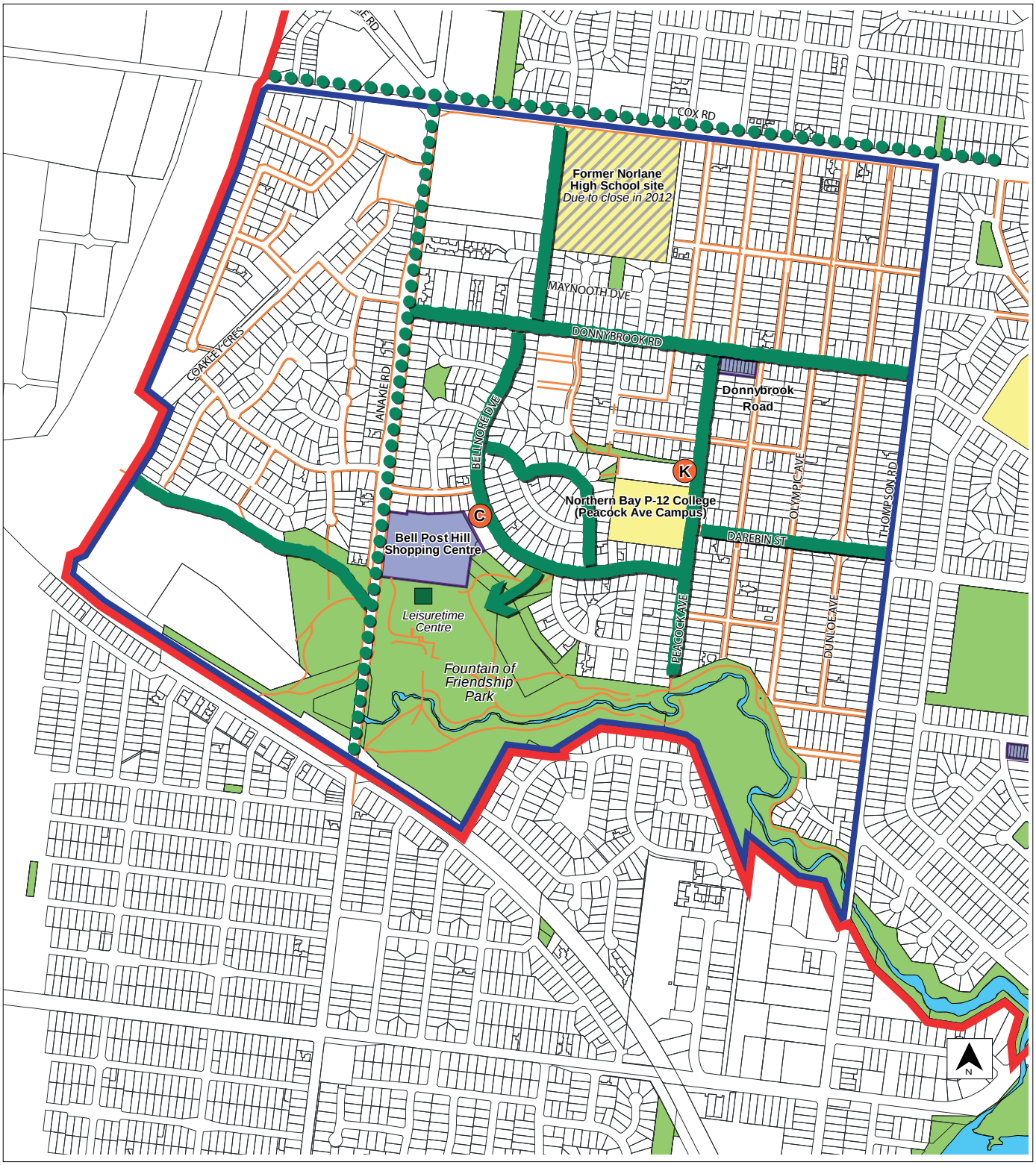
As illustrated schematically in the diagram above, each neighbourhood generally consists of:

- A number of major access roads that encompass and define the edges of the neighbourhoods and mark the community-understood boundaries;
- An inner network of 'community green streets' (see description below);
- An educational facility;
- A local shop/s; and
- An open space for informal recreation and play, and a place for organized sport or active recreation.

'Community green streets' are streets that provide an important role in connecting the community to major destinations (such as schools, shops, bus stops and community facilities) and contributing to the walkability of the neighbourhood.

Actions proposed for community green streets include:

- Traffic calming treatments;
- Public art;
- Wayfinding signs;
- Street trees;
- Footpath upgrades; and
- Pause places.



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
  - C Child Care Centre
  - K Kindergarten
- Sports/ leisure facility

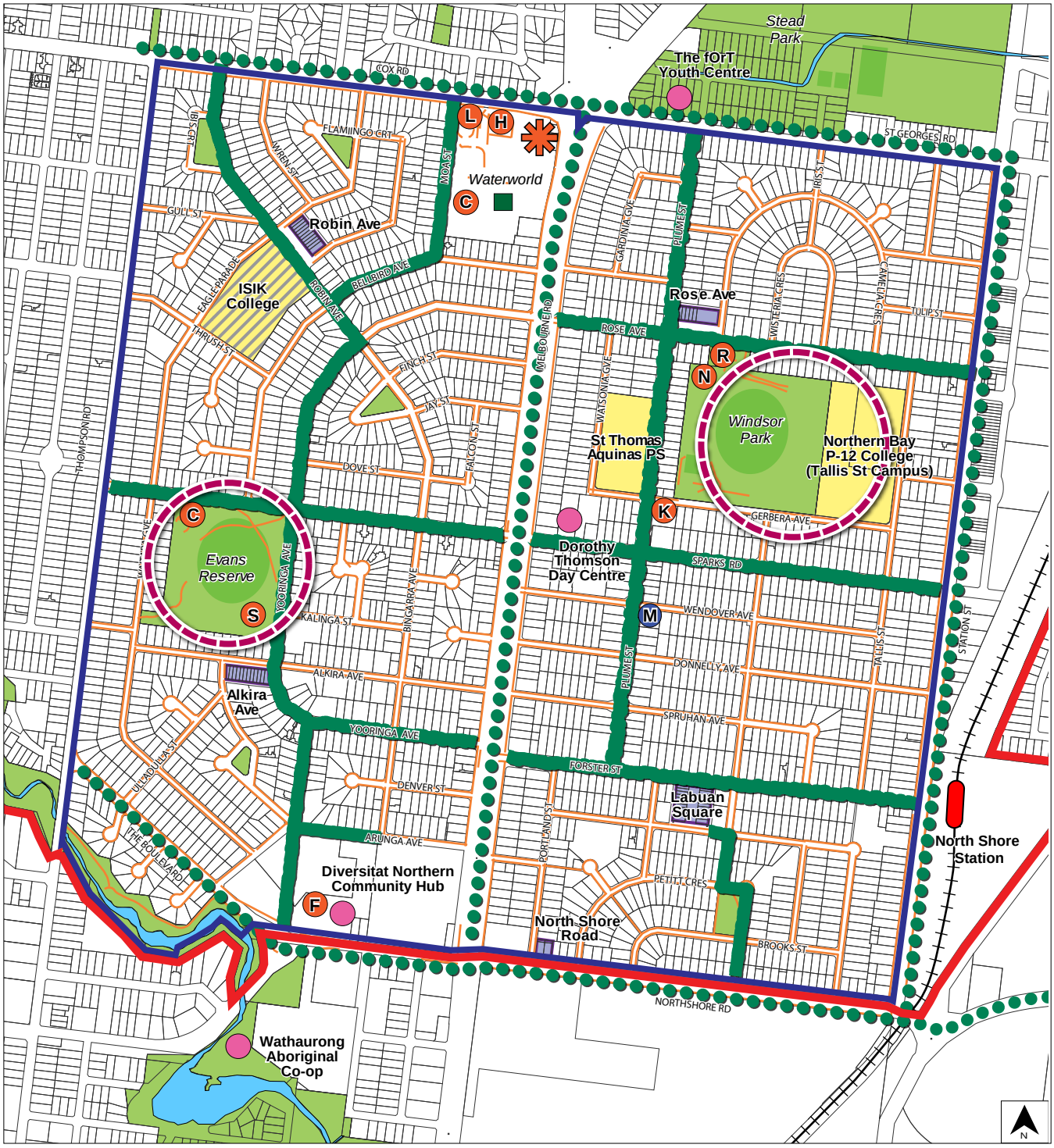
PROPOSED ACTIONS

- Major 'community green streets'
- Local 'community green streets'
- Redundant school sites

0 250m 500m

NORLANE WEST NEIGHBOURHOOD PLAN (3A)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
  - C — Child Care Centre
  - H — Community Hall
  - K — Kindergarten
  - S — Senior Citizens Centre
  - N — Neighbourhood House/ Community Centre
  - L — Library
  - F — Meals On Wheels Centre
  - R — RSL
- Community health services/ facilities
  - M — Maternal Child Health Centre
- Sports/ leisure facility
- Other community service/ facility

PROPOSED ACTIONS

- Develop Community precinct hub
- Major ‘community green streets’
- Local ‘community green streets’
- Redundant school sites
- Proposed landmark building/structure

NORLANE NEIGHBOURHOOD PLAN (3B)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Sports/ leisure facility
- Other community service/ facility
- Community health services/ facilities
  - M — Maternal Child Health Centre
- Community services/ facilities
  - H — Community Hall
  - K — Kindergarten
  - N — Neighbourhood House/ Community Centre
  - F — Meals On Wheels Centre

PROPOSED ACTIONS

- Develop Community precinct hub
- Local ‘community green streets’
- Major ‘community green streets’
- Redundant school sites

ROSEWALL, HENDY ST & DETROIT NEIGHBOURHOOD PLAN (3C)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Existing footpaths
- Sensitive residential interface
- Vacant industrial buffer land

0 100m 200m

PROPOSED ACTIONS

- Proposed cafe / kiosk
- Major ‘community green streets’
- Local ‘community green streets’

NORTH SHORE NEIGHBOURHOOD PLAN (3D)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
  - N — Neighbourhood House/ Community Centre
- Community health services/ facilities
  - M — Maternal Child Health Centre

PROPOSED ACTIONS

- Develop community precinct/hub
- Major 'community green streets'
- Local 'community green streets'

CLOVERDALE NEIGHBOURHOOD PLAN (3E)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- C — Community services/ facilities
  - Child Care Centre
- K — Kindergarten
- M — Community health services/ facilities
  - Maternal Child Health Centre

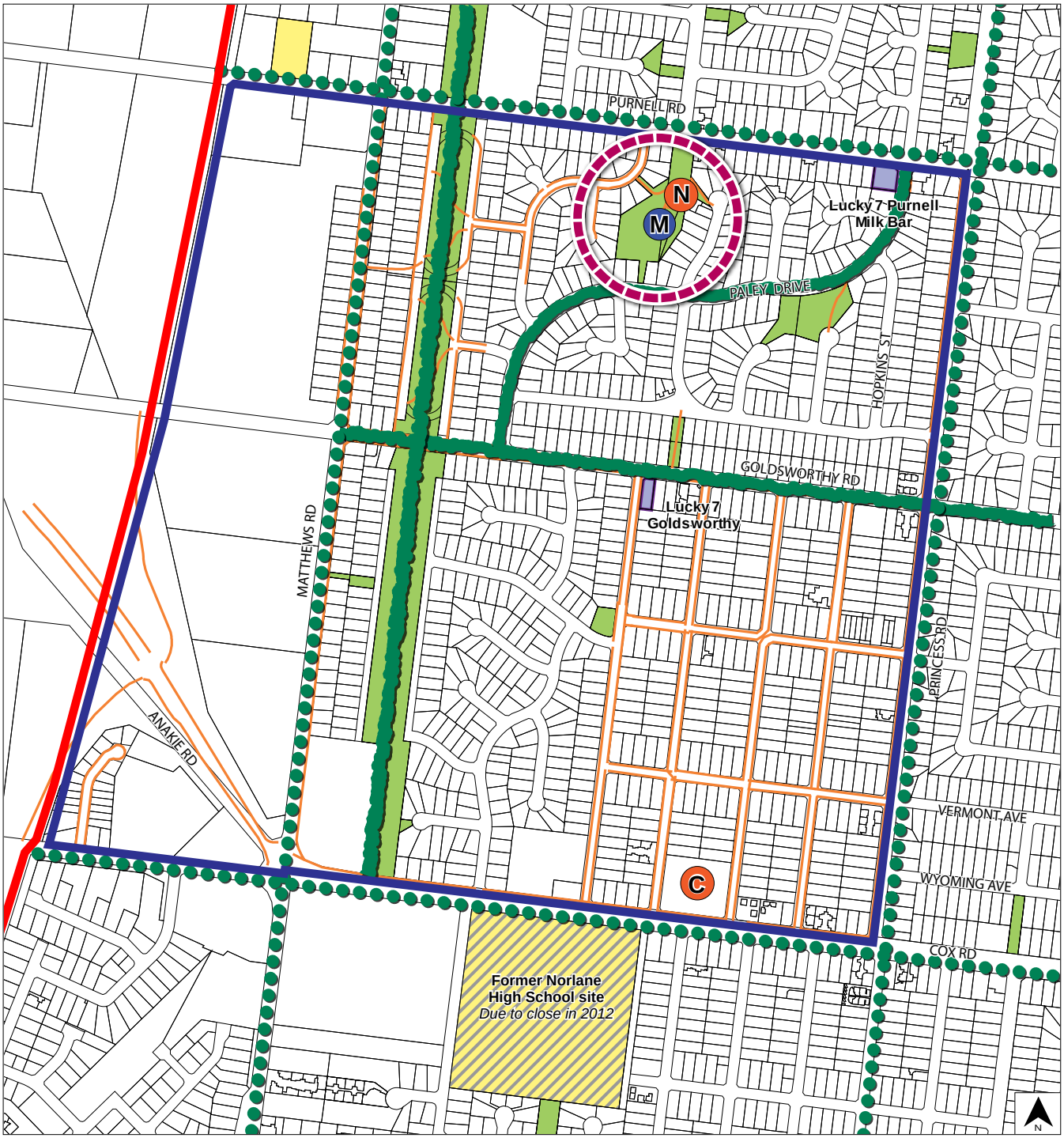
0 150m 300m

PROPOSED ACTIONS

- Develop Community precinct/hub
- Major ‘community green streets’
- Local ‘community green streets’

CORIO NORTH NEIGHBOURHOOD PLAN (3F)

CORIO NORLANE STRUCTURE PLAN



0 150m 300m

LEGEND

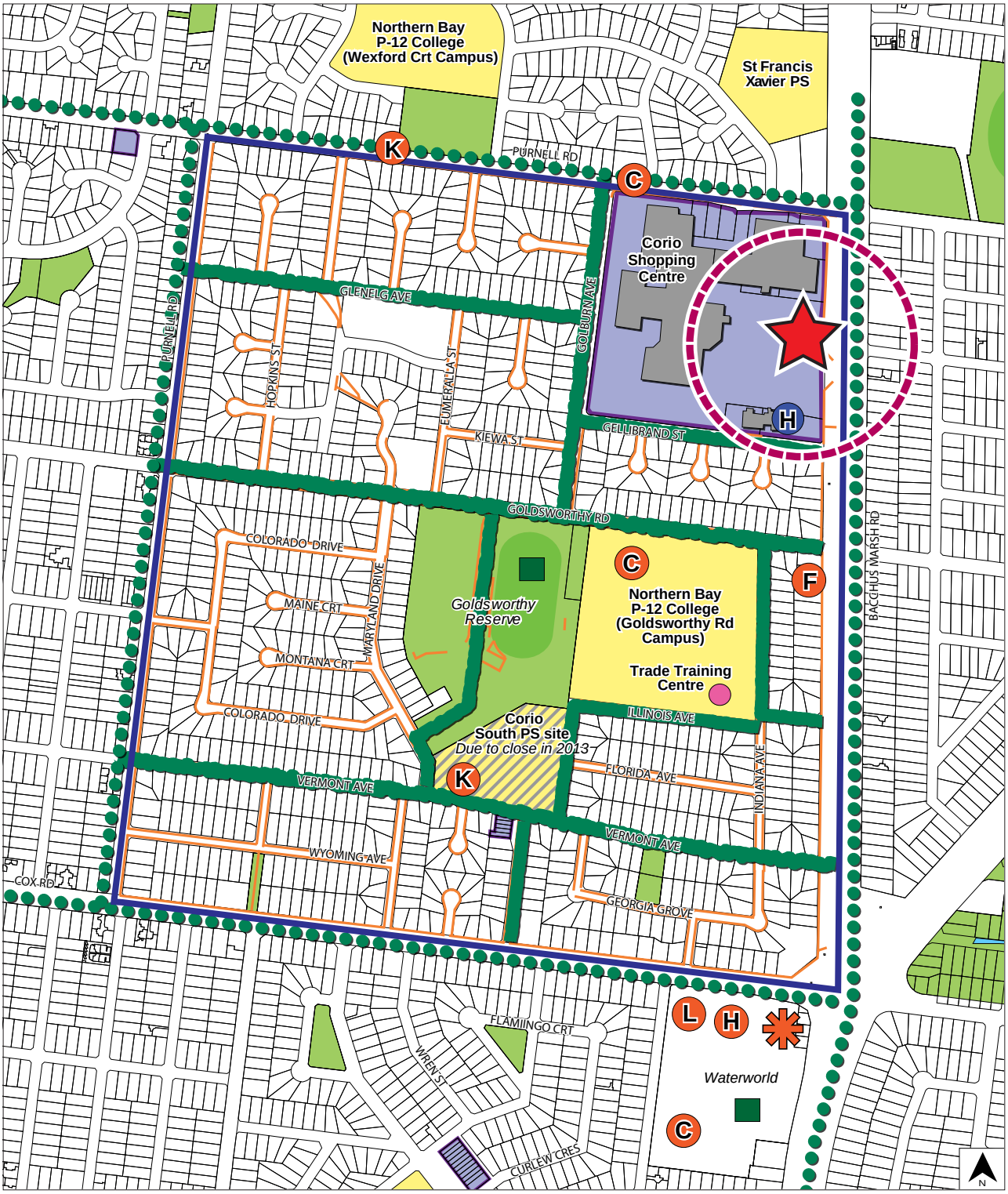
- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Redundant school sites
- Shopping centres/ strips
- Existing footpaths
- Community services/facilities
  - C Child Care Centre
  - N Neighbourhood House/ Community Centre
- Community health services/ facilities
  - M Maternal Child Health Centre

PROPOSED ACTIONS

- Develop Community precinct hub
- Major ‘community green streets’
- Local ‘community green streets’

GOLDSWORTHY NEIGHBOURHOOD PLAN (3G)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
  - C Child Care Centre
  - H Community Hall
  - K Kindergarten
  - L Library
  - F Meals On Wheels Centre
- Community health services/ facilities
  - H Community Health Centre
- Sports/leisure facility

0 150m 300m

PROPOSED ACTIONS

- Develop community precinct/ hub
- Major ‘community green streets’
- Local ‘community green streets’
- Redundant Schools sites
- Corio “Heart”
- Proposed landmark building/ structure

CENTRAL CORIO NEIGHBOURHOOD PLAN (3H)

CORIO NORLANE STRUCTURE PLAN

PART B IMPLEMENTATION PLAN

3.0 Implementation

3.1 Discussion on how to implement the Plan

The implementation of the Structure Plan includes planning scheme amendments and a range of "non-planning' actions as detailed in the tables in sections 3.2 and 3.3.

The City of Greater Geelong Strategic Implementation Unit will prepare an amendment to the planning scheme to implement the planning actions.

Ongoing structures and reporting arrangements will need to be put in place to guide implementation of the other actions.

3.2 Implementation into the Planning Scheme

The following table outlines actions that require amendment (s) to the Greater Geelong Planning Scheme to implement the Structure Plan and give it statutory weight.

Planning Scheme Implementation	
Using policy and the exercise of discretion	*Introduce a new strategy into the Municipal Strategic Statement to give effect to the Structure Plan. Include the Framework Plan map and relevant policy reflecting Part A of the Structure Plan.* *Amend the Incorporated Document 'Increased Housing Diversity Areas' to include land identified in the North Shore Concept Plan.* *Amend the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 to show:* • *a new Homemaker Precinct on Bacchus Marsh Road, Corio;* • *the Geelong Gateway Homemaker centre on Princes Highway as a Homemaker Precinct not 'Potential Homemaker Precinct";* • *A new Rosewall Neighbourhood Centre on Princes Hwy, Corio.*
Applying Zones and Overlays	*Rezone land for residential purposes as identified in the Land Use and Built Form Strategy Map.* *Rezone land to Mixed Use Zone around the Corio Sub-Regional Activity Centre to support the development of retail, offices, cafes/restaurants and health services.* *Rezone the service industrial development along Station Street from Industrial 1 Zone to Industrial 3 Zone as per the Geelong Port Structure Plan.* *Rezone land adjacent to the Aldi Supermarket to Business 1 Zone to establish a neighbourhood shopping centre for the Rosewall community.* *Rezone land on Bacchus Marsh Road opposite the MC Herd Abattoir to Business 4 and Business 3 Zone to*

	support appropriate office and restricted retail development. *Apply a Special Building Overlay to flood prone land in the Kosciusko Avenue Main Drainage Catchment.* *Remove the Public Acquisition Overlay from the Geelong Ring Road and apply the Road Zone Category 1.* *Rezone the Geelong Gateway Homemaker Centre from Industrial 3 Zone to Business 4 Zone.* *Remove the DDO20 from land to be rezoned from the IN3Z to the B4Z* *Apply appropriate planning control(s) to the North Shore residential area to manage intensification of residential land use.* *Apply an appropriate zone or overlay to the land use buffer between Incitec Pivot and the North Shore residential area.* *Rezone Council-owned land adjoining the Anakie Road Operations Centre to part Public Use Zone 6 and part Public Conservation and Resource Zone as identified in the Land Use and Built Form Strategy Map.*

3.3 Other actions

The following section outlines a program of actions that will be facilitated by means other than traditional statutory or strategic town planning.

For Timing, 'short' term actions are planned to be undertaken within 0-5 years, 'medium' term actions within 5-10 years and 'long term' actions more than 10 years.

For Status the following applies:

- Investigate = the action is in a preliminary investigation phase and no funding for the action has been sought
- Develop = prepare a business case and/or obtain funding and project approval
- In-progress = funding has been secured and the action has commenced
- On-going = funding is secure/funding not required and work will be ongoing
- Completed = the action has been completed

Actions are grouped under the theme headings from the Structure Plan and relate directly to each principle.

In the Lead Agency column, the lead agency is noted first followed by supporting agencies.

Acronyms for agencies are shown in the table and defined in Section 3.4.

Land Use and Built Form Actions

(also refer to Planning Scheme Implementation Table)

	Principle 1 - Increase Corio and Norlane's resident population and diversify the types of available housing	***Lead Agency***	***Timing***	***Status***
Actions				
1.1	Offer the Rosewall Primary School site for sale to achieve redevelopment in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space.	DEECD	Short	Develop
1.2	Negotiate a swap of COGG and DEECD owned land to ensure future development of the Rosewall Primary School site creates improved permeability and connection with the surrounding road and open space network.	CS & PM	Short	Develop
1.3	Prepare structure plans for Increased Housing Diversity Areas to inform new planning provisions to support the policy objectives for these areas (see also 3.3)	PS & ED	Short	Investigate
1.4	Market Corio and Norlane as an affordable housing location	C & M	Short	Investigate
1.5	Review the Corio, Norlane and North Shore character precinct brochures.	PS & ED	Short	Investigate
	Principle 2 - Support opportunities for sustainable urban renewal	***Lead Agency***	***Timing***	***Status***
Actions				
2.1	Implement the New Norlane Project	DHS	Short	In progress
2.2	Confirm the future educational requirements of the former Corio South Primary School and Flinders Peak High School sites.	DEECD	Short	Develop
2.3	Prepare a masterplan for the Flinders Peak Reserve to better integrate the site with the Flinders Peak Secondary College site and provide improved vehicular and pedestrian access to both sites.	S & R DEECD	Medium	Investigate
	Principle 3 - Boost activity within the Corio Heart from the Corio Sub-Regional Activity Centre to the Waterworld Precinct	***Lead Agency***	***Timing***	***Status***
Actions				
3.1	Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 12.1 & 14.5)	S & R A & C	Short	Develop
3.2	Duplicate Bacchus Marsh Road and provide boulevard treatments (see also 7.3)	VR ES	Short	Develop
3.3	Prepare guidelines for the Increased Housing Diversity Area around the Corio Sub-Regional Activity Centre, including principles for development with the Corio Heart Mixed Use Precinct (see also 1.3).	PS & ED	Short	Investigate

	Principle 4 - Improve the role, function and presentation of local shopping centres	***Lead Agency***	***Timing***	***Status***
Actions				
4.1	Prepare plans for the upgrade of local shopping strips, particularly Labuan Square and Alkira Avenue.	CP	Medium	In progress
4.2	Develop a business incubator program to enable new start-up business and local community service organisations to locate in Corio and Norlane.	PS & RD	Medium	Investigate
4.3	Prepare a marketing strategy that encourages new businesses to establish in Corio and Norlane.	PS & ED	Medium	Investigate
	Principle 5 - Support major employers that provide the foundation for Geelong's economic development	***Lead Agency***	***Timing***	***Status***
Actions				
5.1	Investigate application of an appropriate planning control to manage intensification of residential development within the North Shore residential area.	PS & ED	Short	Investigate
5.2	Establish a permanent air quality monitoring station in Corio and Norlane	EPA	Medium	Investigate
	Principle 6 - Support opportunities to improve the retail offer for local communities	***Lead Agency***	***Timing***	***Status***
Actions				
6.1	Support opportunities for expansion of local commerce as identified in the Land Use and Built Form Strategy Map.	PS & ED	Short	Develop

Transport and Infrastructure Actions

	Principle 7 - Manage heavy vehicle freight traffic through residential areas.	***Lead Agency***	***Timing***	***Status***
Actions				
7.1	Monitor growth in traffic demand between the Port of Geelong and the Geelong Ring Road to evaluate the need for a transport corridor linking the Geelong Ring Road and Shell Parade.	VR	Medium	On-going
7.2	Investigate the feasibility of on/off ramps at the intersection of Broderick Road and the Geelong Ring Road to provide for heavy vehicles to/from northern and western Victoria.	VR	Medium	Investigate
7.3	Duplicate Bacchus Marsh Road and provide boulevard treatments (see also 3.2).	VR ES	Short	Develop
7.4	Ongoing review of opportunities to increase rail freight to and from the Port of Geelong.	DoT VR	Short	On-going
	Principle 8 - Provide a safe, functional and	***Lead***	***Timing***	***Status***

efficient road network for all road users. ***Actions***	***Agency***		
8.1 Implement the Corio Heart Action Area Concept Plan, including 'boulevard-style' treatment of Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Cox Road (Waterworld site).	ES	Short	In progress
8.2 Re-design the five-ways intersection (Cox Road/Bacchus Marsh Road/Princes Highway).	VR	Medium	Develop
8.3 Upgrade pedestrian access at the five-ways intersection.	VR ES	Medium	Develop
8.4 Review the Cox Road signalised pedestrian crossing points shown on the Geelong Port Linkages Study – Proposed Actions plan and locate a signalised crossing point on Cox Road to better access the Water World/Library site from the north.	VR	Short	Develop
8.5 Review traffic management treatments on: • Fairbairn Drive • Sharland Road • Kosciusko Avenue • Teleta Crescent • Cloverdale Drive • Goldsworthy Road • Cox Road • Donnybrook Road • Bacchus Marsh Road (two locations) • Robin Avenue • Donnelly Avenue	VR CoGG	Long	Investigate
Principle 9 - Provide a public transport network to meet the needs of residents. ***Actions***	***Lead Agency***	***Timing***	***Status***
9.1 Review the Geelong Bus Network (Oct 2010). The review of the Geelong Bus Network should consider: • relevant submissions to the Corio Norlane Structure Plan; • community or service centres that cannot currently be accessed by public transport; • increased services to areas of growing population; • an expansion to the Moorabool Street Bus Interchange.	PTV	Short	Develop
9.2 Review taxi infrastructure at the Corio Sub-Regional Activity Centre.	PTV Corio Shopping Centre Mgt	Short	Investigate
9.3 Investigate a safe passenger crossing point on Station Street to access North Shore Station.	VR	Medium	Investigate
Principle 10 - Provide a safe and attractive active transport network to access destinations in Corio and Norlane. ***Actions***	***Lead Agency***	***Timing***	***Status***
10.1 Develop a Primary Greenway on Bacchus Marsh	ES	Short	In progress

	Road between the Corio Sub-Regional Activity Centre and Cox Road.			
10.2	Integrate public art to improve pedestrian amenity related to new works on Bacchus Marsh Road and surrounding areas through development of a Public Art Strategy	A & C	Short	Investigate
10.3	Implement the Active Transport Project by confirming specifications, location, costing and priority for the following infrastructure projects: • Secondary Greenways • Improved links through open space • Improved amenity and safety at destinations • Pause Places • Wayfinding Signage • Bus shelters • Strategic bike paths	ES P & SS	Ongoing	In progress
10.4	Identify a prioritised list of footpath upgrades and pedestrian linkages based on Council audit, and embed in Council Budgets	ES	On-going	On-going
10.5	Identify a prioritised list of upgrades to public lighting, and embed in Council budgets	ES	Ongoing	On-going
10.6	Implement the City of Greater Geelong Cycle Strategy – Bicycle Works Program, including a cycle loop around Corio Norlane	ES VR	Short	In progress
	Principle 11 – Upgrade ageing drainage infrastructure and better manage impacts resulting from stormwater flooding. ***Actions***	***Lead Agency***	***Timing***	***Status***
11.1	Support further studies to determine the nature and extent of flooding in Corio and Norlane.	ES	Medium	Investigate
11.2	Prepare a Masterplan for Flinders Peak Reserve, recognising the primary function of the drainage basin and the potential for its expansion as a flood mitigation measure (see also 2.3).	S & R	Medium	Investigate
11.3	Encourage developers to seek pre-application advice from Council Drainage Engineers prior to the lodging of a planning permit application.	City D	Short	On-going
11.4	Upgrade existing drainage infrastructure as required over time.	ES	Medium	On-going
11.5	Coordinate upgrades to main drainage infrastructure in areas being redeveloped by DHS as part of the New Norlane project.	ES DHS	Short	On-going
11.6	Work with businesses along Station Street and the Corio Shopping Centre management to reduce polluted stormwater run-off and litter.	ES E & NR EPA	Short	On-going
11.7	Incorporate Water Sensitive Urban Design principles in public realm upgrades, particularly along Cowies	E & NR S & R	Short	On-going

Creek and Cuthbertson Creek.			
Principle 12 – Enhance entrance points and improve way-finding signage. ***Actions***	***Lead Agency***	***Timing***	***Status***
12.1 Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 3.1 & 14.5)	S & R A & C	Short	Develop
12.2 Develop a Pedestrian and Wayfinding Strategy	CD A & C S & R	Short	In progress
12.3 Incorporate public art in way-finding where appropriate	A & C	Short	Investigate

Communities in Corio Norlane Actions

Principle 13 - Improve image and identity through a creative arts and 'greening' approach ***Actions***	***Lead Agency***	***Timing***	***Status***
13.1 Review and update Council and DSE maps of biodiversity sites to achieve consistency between the two.	DSE E & NR	Short	In progress
13.2 Develop partnerships with CoGG, Barwon Water and Margoneet Correctional Facility to source large quantities of native plants	P & SS CD	Long	Investigate
13.3 Support community action groups to assist in planting and consult to determine priority locations	E & NR	Short	In progress
13.4 Consider a café/kiosk at Moorpanyal Park as part of the next review of the park's masterplan	E & NR S & R	Medium	Investigate
13.5 Support and complement existing programs for residents on gardening and related topics, such as Workskil and via Neighbourhood Houses	P & SS	Short	Investigate
13.6 Determine opportunities for community public arts projects (refer to 12.2 and 12.3), including approaches to way-finding signage and pause places.	A & C CP DPCD	Short	Investigate
Principle 14 - Increase social and cultural connection through integrated community precinct planning ***Actions***	***Lead Agency***	***Timing***	***Status***
14.1 Ensure collaboration of local and state government agencies (especially DEECD) and community organisations to plan for integrated community precinct planning, to include a mix of family, children, community, health and learning environments	CD FS DPCD DEECD DH DHS	Short	Ongoing
14.2 Prepare/update and implement concept planning for the development of three key integrated community precincts (including multifunctional family services and shared facilities) at:	CD CP S & R	Medium	Investigate

	1. Norlane / North Shore at Windsor Park 2 .Corio at Hendy Street / Rosewall 3. Corio West and Purnell Road / Cloverdale.			
14.3	Redevelop the Alkira Avenue shops	DHS CP	Short	In progress
14.4	Develop a plan to support traders and potential tenants at Labuan Square	CD PS & ED	Short	In progress
14.5	Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 3.1 & 12.1)	S & R A & C	Short	Develop
15	***Principle 15 - Improve the health and well-being of people living in Corio and Norlane*** ***Actions***	***Lead Agency***	***Timing***	***Status***
15.1	Update and consolidate existing audits of public and private health and community service facilities along with current service provision, as a precursor to developing a coordinated approach.	DH BH DHS Medicare Local CD	Short	Investigate
15.2	Conduct a primary care needs assessment	DH BH Medicare Local	Short	Investigate
15.3	Undertake a site options analysis for integrated health and community services facilities.	DH CD	Short	Investigate
15.4	Investigate a public/private partnership model for delivery of health and community services..	DH DHS BH CD FS	Short	Investigate
15.5	Support a proactive and collaborative approach to prevention community health initiatives which build community capacity and ownership.	CD FS BH DH	Short	In progress
15.6	Use existing partnership and governance arrangements to initiate the development of a Corio and Norlane Social Integrated Infrastructure Plan.	DH DPCD	Short	Investigate
16	***Principle 16 - Provide active and passive open space to meet the needs of residents and visitors*** ***Actions***	***Lead Agency***	***Timing***	***Priority***
16.1	Prepare/update and implement Master Plans incorporating Open Space, Sport and Recreation, Parks and Community Infrastructure (where appropriate) for: • Stead Park • Windsor Park • Evans Reserve • Shell Reserve • Connections Park • Flinders Peak Reserve • Sutcliffe Reserve (cash contributions in lieu of public	S & R	Ongoing	Ongoing

open space to be made during any future residential subdivision of 270-302 Plantation Rd) • Hendy Street Reserve			
16.2 Consider the trade/disposal of poorly configured or surplus small land parcels (i.e. pocket parks) that are underutilised and do not provide adequate amenity or surveillance, as identified in: • Council's Study of Open Space Networks, 2001. • Corio Norlane Structure Plan Background Report – Local Open Space assessment • Council's Play Strategy	S & R CS & PM	Medium	Investigate
16.3 Trade priority public open space identified in the Communities in Corio Norlane Strategy Map and the Rosewall Concept Plan	CS & PM	Short	Ongoing
16.4 Identify a prioritised list of upgrade to passive open space reserves (i.e. 'pocket parks') to be retained, and embed in Council budgets	S & R	Medium	Investigate

3.4 Acronyms used in the Table

City of Greater Geelong Departments

A & C	Arts & Culture
CP	Capital Projects
City D	City Development
C & M	Communications & Marketing
CD	Community Development
CS & PM	Corporate Strategy & Property Management
ES	Engineering Services
E & NR	Environment & Natural Resources
FS	Family Services
P & SS	Parks & Support Services
PS & ED	Planning Strategy & Economic Development
S & R	Sport & Recreation

State Government Departments and Agencies

BH	Barwon Health
DEECD	Department of Education & Early Childhood Development
DH	Department of Health
DHS	Department of Human Services
DPCD	Department of Planning & Community Development
DSE	Department of Sustainability & Environment
DoT	Department of Transport
EPA	Environment Protection Authority
PTV	Public Transport Victoria
VR	VicRoads

4.0 Review

It is appropriate that the Structure Plan is reviewed every five years.

At the next review the findings of the G21 Regional Growth Plan should be considered. Any new growth areas to the north or west of Corio and Norlane will have implications for these suburbs.

It would also be appropriate to monitor lot supply and development in Corio and Norlane to see if the opportunities outlined in the Structure Plan are being pursued.

A quarterly review of the progress of the Actions listed in the Implementation Plan shall be conducted by the Corio and Norlane Urban Renewal Project Management Group (or equivalent).

Appendices

Appendix 1 - Enquiry By Design Participants

Consultant Study team

A team of consultants were appointed to facilitate the Enquiry By Design and prepare plans and text as a basis for the Structure Plan.

Mike Scott	Project Manager Lead facilitator	Planisphere
Kirsten Bauer	Co-facilitator Landscape Architect/Urban Designer	Aspect Studios
Matt Ainsaar	Land Economist	Urban Enterprise
Geoff Falk	Architect	FPPV Architects
Manesha Ravji	Transport Engineer	GTA
Kate Pleban	Planner/Urban Designer	Planisphere

Core team

The process was led by a core team of Council and State Government representatives, under the supervision of Peter Smith of the City of Greater Geelong, assisted by Peter Schembri and Liz Everist:

Adam Lorensene	Senior Strategic Planner	Vic Roads
Aimee Wescombe	Traffic Engineer	CoGG
Alison McFarlane	Regional Planner	DPCD
Cathy Walker	Community Development Officer	CoGG
Cr Kylie Fisher	Councillor - Corio Ward	CoGG
David Cross	Regional Facilities Manager	Dept of Education & Early Childhood Development
Felix Hemingway	Manager Urban Design	CoGG
Genevieve Twyford	Social Planner	CoGG
Graeme Vellacott		Dept of Transport
Jake McMinn	Senior Recreation Development Officer	CoGG
Jenny Wilson	Project Manager - Major Developments Branch, Property Delivery Group	Dept of Human Services
John Bryce	Senior Development Engineer	CoGG
John Hedditch	Manager Public Health & Regional Planning	Dept of Health
John Murray	OoH Manager - Local Project Team	Dept of Human Services
Jon Shields	Project Manager	Dept of Human Services
Kate Kerkin	Social Planner	K2 Planning P/L
Liz Everist	Corio Norlane Project Officer	DPCD
Matt Wilson	Subdivision Engineer	CoGG
Peter Schembri	Senior Strategic Planner	CoGG
Peter Smith	Coordinator – Strategic Implementation	CoGG
Virginia Todd	Partnership Broker	DPCD

"Close-in" stakeholders

Bill Johnsen	Senior ED Project Officer	CoGG Economic Development
Brian Sherritt	Regional Director	Vic Roads
Bruce Humphries	Co-ordinator Environmental Planning & Waterways	CoGG Environment & Natural Resources
Darren Hall	Director	Insite Architects
David Braiden	Project Manager	Shell Company of Australia
Des Moyle	Pastor	Cloverdale Baptist Church
Frank Giggins	Co-ordinator	CoGG Family Services
Jani Chambers	Strategic Planner	CoGG Planning Strategy
Ken Massari	Principal	Tallis St Campus, Northern Bay P-12
Leon Yates	Senior Project Manager	Dept of Transport
Lisa Pitre	Development Manager	Regional Development Victoria
Liz Wood	Social Planner	CoGG Community Development
Mario Grgic	Sales Manager	Harcourts Real Estate
Mark Kennedy	Corio Norlane DAB Chair	Corio Medical Clinic
Mervyn Primmer	Corio Shopping Centre Management	Corio Shopping Centre
Michael King	Owner/Developer of 12-20 Fairbairn Drive, Corio	MBK Geelong Pty Ltd
Michael Martinez	Chief Executive Officer	Diversitat
Paul Grgurich	National Manager - Real Estate	Shell Company of Australia
Peter Boyle	Team Leader - Urban Design	DPCD
Peter Lanigan	Landowner 240 Bacchus Marsh Rd	Reachy Pty Ltd
Robert Luff	Shop Owner Labuan Square/ Developer	NewDeco Homes / Reliance RE
Robyn Madeley	Corio Shopping Centre Management	Corio Shopping Centre
Scott Randall	Director Building	Barwon Health
Steve Riccardi	Director	Local Builder/Developer
Sue Morgan	Regional Health Promotion Advisor	Dept of Health
Toby O'Connor	Chief Executive Officer	St Laurence
Trevor Pickering		Dept of Justice

Community Advisory Panel

Nominations were called for a Community Advisory Panel, and the following were appointed. This group was briefed and trained by Kate Kerkin of K2 Planning, assisted by Liz Everist.

Cameron Price	Norlane resident
Dianne Pont	Norlane resident
George Taylor	Norlane West resident
John Holliday	Norlane West resident
Peter Senkins	Corio resident
Sandra Anderson	Norlane resident

Cr Abley re-entered the meeting room at 7.51pm

Cr S Kontelj declared an Indirect Interest in Agenda Item 4, Activity Centre Zone for Central Geelong, in that his family trust has an interest in a property in the Activity Centre Zone for Central Geelong, and left the meeting room at 7.51pm

Cr E Kontelj declared a Direct Interest in Agenda Item 4, Activity Centre Zone for Central Geelong, in that he owns a property in the area, and left the meeting room at 7.51pm

4. ACTIVITY CENTRE ZONE FOR CENTRAL GEELONG

Portfolio:	**Planning - Cr Macdonald**
Source:	**Economic Development, Planning and Tourism - Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference:	**Application: C223** **Subject: Council Reports 2012**

Summary

- This report seeks Council confirmation of its support for the Activity Centre Zone (ACZ) to be applied to Central Geelong including the Western Wedge.
- The ACZ will simplify planning controls in central Geelong creating a “one stop shop” to replace the multiple zones, overlays and height controls.
- On 12 October 2010, Council resolved to write to the Minister for Planning in support of the introduction of the Activity Centre Zone to Central Geelong.
- Council considered a further report on 23 August 2011 and again requested the Minister undertake an amendment to introduce the Activity Centre Zone.
- Since that time Department of Planning and Community Development (DPCD) officers have made a number of minor alterations to the zone schedule in consultation with Council officers.
- The Minister for Planning wrote to Council on 1 March 2012 requesting that Council be formally briefed on the proposal and upon receipt of a request from Council he would be willing to consider a Ministerial planning scheme amendment under 20(4) of the Planning and Environment Act 1987.
- It will also give statutory effect to the Central Geelong Urban Design Guidelines adopted by Council in October 2008. These guidelines include height controls for buildings in Central Geelong but are not part of the planning scheme.
- The ACZ is consistent with key Council strategies that were subject to public consultation over the last 5 years. These include the Central Geelong Structure Plan, Western Wedge Framework and Urban Design Guidelines.
- The ACZ will complement the Vision 2 project that is currently underway. If the Vision 2 outcomes require further changes to planning controls in central Geelong they can be made by a further planning scheme amendment.
- The ACZ has received supported from various central Geelong forums.
- It is recommended that Council support the application of the ACZ to Central Geelong by a Ministerial planning scheme amendment without public exhibition on the basis that the new zone is generally consistent with existing zone controls, strategies and policies that have already been subject to pubic consultation.

4. ACTIVITY CENTRE ZONE FOR CENTRAL GEELONG (CONT'D)

Cr Macdonald moved, Cr Abley seconded -

That Council write to the Minister for Planning supporting Amendment C223 to introduce the Activity Centre Zone to Central Geelong via a Ministerial planning scheme amendment under 20(4) of the Planning and Environment Act 1987.

Carried.

Report

Background

The ACZ will consolidate into one place the multiple zones and overlays that apply to Central Geelong.

The ACZ will also give statutory effect to the Central Geelong Urban Design Guidelines adopted by Council in October 2008. These guidelines include height controls for buildings in Central Geelong but are not part of the planning scheme.

The ACZ is mostly a "direct translation" of the existing zones, overlays and policy. The notable difference is that "mandatory" maximum height limits proposed by the Urban Design Guidelines will be replaced with "preferred" maximum height limits.

The zones and overlays to be replaced by the Activity Centre Zone (ACZ) in Central Geelong are as follows:

Existing Zones

- Business 1 Zone
- Business 2 Zone
- Residential 2 Zone
- Mixed Use Zone
- Special Use Zone 2 – Waterfront
- Special Use Zone 10 – Western Wedge, Inner Wedge and Mercer St Precincts
- Priority Development Zone 1 – Geelong Western Wedge - Station Precinct

Existing Overlays

- Design and Development Overlay (DDO2) – Central Activities Area,
- Design and Development Overlay (DDO17) – Geelong Western Wedge
- Design and Development Overlay 14 – Triggers permits for dwellings over 7.5m
- Various Heritage Overlays will continue to apply

The ACZ is generally consistent with the above zones and overlays with the notable exception of height controls the Central Activities Area. The final version of the ACZ Schedule (provided by the Department of Planning and Community Development) that would apply to Central Geelong is in Appendix 4-1.

4. ACTIVITY CENTRE ZONE FOR CENTRAL GEELONG (CONT'D)

Discussion

The ACZ will implement key Council strategies that were subject to public consultation over the last 5 years. These include the Central Geelong Structure Plan, Western Wedge Framework and Urban Design Guidelines.

A summary of public consultation that has occurred for the key planning strategies affecting Central Geelong is in the report to Council of 12 October 2010.

Council officers recommended that Council support the application of the ACZ to Central Geelong by a Ministerial planning scheme amendment.

It is further recommended that Council support the amendment being processed without public exhibition on the basis that the new zone is generally consistent with existing zone controls, strategies and policies that have already been subject to pubic consultation as outlined above.

Environmental Implications

There are unlikely to be any environmental implications for Council if the recommendation is supported.

Financial Implications

There are not considered to be any financial implications for Council if the recommendation is supported.

Policy/Legal/Statutory Implications

The new ACZ is generally consistent with existing state and local planning policy.

Officer Direct or Indirect Interest

Council officers involved in the preparation of this report have no direct or indirect interest, in accordance with Section 80(C) of the Local Government Act.

Risk Assessment

It is considered that there is minimal risk to Council if the recommendation is supported.

Social Considerations

The introduction of the ACZ as a Ministerial amendment will mean the community will not be able to have a say on the proposal. However, the strategies and policies that underpin the ACZ have already been through significant public consultation processes as outlined earlier in this report.

Communication

It is recommended that Council write to the Minister in support of the introduction of the ACZ to Central Geelong.

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C223

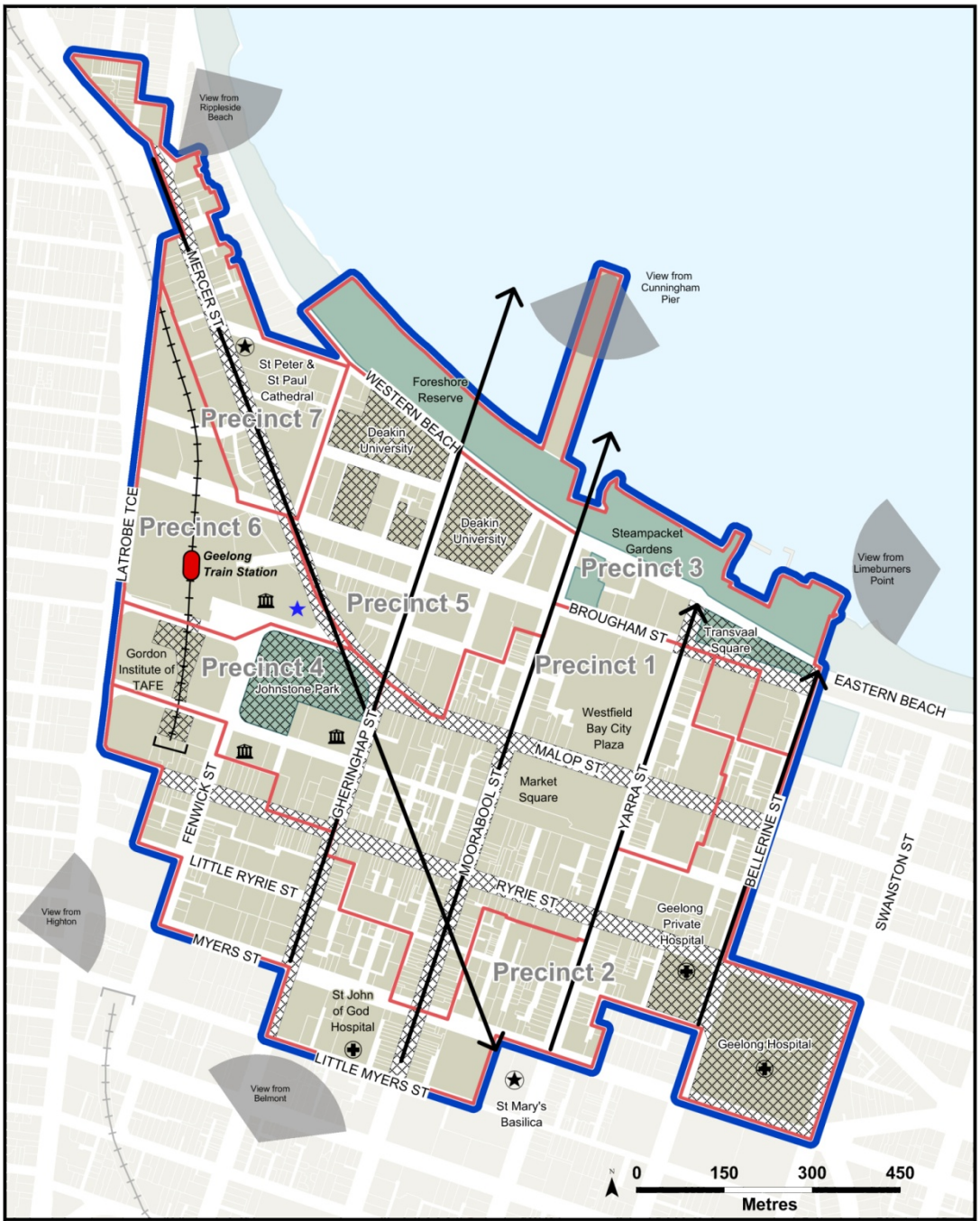
SCHEDULE 1 TO THE ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

CENTRAL GEELONG ACTIVITY CENTRE

1.0 Central Geelong Framework Plan

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C223



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2.0 Land use and development objectives to be achieved

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C223

- To ensure Geelong remains an international waterfront city, with world-class facilities, that is a highly desirable place to be.
- To strengthen and revitalise Central Geelong as the region's primary location for retail, professional and business services, residential, employment, tourism, cultural, entertainment, education and medical activities.

Land use

- To maximise the overall intensity of development, especially centred on the Geelong Railway Station.
- To encourage complementary and compatible mixed uses to co-locate within the centre.
- To allow a balance of retail uses across the Activity Centre Zone whilst maintaining the continued function of Precinct 1 as the core retail precinct.
- To provide a range of land uses.

Built form

- To create interest and active frontages at street level.
- To encourage the development of contemporary and innovative built form and urban design that complements the heritage and waterfront character of the centre.
- To encourage substantial change and redevelopment within the Geelong Western Wedge (Precincts 4-7), while sharing key views, respecting heritage areas and protecting the amenity of public spaces.
- To minimise the shadow impacts of building height and bulk on key pedestrian routes, parks and other public spaces.
- To promote a strong sense of place by encouraging development that builds on the history and culture of the city, and public art that reinforces Geelong's indigenous and cultural heritage.
- To encourage best practice environmentally sustainable design in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, and waste management.
- To respect the existing waterfront character and avoid dominating the waterfront through excessive bulk and unarticulated built form.
- To promote a more human scale at street level and increase activity within the centre, with active street frontages that are attractive, comfortable, safe and add visual interest and vitality.

Views

- To ensure that views are shared from public spaces and along key view corridors.
- To ensure the reasonable sharing of views to Corio Bay.
- To maintain the visual dominance of prominent landmarks including St Mary's Basilica spire and retain views to significant structures or features.

Public realm

- To establish strong gateway treatments at key arrival points to Central Geelong through innovative and iconic urban design and landscape treatments.
- To create public places that are adaptable for a diverse range of public events and activities.

- To protect and enhance areas of public open space including the Geelong waterfront as Geelong's primary open space area.

Accessibility and Movement

- To develop a movement network that is efficient, legible, convenient, connects key destinations and precincts, and prioritises walkability, cycling and public transport use.
- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the Geelong Railway Station and maximising the intensity of activities in areas accessible to the station.
- To create new pedestrian routes within the activity centre through improved linkage opportunities.

Land configuration and ownership

- To encourage the reconfiguration and consolidation of land where necessary to create viable development sites.
- To avoid the fragmentation of land through subdivision.

3.0 Use of land

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Section 1 - Permit not required

USE	CONDITION
Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, Host farm and Residential building)	Must be in Precinct 2, 5, 6 or 7 or Sub-precinct 1A or 1B. Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Bed and breakfast	Must be in Precinct 2, 3, 5, 6 or 7 or Sub-precinct 1A or 1B. In Precinct 5 or 7 any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Betting agency	Must be in Sub-precinct 1A or 1B.
Bus terminal	Must be in Precinct 6.
Caretaker's house	Must be in Precinct 2, 3, 4, 5, 6 or 7 or Sub-precinct 1A or 1B. In Precinct 5 or 7 any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Car park	Must be in Precinct 6. Must be in conjunction with another use in Section 1 or 2.
Child care centre	Must be in Sub-precinct 1A or 1B. Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a

USE	CONDITION
	caretaker's house).
Cinema	Must be in Sub-precinct 1A or 1B.
Cinema based entertainment facility	Must be located in Sub-precinct 1A or 1B.
Convenience restaurant	Must be in Sub-precinct 1A or 1B.
Department store	Must be in Sub-precinct 1A or 1B.
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be in Precinct, 2, 3, 5, 6 or 7 or Sub-precinct 1A or 1B. In Sub-precinct 1A or 1B any frontage at ground floor level must not exceed 2 metres. In Precinct 5 or 7 any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Education centre	Must be in Precinct 5 or 7 or Sub-precinct 1A or 1B, and any frontage at ground floor level must not exceed 10 metres. In Sub-precinct 1A or 1B access must not be shared with a dwelling (other than a caretaker's house). Must not be a primary or secondary school.
Electoral office	Must be in Precinct 1, 2, 4, 5, 6 or 7. May be used for only 4 months before an election and 2 weeks after an election.
Food and drink premises (other than Convenience restaurant, Hotel, and Tavern)	Must be in Precinct 3, 5, 6 or 7 or Sub-precinct 1A or 1B.
Home occupation	
Hotel	Must be in Precinct 5, 6 or 7.
Informal outdoor recreation	
Laundromat	Must be in Precinct 1, 2 or 4.
Minor utility installation	
Office (other than Electoral office)	Must be in Precinct 2, 4, 5, 6 or 7 or Sub-precinct 1A or 1B. In Precinct 5 and 7 or Sub-precinct 1A or 1B any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house) unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.
Postal agency	Must be in Precinct 1, 2 or 4.

USE	CONDITION
Railway	
Railway station	Must be in Precinct 6.
Residential building	Must be in Precinct 2, 3, 5, 6 or 7 or Sub-precinct 1A or 1B where the floor space adjoining the frontage is a customer service area accessible to the public. In Precinct 5 or 7 any frontage at ground floor level must not exceed 2 metres.
Restricted retail premises	Must be in Sub-precinct 1A or 1B.
Road	
Shop (other than Adult sex bookshop, Department store and Restricted retail)	Must be in Sub-precinct 1A or 1B.
Take away food premises	Must be in Precinct 3, 5, 6 or 7 or Sub-precinct 1A or 1B.
Tavern	Must be in Precinct 5, 6 or 7.
Tramway	
Any use listed in Clause 62.01	

Section 2 - Permit required

USE	CONDITION
Adult sex bookshop	Must be in Precinct 1, 2 or 4. Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Animal keeping	
Brothel	Must be in Precinct 1, 2 or 4. Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Department store – if the Section 1 Condition is not met.	Must not be in Precinct 3, 5, 6 or 7.
Funeral parlour	Must be in Precinct 1, 2, 3 or 4.
Hospital	Must be in Precinct 2.

Industry (other than Research and development centre and Service industry	Must be in Precinct 1, 2 or 4. Must not be a purpose listed in the table to Clause 52.10.
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	Must be in Precinct 1, 2, 3, 4 or 6.
Place of assembly	Must not be in Precinct 5.
Research and development centre	Must be in Precinct 1, 2, 4, 5, 6 or 7.
Restricted retail premises – if the Section 1 Condition for Shop is not met.	Must be in Precinct 1, 2, 4, 6 or 7.
Service industry	Must not be in Precinct 3.
Service Station	Must be in Precinct 1, 2, 3 or 4.
Shop (other than Adult sex bookshop, Department store and Restricted retail premises) – if the Section 1 Condition for Shop is not met	
Transport terminal (other than Bus terminal, Heliport, Road freight and Wharf)	Must be in Precinct 1, 2, 3, 4 or 6.
Utility installation (other than Minor utility installation and Telecommunications facility)	Must be in Precinct 1, 2 or 4.
Warehouse (other than Mail centre)	Must be in Precinct 1, 2 or 4. Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Agriculture (other than Animal keeping or Apiculture)
Airport
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Freeway service centre
Host Farm
Intensive animal husbandry
Landscape gardening supplies (other than Plant nursery)

Major sports and recreation facility

Motor racing track

Primary produce sales

Road freight terminal

Saleyard

Timber production

Timber yard

Winery

4.0 Centre-wide provisions

4.1 Use of land

A permit is not required to use for land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

Applications for the subdivision of land that are not associated with a development proposal that supports the objectives promoted by this schedule are discouraged.

4.3 Buildings and works

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A permit is not required to construct a building or construct or carry out works associated with:

- the internal rearrangement of a building if the maximum leasable floor area is not increased.
- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 75 percent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Plant rooms, services and equipment and solar collectors, provided these are not visible from any public street or public open space within 100 metres of the site.
- Shade sails to an existing roof deck.

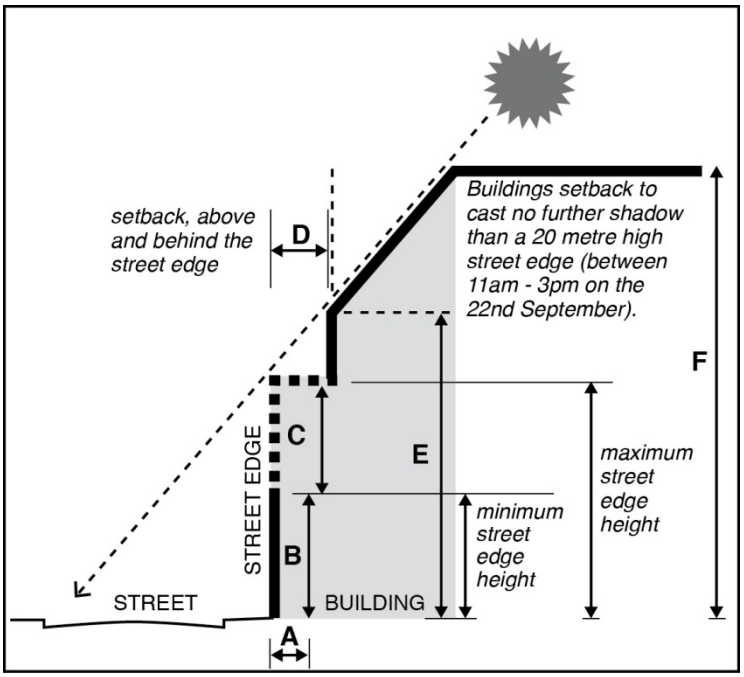
4.4 Design and development

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Building heights and setbacks

Development should meet any requirements specified at Clause 5 and as shown in Figure 1.

Figure 1



Preferred maximum building heights do not include non occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than 4 metres. The combined floor area of these features should not exceed 10 percent of the gross floor area of the top building level.

Buildings and works that propose to exceed preferred maximum street edge wall height specified at Clause 5 of this schedule should be setback to ensure they do not add any additional shadow on the identified key pedestrian routes beyond that which would be cast by a 20 metre high street edge wall between 11am and 3pm on 22 September.

Building design

Buildings should maintain a human scale and protect the street environs by:

- Locating taller buildings in the centre of sites, setback from lower building elements on street edges.
- Ensuring building features and upper storey balconies do not protrude outside the title boundary, including over public areas, excluding ground floor verandahs and sun/overlooking protection devices.
- The ground floor level of buildings should provide active frontages and be articulated using fenestration, including recessed windows with reveals; and architraves, cornices, pilasters and their contemporary equivalents.
- The articulation of facades above the ground floor should create interesting and attractive streetscapes and reduce the apparent bulk of tall buildings by using recesses, recessed balconies, setbacks and expressed roof forms.

Development should avoid blank walls, specifically when readily viewed from Western Beach Road, Eastern Beach Road, Mercer Street, Latrobe Terrace (Princes Hwy), Gheringhap Street, Brougham Street and Ryrie Street.

Protection should be provided for pedestrians with continuous and generous verandahs and canopies over footpaths along identified key pedestrian routes, unless they would result in conflict with significant heritage places.

Plant, equipment, rubbish and storage areas should be screened from the public domain and existing and potential adjacent developments.

New Landmark Buildings or Elements should:

- Assist in distinguishing a specific location and the activity that occurs in its vicinity.
- Complement the integrity of existing landmarks including through the use of towers, domes and spires.

Adequate daylight should be provided to adjacent buildings, particularly to windows of habitable rooms and balconies of adjacent dwellings.

Taller buildings and works should not dominate the streetscape.

Built form should retain and share views from within Central Geelong and from the identified key view corridors to the city and maintain the general stepping down of built form to Corio Bay.

Development which exceeds the preferred maximum building heights specified at Clause 5 should be of slender design, demonstrate design excellence, provide increased pedestrian permeability and spaces, retain generous visual permeability between taller buildings and retain key view corridors.

Development over water should maintain and enhance public access.

Excluding verandah and awning signs, signs should be contained within the site, and integrated into the design of the building façade, preferably within the first 9 metres, without projecting over footpaths.

The design of buildings and works should seek to minimise the impact of traffic, parking, odour, light spill, signage and noise on the amenity of surrounding neighbourhood.

All new accommodation uses should provide appropriate acoustic attenuation measures.

New development should:

- Provide appropriate lighting to evenly illuminate footpaths, particularly under verandahs and undercroft areas, recesses, building entrances and parking areas.

Car parking design should:

- Ensure that the location and design of car parks, loading bays, services areas, car access points and garages to the street should not dominate the public domain and should support safe use and access.
- Avoid car parking spaces, structures and accessways from dominating street frontages by placing car parking underground or in discreetly located multi-deck structures so that parked vehicles are not visible from the street.
- Ensure car parks, including multi-level parking structures, are designed for future potential adaptation, and achieve a safe and ‘open’ feel with good sight-lines, way-finding and adequate lighting throughout.
- Conceal parking structures behind or within other buildings and uses.
- Not be located at street level adjacent to identified key pedestrian routes.

Private open space

Private open space provided in the form of a balcony should:

- Provide a balcony space of no less than 8 square metres, including a minimum dimension of 2.5 metres.
- Provide adequate weather protection.

Views and landmarks

Development should consider its impact on identified key views to the city shown on the Central Geelong Framework Plan being:

- The Central Geelong Activity Centre as viewed from Rippleside Beach.
- The Central Geelong Activity Centre as viewed from the Limeburner's Point.
- The Central Geelong Activity Centre as viewed from the corner of High Street and Mt. Pleasant Road, Belmont.
- The Central Geelong Activity Centre as viewed from the Montpellier Park, Highton.
- The Central Geelong Activity Centre as viewed from the north end of Cunningham Pier.

Development which obscures or eliminates the identified key view corridors of Corio Bay and the You Yangs when viewed from Gheringhap Street, Moorabool Street, Yarra Street, Bellerine Street, and Swanston Street should be avoided.

Views of St Mary's Basilica Spire when viewed from the northern end of Mercer Street should not be obscured or encroached.

Strategic sites

Central Geelong contains a number of significant strategic sites that have a high level of development opportunity as shown on the precinct plans. Larger scale development, consistent with the Precinct provisions at Clause 5, should be encouraged in these locations, particularly those close to the Waterfront and in Precincts 4, 5 or 6.

Access and mobility

Development should allow for the provision of safe and publicly accessible pedestrian routes, linkages and spaces in accordance with the Precinct maps.

Adequate light should be provided to public places and to key pedestrian routes.

Environmentally Sustainable Development

Development should seek to deliver environmentally sustainable outcomes by:

- Encouraging of the storage and reuse of storm water and recycling of grey water where possible.
- Encouraging maximum building adaptability through the use of flexible floor plates and building frontages to the street and a minimum floor to ceiling height of 4 metres for ground floor levels.
- Developing buildings that are easily convertible to dwellings with the required amenity and facilities in the future.
- Encourage new buildings and significant renovations to provide sustainable solutions through materials, design, orientation, landscaping, energy use and water use.

5.0 Precinct provisions

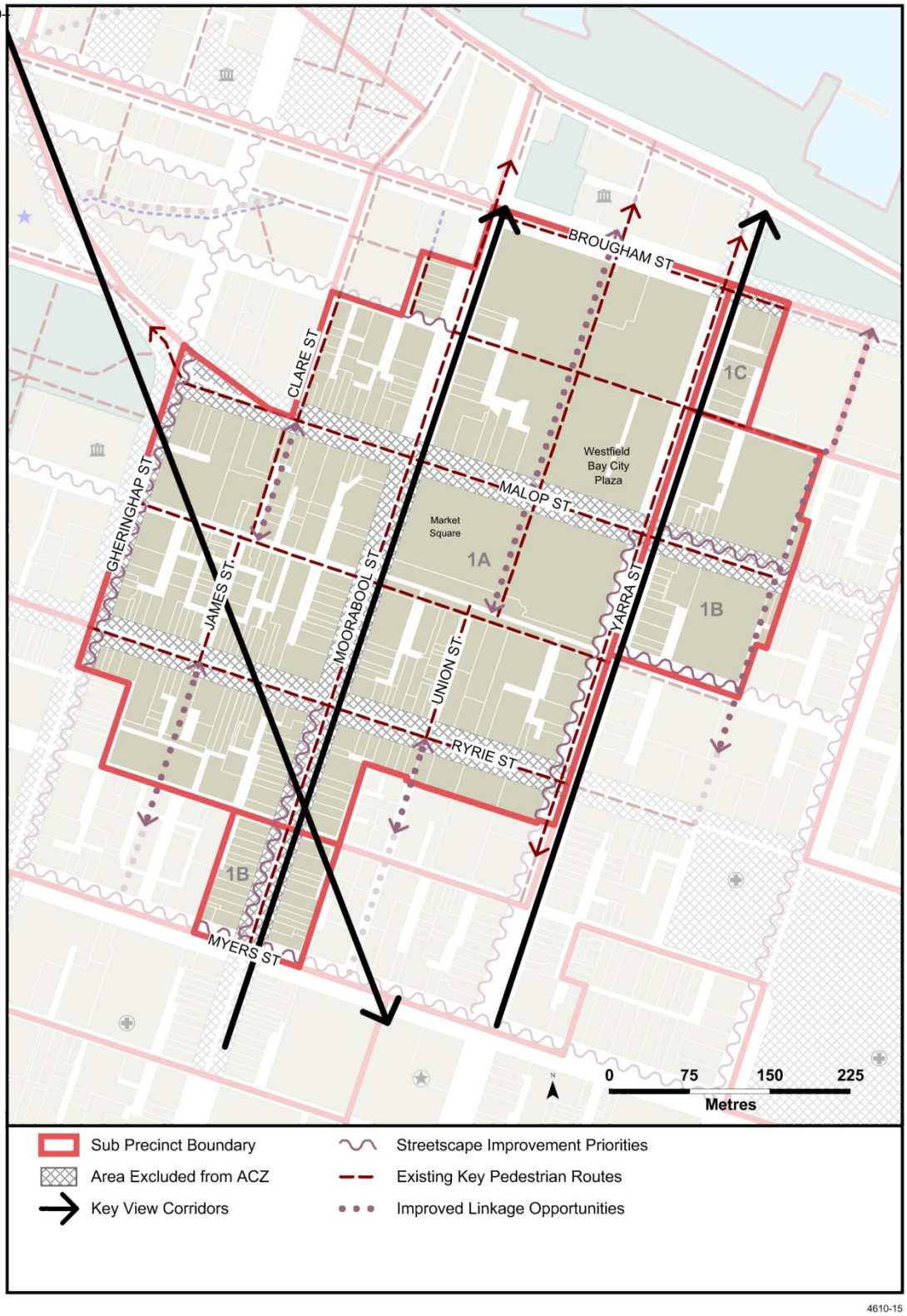
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5.1 Precinct 1: Core retail

5.1-1 Precinct map

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5.1-2 Precinct objectives

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- To strengthen the precinct as the region's primary location of retail, business and entertainment facilities.
- To support the following land uses and developments within the precinct:
  - Retail development serving the local community and the wider region, including supermarkets, department stores and specialty retail shopping.
  - Entertainment facilities including entertainment based retail, cinemas, nightclubs, taverns and the provision of food and drink premises including restaurants.
  - Office and other employment uses that complement surrounding retail land uses.
- To improve linkages from Precinct 1 to other features, destinations and precincts around Central Geelong including the waterfront and the Western Wedge.

5.1-3 Precinct requirements

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C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
1A	0 metres^	10	20 metres	5 metres	None Specified	32 metres
1B	0 metres ^	10	20 metres	5 metres	None Specified	40 metres
1C	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.1-4 Precinct guidelines

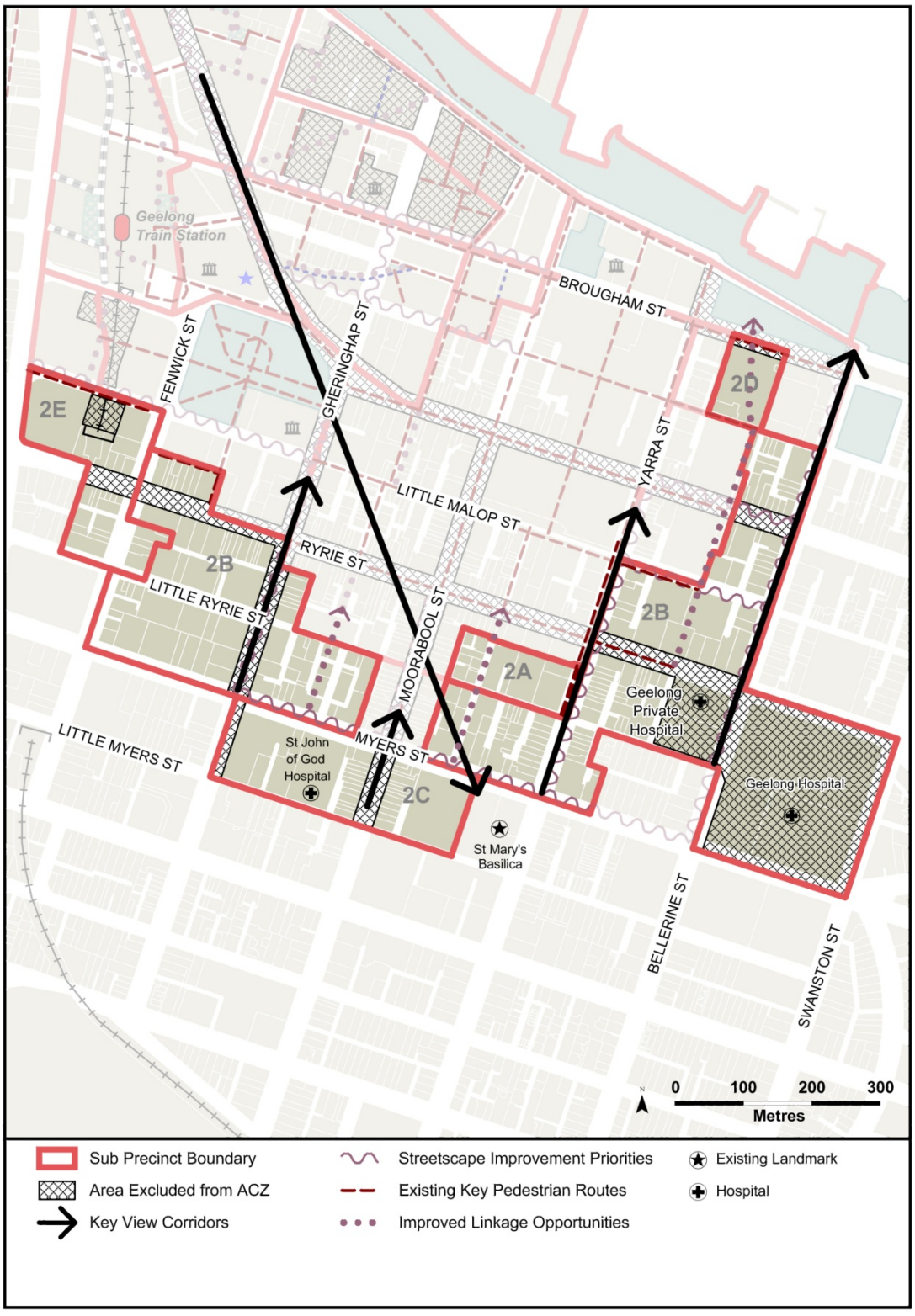
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C223

- Large building setbacks, landscaping and car parking in front setback areas should be avoided.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.
- The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.
- Buildings at ground level along key pedestrian routes should ensure a minimum of 75 precent of the street frontage is a non-vehicular entry or display window.

5.2 Precinct 2: Commercial living and medical

5.2-1 Precinct map

--/--/20--
C223



5.2-2 Precinct objectives

--/--/20--
C223

- To strengthen the precinct as the primary area of health services, office and employment activity with complementary accommodation and secondary retail uses.
- To support the following land uses and developments within the precinct:
  - Office and business activity including professional and business services and other employment uses.
  - Medical/health uses in the clusters around the three major hospitals, including patient treatment, medical based retail and research facilities associated with the hospital facilities.
  - Accommodation uses, including student accommodation, above ground floor in new and refurbished buildings.
  - Retail uses where it does not undermine the core retail function of Precinct 1, including local convenience uses, restricted retail premises and trade supplies uses.

5.2-3 Precinct requirements

--/--/20--
C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
2A	0 metres ^	10 metres	20 metres	5 metres	None Specified	32 metres
2B	0 metres ^	10 metres	20 metres	5 metres	None Specified	40 metres
2C	0 metres ^	10 metres	20 metres	5 metres	None Specified	24 metres
2D	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres
2E	None Specified^	None specified	None Specified	None Specified	None Specified	None Specified

* As measured from natural ground level.

^ Setbacks at ground floor level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.2-4 Precinct guidelines

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C223

- Large building setbacks, landscaping and car parking in front setback areas should be avoided in sub-precincts 2A-2D.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.

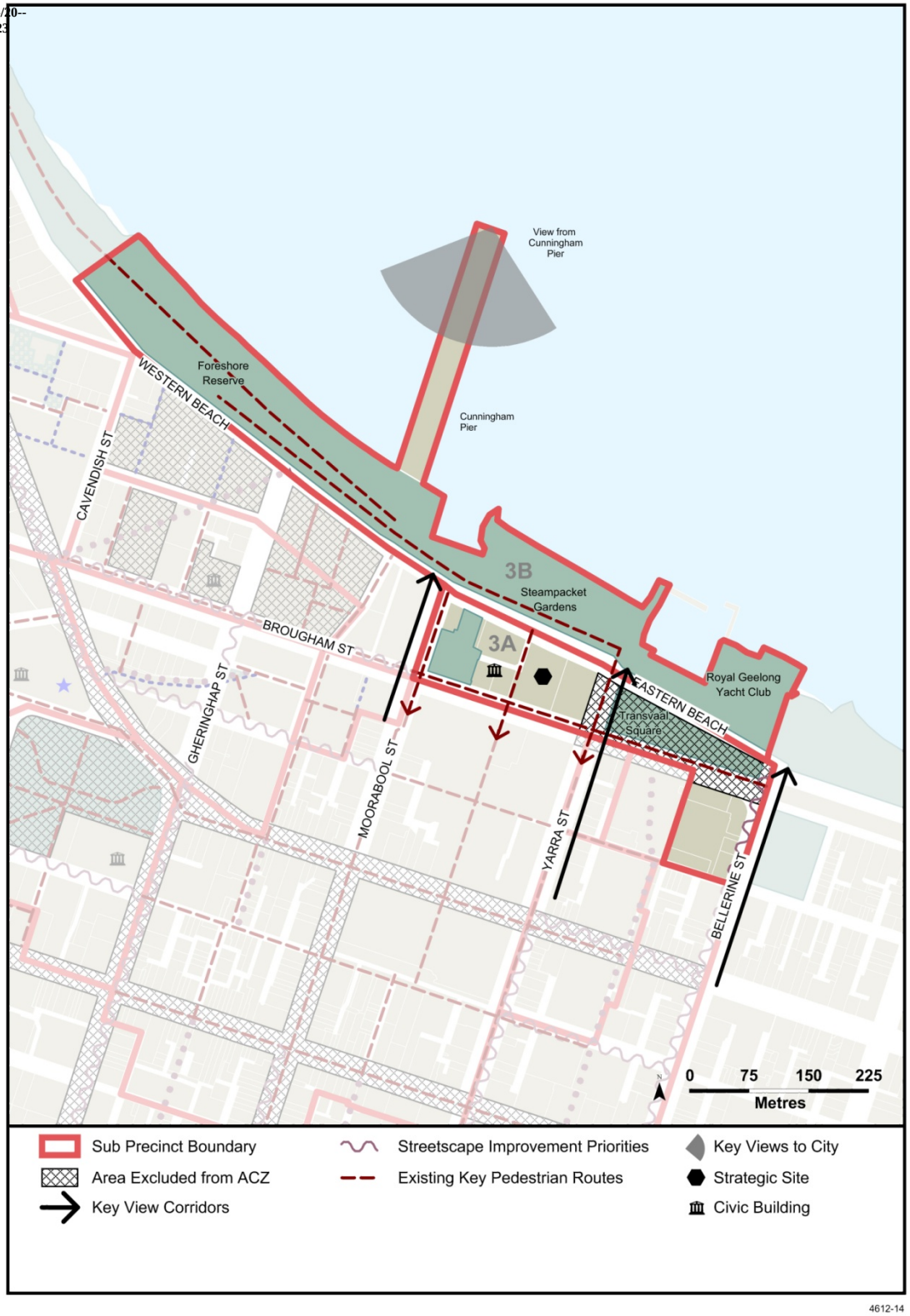
- Buildings along the edge of the Activity Centre boundary that adjoin a residential zone or heritage place should provide:
  - a transition by requiring new buildings to be no more than 1 storey higher than development on the adjoining residential zone or heritage place.
  - For additional storeys, a setback of 2 metres for every 1 metre in additional height.
- Buildings at ground level along key pedestrian routes should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.

5.3 Precinct 3: Waterfront

--/--/20--
C22

5.3-1 Precinct map

--/--/20--
C223



5.3-2 Precinct objectives

--/--/20--
C223

- To strengthen the precinct as a tourist and leisure destination.
- To protect the existing amenity along the waterfront foreshore.
- To increase the range of living, working and visiting activities on the waterfront, and enhance its visual appearance as Central Geelong's most iconic feature.
- To support the following land uses and developments within the precinct:
  - Tourist, lifestyle and entertainment activities.
  - Accommodation uses on upper floors.
  - Speciality retail uses that complement tourist activities.
  - Café and restaurant uses.

5.3-3 Precinct requirements

--/--/20--
C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
3A	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres
3B	None Specified ^	None specified	None Specified	None Specified	None Specified	None Specified

* As measured from natural ground level.

^ Setbacks at ground floor level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.3-4 Precinct guidelines

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C223

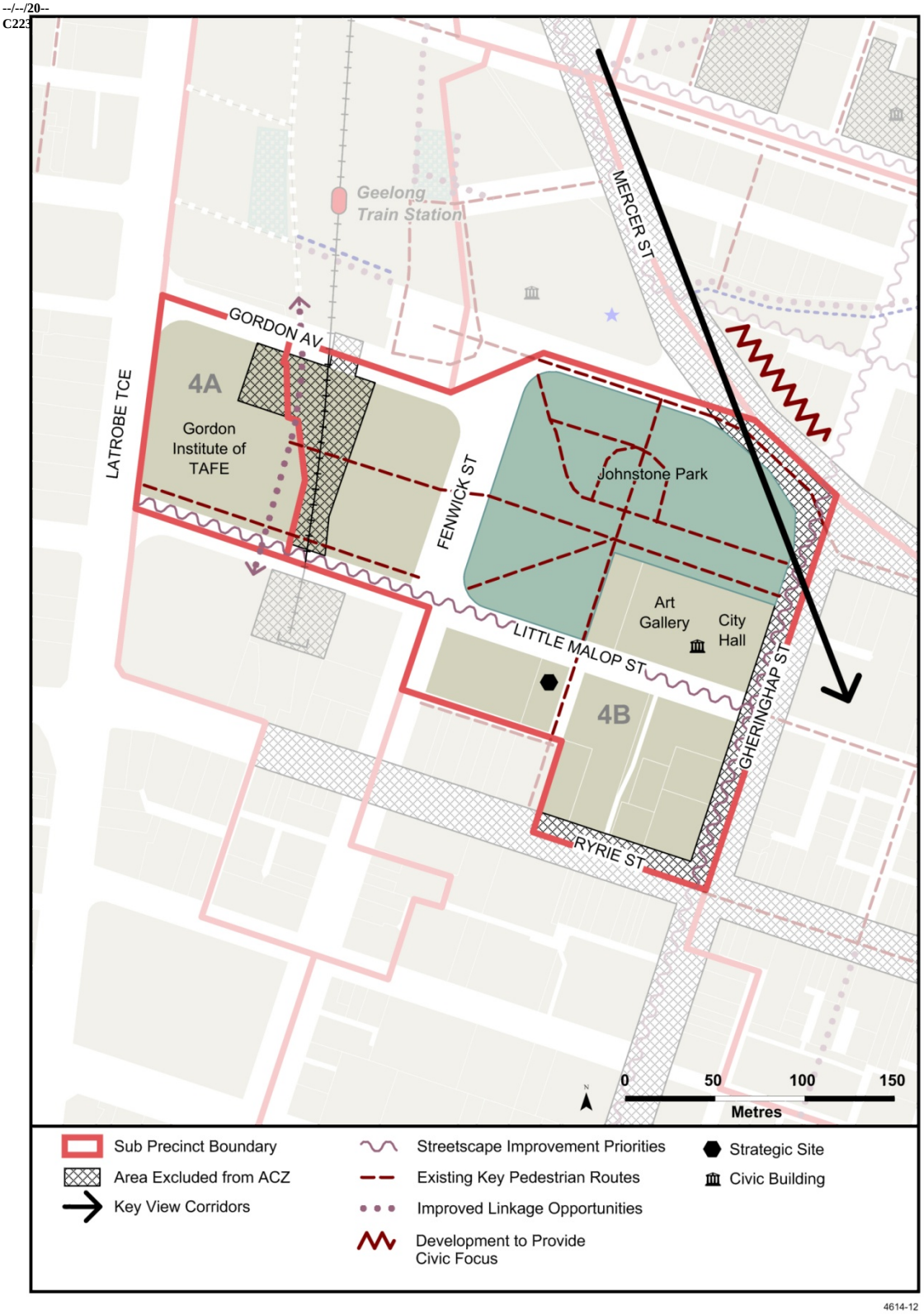
- Large building setbacks, landscaping and car parking in the front setback area should be avoided in Sub-precinct 3A.
- Redevelopment of sites where a pedestrian or vehicular linkage opportunity is identified should make provision for the linkage within the design of new development.
- Accommodation should only be provided in upper levels of development to maintain ground level areas for more active uses.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.
- The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.
- Buildings at ground level along key pedestrian routes precinct should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.

5.4 Precinct 4: Civic and cultural

--/--/20--
C223

5.4-1 Precinct map

--/--/20--
C223



5.4-2 Precinct objectives

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C223

- To maintain, strengthen and expand the precinct as the principal area for arts, culture, learning and civic activities.
- To support the following land uses and developments within the precinct:
  - Culture based activities, including the development and exhibition of art.
  - Consolidated civic functions that serve the local and regional community.
  - Education, training and learning uses.
  - Retail and office uses that are ancillary to arts and education facilities.
  - Auditorium facilities for public gatherings, including a convention centre.
- To ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
- To respect the character of Johnstone Park.
- To create attractive frontages onto streets approaching the railway underpass.

5.4-3 Precinct requirements

--/--/20--
C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
4A	Must be a minimum of 6 metres and a maximum of 10 metres	None specified	None Specified	None Specified	12 metres	None Specified
4B	0 metres^	None specified	None Specified	None Specified	12 metres	None Specified

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.4-4 Precinct guidelines

--/--/20--
C223

- Development adjacent or opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
  - Avoid overshadowing of Johnstone Park.
  - Have a setback consistent with surrounding buildings.

- Provide landscape setbacks from the Gordon Avenue frontages to the rail underpasses.

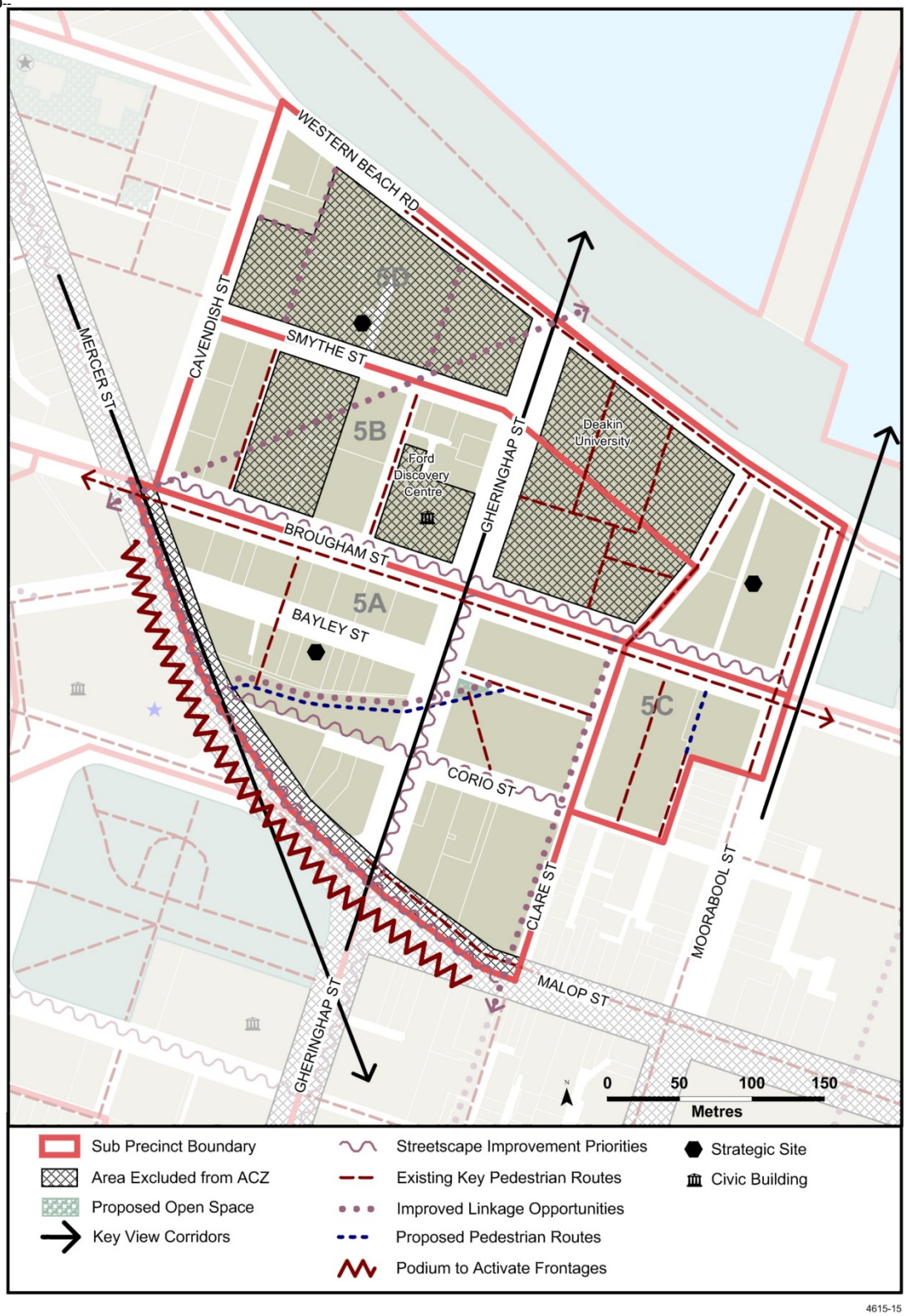
- Side setbacks between buildings or building groups should be provided to allow buildings to appear as free standing.
- New buildings fronting Latrobe Terrace should continue the punctuated sequence of large free standing buildings in landscape settings.
- New buildings in frontages opposite Johnstone Park should maintain consistency in scale with City Hall, the Art Gallery and Gordon Institute.

5.5 Precinct 5: Inner western wedge

--/--/20--
C223

5.5-1 Precinct map

--/--/20--
C223



5.5-2 Precinct objectives

--/--/20--
C223

- To support development of the precinct with a mixture of uses with a design and technology focus integrating university activities into the city fabric.
- To ensure a mix of accommodation, business and office, education, food and drink premises and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.
- To encourage education, office and residential uses to locate above uses with active street frontages.
- To create a precinct of more intensive development permeated by a network of pedestrian routes, squares and courtyards that characterise a mix of street level activities.
- To create public spaces, plazas and pedestrian routes that link to Western Beach Road.
- To provide views of Corio Bay that enable shared views of the waterfront from the upper floors of new and existing development.
- To encourage building scales that are sensitive to the foreshore and environs.

5.5-3 Precinct requirements

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C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
5A	0 metres^	None specified	15 metres along Mercer Street	4 metres along Mercer Street	12 metres	None specified
5B	0 metres ^	None specified	None Specified	None Specified	12 metres	28 metres
5C	0 metres ^	None specified	None Specified	None Specified	12 metres	28 metres
5D	0 metres ^	None specified	None specified	None specified	12 metres	20 metres
5E	0 metres	None specified	None specified	None specified	12 metres	None specified

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.5-4 Precinct guidelines

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C223

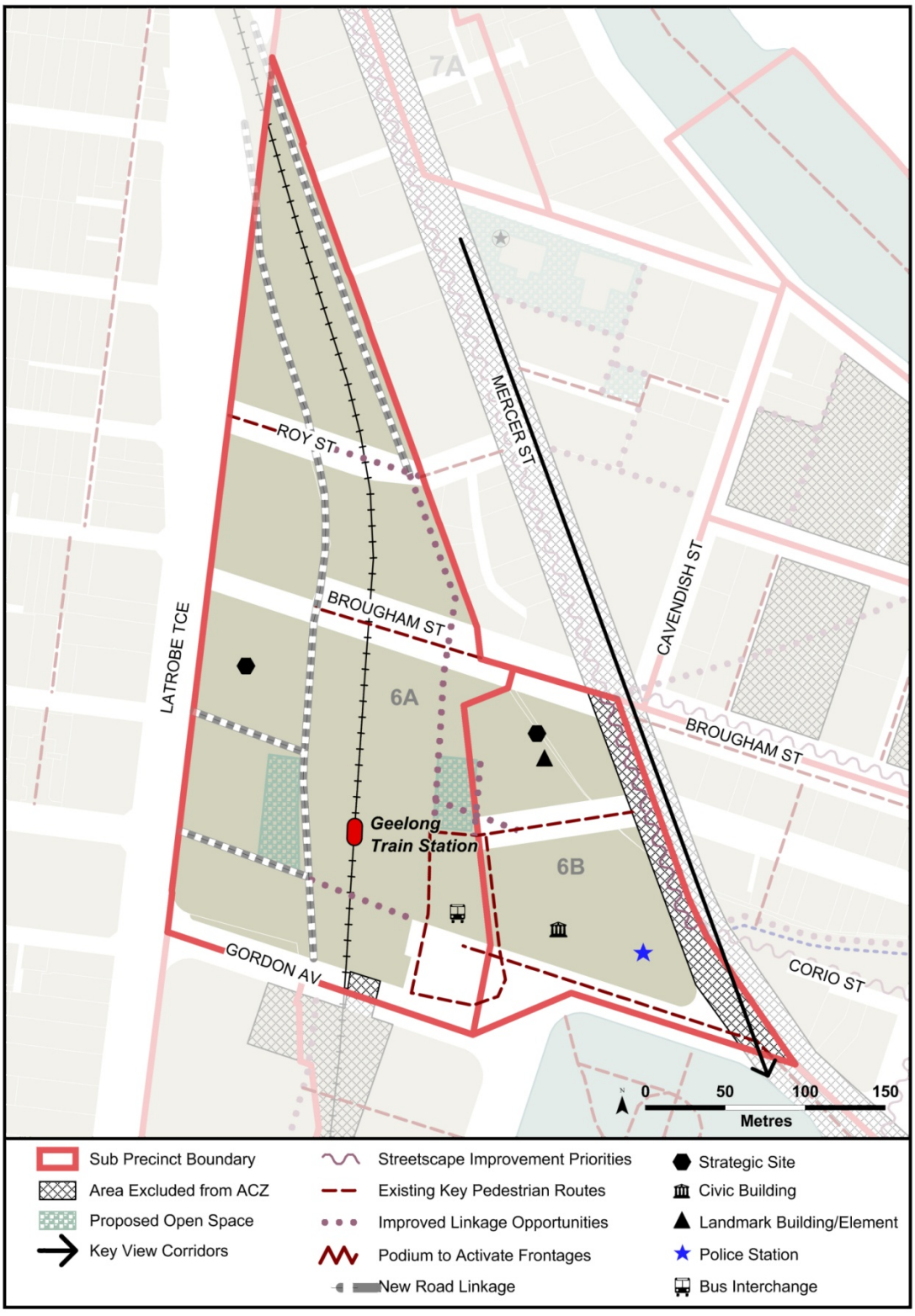
- New buildings opposite and adjacent to Johnstone Park should have a setback consistent with surrounding buildings.
- The use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of properties adjoining Western Beach Road.
- Any new buildings on frontages opposite Johnstone Park should maintain consistency in scale with the City Hall, the Art Gallery, and Gordon Institute.
- A podium to Mercer Street should be created to facilitate active frontages.

5.6 Precinct 6: Station

--/--/20--
C223

5.6-1 Precinct map

--/--/20--
C223



5.6-2 Precinct objectives

--/--/20--
C223

- To support Geelong Railway Station as the region's primary railway station, travel interchange and a sustainable multi-modal transport hub and encourage uses that have synergies with the station and contribute to an intensively used precinct at all times.
- To support development of the precinct for a mixture of uses including residential, food and drink premises and complementary retail with a design and technology focus.
- To create attractive frontages onto streets approaching the railway underpasses.
- To ensure new buildings along the east side of Latrobe Terrace retain the existing character of large free standing buildings in landscape settings.
- To enhance the visibility of Geelong Railway Station as a focal point of the Precincts 4, 5, 6 and 7.

5.6-3 Precinct requirements

--/--/20--
C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
6A	Should be between 6-10 metres fronting Latrobe Terrace, 0 metres elsewhere	None specified	None Specified	None Specified	12 metres	None Specified
6B	0 metre front and side setback to Mercer Street.	None specified	15 metres	4 metres	12 metres	None Specified

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.6-4 Precinct guidelines

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C223

- Developments adjacent and opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
  - Avoid overshadowing of Johnstone Park.

- Have a setback consistent with surrounding buildings.

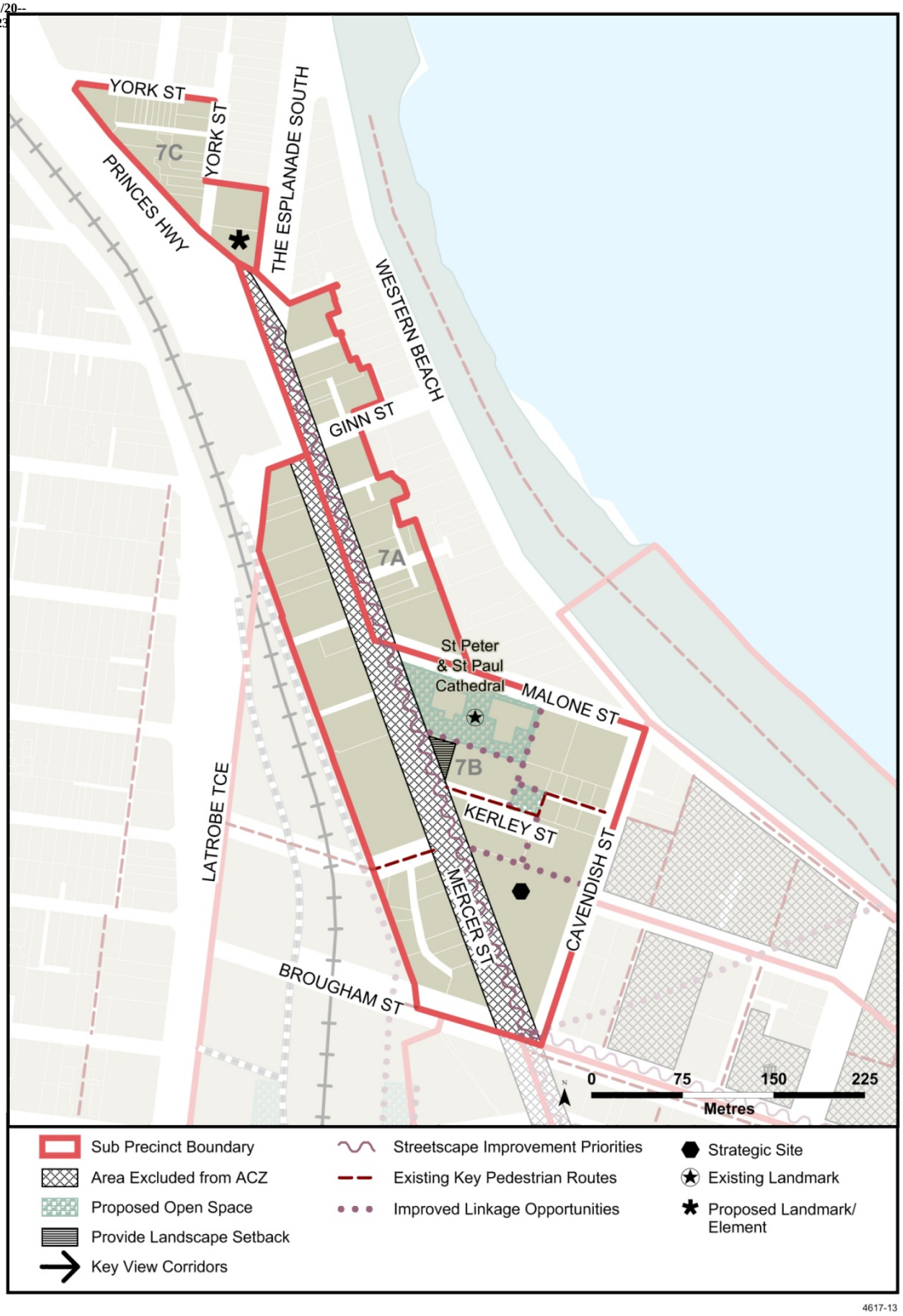
- Side setbacks should be provided between buildings or building groups.
- Landscape setbacks should be provided to Gordon Avenue, Brougham and Roy Streets.
- Railway land should be intensively redeveloped to take advantage of its highly accessible location.
- Development should provide strong architectural enclosure and definition of plazas east and west of the station and improve the visibility of the station as a focal point of the Geelong Western Wedge.

5.7 Precinct 7: Mercer Street

--/--/20--
C223

5.7-1 Precinct map

--/--/20--
C223



5.7-2 Precinct objectives

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C223

- To support development of the precinct to create a lively boulevard with active frontages providing a mixture of uses with residential accommodation at upper levels and to the rear.
- To ensure a mix of accommodation, business and offices, education and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.
- To encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Railway Station, education institutions and the foreshore.
- To maximise the potential intensity of development adjacent to the railway where potential impacts on other uses will be minimal.
- To ensure that development abutting existing residential properties adjoining Western Beach Road does not unreasonably affect their amenity.
- To maintain and enhance the views of the St Peter and St Paul Cathedral from Mercer Street and enhance the surrounding open space.
- To encourage buildings on the west side of Mercer Street to increase in height from Ginn Street to Brougham Street.

5.7-3 Precinct requirements

--/--/20--
C223

	A	B	C	D	E	F
Sub-precinct	**Preferred setback of building from street frontage (boundary)**	**Minimum street edge wall height +***	**Preferred maximum street edge wall height +***	**Preferred setback of building above street edge wall height+**	**Preferred minimum building height***	**Preferred maximum building height***
7A	0 metres^	None specified	15 metres	4 metres	12 metres	15 metres
7B	0 metres^	None specified	15 metres	4 metres	12 metres	None Specified
7C	0 metres^	None specified	15 metres	None Specified	12 metres	15 metres

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.7-4 Precinct guidelines

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C223

- Setbacks consistent with the existing buildings setbacks should be provided for new development in Malone Street.
- A landscaped angled setback from Mercer St between Kerley Street and Malone Street should be provided to improve northerly views to St. Peter and St. Paul Cathedral along Mercer Street.

- Where building sites directly adjoin houses with side setbacks, and are not separated from them by a street or laneway, a landscaped buffer of 2 metres should be provided to protect residential amenity.
- Heights of buildings in sub precinct 7C should reduce from 15 metres to the east and the north to respond to adjoining low level residential development.
- Use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of residentially zoned properties adjoining Western Beach.

6.0 Application requirements

In addition to the application requirements set out at Clause 37.08-7, any application must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority.

Use of land

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An application to use land must be accompanied by the following information:

- The likely economic impact on Precinct 1 of any proposed retail use/development of over 1,000 square metres of leasable floor area outside of Precinct 1.
- For applications for sensitive uses (residential, child care centre, pre-school or primary school uses) proximate to the Geelong Railway Station, an assessment prepared by an acoustic engineer, of the likely effects of railway noise and vibration on the proposed development and the amenity of its occupants and measures to attenuate any adverse effects.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information:

- For any building or other structure with a height over 15 metres above natural ground level:
  - Diagrams which show:
    - Street views from eye-level within the context of the surrounding development showing the proposed building in 3 dimensional forms within the context of the surrounding development, with particular reference to demonstrating how the proposal complies with the objectives of this schedule.
    - Views from identified key views, including assessment of any impact on the view corridors to St.Mary's Basilica Spire.
    - An assessment of view sharing.
    - Details of roof forms and any tower elements/landmark features.
    - A wind assessment, including impact on the street microclimate.
  - A report outlining the environmentally sustainable design elements of the proposal in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.
  - For developments adjacent to public streets or public pedestrian paths:
    - Details of the proposed interface treatment to the public domain, including façade treatment, entrances, advertising and any proposed streetscape improvements.
    - For an application that creates new pedestrian connections, a written statement showing how the proposal meets Crime Prevention through Environmental Design (CPTED) principles.
- For developments adjacent to heritage places within a Heritage Overlay, a written statement showing how the proposal respects and maintains views to the heritage place (consistent with the description in the Heritage Overlay).
- An acoustic assessment should be prepared by a qualified acoustic consultant. The assessment must document the acoustic mitigation measures and include:
  - The internal and external noise levels and the method of calculation used.
  - Details of the sound insulating materials and design of walls, roof, windows, door, external glazing and the air- conditioning or ventilation system.

7.0 Notice and review

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C223

Use of land

An application for the use of land is not exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Subdivision

In Precinct 3 an application to subdivide land is not exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Except in Precinct 5 or 7 an application to subdivide land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre is not exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Buildings and works

In Precinct 3 an application to construct a building or construct or carry out works is not exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

In all other Precincts, an application to construct a building or construct or carry out works is not exempt if the buildings and works are within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

An application which exceeds a preferred maximum building height as specified in Clause 5 of this Schedule is not exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Decision guidelines

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C223

Use of land

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-10, the responsible authority must consider, as appropriate:

- Whether the proposed retail use and the existing overall retail floor area within the zone competes with the main retail area or replicates uses in the Core Retail Precinct 1.
- Whether the retail and food and drink component of a proposed Cinema based entertainment facility could reasonably be located at the ground floor with the cinema component located above.
- For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, the municipal Council (where not the responsible authority).

Buildings and works

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-10 the responsible authority must consider, as appropriate:

- Whether the location, scale, siting, roof form, bulk and appearance of any proposed buildings and works will:
  - Strengthen the City's unique urban identity.
  - Promote sustainable growth.
  - Improve the public environment.

- Whether new buildings within and fronting Johnstone Park are of exceptionally high architectural quality.
- Whether the proposal would unreasonably overshadow the public or private realms.
- Whether the proposal achieves appropriate view-sharing to the identified key views, vistas and landmarks.
- Whether the proposal incorporates features of environmentally sustainable design.
- Whether the impacts of the proposed development on the micro climate are reasonable, particularly with regard to any wind tunnelling effect.
- Whether the proposed design of car parking and access arrangements is appropriate.
- Whether the proposal incorporates appropriate noise mitigation measures.
- For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, the municipal Council (where not the responsible authority).

9.0 Advertising signs

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C223

The advertising sign requirements are at Clause 52.05. Land located within Precinct 3 is in Category 3. All other land is in Category 1.

10.0 Reference documents

Central Geelong: Looking Forward Structure Plan, City of Greater Geelong (July 2007*)*

Central Geelong Urban Design Guidelines, City of Greater Geelong and Department of Planning and Community Development, Victorian State Government (October 2008)

Geelong Western Wedge Framework, Planisphere and Jones & Whitehead Pty Ltd (April 2005, updated September 2005)

Crs S and E Kontelj re-entered the meeting room at 7.54pm.

5. REGIONAL SKILLED MIGRATION PROGRAM 2011-2012

Portfolio: **Planning - Cr Macdonald**
Source: **Economic Development, Planning and Tourism**
General Manager: **Peter Bettess**
Index Reference: **Subject: Regional Skilled Migration Program 2011-2012**

Summary

- The City of Greater Geelong has participated in the Victorian Government funded Regional Skilled Migration Program (RSMS) 2011-2012 and met our obligation of 60 employment outcomes. These 60 employment outcomes have contributed over $28 million in total output to our economy. (REMPLAN). The program has supported employers across the G21 Region to attract, source and retain skilled overseas professionals to fill positions that could not be filled from the local labour market. In total the program from 2008-2012 has assisted employers to fill 226 skilled vacancies (diploma level or higher).
- Funding for this program Regional Skilled Migration Program ceased on 30 June 2012.
- There will be no further ongoing Victorian State Government funding for skilled migration programs beyond 30 June 2012.The Victorian Government has offered one year transitional funding (equivalent to funding received over the past 12 months) to enable the City to put in place systems to transfer this service to local government. The offer includes the requirement for the City to take on the role of Regional Certifying Body currently being delivered in our region by the Department of Business and Innovation and to commit to funding the program into the future.
- The Council is being asked to accept the risk of on-going funding with no certainty that income will cover the Council's costs.
- Minister Dalla-Riva has been advised that the funding offer will be discussed with Councillors. It is recommended that the City of Greater Geelong does not accept the offer of transitional funding.

Cr Macdonald moved, Cr E Kontelj seconded -

That consideration of the report be deferred.

Carried.

6. OCEAN GROVE INTEGRATED CHILDREN'S CENTRE

Portfolio: **Community Development – Cr Fisher**
Source: **Projects, Recreation & Central Geelong**
A/General Manager: **Scott Cavanagh**
Index Reference: **Project: C12801 Ocean Grove Integrated Childrens Centre**

Summary

- The design process for the Ocean Grove Integrated Children's Centre is nearing completion and Council is in the process of tendering for the construction of this facility.
- The project is funded from a $1M State Government grant and Council's budget.
- The Capital Projects and Procurement Services departments are exploring prudent and expeditious mechanisms to complete the tender process so that the January 2014 facility opening deadline can be met.

Cr Farrell moved, Cr Fisher seconded -

That Council delegate to the Chief Executive Officer its powers and functions to accept or reject a tender and sign the contract documents for the construction and associated works of the Ocean Grove Integrated Children's Centre; provided the tender is within Council's approved budget.

Cr Macdonald moved, Cr Richards seconded –

That consideration of the report be deferred.

Carried.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013

Portfolio: **Tourism and Major Events - Cr Harwood**
Source: **Economic Development, Planning and Tourism**
General Manager: **Peter Bettess**
Index Reference: **Subject: Tourism Administration**

Summary

- The City of Greater Geelong is a foundation partner of Geelong Otway Tourism Inc. The partnership has existed since 1993.
- The partnership with Geelong Otway Tourism and the other four member Municipal Councils of the Geelong Otway Region is detailed through a Memorandum of Understanding and further outlined in Councils Tourism Policy.
- The State Government through Tourism Victoria is reviewing regional tourism structures across the State and has established an Interim Great Ocean Road Tourism Board to present to State and Local Government structural options for the Great Ocean Road Region.
- The City of Greater Geelong is included in the Great Ocean Road Region that encompasses the area from Geelong to the South Australian Border.
- The Interim Board is preparing a draft Strategic Business Plan for the establishment, strategic objectives, priorities, governance and operation of the new Regional Tourism Board for the Great Ocean Road Region.
- The draft Strategic Business Plan will be submitted to Local Government and Tourism Victoria in December 2012 for consideration and if approved is to be implemented in July 2013.
- The Board of Geelong Otway Tourism has requested an extension to the current Memorandum of Understanding until 30th June 2013 to implement the Annual Tourism Action Plan (funded by Industry) and to enable the work of the Interim Great Ocean Road Tourism Board to be taken into account and actioned as agreed to.
- The performance of the tourism industry under the leadership of Geelong Otway Tourism remains very strong at both the Municipal and Regional level.

Cr Macdonald moved, Cr Richards seconded -

That Council:

a) agrees to extend the terms of its current Memorandum of Understanding with Geelong Otway Tourism to 30 June 2013 and authorises the Chief Executive Officer to sign the document as Councils representative;

b) notes the progress and performance of Geelong Otway Tourism and the current structural review currently being drafted by the Interim Great Ocean Road Tourism Board.

Carried.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Report

Background

Geelong Otway Tourism Inc was established in 1993 as a regional tourism body following the amalgamation of municipalities to create the City of Greater Geelong.

A regional approach to tourism was adopted following direction and advice from both the Australian Tourist Commission and Tourism Victoria.

The newly created City entered into a partnership with the tourism industry as represented by four local tourism associations (Tourism Geelong, Bellarine Tourism, Otways Tourism and Surf Coast Tourism). The basis of the partnership is that the City provides resources for staffing, accommodation and administration for the regional body whilst the tourism industry through membership, sponsorship and advertising, funds the annual marketing and development program.

This partnership has been most effective and the Geelong Otway Tourism region now includes Surf Coast Shire, Colac Otway Shire, Golden Plains Shire and the Borough of Queenscliffe and the relevant local and municipal tourism bodies that fall within these municipal boundaries.

In Geelong, the role was subsequently expanded to now include co-ordination, management and operations of Visitor Information Centres as well as facilitation and marketing of Business Events (Meetings, Incentives, Conferences and Exhibitions - MICE).

At present, and in partnership with Tourism Victoria and the relevant local tourism associations (Tourism Geelong and Bellarine Tourism), a structural review has been undertaken to explore better integration across the Great Ocean Road Region (Barwon South West Region). The State Government has committed additional resources to market Geelong and the Bellarine in their own right for intrastate promotion and branding.

Discussion

Effective regional industry structures are a key factor in building successful tourism destinations. The partnership model established in the creation of Geelong Otway Tourism has performed strongly now for over 18 years. The structure of Victoria's regional tourism industry is facing a number of new challenges due to the rapidly changing environment which needs to be addressed to provide a stronger platform for improved performance and growth. Through the consolidation and devolution of State funding through to the new structures greater efficiencies and coordination of program and funding may occur.

Interim Board

Tourism Victoria has appointed Mr Wayne Kayler-Thomson to be the Chair of the Great Ocean Road Interim Regional Tourism Board. The Interim Board consists of representatives of the nine Municipal Councils in the Great Ocean Road Region (Geelong to the South Australian Boarder) and the two Regional Tourism Boards, Geelong Otway Tourism and Shipwreck Coast Marketing.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

The objective of the Interim Board is to present a draft Strategic Business Plan that details and recommends to State Government and all Municipal and Industry partners the establishment, strategic objectives, priorities, governance and operations of a new structure.

It should be noted that the City of Greater Geelong and all Municipal and Industry partners will have to endorse any proposed structural changes prior to altering the existing partnership with Industry through Geelong Otway Tourism as detailed in the Memorandum of Understanding and Council Policy.

The proposed Strategic Business Plan being developed by the Interim Board will include specific recommendations on the following:

1. A vision to guide strategic direction, policy and operational business planning.
2. A mission and strategic goals to guide the role, purpose and performance of the Regional Tourism Board (RTB).
3. The structure, role and governance responsibilities for the RTB.
4. Resources to achieve the mission including
    - Funding
    - Staffing
    - Facilities
5. Three-year business plan (short, medium and long term) operational objectives and performance indicators.
6. The process to establish the Board and staffing to commence operations from 1 July 2013.
7. The ongoing role of existing regional and local tourism organisations and local government tourism functions.

Note:
The Strategic business Plan will take account of the best practice principles, objectives and success factors for regional tourism development, marketing and management.

Process

The process to develop the Strategic Business Plan for consideration by State, Local Government and Industry includes the release of discussion papers, conducting Board and Stakeholder workshops and the release of draft plans seeking stakeholder feedback.

As stated the final plan will be required to be approved by the Interim Board before being submitted to Tourism Victoria and Local Government and Industry Stakeholders for consideration and endorsement.

It is proposed that the Draft Strategic Business Plan will be submitted to Local Government and Tourism Victoria by the end of December 2012.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Approval to implement the plan will be requested by March 2013 with any new structure or structural arrangements being in position to commence in July 2013.

Proposed Structural Changes – Tourism Geelong and Bellarine Peninsula Tourism

The two Local Tourism Associations located within the City of Greater Geelong, Tourism Geelong and Bellarine Peninsula Tourism, have agreed in principle to explore the potential to join forces to create a new single entity "Tourism Geelong/Bellarine"

At the request of the Local Association Geelong Otway Tourism is working with a contracted Governance Consultant (Corporate Assist) to present to the LTA's the most cost efficient clear path to amalgamation. This joining of forces requires member support as per their Statement of Rules as Incorporated Associations.

It is proposed that these changes will be considered by the membership for introduction at the commencement of 12/13 Financial Year.

Discussion – Performance

Tourism Research Australia (TRA) is an independent arm of the Commonwealth Government that collects, collates and reports on Regional visitation by both domestic and international visitors. The following data is from the latest TRA report for Geelong for the year ending March 2012.

'Geelong' as defined in the TRA data includes The City of Greater Geelong and the Borough of Queenscliffe.

Visitation – Year Ending March 2012

Domestic Arrivals - Geelong

TOTAL	%Change 00/12	%Change 11/12	AAG 00/12	AAG 08/12
Geelong 995,000	+25%	+19.6%	+1.9%	+1.1%
Regional Victoria 11,533,000	-1.4%	+9.2%	-0.1%	-0.5%

Domestic Nights - Geelong

TOTAL	%Change 00/12	%Change 11/12	AAG 00/12	AAG 08/12
Geelong 2,774,000	+22%	+6.7%	+1.7%	+1.4%
Regional Victoria 35,586,000	+4%	+9.3%	+0.3%	+0.8%

Domestic Day Trips - Geelong

TOTAL	%Change 00/12	%Change 11/12	AAG 00/12	AAG 08/12
Geelong 2,924,000	-5%	-3.3%	-0.5%	+2.5%
Regional Victoria 28,508,000	+0.5%	+13.9%	0.0%	+3.8%

International Arrivals - Geelong

TOTAL	%Change 00/12	%Change 11/12	AAG 00/12	AAG 08/12
Geelong 40,000	N/A	+0.1%	+5%	+1.2%
Regional Victoria 335,4000	N/A	+0.7%	0.0%	+0.4%

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Comment:
Geelong is significantly outperforming Regional Victoria in all domestic and international TRA Benchmarks with the exception of domestic day trips.

Geelong Otway Region – Year ended March 2012

General

- The Geelong Otway Region received 75% of all domestic visitors to the Great Ocean Road Region.
- The Geelong Otway Region received 1.9 Million domestic overnight visitors – up by 6.2% on YE March 2011.
- The Geelong Otway Region – visitors spent nearly 5.6 million nights in the Region – up by 5.4% on YE March 2011.
- The Geelong Otway Region received 108,700 international overnight visitors – up 2.8% on YE March 2011.
- International visitors spent 915,000 nights in the Region – up by 10.7% on YE March 2011.

The Geelong Otway Region received 77% of international nights to the Great Ocean Road Region.

Comment

The Geelong Otway Region is significantly outperforming Regional Victoria in both domestic and international TRA Benchmarks.

Geelong Visitor Information Centres (VIC's)

During 2011/12 period the Geelong Visitor Information Centres (located at Little River Service Centre, National Wool Museum, Market Square, Geelong Waterfront and Barwon Heads) welcomed just over 170,000 walk in visitors. Further to this the VIC's responded to 9,669 telephone calls and 6,700 emails seeking information. In total the Geelong VIC's responded to 186,400 visitor enquiries over that 12 month period.

The total enquiries have increased by 5% per annum over the past five years with 40% of enquiries being made by international visitors.

In the last 12 months visitors to the region who called into Geelong VIC's were surveyed post trip to determine the impact of information received on their original travel plans. The results showed that 80% of visitors stated that they spent more time in the region than originally planned, with 46% spending an extra day or more due to the information received.

From this data it can be estimated that an additional $14.5 Million of visitor expenditure was induced as a direct result of information support services delivered by the network of Geelong VIC's. The VIC's are staffed by two permanent staff and over 100 dedicated volunteers.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Business Events

The business events unit of Geelong Otway Tourism is called Business Events Geelong.

Business Events Geelong works with industry to secure conferences, meetings, expositions, incentive travel and to maximise the economic return from hosting such business events.

The bidding process to secure business events is very competitive and whilst Geelong has no major Convention and Exhibition Centre the Business Events Unit is very active and highly successful as recognised by winning Meeting and Events Australia's National Award as Australia's top Regional Destination Marketing Organisation for 2011.

In the last financial year Business Events Geelong secured 1,682 business events that totalled 2,883 business events days. The number of delegates attending business events was 66,000 with delivered 125,488 delegate days.

The average event size was 40 persons and the economic impact of these events was $41.3 Million. It should be noted that by comparison to previous years that the average number of event delegates per event has reduced as a direct result of both changing economic circumstances but of greater constraint is the scope and scale of venues available in Geelong to meet the needs of the high yielding Business Events sector.

Tourism Economic Impact Analysis

As part of the Destination Management Plan, a Federal/State Government funded initiative managed by Geelong Otway Tourism, a detailed Economic Impact Study of tourism was undertaken at both the Municipal and Regional level.

The research undertaken by 'Compelling Economics' was an 'Input Output' study that determined the total employment and economic activity generated by tourism across the regional economy.

As such Tourism was viewed in terms of an amalgam of activities such as retail, accommodation, cafes, restaurants, cultural and recreation services. The study measured peoples spending whilst visiting the City (both Domestic and International Visitors) and included recreation tourism, people visiting friends and relatives, business travellers and also people visiting to access services such as retail, health, education and government services.

The data used was based on the 2009/2010 year.

Results

The tourism sector in Greater Geelong is estimated to generate $553 Million in annual direct economic output.

Further to this for every $1 Million of direct expenditure by visitors in the local economy a further $.848 Million is generated with flow-on industrial and consumption effects.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Applying the tourism industry multiplier to the total output generated by the City of Greater Geelong's tourism sector of $553 Million the total value (direct + industrial + consumption) of tourism to Geelong's economy is estimated at up to $1.022 Billion per annum. This economic output is estimated to support 5,151 jobs in the municipality.

It should be noted that this $1.022 Billion economic output for Greater Geelong represents close to half of the total $2.1 Billion economic output of the total tourism industry for the Great Ocean Road Region.

Environmental Implications

In its last annual report to Council, Geelong Otway Tourism Inc outlined a range of initiatives related to environment issues that have been implemented including accreditation by Earth Check.

Earth Check is a program aimed at reducing the impact of tourism related activities on the environment that includes training and incentives for those who participate.

A component of Earth Check is making sure the operations of Geelong Otway Tourism Inc itself are environmentally friendly. Geelong Otway Tourism was benchmarked in 2009 and again in 2012.

A further program called Sustainable Practice 360 Degrees assists businesses in reducing their water, waste and energy consumption.

Geelong Otway Tourism Inc has also worked with conference organisers and tour operators to achieve best practice in the environmental impact of their operations and design.

Financial Implications

Expenditure by Council 2008-2013

Service	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**
GOT Administration	$791,000	$770,000	$865,400	$940,280	$926,550
Visitor Information Centres	$246,500	$257,500	$307,220	$401,510	$367,410
Conference & Business Travel	$261,000	$290,000	$303,770	$320,190	$372,440
TOTAL	$1,298,500	$1,317,500	$1,476,390	$1,661,980	$1,666,400

Policy/Legal/Statutory Implications

Authorising the extension of the Memorandum of Understanding to 30th June 2013 commits Council to a financial contribution for the 2012/2013 financial year supporting staffing, accommodation and other administration costs of Geelong Otway Tourism.

7. EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING WITH GEELONG OTWAY TOURISM TO 30 JUNE 2013 (CONT'D)

Officer Direct or Indirect Interest

This report has been prepared by the Tourism Manager, City of Greater Geelong, who is also the Executive Director of Geelong Otway Tourism.

Risk Assessment

Geelong Otway Tourism Inc plays a pivotal role in advocating on tourism related issues in a variety of settings and at different levels of government. The organisation provides leadership to the region's tourism industry in dealing with both demand and supply issues, as well as opportunities to collaborate on a range of campaigns and initiatives.

Without an organised and united approach the industry would most likely suffer or remain stagnant.

The basis of the proposed altered structure of tourism in the region is the changing dynamics impacting on the business environment and tourism performance.

Social Considerations

The social impacts of tourism have been the subject of recent research by the Sustainable Tourism Cooperative Research Centre. A set of indicators have been developed to measure these impacts, with further work being done in the coming 2012/2013 year.

Communication

A release will be prepared regarding recommitting to the Memorandum of Understanding.

8. ARMSTRONG CREEK UPDATE

Portfolio: **Planning & Economic Development, & Infrastructure - Crs Macdonald and Richards**
Source: **Economic Development, Planning & Tourism**
General Manager: **Peter Bettess**
Index Reference: **Armstrong Creek**

Summary

- This report provides a brief update to Council on the status of individual precincts and projects within the Armstrong Creek corridor.
- The report provides a brief status report on each of the seven precincts and each precinct stage of progression.
- The report provides a further explanation of key transport projects which are being undertaken by Council and/or in consultation with the Department of Transport/ Public Transport Victoria.
- Progress report on delivery of state funded community infrastructure in the East Precinct (2010 budget commitment).
- Advice to Council in relation to the status of the Geelong planning partnership with State Government which has progressed the Armstrong Creek project to date.

Cr Richards moved, Cr seconded -

That Council:

a) notes the report;

b) officers prepare a report for the next Council Meeting, covering the proposed Waurn Ponds/Armstrong Creek West Railway Station in more detail. The report to include details of all proposed carparks and over what timeframe they will be delivered.

The report to also include details of Bus Network Planning and any changes to State Government commitments in regard to Bus Network Planning.

Cr E Kontelj left the meeting room at 8.13pm
Cr E Kontelj re-entered the meeting room at 8.14pm

Carried.

Report

Background

Armstrong Creek is progressing with residential development within the East Precinct and with other precincts working their way through the planning process to have Precinct Structure Plans in place to facilitate development of these individual precincts.

8. ARMSTRONG CREEK UPDATE (CONT'D)

Infrastructure is obviously critical to the delivery of residential development and this brief status report provides an update on the important infrastructure planning and physical provisions which has been undertaken to date, inclusive of specific details on transport planning which is being undertaken primarily by the Department of Transport, Public Transport Victoria and Vic Roads at a regional level, with Council engaged in these projects were appropriate.

The report further provides a status report in relation to progressing the community infrastructure (Community Health and Well-Being Centre) in the East Precinct which was provided for in the 2010 State budget, and finally there is an explanation provided on the current status of the Geelong Planning Partnership with the Department of Planning and Community Development.

Discussion

PRECINCT STATUS

East Precinct (Warralily)

The East Precinct had a Precinct Structure Plan approved in June of 2010 and has had three planning permits issued for development in this precinct with a further 3 planning permits pending for further stages of development. Each of the three planning permits issued have now been acted on with physical development works being undertaken. The first of these planning permits was issued in the area immediately adjacent Barwon Heads and Charlemont Road and this first stage of development have been completed with statements of compliance issued for initial sections of the subdivision, and houses now being constructed.

The Development Contribution Plan for this precinct was run as a separate planning scheme amendment to the precinct structure plan. The amendment has been approved by the Minister and gazetted. Prior to gazettal of the amendment, developer contributions were collected on the basis of a section 173 agreement with the developers currently delivering significant works in lieu of the payment of development contributions and the community development levy ($900.00 per lot) being collected from individual landowners as they commence building activity on their site.

North East Industrial Precinct (Keystone Business Park)

This precinct was approved at the same time (June 2010) as the East Precinct and a planning permit for the initial of 72 lots has been approved. Initial works have been undertaken on the site but they are at a very early stage. Unlike the residential precincts there is significant commercial processes required to attract key commercial tenants as part of this initial stage of development and the developers advise that this work has been more difficult with the current economic climate. However, they have indicated in recent times that they're close to resolving key anchor tenants/purchasers in this initial stage of development.

This Precinct Structure Plan had a Development Contributions Plan included as part of the amendment and this is operable with contributions required (or work in lieu) by developer as part of progressive stages of development.

8. ARMSTRONG CREEK UPDATE (CONT'D)

West Precinct

West precinct on the west side of the Surf Coast Highway has been progressed by the Villawood consortium in consultation with Council and the Department of Planning and Community Development (DPCD). The PSP & DCP have been the subject of an advisory committee hearing (advisory committee appointed by the Minister of Planning) who were required to prepare a report eight weeks post completion of the hearing and the advisory committee met this time line. The advisory committee report has not yet been shared with Council, and it is understood that it remains under consideration by the DPCD to provide advice to the Minister for Planning.

This amendment also included a Development Contributions Plan which was considered at length by the advisory committee in their deliberations of the amendment package. Now that the East DCP has been approved this will clearly set a precedence for this DCP awaiting approval.

West Industrial Precinct

No major work has commenced on this Precinct Structure Plan, with the consortium which controls the majority of the land still yet to initiate a PSP process. There has been discussion in recent weeks with the consortium group who have indicated that they may look to commencing the formal precinct structure planning process in the later half of 2012.

Horseshoe Bend Precinct

The Horseshoe Bend Precinct consortium commenced a formal process with Council and DPCD to progress the Precinct Structure Plan in late 2011 and have now got to a point of a preliminary Precinct Structure Plan, with the plan being on informal exhibition to all landowners across the precinct, and immediately adjacent, during June 2012. Feedback from this informal consultation process will inform the progression of the final PSP and SCP which will be developed in the later half of 2012; with the intention to have a formal planning scheme amendment developed and on exhibition as soon as practicable. This will obviously be the subject of a report to Council to formalise a process to undertake the exhibition of an amendment. It is anticipated that a report to Council (to initiate a process for the statutory exhibition of this Precinct Structure Plan) will be brought to Council in the later half of 2012.

Major Activity Centre (Armstrong Creek Town Centre)

The Town Centre precinct structure planning is being run with a Steering Committee Chaired by Council representative with all landowners in this precinct represented (9 landowners), with DPCD representative on this Steering Committee.

Landowners and DPCD have funded the development of the Precinct Structure Plan which is being managed by a project team of Council and DPCD officers.

The Precinct Structure Plan for the Town Centre has progressed to a masterplan level prepared by Tract Consultants (the consultants engaged by the Steering Committee process). The precinct has reached the stage of a masterplan which is the subject of detailed consultation processes with individual landholders to resolve explicit land use and structural direction of the Precinct Structure Plan. It is anticipated that a report to Council (to initiate a process for the statutory exhibition of this Precinct Structure Plan) will be brought to Council in the later half of 2012.

8. ARMSTRONG CREEK UPDATE (CONT'D)

Marshall Precinct

The Marshall Precinct is in preliminary investigation stage, with Council receiving a $25,000 commitment from DPCD to undertake initial drainage investigation of the precinct, and Council having progressed a high level fauna and flora review of this precinct. At this point while there is individual interest in development in the precinct there is no consortium which has formed to progress the Precinct Structure Planning as a whole.

Related Projects

Transport

- 4C Arterial link – Urban Design Framework

  In accord with the advisory committee recommendations which reviewed the 4C alignment, VicRoads are developing an urban design framework and landscape details to provide for the integration of the arterial road with railway corridor and the existing urban interface of Waurn Ponds and Grovedale.

- Waurn Ponds / Armstrong Creek West Railway Station Planning

  Extensive work has been carried out in development of an urban design framework as a initial step to advance detailed planning for the new station at Waurn Ponds. The preliminary urban design framework details a stage delivery of at grade car parking to provide for an initial station offer and ultimate delivery of a local activity centre within the station precinct (south of railway line).

  Vic Roads and the Department of Transport have secured land to the south of the station site (Armstrong Creek side), and have a public acquisition overlay over land to the north of the station site to provide for inititial parking and related station activity. The advice from the landowner is that the Department of Transport do not wish to exercise the entirety of this acquisition overlay and will restrict their purchase to a portion of land to provide for a total of 400 car parking spaces on the north of the railway line. (1st stages of construction only include 200 spaces).

  One of the challenges working through the urban design framework and ultimate detailed design for the station will be the stage delivery of access under or over the railway line to provide accessibility from the Armstrong Creek side. Advice to date indicated that the initial station offer will be via the north side (Rossack Drive) of the railway line.

- Bus Network Planning

  Public Transport Victoria are undertaking second phase planning for the bus network to service Armstrong Creek in its ultimate form, with the major challenge in providing initial services being limited connections between stages/precinct of Armstrong Creek development. Officers are working with Public Transport Victoria in relation to these matters.

- Armstrong Creek – Torquay Transit Corridor Study

  Department of Transport & Public Transport Victoria have been working with the City and Surf Coast Shire to investigate options to deliver public transport through this corridor in the medium and longer term with the second phase of this study currently in progress.

8. ARMSTRONG CREEK UPDATE (CONT'D)

- Marshall Station Environs

  Officers are continuing to work with Public Transport Victoria and Department of Transport to provide for additional car parking in a strategic manner to service the growth corridor's initial public transport offer, and to ultimately deliver a well integrated outcome for the Marshall precinct when developed.

- High Speed Arterial Road Link to Surf Coast Highway

  The ministerial advisory committee in relation to Section 4C of the Geelong Ring Road identified the need for further strategic review of a potential high speed link to provide for an alternative route around the Armstrong Creek growth corridor to connect Surf Coast Highway to the Ring Road network. This recommendation requested VicRoads undertake this strategic review with major stakeholders. It is understood that there has been limited progress in respect to this project primarily as a result of budget limitations to progress the work.

- Community Infrastructure Project (Armstrong Creek East Precinct)

  The 2010 State budget committed $6.8 million to undertake the construction of a community health and well-being facility within the Armstrong Creek East Precinct to provide early community services into this precinct. Initial work has progressed in relation to planning for this in consultation with the developers for this precinct and Council are currently seeking final commitment from DPCD for funds to be handed over in the next two years to enable this building to be completed. Further funding under the same budget has also been provided for a community pavilion as part of the neighbourhood active open space within the East Precinct. Similarly, Council will be looking to secure a funding agreement with DPCD for the next stage of the development.

- Geelong Planning Partnership

  The Geelong Planning Partnership has been a formal agreement which has funded DPCD personnel to work with Council in a collaboratively alliance on Armstrong Creek projects, Norlane & Corio projects and Vision 2 for central Geelong. Council has received formal advice that this program will not be continued past 30th June 2012.

  Correspondence has been received advising of a one-off grant to enable a further 12 month commitment to continue the progress of these projects, which has been accepted. The Geelong Planning Partnership has delivered an excellent result across these three key projects, but in particular the Armstrong Creek project has benefited enormously by the Geelong Planning Partnership with the collaboration of DPCD which has enable this major project to be expedited.

Environmental Implications

There are no new environmental implications as result of this progress report, with the progression of precinct structure plans requiring native vegetation precinct plans as part of the strategic assessment work and detailed environmental review across the project ongoing.

8. ARMSTRONG CREEK UPDATE (CONT'D)

Financial Implications

The construction funding for the health and well-being facility and community pavilion in the Armstrong Creek East precinct is in accord with the adopted 2012-13 budget for the City and is currently being secured via DPCD.

Longer term, with the conclusion of the Geelong Planning Partnership there may be a need for additional Council resources to progress Armstrong Creek and related projects, however this will be a subject of a review over the next 12 months, with any requirements being referred through the budget process.

Policy/Legal/Statutory Implications

The specific implications of projects reported on in this update report will be dealt with on a project by project basis.

Officer Direct or Indirect Interest

There are no offers of interest to report in relation to this project update.

Risk Assessment

Each project reported in this update is subject to an individual risk assessment.

Social Considerations

The relevant social matters are considered as part of individual projects which has been reported on in this update.

Communication

There is no explicit communication program required as a result of this update, with individual communication plans required across each of the projects reported in this update.

9. PUBLIC PLACE ART STRATEGY 2012-2022

Portfolio: **Arts & Culture - Cr Abley**
Source: **Community Services / Arts & Culture**
General Manager: **Jenny McMahon**
Index Reference: **Subject/ Arts & Culture/Public Art**

Summary

- The purpose of this report is to:
  - Present the draft Public Place Art Strategy 2012-2022;
  - Seek Council endorsement to release the draft Strategy to the general public for comment.
- Public place art refers to the many forms of cultural expression presented in the public realm to engage, inspire, stimulate, celebrate and remember. It includes memorials and monuments.
- Public place art is now well recognised as a source of civic pride, a representation of the attainment of cultural richness, expression, diversity, wellbeing, cohesion and sophistication – central to animating place in a unique way and a key draw card for visitors.
- The Strategy is one of the final major pieces of work in Council's Cultural Strategy Creativity+, which identifies public art as a key feature of cultural development in the municipality.
- Council has a collection of over 320 individual items. A strategy which guides the proper preservation will enhance the condition and potentially increase the lifespan of certain works, adding 20, 40 or even 100 years of life.
- Guidelines for the care, commissioning and planning of public artworks are vital to, and befitting, a municipality of the City of Greater Geelong's size and profile.
- The Draft Strategy establishes a Vision for the City – *Public Place Art in the City of Greater Geelong will: express local cultures and histories; foster creativity and innovation; and enhance and activate public spaces across the municipality.*
- The Draft Strategy comprises:
  - **Part A – Vision** which includes: Activation, Creativity, Expression**,** establishing the goals and actions for the creative realisation of the Vision; and Delivering, Providing and Preserving, establishing the practical goals and actions to deliver the Vision.
  - **Part B – Process** which includes implementation processes.
- The Collection is currently valued at approximately $13.5 million. There has been no recurrent budget for restoration or maintenance of the collection, except the Bollards and Waterfront artworks.
- Partial implementation of the Strategy is proposed to take place in 2012/2013. The 2012-13 Budget includes an allocation for the annual assessment, cleaning and maintenance of the current Collection.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

- It also recommends Public Place Art Programme development and the engagement of a Public Art Officer to undertake the development of a ten year Public Place Art Priority Plan.
- Three possible budgetary mechanisms (or a combination) could be utilised for the implementation of the Public Place Art Strategy (Attachment 9-1). It is recommended that further work be done on the most appropriate mechanism as part of the development of the Public Place Art Priority Plan.

Cr Abley moved, Cr S Kontelj seconded -

That Council:

1) note the Public Place Art Strategy 2012-2022 (Appendix 9-1);

2) submit the draft Strategy for public comment for a period of four weeks.

Cr Macdonald left the meeting room at 8.14pm
Cr Macdonald re-entered the meeting room at 8.16pm

Carried.

Report

Background

The development of a Public Place Art Strategy is one of the final major actions of Creativity+, Council's Cultural Strategy.

There is rapidly growing interest and awareness in public art including from economic and tourism perspectives. Public art is now well recognised as a source of civic pride, a representation of the attainment of cultural richness, expression, diversity, wellbeing, cohesion and sophistication – central to animating place in a unique way and a key draw card for visitors. In recent years, awareness of temporary or ephemeral art work has also developed through projects such as Mouth to Mountain and the cultural programme of the UCI (e.g. lighting projections on City Hall facade).

Structuring of guidelines for the care, commissioning and planning of various forms of cultural expression within the municipality is therefore vital to and befitting, a municipality of the City of Greater Geelong's size and profile.

The City's Public Place Art Collection of 320 individual items is currently valued at approximately $13.5 million. This has been established by an ongoing and exhaustive process of locating and identifying 180 individual items (including public art, memorials and monuments, excluding the Bollards and Waterfront artworks) over recent years. The process also included valuation, assessment, and recommended restoration and maintenance treatment.

The strategy and policy development is critical at this time with new major initiatives such as Vision II, the Cultural Precinct, Armstrong Creek and the Laneways Project all requiring a framework for public art which enables Council to provide a well constructed and managed approach.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

Discussion

The draft Strategy, with working title 'Connecting people, place and environment - A public place art strategy for the City of Greater Geelong' includes: Part A – Vision; and Part B – Process.

Part A – Vision has two frameworks: Activation, Creativity, Expression - the goals and actions for the creative realisation of the Vision; and, Delivering, Resourcing and Preserving - the goals and actions to deliver the Vision.

Part B – Process includes the practical implementation processes including commissioning, acquisition, ownership and maintenance. It contains a series of matrices which align project types with levels of responsibility, approval requirements and processes. It also addresses the vital areas of moral rights, alteration, relocation and removal of artworks, and asset management. Potential community benefits and evaluation of projects are also noted in this section.

The draft Strategy supports diverse forms of public place art (programme and collection) as well as current and future maintenance standards.

The draft Strategy recommends establishment of an appropriate budgetary mechanism for commissioning of new artwork (page 22, Goal 1, Strategy 2.1.2). Partial implementation of the Strategy is able to commence in the 2012/2013 financial year. A recurrent budget item has now been introduced for the annual assessment, cleaning and maintenance of the current Collection and Public Place Art Programme development. Engagement of a contract Public Art Officer in the Arts & Culture Department role will also take place to:

- undertake the development of a ten-year Public Art Priority Plan;
- represent Council's interests and respond to requests for support and guidance in relation to the large number of projects currently being initiated by the private sector, artists, internal departments and community organisations;
- develop standards and oversee hand over of new assets to Council as well as maintenance of Council's existing collection;
- develop detailed guidelines and processes for implementation of both the Strategy and the Priority Plan;
- manage public art projects;
- work with developers to ensure public art commissioned (including contracts) and handed over to Council is of the best quality and able to be maintained.

Three possible budgetary mechanisms or a combination could be utilised for the implementation of the Public Place Art Strategy. These are detailed in Attachment 1. It is recommended further work on the best methodology for the City is undertaken over the next few months as part of the Public Art Place Priority Plan. Funding commitment enables projects to be developed. These include art integrated with appropriate capital works i.e. municipal buildings and parks; public art events such as lighting/projection projects; provision of curated platforms such as laneway activation programmes and billboards; public art programmes associated with events (such as the UCI event held in 2010); and artist initiated projects such as temporary art installations, group installations and improvisations.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

The Public Place Art Priority Plan would be developed by the Arts & Culture Department in association with other relevant departments. Depending on the significance of projects, different levels of referral and approval would be required, with major proposals (i.e. large stand alone works) requiring Council sign off. Opportunities for inclusion in projects such as the Geelong Library Heritage Centre and the laneways development and Leopold Community Hub will form a critical component of the Priority Plan.

The Strategy also suggests options for developer engagement to foster the integration of public art production into private sector developments. Discussions with local developers regarding the model for potential developer obligations to Council's public art collection have commenced and provide a solid foundation for future discussion. It is recommended that private sector options are further explored in discussion with developers and related Council departments to confirm an appropriate developer methodology.

- The draft Strategy is now ready for release for public comment and will be made available on the Council website and at Council Customer Service Centres. Members of the public wishing to make comment may do so on line or directly to the Arts & Culture Department.

Environmental Implications

The Strategy aims to promote the practice of sustainable arts and cultural production. Structuring of guidelines and regulations around development requirements, temporary public art exhibition will allow for better planning and audit of the environmental impacts of art and cultural activities occurring in the public arena. This approach will provide a foundation for the City of Greater Geelong to position itself at the forefront of sustainable practices within Australia.

Art is involved with enriching and challenging perspectives which are often taken for granted. The Strategy will help to establish public art initiatives which inspire deeper consideration of environmental issues. For example, presentation of creative solutions to everyday environmental challenges such as storm water harvesting or land rehabilitation will inform audiences and help to change attitudes and behaviours in relation to sustainability in and beyond our region.

Financial Implications

Council's existing Public Art Collection, including memorials and statues, is currently valued for insurance purposes at approximately $13.5 million.

The Baywalk Bollards and Waterfront artworks receive annual maintenance funding of approximately $60,000. There has been no other recurrent budget item for maintenance for the balance of the Collection although urgent restoration and maintenance works have been undertaken as ward and portfolio priorities in recent years.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

The recommended phased implementation of the Strategy is reflected in Council's 2012-13 Budget and includes a recurrent budget item for the annual assessment, cleaning and maintenance of the current Collection not covered by the existing budget for the Bollards and Waterfront artworks. Based on an average figure of $200 per item for assessment, cleaning and maintenance for the remaining (approximately) 180 items, a figure of $40,000 has been allocated (note: this will not be adequate for major conservation work).

A strategy which guides the proper preservation of Council's public art will enhance the existing condition and greatly extend the lifespan of the current Collection. This can translate to doubling or tripling the life span of works, adding 20, 40 or even 100 years to different items. The strategy would also establish guidelines for the care of future works. Timely maintenance alleviates the cost of major restoration.

A Public Art Officer role would also be required to undertake the development of both the City's ten-year Public Art Priority Plan (for Council's further consideration). A one year contract role has been incorporated into the 2012/2013 budget.

Three different funding mechanisms are generally used by local government in Australia. The advantages and disadvantages of each option are outlined in Attachment 9-1. The three options are: Allocation to individual Capital Works budgets; the Annual Budget Bid process or a Per Cent for Art Scheme. It is recommended further work on the best methodology for the City is undertaken over the next few months as part of the Public Art Place Priority Plan. A combination of all three can also been utilised and is the more likely outcome.

There is rapidly growing interest and awareness of art in public environments from economic and tourism perspectives. It can be an important draw card for visitors and provides significant direct and indirect economic benefits.

A commitment to public art demonstrated by Council's allocation of budget would aid the consolidation and development of funding partnerships with Federal and State Government and establish new relationships for further funding opportunities.

The draft Strategy makes recommendations for the engagement of private property developers in the commissioning of pubic art in new developments. Options being explored are unlikely to have financial implications for Council.

Policy/Legal/Statutory Implications

The Public Place Art Strategy supports Creativity+, Council's Culture Strategy which aims to "build cultural strengths and raise the profile of the Geelong municipality as a creative region through encouragement and support of the cultural sector, recognising and enhancing its contribution to the municipality's prosperity."

Council's adoption of the Strategy would promote delivery of art in public places across a range of sectors. Methodologies for commissioning public place artwork for Council-funded projects may include direct engagement of artists; limited competitions; open competitions; expressions of interest; artist in residence (residencies); collaborations and mentorships; in addition to the purchase of individual artworks.

The draft Strategy specifies formation of the following: a Public Place Art Advisory Group to review opportunities and assist with artist selection on projects of significance; a Technical Review Group to assess the logistical requirements involved with significant installations; appointment of a Public Art Officer within the Arts & Culture Department to be the primary interface between Council, other departments and the community and to identify, scope and manage projects.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

Public art commissioning processes would be based on established Council selection and procurement guidelines and would include formation of an Artist Selection Panel for each programme/project providing significant artwork opportunities.

Creativity+ recommendations also include: "Ensure cultural development and creative activity are taken into account and integrated into the Planning Scheme and future planning efforts"; and "Work with developers to achieve best practice urban design".

In support of recommendations included in Creativity+, the Public Place Art Strategy would provide a framework for development and maintenance of the City's Public Place Art Program for up to the next ten years. It is anticipated it would be reviewed and amended during that time as required.

Officer Direct or Indirect Interest

No Council officer has direct or indirect interest in this report.

Risk Assessment

The City's existing Collection requires a commitment to ongoing maintenance. Council regularly receives enquiries and comment about the condition of artworks and memorials with many well-loved by the community. As artworks and monuments provide a very visible record of our history and identity they can be the focus of great civic pride and a resource for cultural tourism in the region.

The presentation of valuable cultural assets in a state of disrepair can symbolise civic disinterest and a lack of pride in heritage. Artists' reputations also depend on their works being appropriately presented.

A strategy which guides the proper preservation of Council's public art will enhance the existing condition and greatly extend the lifespan of the current Collection. This can translate to doubling or tripling the life span of works, adding 20, 40 or even 100 years to different items. The strategy would also establish guidelines for the care of future works.

The Collection would benefit from the direction provided by the Strategy which promotes greater artistic diversity and discourages generic approaches to cultural development.

Development of the Strategy has been guided by two groups: a small internal working group including Manager Arts and Culture, Manager Strategic Projects and Urban Design, Manager Events, Central Geelong & Waterfront, and the Research & Policy Advisor to CEO; and an Advisory Group made up of external representatives from Geelong Gallery, Deakin University, the Gordon, arts industry professionals, Geelong Chamber of Commerce and more.

The Strategy would provide direction for the development of a high quality collection across the municipality ensuring probity and fair opportunity for all art practitioners, in support of Creativity+ objectives. A further tier of risk management would be established at the commissioning level (building on the current practice) through refinement of new and existing methodologies, project/opportunity scoping, project specific briefs and contracts.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

Standardised requirements for procurement of public art, funding, formalised artist selection and commissioning processes established in the draft Public Place Art Strategy will help to minimise risk across a range of areas including: the public art collection quality; consistency of commissioning methodology; managing community expectations and interface; marketing and media; occupational health and safety (during and after implementation); and collection maintenance.

It is recommended that the contract Public Art Officer prepare detailed guidelines for the benefit of developers and artists.

The artwork collection forms part of Council's Industrial Special Risk ("ISR") declaration and is covered by a specific Fine Arts Insurance Policy. Council's Fine Arts Insurance Policy allows for the cost of restoration, the sum insured (if it is beyond economic repair) or fair market value. However, the policy carries an excess of $10,000 for each loss and will not respond where claims fall below this excess.

Social Considerations

The Strategy addresses the communities' needs and aspirations with a blend of vision and pragmatism. It harnesses the opportunity provided by rapid growth and investment to help fund and integrate cultural infrastructure in both new urban and renewal developments while promoting a layered structure to ensure opportunities for audiences and artists. This would underpin a dynamic and innovative public art programme promoting deeper appreciation of a range of issues: the significance of place; local and cultural identity; story telling; sustainability and climate change; environmental connectedness; and contemporary art practice.

The programme would enhance current community perceptions fostering new ways of seeing, interpreting and thinking in relation to both our heritage and significant change in the region.

Directions established in the draft aim to foster connections across the City of Greater Geelong's diverse community. Public art is a widely recognised vehicle for the improvement of social cohesion, helping to establish or reinvigorate a sense of connectedness and civic pride through public engagement.
More socially cohesive communities are more resilient and supportive communities for all. The draft Strategy promotes alignment of the City's cultural objectives with moves toward sustainable urban design outcomes through opportunities for integration with Council's 'Sustainable Communities – Infrastructure Development Guidelines'.

The role of public art in urban design, place making and spatial activation is also widely recognised for the demonstrated benefit of increased public safety through: an improved sense of community connection, ownership and care for the civic environment; community confidence and sense of safety; and increased levels of use resulting in greater passive surveillance of public facilities. These benefits will contribute to Council's objectives established in the Community Safety Plan.

Artwork and events focused on art production and exhibition in the public arena also bring recognisable benefits in health and wellbeing through the promotion of active lifestyles, recreation and environmental awareness, all of which encourage the development of social cohesion. The draft Public Place Art Strategy aligns with other Council strategies and initiatives in support of these benefits and facilitates exploration and development of creative opportunities for their realisation.

9. PUBLIC PLACE ART STRATEGY 2012-2022 (CONT'D)

Communication

Extensive consultation has been conducted both internally and externally. The diverse range of staff attending workshops has helped raise general awareness of broader implications, issues and benefits of a Public Place Art Strategy across Council.

Stakeholder Focus Group sessions have provided information on current trends in public art in order to facilitate discussion about community attitudes and values relating to public place art and culture in Geelong. This stage of consultation also included sessions specifically targeted to young people and the Indigenous communities.

- Broad brush community consultation was undertaken at the Queen Victoria Night Markets held in Johnston Park in January and February and met with an overwhelmingly positive response. Nearly 300 survey responses were made.

Property developer consultation has commenced giving developers the opportunity to discuss the options for developer contribution models. These have been well received and provide a solid foundation for further discussion.

The draft Strategy is now ready for general public release for comment. Comment can be made over a four week period with the full document available for review at Customer Service Centres, cultural facilities throughout the municipality, on-line and in person.

The draft Strategy release will also coincide with the promotion of the Central Geelong's first developer initiated public art project, 'The Vue Apartments' public platform art billboard. The Arts & Culture Department has been working with the developer on this project with an open design competition for public participation. It should generate further interest in the Public Place Art Strategy.

Following public comment the amended Strategy will be returned to Council for consideration.

DRAFT

connecting people, place & environment

A public place art strategy for the City of Greater Geelong

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EXECUTIVE SUMMARY

Purpose

The draft Public Place Art Strategy (also known as Public Art or Art in the Plublic Realm) has been developed in recognition that the City of Greater Geelong has a long history and a strong ongoing commitment to commissioning artworks for public spaces across the municipality. The City has a significant Collection of artworks and monuments – one of the largest in Victoria – in its parks, foreshores and streets and Council wishes to guide the ongoing maintenance of existing artwork and the strategic commissioning of new artwork.

Art can play a key role in creating quality public places, telling local stories and expressing civic pride. Public place art has a further role to play developing cohesive communities and enhancing cultural identity. The role of art in urban design, place making and spatial activation is also widely recognised for community benefits of: increased public safety; an improved sense of community connection, ownership and care for the civic environment; community confidence; and increased levels of use resulting in greater passive surveillance of public facilities. Public place art benefits will contribute to Council's objectives established in its City Plan and the cultural vision for the City of Greater Geelong as stated in its Cultural Strategy *Creativity +:*

> *"…to be a regional cultural centre of innovation and excellence."*

Background

The City of Greater Geelong is a large, diverse municipality located one hour from Melbourne on the South Western side of Port Phillip Bay. Spanning from the You Yangs mountain range in the North to the Bellarine Peninsula in the South, the City includes seaside, rural, urban and industrial environments and a correspondingly diverse range of communities with vastly different occupations and interests. The municipality also caters for a large number of visitors all year round. Geelong is Victoria's largest regional city and is situated on beautiful Corio Bay and the Barwon River. Some years ago, Geelong was the main port for processing and exporting primary produce from Victoria's Western District. It boasts a rich architectural, maritime and industrial heritage and many of the impressive characteristics of a growing international city.

The municipality however is in transition from a manufacturing base to a more service focussed economy. With a current population of approximately 218,000, the growth of new industries as well as new employment precincts and the construction of new community estates such as Armstrong Creek, means the City is forecast to grow by at least another 66,000 in the next decade.

These rapid changes across the Geelong region, along with a range of other socio-economic factors, present opportunities and challenges for the municipality's future community and cultural development and for its arts and cultural industries. For example, the City's growing Public Place Art Collection provides vital points of focus for local community, adding richness and cultural depth to community events, tourism and economic development initiatives. However, inclusion of public place art projects in new developments is occurring unchecked and without consistent process or curatorial guidance. Growth and change has also brought the issues of environmental sustainability, local identity and community connectedness to the fore.

The Municipality, however, currently enjoys a vibrant cultural life with a year-round calendar of public events. Several significant cultural institutions currently operate within Geelong including the National Wool Museum, Geelong Gallery, Geelong Library, Geelong Heritage Centre, Geelong Performing Arts Centre, Old Courthouse Building and Costa Hall, all of which contribute greatly to the cultural life of the City. Potential strategic connections with these institutions are vital considerations for the future direction of the City's public place art programme, particularly during re-development of the Cultural Precinct.

The Geelong Gallery is highly regarded across Australia for both its 18th and 19th century contemporary art collections and exhibition programme. There is a key opportunity to build on this aspect of Geelong's cultural reputation by developing the City's Public Place Art Collection. There is also rapidly growing interest and awareness of art in public environments from economic and tourism perspectives. Now seen as a source of civic pride, a representation of cultural richness, diversity and sophistication it is central to the animation of place in a unique way. It can be an important draw card for visitors and provides significant direct and indirect economic benefits.

The existing Public Place Art Collection is varied including artwork which ranges from war memorials to contemporary sculpture. This collection is evidence of over 100 years of support for monuments and artworks in Geelong's public realm, with many of the early civic works being funded through public subscriptions. Major public infrastructure improvements to the Central Geelong Waterfront (including significant artworks such as 'North' (2000) by Mark Stoner, 'Cargo Boxes' (2000) by Maggie Fooks and Bill Perin and the 'Geelong Bollards

Trail' (1995) by Jan Mitchell), have engaged the community and provided insight into the potential benefits that public place art can bring to the City.

In recent years the City has also commissioned temporary, performance based artworks and independent arts and cultural events aimed at strengthening communities and associations. These include: 'Connecting Identities', in particular 'Mouth to Mountain'; and major public events such as the 2010 UCI Road World Championships. Commercial property developers are also increasingly interested in including public art in their development projects.

There is growing need for establishment of principles and guidelines to consolidate ongoing efforts directed towards the development and maintenance of the City's Public Place Art Collection. These will be central to the formation of curatorial directions for public place art programmes and their strategic alignment with other Council agendas such as its *Community Safety Plan* and *Sustainable Communities – Infrastructure Development Guidelines*.

Policy Context

There are a wide range of Council planning and regulatory documents relevant to the planning and implementation of public place art. The two most relevant for this Strategy are the current Cultural Strategy and City Plan.

***Creativity +* City of Greater Geelong Culture Strategy**

The existing cultural plan provides a broad structure for approaching cultural activity across the whole local government area. The document includes the following Position Statement:

To position the City of Greater Geelong as a regional cultural centre of innovation and excellence.

The City of Greater Geelong is a municipality with great cultural strengths. Council wants to build on these strengths and raise the municipality's profile as a creative region, encourage greater participation, and strengthen the cultural sector and its contribution to the municipality's prosperity.

Culture plays a crucial role in helping to build a more sustainable community. It enriches the quality of life for residence and increases the attractiveness of the look and feel of the City.

Strategy areas include: Cultural Infrastructure; Nurturing Individual Creativity; Culture for All; Cultural Economy: and Cultural leadership. Direct references to Public Art are made in the Cultural Infrastructure actions section of the strategy and they include:

- *CI 4 Investigate making a commitment to expenditure on public art as part of the total cost of relevant capital projects.*
- *CI 5 Include an expectation or an encouragement in the development approvals process for an allocation to public art in significant private sector or government developments*

City Plan 2009-2013

The *City Plan 2009-2013* is structured around three strategic directions: Community Wellbeing; Growing the Economy; and Sustainable Built and Natural Environment. Each of these strategic directions has a direct relevance to the Public Place Art Strategy and has informed the development of the proposed Outcome Areas and this relationship can be demonstrated for an assessment of potential community benefit.

> *Geelong: coast, country and suburbs is the best place to live through prosperous and cohesive communities in an exceptional environment.* City Plan 2009 - 2013

Preparation

The draft Public Place Art Strategy has been developed following extensive consultation across Council departments, the arts and private sectors as well as the general public in order to provide a structure for future planning of permanent and temporary public place art commissions and to support the ongoing management of the existing collection.

Through the process of consultation as well as investigation of national and international best practice, the draft Strategy is intended to guide the procurement and management of an engaging, inspiring public artwork collection for the local, national and international audience.

A period of one month will allow for further broad comment consultation and feedback before the Strategy is finalised.

Strategy

The draft Public Place Art Strategy aims to engage and inspire artists and diverse audiences in innovative and enchanting creative endeavours and to encourage meaningful and lively celebration of the City's culture and environments. Whilst honouring Geelong's cultural heritage, the public place art programme will help to define perceptions of the City's identity now and into the future.

The strategic directions included in this document align with and build upon the City of Greater Geelong's *City Plan 2009-2013* and the existing cultural strategy *Creativity +*. The vision which has been developed specifically for public place art is:

> *Public Place Art in the City of Greater Geelong will express local cultures and histories; foster creativity and innovation; and enhance and activate public spaces across the municipality.*

This vision recognises that the primary goal of public place art in Geelong is to enhance and activate public spaces, through giving expression to the stories of people and their places. Our city, towns and open spaces can provide a platform for people to come together to share their experiences and build community cohesion.

To help achieve this, Council wishes to further develop its collection/programme through various forms of public place art practice: permanent and ephemeral; stand alone and projects integrated with developments and events. Realisation of this objective will also address the considerable public interest and expectation for inclusion of public art linked to place making initiatives in new communities.

Artwork and events focused on art production and exhibition in the public arena also bring recognisable benefits in health and well being through the promotion of active lifestyles, recreation and environmental awareness, all of which encourage the development of social cohesion and resilient communities. This Strategy aligns with other Council strategies and initiatives in support of these benefits and facilitates exploration and development of creative opportunities for their realisation.

The draft Strategy provides a series of goals and actions to aid integration of public place art practice into urban and community development processes such as town planning, place making initiatives, sustainable/resilient community development and design practices and event management. This integration is vital to the success of the Strategy, delivering demonstrable community benefit across the entire municipality.

In recent years, due to the growing recognition of the need to establish an ongoing maintenance programme for the Public Place Art Collection, there has been a significant effort made to document and undertake condition assessments of the Collection. Improved understanding of the Collection value and what is required to maintain it in the future will help to ensure that the works are kept in an acceptable condition to ensure their longevity. Recent assessments have established that the current Collection is valued for insurance at approximately $13.5M.

By drawing on national and international best practice, the Strategy promotes engaging, inspiring public place artwork for the local, national and international audiences and will help to ensure strategic direction for the Collection including community and industry contributions to it. This research has also informed the recommendations made for research and development of appropriate delivery and possible funding mechanisms for the City of Greater Geelong.

Drawing on international best practice, establishing of methodologies for measuring the 'Community Benefit' of projects is proposed in relation to the Part A – Vision, first framework area: *activation, creativity & expression.* It is also recommended that this be linked to the community benefit assessment to the three strategic directions identified in the *City Plan 2009-2013:* Community Wellbeing; Growing the Economy; and Sustainable Built and Natural Environment.

Development of evaluation processes for Part B – Process is also recommended.

Structure

The Strategy is structured in two sections: Part A – Vision; and Part B - Process

Part A – Vision is comprised of two frameworks:
The first focuses on **activation, creativity and expression** and provides a range of goals and actions associated with the planning of new artworks in public places. This section encompasses strategies to support a diversity of public place art practice including, but not limited to, the commissioning of stand-alone sculptural works, artworks integrated in civic infrastructure and temporary public art activities.

- ***Activation*** *- creating unique and vibrant places*

The goals, with specific related actions, in this Area focus on both Council initiated projects for enhancing public spaces as well as encouraging others in the community to make their contribution to the City through public place art projects. The key goals are:

- To initiate, partner and support the commissioning of artworks that contribute to the development of a unique 'sense of place' or that enhance the public realm.
- To activate public spaces by providing and curating a series of both physical and digital 'platforms' in public spaces across the City that can feature a programme of changing artwork.
- To support and facilitate a greater level of artist initiated projects in the public realm.

- ***Creativity*** *– generating a 'creative milieu'*
  The goals, with specific related actions, associated with this Area focus on mechanisms through which individuals and groups can be supported to develop their creativity and enrich the City's public places. It is also about providing opportunities for professional development for "creatives" in the community. The key goals are:
  - To support and nurture a culture of creativity and innovation within Council's urban and open space planning, delivering and managing teams.
  - To support and nurture an environment that encourages creativity and innovation across the full range of public art practice.
  - To initiate, partner and support programmes and practices that help build both the cultural and creative capacity and the economic and environmental sustainability of art practice related to Geelong's public realm.

- ***Expression*** *– giving voice to people, place and environment*
  The goals, with specific related actions, associated with this Area encourage public place artworks that can contribute to the ongoing narrative about a place and its people; their histories, their aspirations and changing social, cultural and environmental values within the context of current global environmental crisis. The key goals are:
  - To initiate and support art projects in public places that involve storytelling and personal histories of the people of Geelong that can be enjoyed by the community and visitors.
  - To support the development of connections across the Municipality's diverse communities and environments through the preservation of memory and respect for individual interpretation and personal expression.
  - To initiate and support art projects that contribute to place making across the city and suburbs, coast, country and industrial environments.

The second framework focuses on **delivering, providing and preserving** for both new and existing artworks. The goals and actions will provide Council, the private sector and the arts community with a clear structure to work with when exploring potential art opportunities. This section makes a number of key recommendations associated with Council procedures and possible mechanisms of funding artwork programmes.

- ***Delivering*** *– planning and managing*
  The goals, with specific related actions, associated with this Area address internal Council staffing and management requirements; establishment of advisory and selection committees; and a technical review group. It will also inform the processes required of private sector commissioned and artist initiated projects. The key goals are:
  - To provide robust and effective planning, management practices and structures to all Council initiated and delivered public place art projects.
  - To support and partner with the private sector to ensure the commissioning of high quality and conceptually relevant public place art on private development projects across Geelong.
  - To support and facilitate art interventions in public spaces that help to build on the vitality of the City and showcase the creativity of the public art sector.

- ***Resourcing*** *– providing for people and projects*
  The goals, with specific related actions, associated with this Area proposes a range of funding options for: sector development activities; temporary artwork projects; and appropriate funding mechanisms for artworks associated with Capital Works projects including ongoing asset management. The key goals are:
  - To provide adequate human and financial resources to effectively deliver on the stated goals of this Public Art Strategy.
  - To seek funding for public place art projects and sector development programmes from potential government, business and private sources.
  - To establish the resources required to build artist and audience participation in research, debate and discourse that raises community appreciation of public place art.

- ***Preserving*** *– maintaining and conserving*
  The goals, with specific related actions, associated with this Area propose the establishment of a comprehensive asset management programme including technical reviews of new works, asset registers, condition reporting and maintenance standards. The key goals are:
  - To ensure that Council has an accurate and effective asset management system for recording and assessing its public art collection.
  - To establish best practice processes for the future asset management of new commissioned artworks.
  - To raise awareness of the City of Greater Geelong's public art collection and the values that public art can contribute to people and place.

Part B – Process:
The development of an Art in Public Places Priority Plan for the municipality to establish future directions and guide growth of Council's Collection of artworks in public places, for a period up to ten years, is a key recommendation made in Part A. The Priority Plan will help to ensure that the City of Greater Geelong's Collection of artworks in public places remains focussed on the Strategy's Vision and relevant to Community interests whilst building on the municipality's reputation for cultural excellence and diversity.

An annual review of the Priority Plan would be conducted by the Arts & Culture Department in collaboration with relevant departments, to monitor progress in the delivery of the Strategy objectives and to set out the programme of activities for the coming year.

This section provides implementation guidelines for the commissioning of public artworks by Council, established in Part A – Vision and outlines Council's expectations of the private sector in relation to commissions in publicly accessible places particularly where commissioned artworks will be transferred to Council ownership as part of a development project.

The guideline areas are:

<u>Opportunity Matrix</u>
This section proposes a method for establishing project types and Municipal priorities.

<u>Process Matrix</u>
This section aligns project types with appropriate processes and approval levels.

<u>Indicative Commissioning Process</u>
- Council Initiated stand alone projects
- Council initiated integrated projects
- Non Council initiated projects

<u>Community Benefit Assessment</u>
This section establishes potential approaches to the review and assessment of public art projects by identifying 'Community Benefit' achieved as a result of the public art commissioning process, creation and final contribution of the finished artwork, be it permanent or temporary, to people and place.

Research of international best practice for the establishment of methodologies to measure the 'Community Benefit' of projects is recommended, in relation to the Part A – Vision, first framework area: *activation, creativity & expression.* It is proposed to link the community benefit assessment to the three strategic directions identified in the *City Plan 2009-2013:* Community Wellbeing; Growing the Economy; and Sustainable Built and Natural Environment.

Development of evaluation processes for Part B – Process is also recommended.

<u>Moral Rights</u>
This section focuses on issues to do with an artist's Moral Rights as defined by the Copyright Act and how these rights apply to the alteration, relocation or removal of an artwork.

<u>Asset Management</u>
This section sets out a range of approaches to the ongoing ownership and maintenance of Council's Collection of art in public places as a valuable Council asset.

Definitions

The following terms are used extensively throughout this draft Strategy document and definitions have been placed at the front of the document for clarity.

Culture
It is generally accepted today in Local Government policy terms that the word 'culture' relates to an overarching concept of beliefs and values that underpin the lives of individuals and communities.

The United Nations Educational, Scientific and Cultural Organisation [UNESCO] states that:

> "Culture *consists of all distinctive, spiritual & material, intellectual & emotional features which characterise a society or social group".*

Culture therefore underpins everything we do as individuals and as a society including the social ways of behaving and interacting with others. It also includes our understanding of history, the artefacts we make and the stories we tell.

Cultural heritage
Cultural heritage can be considered as both immovable and movable heritage items. Historic buildings, examples of important architecture and places of cultural significance are among the immovable cultural heritage assets of a place and its people. Places of cultural significance might include sacred Indigenous sites and sites relating to significant local people or historic events that have meaning for the community. It is important to remember that immovable cultural heritage preservation and protection is in many cases covered by a legislative framework such as Heritage Victoria classifications which provide legal protection to certain sites (specifically those with significant importance to local indigenous culture), monuments, statues and sculptures.

Movable cultural heritage refers to those tangible and intangible traces, stories and the recorded evidence of people's way of life that constitute a community's heritage and history. This may include: the physical collection and display of cultural objects in museums and galleries; the collecting of people's stories through aural history programmes; research into local history for education and publishing activities; and the integration of interpretive signage or artworks in public spaces.

Art
The range of personal cultural expressions are categorised as 'Art' and includes a wide range of visual, aural and sensory communication. Art can be seen as an expression of culture, one of the ways in which an individual or a group of individual's reflect or challenge values contained within the community's culture. It is generally acknowledged today that the arts include, but are not limited to: the visual arts such as painting, sculpture, digital art; the performing arts such as dance, music and theatre; and literary arts such as writing and storytelling.

Artist
The term 'Artist' can be associated with those individuals who, as Donald Richardson states in his book *"What Art is – and isn't",* "transform material by manipulation for an aesthetic end". Richardson argues that as art is conceptual and not functional, then designers such as architects or industrial designers who deal with functional objects are not artists when practicing in their professional capacity. The title 'Artist' has also become widely used when referring to creative practitioners such as craftspeople and artisans.

Unlike design professions such as architecture there is no formal professional institute membership required to qualify as an artist, therefore artists are often judged on the basis of the quality of their artwork, recognition of their peers and success through their practice as defined by exhibitions and representation of their work in public collections.

Public Place Art (Public Art)
Art in public places is art created and located outside a typical gallery context, in locations such as streets, parks, forecourts of public buildings, integrated into the building fabric or any space accessible to people. Public art can adopt many forms and approaches from community cultural development, place making projects, stand alone artworks, to art "built in" or integrated with buildings, landscape or urban developments.

Art can reflect a diverse range of styles and practices from traditional to contemporary art. It includes memorials, monuments, sculptures, or murals and also functional objects such as fountains, street furniture, lighting and paving. It may be both permanent and/or temporary, including installations and performances, billboard art, sound installations, video or laser projections, text, aerosol art and street banners. The works may be commissioned by public or private sectors and may therefore be located on either public or privately owned land.

Public Space (Place & Realm)
Truly public space, is a space owned by a public authority, such as a local Council or state government agency, and is totally accessible to the public. This includes streets, plazas and open space such as parks, foreshores and beaches. In our modern cities there are many spaces that might be perceived as being in the public realm, although they are in fact private spaces that allow public access under certain terms and conditions. For example, a shopping mall may present as publicly accessible while employing security guards to ensure that people behave in a way acceptable to the owners of the space.

For the purpose of this strategy, the term public place (realm) refers to those spaces owned and managed by Council, over which Council can legally make decisions and provide for community needs and spaces and buildings that are privately owned but publicly accessible.

Community Engagement
Across Australia, Councils have recognised that Community Cultural Development [CCD] and Community Art has been both a powerful community engagement and development tool and a wonderful way for community members to contribute to shaping their physical environment.

While there are many different approaches to the community art process, perhaps the most recognised is where an artist, with community development skills works, with the community on developing the conceptual content and then either creates the final artwork or supervises the creation of the work. Either way the community benefits from skills development and an increased sense of ownership of place.

Professional artists can also engage in gathering stories and community values as a source of inspiration from which to draw upon in the creation of their public place art practice. For example, an aural history project may form the initial stage of a public art commission from which a contemporary artist develops her/his final artwork. In this way the outcome, while being a significant work resulting from that artist's practice, is grounded in the local context of community and place.

Integrated Art
There is considerable value in working with artists on integrated artworks as part of the landscape, buildings or civic spaces. Options might include building fabric such as facades, glazing, architectural detailing and public space paving, street furniture, paving, retaining walls or interpretive signage.

The advantages of involving artists in integrated artworks can be the development of unique detailing or furniture that has a strong sense of place and uniqueness. The other advantage is that maximum benefit can be gained through using art budgets to add value to existing expenditure. In addition, there are great benefits from including an artist on the design team to work alongside the architects and landscape architects to bring a deeper conceptual approach to the project.

Stand Alone Art
In addition to artworks that are commissioned as part of major infrastructure work there are always key locations in a city or landscape that may benefit from the addition of a stand-alone sculpture, landmark or icon artwork. While there is a tendency to think of icons as being major 'landmark' works, traditionally the term "icon" was used to describe a sacred object, it has also become a description of something that is unique and special to a place, therefore an "iconic" stand alone artwork should not be judged by its size but by its power, uniqueness and strong sense of place.

Platforms for Temporary/Ephemeral Art
Every city and town has a range of public spaces that can be utilised for art events and temporary installations, they may be: parks, plazas, streets, or the entry to a civic building. Temporary projects especially provided opportunities for young and emerging artists and opportunities for artists whose practice is focused on ephemeral art forms.

An effective mechanism for introducing an element of change into the built environment can be through providing art spaces or 'platforms' for temporary artworks. For example, there are a number of successful curated 'billboards' in Australia. In these situations the artists utilise traditional billboard technology to create their artwork. An alternate approach is to use digital technology for screen based artworks, including digital screens that can be used for new media art as well as for event programming and special broadcasts. The advantage of the digital space is that it introduces almost unlimited potential for changing visual stimulation.

Interventions
As an alternative to the concept of distinct platforms, where one can expect to find a changing programme of artworks, the concept of 'Interventions' is about encountering the unexpected within the city. It is about an artist challenging perceptions about place and forcing a rethink about how we perceive particular spaces in our city. Interventions are traditionally the initiative of an artist who chooses the location and subject matter for the work and then seeks permission from Council to implement the proposal, with or without financial support from the City.

Public Art Events
This category may include one off events such as, performances, installations and urban interventions, or be part of scheduled events such as projection festivals, outdoor exhibitions in parks or other public spaces. They tend to be focused on activities that will activate a place for a short period of time, provide artists with an opportunity to express their creativity and explore ideas associate with the place in which they occur.

Memorials and Monuments
Every Australian city and town will have memorials and monuments to important local people and/or events of significance to the community. In the past these memorials have tended to be in recognition of the early explorers, a district's founding settler families and those who fought in battle. More recently community art projects have drawn out the stories and histories of ordinary people to be immortalised in artworks in community spaces. Local aboriginal culture and identities have also been celebrated through the creation of various monuments and interpretive artworks around the Municipality in recent times.

There has also been a shift in the approach to designing and constructing memorials and monuments away from the traditional artisan such as the stone mason towards the involvement of artists from across a wide range of artforms. Future memorials therefore should be considered as art opportunities that can have a creative interpretation and potential for a wider narrative of place than might have been considered in the past.

Aerosol Art
The term aerosol art is recognised by Council as a legitimate practice of art in public places involving the permission of private property owners and Council's Graffiti Prevention Unit and Town Planning Departments. Artwork may take many forms but typically involves the use of paint which is sprayed or applied by conventional means to an appropriate surface and is later applied with a graffiti prevention coating. (For the purposes of this Strategy it can be taken to include legal practice of paste ups).

Gaffiti & Tagging
Graffiti is the illegal practice of marking another person's property without consent and usually involves the use of paint, spray paint, and marker pens. Council does not sanction graffiti or tagging in any circumstances and has a policy of rapid removal aimed at strongly discouraging its practice (See – *Graffiti Prevention and Removal – A Community initiative in Greater Geelong* - Strategy*).*

connecting people, place & environment

PART A: VISION

Public Place Art in the City of Greater Geelong will: express local cultures and histories; foster creativity and innovation; and enhance and activate public spaces across the municipality.

OVERVIEW

Introduction
To deliver the vision: *Public Place Art in the City of Greater Geelong will express local cultures and histories; foster creativity and innovation; and enhance and activate public spaces across the municipality,* the following structure has been developed around the themes expressed in the vision statement. The structure is built around two key frameworks. Firstly a framework for activation, creativity and expression that provides goals and actions its creative realisation. Secondly a framework for delivering, resourcing and preserving that provides goals and actions required to deliver the vision.

A framework for: activation, creativity & expression
The vision recognises that the primary goal of public art in Geelong is to enhance and activate public spaces, through giving expression to the stories of people and their places. Our cities, towns and open spaces can provide a platform for people to come together to share their experiences and build community cohesion. There are three areas that will assist in meeting these key goals.

1: Activation – *creating unique and vibrant places*

2: Creativity – *generating a 'creative milieu'*

3: Expression - *giving voice to people, place and environment*

A framework for: delivering, resourcing & preserving
The secondary framework addresses three areas that are required to successfully deliver a municipality wide public art programme and to manage a growing collection of artworks and monuments that constitute a significant asset of cultural and monetary value.

1: Delivering - *planning and managing*

2: Resourcing – *providing for people and projects*

3: Preserving – *maintaining and conserving*

A framework for activation, creativity & expression

This framework is built around three areas:

1. **Activation** – *creating unique and vibrant places*
   Public art has key relational value in connecting people and place. Artworks within the public realm can function as an in-between layer, a type of connective tissue, generating awareness of our interdependence with the environment, the community and the available resources.

   Public art has a recognised role to play in place activation and contributing to the enhancement of spaces in towns and cities. A vibrant and attractive place is also a welcoming place that people will want to spend time in.

   The goals and actions associated with this Area focus on both Council initiated projects for enhancing public spaces through its ongoing capital works projects and through dedicated art projects of both a permanent and temporary nature. It is also about encouraging others in the community to make their contribution to enlivening the City, be it a public art commission by a property developer or an artist initiated art event in a lane or park.

2. **Creativity** – *generating a 'creative milieu'*
   Art in the public realm involves practices of creativity and innovation in an environmental context. Creativity and innovation are also central to the notion of sustainability. For a place to be sustainable, it must be both resilient and flexible, having a deep sense of purpose in its design and robust in its construction, while being open to interpretation for a range of evolving uses and engagements. Sustainability is an ongoing 'cycle of success' which has social, cultural, economic and environmental dimensions.

   Local government is in an ideal place to support and foster creative environments that will be conducive to creative endeavours such as public art in its many forms. Inherent in the notion of a "creative milieu" is a willingness to nurture activities that are at times unexpected, challenging and even confronting. Indeed a culture of experimentation and innovation requires a willingness to take risks and push boundaries.

   The goals and actions associated with this Area focus on mechanisms through which individuals and groups can be supported to develop their creativity and enrich the City's public places. It is also about providing opportunities for professional development and capacity building of the "creatives" in the community.

3. **Expression** – *giving voice to people, place and environment*
   Artists are creative thinkers, innovators, story-tellers and symbol makers. Through the process of public art, artists can be invited to think about and engage with a specific place, site, history, issue, community and the environment. The resulting public artwork can communicate not just an individual's private response but reflect wider significance, meanings held in common, and thereby enter into public discourse as well as interacting with physical public space.

   Art, and art in its many forms in the public realm, can play a vital role in providing a platform for both individual and community creative and cultural expression. Due to its highly public nature art that is site specific and rich in local context can create a strong sense of place and communicate civic pride to visitors and residents alike. The involvement in creative processes has recognised community wellbeing and social cohesion outcomes.

   The goals and actions associated with this Area focus on encouraging artworks in public places that can contribute to the ongoing narrative about a place and its people; their histories, their aspirations for the future and their changing social, cultural and environmental values within the context of current global environmental crisis,. It is therefore the Area related to the content and conceptual approach to public art that is of and for the City and its people.

1. **Activation** – *creating unique and vibrant places*

Goal 1	**To initiate, partner and support the commissioning of artworks that contribute to the development of a unique 'sense of place' or that enhance the public realm.**
Action 1.1.1	The Arts & Culture Department liaise across relevant Council departments to advocate for and identify opportunities for the integration of art into infrastructure, open space, parks, streetscape and other relevant capital works projects.
Action 1.1.3	Commission artists and artisans with the appropriate skills and experience to work on Council's Capital Works projects to integrate unique artistic interpretations and narratives around culture, heritage, environment and place, through quality infrastructure, streetscapes, parks, urban renewal and environmental regeneration projects.
Action 1.1.3	Work with the private sector to advocate for the integration of original works of art into development projects that contribute to both the development project and to the overall quality of the public realm.

Goal 2	**To activate public spaces by providing and curating a series of both physical and digital 'platforms' in public spaces across the City that can feature a programme of changing artwork.**
Action 1.2.1	Provide permanent 'platform' infrastructure such as 'Art Billboards', digital projectors, light boxes and display cases.
Action 1.2.2	Research and support the establishment of digital 'platforms' for public art programmes that explore innovative concepts and new forms of audience interfacing.
Action 1.2.3	Develop a curated programme of changing artworks for the 'platforms' that commissions and encourages artists to create challenging temporary and ephemeral contemporary art.
Action 1.2.4	Provide opportunities for artist initiated ideas for 'Platform' projects to be realised through partnerships with Council.
Action 1.2.5	Work with Council's Graffiti Unit to continue investigation and establishment of opportunities for 'platforms' catering for temporary and experimental aerosol art.

Goal 3	**To support and facilitate a greater level of artist initiated projects in the public realm.**
Action 1.3.1	The Arts & Culture Department to liaise with relevant arts sector individuals and groups to advocate for artist initiated proposals for art interventions in Geelong's public spaces.
Action 1.3.2	The Arts & Culture Department should become the point of contact for artists wishing to undertake projects in the city and establish processes for the smooth facilitation of required processes and permits.

2. **Creativity** – *generating a 'creative milieu'*

Goal 1	**To support and nurture a culture of creativity and innovation within Council's urban and open space planning, delivering and managing teams.**
Action 2.1.1	Encourage interdepartmental partnerships/networking between the Arts & Culture Department and other departments to ensure creative activities and public art are integrated into urban planning outcomes
Action 2.1.2	The Arts & Culture Department liaise with other Council Departments to identify public place art opportunities in proposed projects and ensure its inclusion at the concept planning and budget bid stage.
Action 2.1.3	Establish opportunities for the Arts & Culture Department to engage artists within Council departments to provide staff exposure to innovative ideas and creative thinking for the planning of projects and programme delivery.
Action 2.1.4	Develop a regular programme of opportunities for artists to discuss their ideas and case studies of completed public place art projects with Council staff from across the organisation. For example lunch time Artist Talks.
Action 2.1.5	Identify strategic opportunities and support the engagement of leading art professionals to collaborate with design teams on visioning exercises, major architectural and urban design projects in line with current world's best practice.

Goal 2	**To support and nurture an environment that encourages creativity and innovation across the full range of public art practice.**
Action 2.2.1	Develop a culture of effective, innovative and plentiful art projects in the public realm that challenge social and environmental assumptions as an accessible means of debate and exploration of ideas.
Action 2.2.2	Explore and foster the development of a culture of progressive public place art practice that engages with current dialogues in 'cutting edge' contemporary art, through partnerships with research and educational institutions, arts festivals, other cities and galleries.
Action 2.2.3	Provide opportunities for established artists to create artwork in the public realm that is significant in the context of their career and contributes to the development of a high quality and diverse public art collection that positions the municipality as a creative region.
Action 2.2.4	Identify opportunities for temporary artworks and events in public places that utilise a range of art practice including digital media, lighting, projection, legal street art, and interdisciplinary practice.

Goal 3	**To initiate, partner and support programmes and practices that help build both the cultural and creative capacity and the economic and environmental sustainability of art practice related to Geelong's public realm.**
Action 2.3.1	Support the professional development of young and emerging artists through a programme of managed risk taking where artists engaged to develop concepts for small scale Council projects are encouraged to be experimental and challenging both conceptually and technically.
Action 2.3.2	Advocate for the tertiary education sector to provide specific professional development programmes tailored to the needs of artists developing skills in public place art practices and investigate opportunities for Council to work with tertiary institutions to provide opportunities for small scale experimental artworks in public places through their curriculum.
Action 2.3.3	Where possible provide opportunities on Council's integrated public place art projects for young and emerging artists to work with an experienced 'lead artist' in a mentoring role and support the development of traditional art practices and artisan crafts in the public realm.
Action 2.3.4	Engage skilled artists and artisans to create integrated artworks and street furniture for streetscapes, park and civic building infrastructure.
Action 2.3.5	Work with Council's Graffiti Unit and the City Aerosol Network (CAN) to continue identification of appropriate opportunities for aerosol art projects and ensure the projects delivered in the City's public places are of high quality.
Action 2.3.6	Encourage the use and promotion of environmental best practice in all art projects in the City of Greater Geelong public realm.

3. Expression - *giving voice to people and place*

Goal 1	**To initiate and support art projects in public places that involve storytelling and personal histories of the people of Geelong that can be enjoyed by the community and visitors.**
Action 3.1.1	Continue to gather aural histories and people's stories of life across the diverse communities of the Geelong Municipality as a collection in its own right, as a knowledge bank resource to be drawn upon in the future and also as a direct basis for public place art projects.
Action 3.1.2	Work with new arrivals and the multicultural community to explore opportunities for commissioning public place art works that tell their stories of journeys and settlement.
Action 3.1.3	Work with interested community members who wish to see significant people or events celebrated in memorials and explore the potential for artists to interpret the stories in innovative and contemporary artforms.
Action 3.1.4	Promote awareness, understanding and acknowledgement of the Wathaurong people, the areas first inhabitant's story, whilst supporting engagement with their living culture through the commissioning of contemporary Aboriginal Art in public spaces across the municipality.

Goal 2	**To support the development of connections across the Municipality's diverse communities and environments through the preservation of memory and respect for individual interpretation and personal expression.**
Action 3.2.1	Provide opportunities for artists to investigate and interpret local heritage and environments, through contemporary art practice, that contribute to the development of interpretive trails and signage across the Municipality.
Action 3.2.2	Work with artists to explore the potential of using new technologies and social media as a public art medium and as a networking opportunity for the promotion and sharing of public art knowledge and experiences.
Action 3.2.3	Build connectivity between communities, cultures and regions across the Municipality by developing art projects in public places that explore the relationships between 'people, place and environment'.

Goal 3	**To initiate and support art projects that contribute to place making across the city and suburbs, coast, country and industrial environments.**
Action 3.3.1	Identify and commission artists to create (large and small) stand alone artworks that provide opportunities for the community to engage with and consider the meaning of art in the public realm.
Action 3.3.2	Identify opportunities for artists to work within the community as a creative interpreter of community stories, ideas and aspirations into contemporary public place art outcomes.
Action 3.3.3	Seek to commission artworks that celebrate places of cultural significance to both Aboriginal and non-indigenous cultures through exploration of histories of place and spatial identity.
Action 3.3.4	Require artists creating public place art to consider the appropriateness of their concepts for diverse audiences including intergenerational and intercultural.

A framework for delivering, resourcing & preserving

This framework is built around three areas:

1. **Delivering –** *planning and managing*
   Successful public artworks not only rely on the imagination and creativity of the commissioned artist but depend on the early identification of opportunities, extensive preplanning and securing funding and approvals before an artist is brought into the project. Once an artist or artists have been selected and engaged to develop concepts many management and approval process come into play to ensure appropriate procurement procedures are addressed. Management processes continue through to the final fabrication and installation stages beyond the point when the artist hands over the artwork to Council. Crucial to this management requirement is the role of a Council Public Art Officer in the Arts & Culture Department, who can work across the organisation, build partnerships with the private sector and other levels of government and be the key liaison point for the arts community.

   The goals and actions associated with this Outcome Area recommend a Public Art Officer position to be created within the Arts & Cultural Department and address a range of internal Council management requirements, including advisory committees and technical reviews. The strategies include the establishment of internal and external advisory groups to review and make recommendations regarding potential art opportunities, artist selection and proposed concepts for Council public art projects. Strategies will also inform the processes required of private sector commissioned projects and artist initiated projects in the public realm.

2. **Resourcing –** *providing for people and projects*
   Public place art in the City of Greater Geelong, along with the standard of quality urban development in the city, has reached a level of sophistication that requires projects to be not only well conceived and managed but also requiring sufficient resources and funding to deliver a high quality outcome. It is therefore a preferred option to develop a balanced programme of public place art projects including encouraging and advocating for the private sector and other levels of government to commission quality public artwork for their projects and to become partners with Council on projects in the public realm.

   The goals and actions associated with this Area propose a range of funding options including both project budgets for sector development activities, support for temporary artwork projects and establishment of appropriate funding mechanisms for artworks associated with Capital Works projects (a component of which relates to the provision of funding to meet the ongoing asset management requirements of the growing and valuable collection of public art).

3. **Preserving –** *maintaining and conserving*
   Through the amalgamation process the City of Greater Geelong now has a large collection of public artworks as an asset insured for approximately $13.5M. As with any other Council asset, artworks require regular maintenance to ensure they do not deteriorate to a point where they need major and expensive conservation work, or reach a condition that the cost of conservation work cannot be justified and the work is therefore removed. It is also important to acknowledge that Council will become the owner of an increasing number of artworks included in public spaces transferred as a result of residential developments across the municipality.

   The goals and actions associated with this Area propose the establishment of a comprehensive asset management programme including technical reviews of new works, asset registers, regular condition reporting and meeting acceptable maintenance standards.

   In addition this Area includes actions aimed at raising awareness and encouraging research into the collection. Making information available to the community, researchers and students is considered to be an important part of the custodianship of a significant public collection.

1. Delivering - *planning and managing*

Goal 1	**To provide robust and effective planning, management practices and structures to all Council initiated and delivered public place art projects.**
Action 1.1.1	The Arts & Culture Department to manage Council initiated public art projects and to provide a point of contact and advocacy on public art related matters.
Action 1.1.2	Establish an internal Public Art Working Group [PAWG] of relevant Managers to meet twice a year and consider potential future opportunities and review completed projects and their community benefits.
Action 1.1.3	Establish a Public Art Advisory Group [PAAG] that comprises both internal and external members. The PAAG would provide Council with considered advice on aesthetic assessments of potential art opportunities, proposed artists and developed artist's concepts.
Action 1.1.4	Establish a Public Art Technical Review Group [PATRG] made up of relevant officers with skills in relation to issues of public risk and asset management. The role of the PATRG would be to provide advice at key stages of a public art commission on the relevance of the design from a technical perspective.
Action 1.1.5	With consideration of the City's cultural profile, community benefit and urban design, the Arts & Culture Department in consultation with the PAWG, PAAG, PATRG and relevant Council Departments prepare a Public Place Art Priority Plan to focus and guide development of the City's collection of art and programme of activities in the public realm for a period of ten years.
Action 1.1.6	Provide project management assistance to the Capital Projects Department to ensure the efficient delivery of public art commissions integrated into Council's capital works projects.

Goal 2	**To support and partner with the private sector to ensure the commissioning of high quality and conceptually relevant public place art on private development projects across Geelong.**
Action 1.2.1	Develop an advocacy package for distribution to potential private sector partners that sets out Council's aspirations for the role of public place art as a contributor to community development and enhancement tool in achieving the best urban design outcomes with a focus on creating a sense of place.
Action 1.2.2	Integrate public place art guidelines into future *Suitable Communities – Infrastructure Development Guidelines* document.
Action 1.2.3	Prepare a Developer's Manual for public place art that provides guidelines for approval processes associated with planning permissions for projects involving or required by Council to have commissioned public place art. Guidelines would specifically relate to projects where the artwork would be transferred to Council ownership.
Action 1.2.4	Engage with private sector developers who commission public place artwork to record and publicise the projects to acknowledge the value of their contribution to the quality of the public realm and place making in Geelong.

Goal 3	**To support and facilitate art interventions in public spaces that help to build on the vitality of the City and showcase the creativity of the public art sector.**
Action 1.3.1	Designate the Arts & Culture Department as the “one-stop-shop” for enquires regarding processes and permits required to stage an artist initiated intervention in a public space.
Action 1.3.2	Encourage interest in staging artist initiated interventions and performance based work by undertaking an audit of the City and identifying potential sites that Council controls and can provide permits for temporary interventions in places such as laneways and underutilised or forgotten city spaces.
Action 1.3.3	Compile the audit information into an *Interventions Guidelines Manual* that includes details of suitable sites and guidelines to the required processes and permits.

2. Resourcing – *providing for people and projects*

Goal 1	**To provide adequate human and financial resources to effectively deliver on the stated goals of this Public Art Strategy.**
Action 2.1.1	Resource a Public Art Officer within the Arts & Culture Department to manage Council initiated public place art projects and to provide a point of contact and advocacy on public art related matters.
Action 2.1.2	Establish an appropriate budget mechanism for delivery of the Strategy including maintenance of the existing public art assets and to commission new integrated artwork in significant capital works projects.
Action 2.1.3	In collaboration with the relevant Council Departments, the PAWG, PAAG & PATRG the Arts & Culture Department review progress of the Public Place Art Priority Plan delivery and establish a proposed programme of activities in support of the Plan for the coming year in consideration of approved Council projects and initiatives.
Action 2.1.4	Submit funding proposals for temporary public place art projects and professional development activities through the annual budget bid process.

Goal 2	**To seek funding for public place art projects and sector development programmes from potential government, business and private sources.**
Action 2.2.1	Build on established relationships with State and Federal Government funding bodies to expand opportunities for public place art projects and opportunities for artists to explore projects designed to build community connectivity through creative endeavour.
Action 2.2.2	Develop partnerships with the Victorian State Government to leverage funding support for public place art initiatives in relation to major infrastructure, new growth areas and infill developments.
Action 2.2.3	Work with the private sector to consider options for the development of a Public Art Contribution Scheme or percent for art on development costs that would support future commissioning of art in key precincts across the city.
Action 2.2.4	Develop criteria for the acceptance of gifted existing artworks and encourage philanthropic donations to a central Public Art Trust Fund for the commissioning of artworks with clear community benefits.

Goal 3	**To establish the resources required to build artist and audience participation in research, debate and discourse that raises community appreciation of public place art.**
Action 2.3.1	Build on established relationships with State and Federal Government funding bodies to expand opportunities for the funding of new technology programmes designed to support research, public knowledge and debate about contemporary public place art practice.
Action 2.3.2	Work with the local media to generate informed and meaningful public engagement regarding art in public places and its contribution to the activation of place, highlighting the creativity of the City of Greater Geelong and giving expression to the community's stories and histories.
Action 2.3.3	Support the development of online resources and access to public art data base information regarding the City of Greater Geelong's Public Place Collection.
Action 2.3.4	Provide or partner with arts organisations and the tertiary sector to resource regular public art events of online forums to provide opportunities for debate and discourse.

3. Preserving – *maintaining and conserving*

Goal 1	**To ensure that Council has an accurate and effective asset management system for recording and assessing its public art collection.**
Action 3.1.1	Maintain an accurate and up to date asset register detailing all known public place artwork in Council ownership.
Action 3.1.2	Undertake an annual assessment and cleaning programme which establishes the condition and maintenance requirements of all existing public place artworks on the asset register.
Action 3.1.3	Undertake an audit and assessment of the cultural and community value of works requiring costly conservation work to establish the appropriateness of continued expenditure as opposed to the options of removal.

Goal 2	**To establish best practice processes for the future asset management of new commissioned artworks.**
Action 3.2.1	Develop processes that requires a maintenance and conservation review of all proposed public place art at the concept stage and where relevant at key milestones throughout the design development and fabrication stages.
Action 3.2.2	To develop a Public Place Art Maintenance Manual format, in association with the asset managers, to ensure it covers all future information requirements to provide an acceptable level of preservation.
Action 3.2.3	Make the provision of a suitably detailed Public Place Art Maintenance Manual a condition of the hand over and final payment at the completion of a commission.
Action 3.2.4	Ensure that all Public Place Art Maintenance Manuals are collated and accessible for reference during future condition assessments and planning of maintenance programmes.

Goal 3	**To raise awareness of the City of Greater Geelong's public art collection and the values that public art can contribute to people and place.**
Action 3.3.1	Support a programme of public place art marketing and promotion to inform and educate residents and visitors about the city's Public Place Art Collection.
Action 3.3.2	Initiate an award programme that acknowledges high quality private developer public place art projects and the contribution they make to the community and the public realm.
Action 3.3.3	Facilitate public information and educational opportunities through events such as project related artist presentations (floor talks).
Action 3.3.4	To make available the public place art collection records for research and educational purposes.
Action 3.3.5	Determine the best methods to measure the value, contribution and significance of public art to the community and the cultural profile of the municipality.

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PART B: PROCESS

OVERVIEW

Introduction
Part B - Process provides practical implementation processes involved in identifying and commissioning original works of art across a range of artform types and municipal contexts in response to the objectives established in *Part A – Vision* of this Strategy.

A key recommendation made in Part A is for the development of an Art in Public Places Priority Plan for the municipality to establish future directions and guide growth of Council's Collection of artworks in public places, for a period up to ten years. The Plan would be developed by the Arts & Culture Department in consultation the PAWG, the PAAG and relevant Council Departments and will consider strategic opportunities including: Council's Capital Works Program; related Council activities and major events; Federal and State Government funding opportunities; community programmes; as well as locations; and potential audiences.

The Priority Plan will help to ensure that the City of Greater Geelong's Collection of artworks in public places remains focussed on the Strategy's Vision and relevant to Community interests whilst building on the municipality's reputation for cultural excellence and diversity.

An annual review of the Priority Plan would be conducted by the Arts & Culture Department in collaboration with relevant departments, to monitor progress in the delivery of the Strategy objectives and to set out the programme of activities for the coming year. It would detail actions that can be budgeted for and delivered by Council staff or in collaboration with external partners.

Part B – Process proposes the following structures in support of these recommendations:

Opportunity Matrix
Proposes a method for establishing project types and regional priorities

Process Matrix
Aligns project types with appropriate processes and approval levels

Indicative Commissioning Process:
- Council Initiated stand alone projects
- Council initiated integrated projects
- Non Council initiated projects

Community Benefit Assessment
This section addresses potential approaches to the review and assessment of the art in public places programme and individual projects.

Moral Rights
Discussion on issues to do with an artist's Moral Rights as defined by the Copyright Act and how these rights apply to the alteration, relocation or removal of an artwork.

Asset Management
Sets out a range of approaches to the ongoing ownership and maintenance of Council's Collection of art in public places as a valuable Council asset.

OPPORTUNITIES MATRIX

The following matrix is proposed to aid discussions regarding the most appropriate or likely locations for the different public art typologies. For example it is more likely, although not exclusively, that artist initiated interventions will take place in inner city environments than in suburban location.

The rating system of High, Medium and Low is provided as a guide only and acknowledges that these rating may change over time and in particular circumstances.

PLACES	**OPPORTUNITIES**				
	CCD	Integrated	Stand Alone	Platforms	Interventions
Coast/Country	H	H	M	L	L
Suburbs	H	H	L	L	L
City	M	H	H	H	H

[H – High] [M – Medium] [L – Low]

PROCESS MATRIX

The following matrix is provided as an overview of the process variations between the different public art typologies. As can be seen by these comparisons projects associated with permanent artworks, the integrated and stand alone categories have the highest management involvement of all five categories. This is partly due to the issue of permanence but is mainly a result of the high profile nature of such work and the scrutiny these projects will come under. On the other hand projects initiated by artists will require minimal involvement of Council other than gaining approvals for the artist to create their work in the designated public space.

PROCESS	**ART OPPORTUNITIES**				
	CCD	Integrated	Stand Alone	Platforms	Interventions
Project Initiation					
Identified by Council	YES	YES	YES	YES	
Proposed to Council	YES				YES
Community Engagement	YES	YES	YES		
Artwork Brief		YES	YES	YES	
Artist Engagement					
• Direct engagement	YES	YES		YES	
• Limited competition		YES	YES	YES	
Concept review					
Public Art Officer	YES			YES	YES
Public Art Advisory Group		YES	YES		
Technical Review Group	YES	YES	YES		YES
Community Comment	YES	YES	YES		
Sign off/Approvals					
• Officer	YES			YES	YES
• PAAG		YES			
• Council			YES		

INDICATIVE COMMISSIONING PROCESS

COUNCIL INITIATED STAND ALONE PROJECTS

Permanent stand alone public place art projects require the highest level of management and approvals at all stages. Due to the individual nature of the work they often attract significant attention throughout the process and as a result require regular staged reviews and approval points. Approvals are particularly important at the concept review Stage 3, Phase 2, in the chart below, where it is likely there will be three artists developing concept ideas in a limited competition, therefore the Public Art Advisory Group will have to review the three concepts and make a recommendation for a preferred concept to go into Design Development.

The model below also recommends that a Public Art Technical Review Group, comprising officers with expertise in public risk and maintenance [where necessary supporting conservation advice should be included], be provided with an opportunity to review the preferred concept during the Design Development phase to ensure that any technical issues are resolved prior to the final commission contract being signed.

STAGE 1	**PROJECT INITIATION**	**REVIEW/APPROVALS**
PHASE 1:	IDENTIFY POTENTIAL ART PROJECT	PAWG [Council if required]
PHASE 2:	SCOPING & BUDGET CONFIRMED	PAWG
PHASE 3:	PREPARE ARTWORK BRIEF	PAO-PAAG & PATRG

STAGE 2	**ARTIST SELECTION**	**REVIEW/APPROVALS**
PHASE 1:	ARTIST REGISTRATIONS OF INTEREST	PAO
PHASE 2:	REVIEW POTENTIAL ARTISTS	PAO
PHASE 3:	SHORT LIST ARTISTS	PAAG

STAGE 3	**CONCEPT & DESIGN DEVELOPMENT [Limited competition]**	**REVIEW/APPROVALS**
PHASE 1:	BRIEFING OF SHORTLISTED ARTISTS	PAO
PHASE 2:	CONCEPT SELECTION	PAAG [Council if required]
PHASE 3:	DESIGN DEVELOPMENT SIGN-OFF	PATRG - PAO

STAGE 4	**COMMISSION**	**REVIEW/APPROVALS**
PHASE 1:	COMMISSION CONTRACT	PAO
PHASE 2:	FABRICATION	PAO [progress reviews]
PHASE 3:	INSTALLATION	PAO

STAGE 5	**ASSET MANAGEMENT**	**REVIEW/APPROVALS**
PHASE 1:	DEFECTS REVIEW	PATRG - PAO
PHASE 2:	DEFECTS RECTIFICATION SIGN-OFF [WHERE REQUIRED]	PAO
PHASE 3:	HANDOVER	PAO

Review/Approval Acronyms:
PAO –Public Art Officer
PAAG – Public Art Advisory Group
PAWG – Public Art Working Group
PATRG – Public Art Technical Review Group

INDICATIVE COMMISSIONING PROCESS

COUNCIL INITIATED INTEGRATED PROJECTS

Public place art integrated into capital works projects can benefit from a slightly simpler processes than that applied to a stand alone project, in that a direct engagement rather than a limited competition can be used. In the case of a direct engagement a single artist is selected to develop concepts in order that he or she can work directly with the project design team in order to achieve a truly integrated outcome.

Public Art Working Group [PAWG] will be responsible for review and approval of identified opportunities to integrate public art into Council's capital works projects. Where public place art projects are to be integrated into projects managed by Capital Projects the Public Art Officer [PAO] will provide assistance in order to ensure the artworks are aesthetically and conceptually appropriate and efficiently delivered. In addition the Public Art Technical Review Group [PATRG] will provide advice relating to public safety and asset management issues throughout the commissioning process.

The following chart outlines the involvement of the PAO, PAWG and PATRG in support of the Capital Projects project manager.

STAGE 1	**PROJECT INITIATION**	**REVIEW/APPROVALS**
PHASE 1:	IDENTIFY POTENTIAL ART PROJECT	PAWG [Council if required]
PHASE 2:	SCOPING & BUDGET CONFIRMED	PAWG
PHASE 3:	PREPARE ARTWORK BRIEF	PAO & PATRG

STAGE 2	**ARTIST SELECTION**	**REVIEW/APPROVALS**
PHASE 1:	ARTIST REGISTRATIONS OF INTEREST	PAO
PHASE 2:	REVIEW POTENTIAL ARTISTS	PAO
PHASE 3:	SHORT LIST ARTIST	PAAG

STAGE 3	**CONCEPT DEVELOPMENT [Direct Engagement]**	**REVIEW/APPROVALS**
PHASE 1:	BRIEFING OF SELECTED ARTIST	PAO
PHASE 2:	CONCEPT DEVELOPMENT	PAR & DESIGN TEAM
PHASE 3:	DESIGN DEVELOPMENT	PATRG

STAGE 4	**COMMISSION**	**REVIEW/APPROVALS**
PHASE 1:	COMMISSION CONTRACT	PAO
PHASE 2:	FABRICATION	PAO
PHASE 3:	INSTALLATION	PAO

STAGE 5	**ASSET MANAGEMENT**	**REVIEW/APPROVALS**
PHASE 1:	DEFECTS REVIEW	PATRG
PHASE 2:	DEFECTS RECTIFICATION	PAO
PHASE 3:	HANDOVER	PAO

Review Acronyms:
PAO – Public Art Officer
PAAG – Public Art Advisory Group
PAWG – Public Art Working Group
PATRG – Public Art Technical Review Group

INDICATIVE COMMISSIONING PROCESS

NON COUNCIL INITIATED PROJECTS

In the case of public place art projects initiated by the private sector for new buildings and/or residential developments the onus is on the developer to follow best practice processes and to manage the commission or engage a public art consultant. There are however a number of key sign off points where the developer should be required to obtain Council approvals, these are at: the initial art opportunity stage where planning permission may be required; the concept proposal stage where Council should assess the artworks conceptual value and appropriateness to place; during the design development stage where a technical review may be required, especially where the artwork will eventually become the property of Council; and a final defects review to ensure there are no defects in the final work that will cause maintenance problems for Council in the future.

STAGE 1	PROJECT INITIATION	APPROVALS
PHASE 1:	PROPOSE POTENTIAL PUBLIC PLACE ART PROJECT	Council Planning Team
PHASE 2:	PROVIDE SCOPING REPORT	PAO
PHASE 3:	PROPOSE POTENTIAL ARTISTS	PAO

STAGE 3	CONCEPT DEVELOPMENT	APPROVALS
PHASE 1:	BRIEFING OF SHORTLISTED ARTISTS	
PHASE 2:	CONCEPT DEVELOPMENT	PAO [PAAG IF REQUIRED]
PHASE 3:	DESIGN DEVELOPMENT	PATRG

STAGE 4	COMMISSION	APPROVALS
PHASE 1:	COMMISSION CONTRACT	
PHASE 2:	FABRICATION	
PHASE 3:	INSTALLATION	

STAGE 2	ASSET MANAGEMENT	APPROVALS
PHASE 1:	DEFECTS REVIEW	PATRG
PHASE 2:	DEFECTS RECTIFICATION	PAO
PHASE 3:	HANDOVER	PAO

Review Acronyms:
PAO – Public Art Officer
PAAG – Public Art Advisory Group
PAWG – Public Art Working Group
PATRG – Public Art Technical Review Group

COMMUNITY BENEFIT

This section addresses potential approaches to the review and assessment of the public place art programme. The focus is on ways to identify potential 'Community Benefit' as a result of the public art commissioning process, creation and final contribution of the finished artwork, be it permanent or temporary, to people and place. On going development of measures to gauge the success of the practical implementation processes proposed in Part B – Process will also of vital importance for the realisation of the Part A – Vision goals.

Research of international best practice for the establishment of methodologies to measure the 'Community Benefit' of projects is recommended, in relation to the Part A – Vision, first framework area: *activation, creativity & expression.* It is proposed to link the community benefit assessment to the three strategic directions identified in the *City Plan 2009-2013:* Community Wellbeing; Growing the Economy; and Sustainable Built and Natural Environment.

Area 1: Activation
Community Benefits associated with this outcome area might include:

Community Wellbeing
- Cultural activities such as temporary public art events which bring people into the city help to create safer environments and promoting active lifestyles
- Public artwork that may be challenging and thought provoking or whimsical and humorous thus providing the viewer with interest and pleasure when in public places

Growing the Economy
- Public art activities such as temporary programmes bring people into the city with flow on benefits to traders
- Short term and low budget temporary projects provide an ideal opportunity for artists to test ideas and build a reputation for future commissions

Sustainable Built and Natural Environment
- Temporary Landform artworks could be created on new development sites utilising earth stockpiles
- Platforms for temporary artworks such as digital projection provide a high impact in activating built and natural environments with low impact on the physical environment

Area 2: Creativity
Community Benefits associated with this outcome area might include:

Community Wellbeing
- Involvement in public art projects can build new confidence and sense of purpose
- Cultural activities such as public art, temporary intervention and digital media art activities can generate greater involvement of young people

Growing the Economy
- Young and emerging artists gaining experience and capacity to develop a professional career
- Creativity and innovation public art initiatives can contribute to Geelong's creative industry sector growth

Sustainable Built and Natural Environment
- Through public art projects artists, as natural innovators, can bring new insights and alternative approaches to environmental issues
- The collaboration of artists and urban design teams can lead to innovative solutions leading to improved quality of public spaces and heightened awareness of Environmentally Sustainable Design practices.

Area : Expression
Community Benefits associated with this outcome area might include:

Community Wellbeing
- Connections between community members are created through involvement in story telling
- Involvement with cultural programmes associated with public art projects can contribute to notions of lifelong learning

Growing the Economy
- Public art contributes to a quality environment with a distinctly local sense of place resulting in reduced vandalism and graffiti
- Public art projects contribute to the culture of place and economic benefits of cultural tourism

Sustainable Built and Natural Environment
- Public art projects focused on environmental themes bring about discussion, debate and attitudinal change
- Integrated public art creates a sense of civic pride generating increased sense of community ownership

MORAL RIGHTS

Public art like all the areas of the arts and creative endeavours is covered by the Moral Rights Act 2000. Moral rights are individual rights associated with the act of creating a work such as a work of art and the creator's reputation. The Act covers those rights that remain with the creator even though he or she may have transferred copyright in the work concerned to another person. They are non-economic rights, as they do not directly confer a financial return to the creator nor can they be traded, sold or bequeathed in a will, although when the creator dies the rights may be exercised by his or her legal personal representatives.

There are essentially three moral rights that are separate and distinct from the economic rights in an artistic work.

They are:

1. the **right of attribution** of authorship — the right of an artist to be named in connection with his or her artwork

2. the **right against false attribution** of authorship – the right of an artist to not have his or her artwork falsely attributed to another artist, and

3. the **right of integrity** of authorship— the right of an artist to object to treatment of an artwork that demeans his or her reputation.

Right of Attribution
The Moral Rights Act 2000 states that:

> *If the work is an artistic work, the **attributable acts** are the following:*
> *(a) to reproduce the work in a material form;*
> *(b) to publish the work;*
> *(c) to exhibit the work to the public;*
> *(d) to transmit the work.*

The implications for public place art projects are that the contracts should acknowledge the Commissioners obligation to:
- provide a permanent attribution plaque that Attributes the work to the Artist, and
- accurately attribute the artwork in any published feature in which the artwork is prominently displayed

Right Against False Attribution
The Moral Rights Act 2000 states that:

> ***Author's right not to have authorship falsely attributed***
> *(1) The author of a work has a right not to have authorship of the work falsely attributed.*
> *(2) The author's right is the right not to have a person (the **attributor**) do, in respect of the work, any of the acts (the **acts of false attribution**) mentioned in the following provisions of this Division.*

The likelihood of False Attribution on a public place art project undertaken by Council is remote as the Author/Artist will have been contracted by Council and will in most instances be fully involved in the creation of the project. It is however important to require that the artist guarantees the Commissioner that he or she is the author of the work and that the work does not infringe the moral rights of another party.

Right of Integrity
The Moral Rights Act 200 states that:

> ***Author's right of integrity of authorship***
> *(1) The author of a work has a right of integrity of authorship in respect of the work.*
> *(2) The author's right is the right not to have the work subjected to derogatory treatment.*

This right is the most relevant to the issue of asset maintenance as it relates to the right of integrity which is primarily directed against mutilation or distortion of a work that may be in some way prejudicial to the creator's reputation. In the case of public art works, the right also covers the destruction of the artwork and or the public exhibition of the artwork in a way that might be prejudicial to the artist's reputation.

In the situation where a work of art has been changed in some form from the original which the Artist considers to have altered the work and destroyed its integrity, the Artist would be entitled to request that the work should no longer be attributed to them. In this case the attribution plaque would be removed and no further reference would be made to the Artist as the author.

Any creator may give consent to a specified act or omission which would otherwise be an infringement of moral rights. In the event that there are potential changes likely in the future then it is important to identify the specified act or acts in the commission contract.

The Moral Rights Act recognises that moral rights present special difficulties for buildings and for art works associated with them or sited in public places. It makes detailed provision for the architect or artist to be consulted before any change to, or demolition of, a building or removal of a public site-specific art work, without impinging on the right of the owner to deal with their property.

For example where an artwork is an integral to the building fabric or situated in a public space and changes are made to the building or space this may result in the inevitable destruction of the work.

> *(1) The destruction of a moveable artistic work is not an infringement of the author's right of integrity of authorship in respect of the work if the person who destroyed the work gave the author, or a person representing the author, a reasonable opportunity to remove the work from the place where it was situated.*

In this situation the Act does ask that an effort is made to notify the artist.

> *.. in accordance with the regulations and before the change, relocation, demolition or destruction is carried out, given the author or a person representing the author a written notice stating the owner's intention to carry out the change, relocation, demolition or destruction; and (b) the notice stated that the person to whom the notice was given may, within 3 weeks from the date of the notice, seek to have access to the work for either or both of the following purposes:*
>
> *(i) making a record of the work;*
>
> *(ii) consulting in good faith with the owner about the change, relocation, demolition or destruction; and*
>
> *(c) the notice contained such other information and particulars as are prescribed; and*
>
> *(d) where the person to whom the notice was given notifies the owner within the period of 3 weeks referred to in paragraph (b) that the person wishes to have access to the work for either or both of the purposes mentioned in that paragraph—the owner has given the person a reasonable opportunity within a further period of 3 weeks to have such access; and*
>
> *(e) where, in the case of a change or relocation, the person to whom the notice was given notifies the owner that the person requires the removal from the work of the author's identification as the author of the work—the owner has complied with the requirement.*

This last clause requiring a reasonable effort to be made to notify the artist of intended removal and or destruction of an artwork is particularly relevant to artworks in public places and should be an essential step whenever Council considers the removal, relocation or destruction of a public artwork.

COPYRIGHT

Copyright, unlike Moral Rights, is a transferable commodity and as such there are situations in which a commissioner requires an artist or designer to transfer the copyright as a condition of the commission contract. It is however, national best practice that the artist should retain copyright in a public art concept proposal.

Commission Contracts should detail:

- That the artist will retain the copyright or that the copyright will be transferred to the commissioner
- That the artist should be acknowledged as the author of the work both with regard to a permanent plaque on or near the artwork and in any feature of the work
- A licence agreement that provides the commissioner with the right to reproduce images of the artwork for non commercial marketing and promotional purposes
- That the commissioner will not produce any reproductions of the work for commercial purposes without entering into an agreement with the artist that ensures the artist's copyright is not infringed
- That the artist will not reproduce the same artwork for another commissioner except where the contract acknowledges that the work is part of a specified edition.

ASSET MANAGEMENT

Asset management is a critical issue in relation to public place artworks, especially permanent artworks which may have a 50 to 100 year lifespan. Even short term works that have been created for a life span of only a few years will need to be maintained to ensure they do not become a public liability to Council.

Artworks are an important asset for any city as they demonstrate civic pride, contribute to the sense of identity and highlight the creativity and values of the community, and therefore should be well maintained. It is also important to endeavour to keep the artworks in a good condition to avoid costly conservation work in the future.

Other asset management considerations relate to the possibility of considering the possible alteration, removal, relocation or even the destruction of the work. In each of these situations there are important issues to consider, and the following section provides some guidance on how to approach the options.

HANDOVER

Council Initiated Projects

- Upon completion of the installation the artwork should be inspected to identify any defects in the manufacture
- Identified defects should be rectified in a timely manner
- Ownership of artwork transferred from Artist to Council and Council assumes legal responsibility
- Artist to provide Artwork Maintenance Manual outlining the reasonable maintenance requirements
- Council may wish to hold a formal unveiling ceremony
- Completed artworks should be listed in the Public Art Registry with details of the artist, date of completion, artist's statement, location, materials, and photographs

ONGOING MAINTENANCE

Council Initiated Projects

Maintenance is an important issue to consider and artworks can become liabilities rather than assets if they are poorly maintained.

- Public artworks should be entered on Council's Asset Register with details of each artwork and the Maintenance Manual
- Ensure that records are kept of condition reports and any maintenance undertaken
- Qualified art conservators and not general trades people should carry out all significant conservation work
- Annual allocation for assessment, cleaning and maintenance

Maintenance Manuals

As part of every commission agreement there should be the requirement for artists to provide Council with a Maintenance Manual that sets out:

- Details of construction and materials used
- Details of surface finishes and their expected life span
- Details of the cleaning and re-coating requirement and timelines
- Photographs where possible of the internal construction

It should be agreed between the artist and Council what constitutes a reasonable and achievable level of annual maintenance work to keep the artwork in a stable condition that minimises future conservation work.

ALTERATION

Council Owned Artworks

The instance of altering an existing artwork by a Council is very rare, although there may be situations where an artwork needs to be altered due to changing conditions such as public liability issues where the artwork has become a risk. Should alterations be required than the artist should be consulted prior to any changes being made. [refer to Moral Rights discussion]

RELOCATION & REMOVAL

Council Owned Artworks

Work that already exists in the public realm should be reviewed on an annual basis to determine the continued relevance and lifespan in public spaces. The PAO or qualified asset manager will be primarily responsible for assessing existing public artworks on behalf of Council. At times additional professional conservation advice may be required on issues related to the relocation, removal or the ultimate disposal of works. In all cases the artist should, wherever possible, be consulted on possible options for new sites or given first option on repair or removal.

In situations where an artwork is in need of major and costly conservation work Council should consider the age of the work and its anticipated service life to establish a position on the appropriateness of funding and undertaking the restoration work. In addition, consideration should be given to the artworks cultural value and community benefit. A work that is near the end of its predicted service life might have gained significant cultural value due to the artist's reputation or the works contribution to relevant period of art practice, the artwork might also be much loved by the public and there would be protests if it was removed, therefore the expenditure on conservation would be justified. On the other hand if the work was of low cultural value and public attitudes were indifferent then it would be hard to justify funding conservation work at the end of the works planned life span, therefore the work might be removed.

Given the ever changing nature of modern cities it is advantageous to include a clause in public art contracts that states that the commissioner reserves the right to relocate public artworks should the nature of the space of building change from the original condition. The clause would also state that the commissioner would undertake to meet its obligations of consulting the artist as specified in the Moral Rights Act.

Relocation:

- can become an issue where the environment that a site specific work has been designed for has changed significantly resulting in the original integrity of artwork being compromised
- may become a Moral Rights issue if a suitable site cannot be identified, in which case the artist may prefer to have the work removed and destroyed

Removal from public place:

- may be the result of damage or deterioration of the structure becoming unsightly and unsafe and therefore requiring removal
- may be necessary due to the redevelopment of the building or public space where the artwork is located, in the event that the work is to be reinstated once redevelopment work is completed then specialist conservation advice should be sought to ensure the work is not damaged during removal, storage and reinstatement

Disposal:

- may result in the event that the work is deemed to be beyond repair or of less value than the cost of repair
- may result in the event that a work is no longer considered relevant and appropriate in a cultural context

In all cases where a work is to be removed or disposed of the artist or the artist's estate should be consulted and give an opportunity to be involved in the decision making process. [refer Moral Rights discussion]

Attachment 9-1

Funding Options for Council Projects

There are three possible mechanisms for resourcing the implementation of the Public Place Art Strategy. A combination of all three can also be utilised. A summary of the advantages and disadvantages of each are tabled below:

Option One	**Individual Capital Works Budget**: where public art work is proposed for a capital works project (i.e. civic/community buildings, streetscape upgrades, open space, road or bridge infrastructure) an allocation for public art is included in the overall project budget.
Advantages	• A specific budget is nominated from the inception of the project and potentially a high level of integration of artwork can occur. • The public artwork is managed in line with the overall project.
Disadvantages	• Experience has shown that there is a tendency for the artwork budget to be drawn upon as general project cost overruns occur, resulting in either a reduced budget for the artwork or no artwork. • Funding limited to permanent public art opportunities linked to capital works projects and does not support a broader range of opportunities such as temporary artworks or ongoing public art programmes.
Option Two	**Annual Budget Bid –** involves the development of individually costed projects to be developed as part of the annual business case process.
Advantages	• Provides opportunities to bid for funds to support stand alone projects and programmes. • Not restricted to capital works programme so provides potential for greater flexibility.
Disadvantages	• Reliant on annual cycle of funding, limiting opportunities to build longer term programmes and partnerships. • Risk to ongoing maintenance of existing collection.
Option Three	**Percent for Art Scheme:** commitment to ongoing funding of public art based on the allocation of funds calculated as a percentage of the annual capital works budget. Generally ranges from 0.5% to 2 %. The percentage can either be calculated on and allocated to individual projects or calculated on the total annual capital works budget to create a pool of funds for public art.
Advantages	• Clear demonstration of Council's ongoing commitment to public art. • Provides leadership for other entities and private developers. • Provides a guaranteed funding platform greatly enhancing forward planning and partnership opportunities. • Establishes programmes which will attract established artists and encourage emerging artists.
Disadvantages	• Fixed to the volume of agreed capital works with fluctuation from year to year.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER

Portfolio: **Heritage - Cr Granger**
Arts & Culture – Cr Abley
Source: **Community Services / Arts & Culture**
General Manager: **Jenny McMahon**
Index Reference: **Subject: Arts & Culture/Geelong Heritage Centre**

Summary

- The purpose of this report is to provide Council with an update on the legal and administrative requirements and steps undertaken thus far to facilitate the full integration of the Geelong Heritage Centre (GHC) with the Geelong Regional Library Corporation (GRLC).
- The full integration of the GHC with the Geelong City Library in the new Geelong Library and Heritage Centre (GLHC) is a key feature of the Geelong Cultural Precinct Masterplan (2007) and the subsequent GLHC Business Case (2010).
- At its meeting of 29 September 2008, the GHC Committee of Management (GHC CoM) resolved unanimously:
    - To adopt an integrated model for the new Heritage Centre and Library;
    - To recommend ten principles that 'must be kept' in the integrated model;
    - To change the governance structure of the Heritage Centre so that the GRLC Board would become the governing body of the new facility.
- At its meeting of 15 October 2008 the GRLC Board resolved to support the resolutions of the GHC CoM.
- A Report was presented to Council at its meeting of 16 December 2008 that detailed the steps that had been undertaken to that point by the GHC CoM and the GRLC Board and included a recommendation adopted by Council that all appropriate action to continue to facilitate the desired outcomes of both GHC CoM and GRLC Board be undertaken.
- Maddocks Lawyers were engaged by the City of Greater Geelong (CoGG) to investigate the status of the 1970 Supreme Court Order under the direction of such the establishment of a Geelong Historical Records Centre opened in 1979 (now GHC) had been made.
- Following Maddocks Lawyers' legal advice it was determined that an outcome may be possible from a written request to the Attorney-General of Victoria. Maddocks prepared the required material with a written request then sent to the Attorney-General. After due consideration, the Attorney-General responded by advising that the matter be heard by the Practice Court of the Supreme Court of Victoria. Maddocks then undertook the further steps required for presentation to the Practice Court of the Supreme Court.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

- On 23 March 2012 Maddocks Lawyers, representing the City of Greater Geelong Council, filed an Originating Motion heard in the Supreme Court of Victoria - Commercial and Equity Division Practice Court on 16 April 2012. The Court Ordered that:
    - The Scheme that was approved by this Honourable Court on 19 September 1970 in Proceeding No 1067 of 1957 be altered in accordance with the Altered Schedule hereto (Attachment 10-1).
- To bring the Altered Court Order into effect the GRLC Board at its meeting of 28 May 2012, adopted specific motions (Attachment 10-2). Following this meeting the Chair of the GRLC Board wrote to the Chair of the GHC CoM to advise that the GRLC Board had completed this process (Attachment 10-3). The final step required to complete this process was for the GHC CoM to adopt a motion (Attachment 10-4).
- The GHC CoM unanimously adopted the motion at its meeting of 16 July 2012. As a result the current governance of the GHC by the CoM has ceased operation. A GHC Collections sub-committee (to be known as the GHC Advisory Committee) was created from membership of the previous CoM to provide specialist advice and recommendations about GHC matters to the GRLC Board.
- The next stage of work for CoGG officers, in conjunction with the GRLC Executive, will be the development of a transition plan including appropriate consultation with affected parties to facilitate all administrative, financial and logistical requirements associated with the integration of the GHC with GRLC.

Cr Abley moved, Cr S Kontelj seconded -

That Council:

1) note the Altered 1970 Supreme Court Order including the resolutions adopted by the Geelong Heritage Centre Committee of Management and endorsed by the Geelong Regional Library Corporation Board.

2) commends the Geelong Heritage Centre Committee of Management and Geelong Regional Library Corporation Board on the steps both have undertaken to date to facilitate the integration of the GHC with GRLC in the new Geelong Library and Heritage Centre.

3) continue to take the actions required to facilitate the outcome of full integration of Geelong Heritage Centre with Geelong Regional Library Corporation.

Carried.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

Report

Background

The Geelong Heritage Centre commenced operations in 1979 as the Geelong Historical Records Centre. The Centre was established under direction of a Scheme for the application of the Geelong and District State Centenary and Commonwealth Jubilee Trust Fund approved by Order of the Supreme Court on Victoria made 29 September 1970.

A further agreement between the City of Greater Geelong (and its predecessors) and the Committee of Management of the GHC (formerly Geelong Historical Records Centre) was reached in 1995.

There are 13 members of the GHC Committee of Management as follows:

- City of Greater Geelong – 7 representatives (giving it a majority of 1)
- Surf Coast Shire – 1 representative
- Golden Plains Shire – 1 representative
- Geelong Historical Society – 3 representatives
- Geelong Branch of the National Council of Women – 1 representative

The 2005 Best Value Service Review for the GHC noted that, despite three years of negotiations, attempts to develop a new agreement to replace the then out of date 1995 agreement had foundered.

In November 2005 the Geelong Cultural Precinct Scoping Study explored development options for the Cultural Precinct including the creation of a new integrated Geelong Library Heritage Centre (GLHC).

In October 2006, a joint Masterplan project between the City of Greater Geelong and the Victorian State Government investigated a number of potential cultural, arts and commercial developments in the Geelong Cultural Precinct.

Following the endorsement of the Cultural Precinct Masterplan (December 2007), the Victorian State Government allocated $7.9M in its 2008/09 budget for the next stage of the Cultural Precinct project which included $0.6M for the development of a business case for the GLHC.

The Cultural Precinct Masterplan created a very positive environment in which the GHC CoM held a series of series strategic planning workshops. At the conclusion of this process, the GHC CoM unanimously agreed that an integrated model would provide the best service to the people of the region.

At its Ordinary Meeting of 16 December 2008 Council resolved to support the resolutions of the GHC CoM and GRLC Board to adopt an integrated model in the new GLHC and to also to change the governance structure of the Heritage Centre so that the GRLC Board would become the governing body for the new facility.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

Discussion

The full integration of the GHC with the Geelong City Library in the new GLHC is a key feature of the Geelong Cultural Precinct Masterplan (2007) and the subsequent GLHC Business Case (2010).

The GHC CoM resolved unanimously to adopt an integrated model for the new GLHC at its meeting of 29 September 2008 in order to provide the best service to the community. They agreed that in order to facilitate this outcome the governance structure of the Centre would need to be changed. They therefore resolved to change the governance structure of the Centre so that the GRLC Board would become the governing body for the new facility. The Committee also resolved to recommend ten principles that "must be kept" in the new integrated facility.

The GRLC Board at its meeting of 15 October 2008 resolved to support the resolutions of the GHC CoM.

At its meeting on 17 November 2008, the GHC CoM further resolved that the GHC Executive Officer employed by CoGG, be authorised to undertake all such administrative actions as necessary to progress the implementation of the resolutions of 29 September 2008.

Following these decisions Council engaged Maddocks Lawyers to investigate the status of the 1970 Supreme Court Order under the direction of which the Geelong Historical Records Centre (now GHC) was established with specific regard to the resolutions adopted by the GHC CoM and endorsed by the GRLC Board.

In addition, Maddocks Lawyers were also directed to establish the status of the 1995 Agreement and the withdrawal of the Queenscliffe Borough Council in 2002 from the 1995 Agreement, in the context of 1970 Supreme Court Order.

Maddocks Lawyers undertook extensive research into the historical background and legal proceedings regarding the two Trust Funds generated in the 1950's and the circumstances leading to the eventual legal proceedings in the Supreme Court of Victoria in 1970, that directed the Trust Funds be jointly applied to the establishment of the Geelong Historical Records Centre now Geelong Heritage Centre.

Maddocks Lawyers' initial legal opinion was that an outcome may be possible from a written request to the Attorney-General. The comprehensive sourcing and preparation of the required material covering the 50 year history was provided to the office of the Attorney-General of Victoria. After due consideration, the Attorney-General responded by advising that the matter be referred to and heard by the Practice Court of the Supreme Court of Victoria. Maddocks Lawyers then undertook the further steps required for presentation to the Practice Court of the Supreme Court.

On 23 March 2012 Maddocks Lawyers, representing City of Greater Geelong Council, filed an Originating Motion heard in the Supreme Court of Victoria – Commercial and Equity Division Practice Court on 16 April 2012. The Court Ordered that:

- The Scheme that was approved by this Honourable Court on 19 September 1970 in Proceeding No 1067 of 1957 be altered in accordance with Altered Schedule hereto (Attachment 10-1.)

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

The Altered Court Order also now documents the creation of the 1995 Agreement and the subsequent withdrawal by the Queenscliffe Borough Council, from the same agreement in 2002.

The now Altered Scheme includes the motions unanimously adopted by the GHC CoM at its meeting of 29 September 2008. It also includes the adoption of the same resolutions by the GRLC Board at its meeting of 15 October 2008.

Following this decision, Maddocks Lawyers advised that to bring the Altered Court Order into effect, the GRLC Board at its meeting of 28 May 2012, should adopt specific motions (Attachment 2) and that the Chair of the GRLC Board write to the Chair of the GHC COM to advise that the GRLC Board had completed this process (Attachment 10-3).

The final step required to complete this process was for the GHC CoM to adopt a motion at its meeting of 16 July 2012 (Attachment 10-4).

Following the adoption of this motion by the GHC CoM, the current governance of the GHC by the CoM has ceased operation. The GHC Collections sub-committee (to be known as the GHC Advisory Committee) has been created from membership of the previous GHC CoM to provide specialist advice and recommendations about GHC matters including the collection, to the GRLC Board.

The next stage of work for CoGG officers in conjunction with the GRLC Executive would be the development of a transition plan including appropriate consultation with affected parties to facilitate all administrative, financial and logistical arrangements associated with the integration of the GHC with the GRLC. This work should be completed by the end of the 2013/14 financial year to allow for the smooth transition of an integrated operation into the new GLHC facility.

Environmental Implications

There are no specific environmental implications from the Altered Court Order and the associated GHC COM governance changes, however environmentally sustainable design principals will be incorporated in the design of the new GLHC facility.

The new GLHC is the only completely new facility proposed for the Cultural Precinct and thus has the opportunity to model sustainable design principals for the rest of Central Geelong, the Municipality and the Region.

Financial Implications

The City of Greater Geelong employs the staff who run the day to day operations of the Centre and manages the Centre's budget. For the 2012/13 budget Council will contribute $254,893 to the Centre's operations, the Shires of Surf Coast and Golden Plains will together contribute $59,400. City of Greater Geelong Council, Shire of Surf Coast Council and Shire of Golden Plains Council are also member Councils of the GRLC Board. Under this arrangement the Heritage Centre staff, part of the Arts & Culture Department, would be employed by GRLC.

Staff will be transferred from Council's employment to the GRLC on conditions no less favourable than currently.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

Policy/Legal/Statutory Implications

The 1970 Supreme Court Order has now been altered to reflect changes to the governance model of the GHC as a result of Council and Shire amalgamations in 1993 and 1994 and the creation of the 1995 Agreement. It also reflects the withdrawal of the Borough of Queenscliffe from the Agreement in 2002. The Altered Court Order now includes the resolutions adopted by the GHC CoM on 29 September 2008 and supported by the GRLC Board on 15 October 2008. The Altered Scheme was approved by the Supreme Court of Victoria – Commercial and Equity Division Practice Court before The Honourable Justice Emerton. The Altered Scheme now legally allows for the transfer of the functions, duties and responsibilities including financial, of the GHC to the GRLC.

Officer Direct or Indirect Interest

There is no direct or indirect interest by Council Officers involved in the preparation of this report.

Risk Assessment

The integration of the GHC with GRLC has been a key component of the 2005 Scoping Study for the Geelong Cultural Precinct, the subsequent Geelong Cultural Precinct Masterplan (2007) and Business Case for the GLHC (2010). The GLHC Project Control Group were informed by Major Projects Victoria in September 2008 that a decision regarding the integration of the GHC and Geelong Library services was required by February 2009 and if it were not resolved that it could interfere with the development of the GLHC Business Case.

All stakeholders including Councillor Representatives from Shires of Golden Plains and Surf Coast reached unanimous agreement that integration of services should take place.

The GHC Collections sub-committee (to be known as the GHC Advisory Committee) will provide specialist advice to the GRLC Board on matters pertaining to the GHC collection, enabling important continuity and ensuring continued preservation and collection development.

Social Considerations

The new GLHC is expected to provide greater opportunities for social engagement in cultural events and programs for the Region.

The GHC is Victoria's largest regional archive and historical resource centre. The Centre has two main functions. The first is to act as a Place of Deposit for specific sentenced permanent records under Section 14 of the Public Records Act including municipal records. The second is to provide a local history and genealogical research and reference service supporting community access to its significant regional archive collection.

10. GEELONG HERITAGE CENTRE ALTERATION TO THE 1970 SUPREME COURT ORDER (CONT'D)

The integration of the Heritage Centre with the Library will enable the Centre to carry out these two main functions more effectively by making its collection more accessible. The Heritage Centre is currently open only three days per week, but under the proposed new arrangement in the GLHC, the Centre's collection will be available during Library opening hours, which are seven days per week.

Communication

A communications strategy will be implemented by the Arts & Culture Department in consultation with the Media Department.

11. YOUTH STRATEGY 2007–2011 FINAL IMPLEMENTATION REPORT

Portfolio: **Education and Youth – Cr Farrell**
Source: **Community Services / Community Development**
General Manager: **Jenny McMahon**
Index Reference: **Subject: Youth Programs**

Summary

- The purpose of this report is to provide Council with an update of the City of Greater Geelong's Youth Strategy 2007–2011, and the direction for the Community Youth Strategy 2012–2016.
- Council adopted the Youth Strategy 2007–2011 on 24 April 2007 following a process of policy review and consultation over a 12 month period. The key areas of work for the Youth Strategy were:
    - Places and Spaces
    - Advocacy
    - Youth Participation
    - Programs and Events
    - Communication
    - Capacity Building
- Council has received annual reports on the implementation of the Youth Strategy in April 2008, 2009, 2010 and 2011.
- The achievement of actions in relation to the key areas of the Strategy are detailed in Attachment 1 – Action Plans.
- In 2007 Geelong had a population of 208,138, with young people comprising 19.73% or 41,069 of the population. In 2011 Geelong had a population of 221,635, with young people comprising 21.13% or 46,833 of the population.
- In 2007, 10,000 young people were involved in activities, programs and events conducted by the Youth Development Unit. In 2011, this had increased to over 16,000 young people.
- Over the past five years Council's Youth Development Unit has instigated a range of initiatives to implement the Youth Strategy. Highlights from the final year of the Action Plan include:
    - Over 45 events staged at the Waterfront Youth Activities Area with an increase of over 4,000 young people participating.
    - The appointment of a Multicultural Youth Development Officer, which has increased access for young people from CALD backgrounds. This led to an increase in participants in a range of activities, programs and events.
    - Continued implementation of place based youth activities in Lara, Leopold, Whittington, Bellarine, Corio and Grovedale, thereby strengthening existing activities and festivals: Lara Youth Festival, SKAART Carnival, Pako Festa, Flamefest, and Spud Fest at the Potato Shed.

11. YOUTH STRATEGY 2007–2011 FINAL IMPLEMENTATION REPORT (CONT'D)

- Fifth annual Impetus Youth Awards held. Over the five years a total of 578 young people have been nominated and 2000 people have attended the ceremonies.
- The establishment of the Corio/Norlane Youth Hub (the fOrT) was officially launched on 17 October 2011. The fOrT is fully operational with youth programs operating five days a week and the facility providing a drop in centre, music lessons, bands and a range of services to young people. The fOrT Advisory Committee meets bi-monthly and the fOrT Strategic Plan has been completed. Capital works of $490,000 will be completed by the end of 2012.
- The L2P program has trained 23 mentors in 2011 and supported 52 learner drivers. Twenty-two learner drivers have become licensed drivers through the program.
- Continued funding of the SSAGQ – Same Sex Attracted and Gender Questioning suicide prevention program of $215,000 per year over four years. A Geelong Adolescent Sexuality Program (GASP) youth development officer and a part time GASP youth activity officer have been employed.
- The Youth Strategy identified 53 actions to be implemented. The scorecard for these actions is:
  - 41 completed (of these 20 will be ongoing)
  - 10 on schedule
  - 1 altered
  - ongoing (this action will continue – refer Action Plan, Youth Participation, Action 3)
- Partnering with strategic/statutory planning in developing public spaces accessible to and welcoming of young people.
- Council has committed funds for the development of a new Community Youth Strategy 20012–2016, which is currently under development and will be reported to Council later this year.

Cr Farrell moved, Cr Fisher seconded -

That Council notes the implementation of the Youth Strategy 2007–2011.

Cr Doull left the meeting room at 8.46pm
Cr Doul re-entered the meeting room at 8.51pm

Carried.

11. YOUTH STRATEGY 2007–2011 FINAL IMPLEMENTATION REPORT (CONT'D)

Report

Background

In April 2007, Council adopted the Youth Strategy 2007–2011. The Strategy has been a key policy document, guiding Council's decision making, resource allocation and actions required to respond to the issues and concerns of young people within the City of Greater Geelong.

The City of Greater Geelong Youth Development Unit (YDU) provides a direct link to young people in the municipality. The YDU ensures opportunities for young people to be involved in decision making, planning and information sharing, as well as providing and supporting a range of services. In addition, the YDU provides a significant role in coordination, advocacy, leadership and development of partnerships for projects, agencies, other levels of government and individuals. Local Government plays a key role in relation to young people in the community. This role and function differs according to each municipality's needs and service options.

The Youth Development Unit operates out of the old Geelong Post Office and forms part of a regional approach to services for young people and their support networks within the Greater Geelong region. As well as providing a link between Council and young people the YDU is part of the youth network BATForce, which encompasses all the major youth service providers in the region.

The development of the Youth Strategy 2007–2011 provided Council with an opportunity to reassess the strategic direction of its youth service provision within the City of Greater Geelong. The strategy is based on up to date knowledge of the social, political, economic and cultural context. The Youth Strategy's development was informed by consultation with young people, service providers and government.

In its development the Youth Strategy reviewed all current activities, programs and responses managed by the Youth Development Unit with recommendations for improvements, redirection of resources and increased emphasis in relation to both the direction services provided and the role of building capacity and partnerships both within Council and the larger service sector.

The Youth Strategy 2007–2011 identified a range of actions to be implemented over the period of the strategy within six major themes / areas of work:

- Places and Spaces – access to public spaces, urban planning and design, skate parks, waterfront, etc
- Advocacy – representing young people's interests within Council, to State and Federal Government and within the Geelong community for appropriate recognition and responses to young people's issues and circumstances. E.g. transport, education, health, housing and rights
- Youth Participation – meaningful engagement and involvement of young people
- Programs and Events – activities and events relevant to the needs and aspirations of young people
- Communication – with young people, within Council, within youth and community sectors

11. YOUTH STRATEGY 2007–2011 FINAL IMPLEMENTATION REPORT (CONT'D)

- Capacity Building – staff development, sector development and organisational development (City of Greater Geelong).

Through the implementation of the Youth Strategy significant achievements have been made in terms of direct program outcomes, the range of activities for young people and the contribution to a wide range of policy and advocacy outcomes, as detailed in Attachment 1 – Action Plans and Attachment 2 – Youth Achievements 2011 *(previously supplied with agenda papers)*.

Discussion

The development of the Youth Strategy 2007–2011 and its implementation demonstrates Council's commitment to engaging with young people and delivering a range of activities and services. The City's role and development of the Youth Strategy for Geelong is in the context of a complex and overlapping mix of policies and programs funded by the Commonwealth, State and Local Governments and non-government organisations. At this time there is no national comprehensive integrated youth policy. The Geelong region has a wide range of services and agencies that provide prevention and intervention services across health, welfare, education, justice, housing, employment, training and support services. Within this environment the Youth Strategy recognises Council's role as advocate and leader to the local community, and to others including Federal and State Government and the business/service sector.

The implementation of the Youth Strategy 2007–2011 and the report of activities since July 2007 demonstrates the increased focus and measurable outcomes of the strategy and the Youth Development Unit. The final year of the strategy has shown an increased capacity of the Youth Development Unit to provide activities, support and engage with young people throughout the municipality, while at the same time supporting environments where young people can thrive, develop and realise their capabilities.

The 2007–2011 Youth Strategy has provided Council with a strategic and operational base to develop a Community Youth Strategy 2012–2016. This strategy, which is currently under development, will provide a far reaching understanding of young people in our communities and provide a strategic planning tool for all who are engaged with young people in Geelong.

Environmental Implications

Through planning and built responses, actions contained within the Youth Strategy may impact on the natural and built environment, including provision of public and open spaces which are responsive to and inclusive of the needs of young people.

Council's actions have been carried out in accordance with its policies and procedures relating to environmental management.

Financial Implications

All activities implemented through the Youth Strategy 2007-2011 have been delivered within budget allocation.

11. YOUTH STRATEGY 2007–2011 FINAL IMPLEMENTATION REPORT (CONT'D)

Council's 2011/12 adopted budget for Youth Services is $2,128,340 with an income of $466,279 and therefore a net to Council of $1,662,340. The Youth Development Unit employs a Co-ordinator and 13 staff to deliver Council's youth services including funded projects such as Same Sex Gender Questioning Young People and L2P. Up to 26 casuals also support community youth activities, events and the skate program.

Policy/Legal/Statutory Implications

The Youth Strategy 2007–2011 was linked to the City of Greater Geelong 2007–2011 City Plan and actions were reported in line with City Plan requirements.

Officer Direct or Indirect Interest

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

Risk Assessment

All programs/activities are covered by the Youth Development Unit risk management procedures.

Social Considerations

The Youth Strategy 2007–2011 recognised the role of Council and Local Government in providing an environment in the City of Greater Geelong where young people can achieve and recognise their aspirations and needs. The strategy built upon the contribution of Council, service providers, agencies, other levels of government, individuals and the wider community to develop responses and approaches to young people in the municipality. Council's programs, activities and leadership role have clearly been demonstrated throughout the life of the strategy. Continued focus and action is required to ensure Geelong is the best place to live for young people. The development of the Community Youth Strategy 2012–2016 will provide Council, the community and the wider service network with a strategy to guide and direct future opportunities and actions for young people in Geelong.

Communication

The communication of this report, and the Youth Strategy 2007–2011 and its implementation is the responsibility of the Community Development Department and the Youth Development Unit.

12. AGED CARE QUALITY ASSESSMENT

Portfolio: **Community Development - Cr Fisher**
Source: **Community Services / Aged & Disability Services**
General Manager: **Jenny McMahon**
Index Reference: **Subject: Community Aged Care Packages**
Subject: Home and Community Care

Summary

- The Aged and Disability Services (A&DS) department recently underwent an audit of its Aged Care services by the State Government Department of Health (DoH) and the Federal Government Department of Health and Ageing (DoHA).
- Achievement of the "Quality Assessment" is mandatory for Aged Care providers to retain their approved provider status.
- The triennial "Quality Assessment" measures the standards of service management and delivery under the Personal Care, Home Care, Meals on Wheels, Home Maintenance; Service System Resourcing, Volunteers, Respite and Community Aged Care Packages (CACPs) programs.
- This audit was the first conducted within the framework of the Common Care Standards whereby both levels of Government have combined their approach to quality assessment.
- The triennial "Quality Assessment: assessed Council's performance on 18 expected outcomes, across three Common Care Standards. These are Effective Management; Appropriate Access and Service Delivery; and Service Users' Rights and Responsibilities.
- Council met all 18 expected outcomes and the assessors acknowledged that the Aged & Disability Services provided by Council are founded on a quality improvement culture.
- Improvement opportunities were identified in five of the outcome areas by the State Department of Health and only one by the DoHA.
- These improvement opportunities have been agreed to by management and will be progressively implemented.

Cr Fisher moved, Cr Abley seconded -

That Council note the results of the "Quality Assessment" of its Aged Care Services department as audited by the State and Commonwealth Governments.

Carried.

Report

Background

Historically Home and Community Care (HACC) and Approved Aged Care Service providers have been required to meet the quality assessments of the respective State and Commonwealth funding authorities.

12. AGED CARE QUALITY ASSESSMENT (CONT'D)

This has meant an annual assessment by the DoHA and a less frequent audit (usually every three years) by the DoH. Council's A&DS department is an approved provider for Commonwealth funded Community Aged Care Packages on behalf of the regional LGA's and is an approved HACC provider for the State Government.

As part of the National Aged Care reform quality assessment is now being combined under a new framework known as the Common Care Standards.

Discussion

Council's A&DS department underwent a joint quality assessment by the DoH and DoHA on 7 June 2012. The quality assessment is mandatory for Aged Care providers to determine the quality standards applicable to Services under the Personal Care, Home Care, Meals on Wheels, Home Maintenance; Service System Resourcing, Volunteers, Respite and CACPs programs.

This triennial quality review assessed Council's performance on 18 expected outcomes, across three Common Care Standards - Effective Management; Appropriate Access and Service Delivery; and Service users Rights and Responsibilities.

Assessment took the form of a desk top self assessment, a service user survey, a day long audit process including telephone interviews with a selection of clients, interviews with five Community Care Worker staff, discussion with management, extensive reviewing of documents including 24 service user files, 3 volunteer files, the A&DS HACC information pack, policies and flow charts, the food safety program, volunteer manual, language fact sheets, assessment notes and the multicultural action plan.

The client survey of HACC recipients was conducted in advance of the audit day and involved a posted survey to ninety nine clients. 28 completed surveys were returned.

Council met all 18 expected outcomes and the assessors acknowledged that A&DS is founded on a quality improvement culture.

Improvement opportunities were identified in five of the outcome areas and these have been accepted for actioning by the department.

Environmental Implications

Environmental efficiencies are considered in assessing all quality improvements. This is evidenced in the move towards greater use of technology to reduce vehicle usage etc.

Financial Implications

The successful audit result will ensure that Council remains, an approved provider of aged care services and eligible for funding. There are no immediate implications on the budget. Preparation for the audit was done within existing resource.

Policy/Legal/Statutory Implications

Compliance with the common care standards is a requirement of the Commonwealth and State Governments.

12. AGED CARE QUALITY ASSESSMENT (CONT'D)

Officer Direct or Indirect Interest

No officer involved with the preparation of this report had any interest in the matter other than in their role as an officer of Council.

Risk Assessment

The audit determined that Council has a quality risk management program.

Social Considerations

The focus of the audit included accessible and inclusive service provision and customer service. Council was found to provide an accessible and inclusive service and to respond to clients' rights and responsibilities.

Communication

The outcome of the audit will be promoted to the service clients and more broadly to the wider community following the advice to Council.

13. HOME AND COMMUNITY CARE FUNDING REDUCTIONS

Portfolio: **Community Development - Cr Fisher**
Source: **Community Services / Aged & Disability Services**
General Manager: **Jenny McMahon**
Index Reference: **Subject: Home and Community Care**

Summary

- The Victorian Department of Health (DoH) has advised local governments that broad ranging cuts of 2% will be applied to Home and Community Care (HACC) funding in 2012-13.
- This 2% cut is equivalent to $190,638 to City of Greater Geelong (CoGG) effective as of 1 July 2012.
- As an interim measure to enable Council to manage these cuts, a six month fixed term adjustment of $95,319 will be paid for the period July-December 2012.
- Concurrently DoH also announced that the CPI factor applied to HACC funding will be 2%. This is 0.5% less than budgeted and means a reduction in income of approximately $48,000 per annum.
- Fortunately the State Government has committed to honour its allocation of growth funding to Local Government Authorities (LGA's) as per the relative equity funding formula. Therefore Council will receive an additional $254,000 in 2012-13.
- In addition, the pro rata 2011-12 growth funding of $127,000 allocated to Council in May and June 2012 and not budgeted, has been approved by DoH to be carried forward into the new financial year to partly offset the cuts.
- The net impact on the CoGG HACC budget in 2012-13 as a result of the funding cuts and the growth funding will result in a reduction of $16,319 in 2012-13.
- The MAV is convening meetings of local governments to determine the impact to local governments overall.

Cr Fisher moved, Cr Abley seconded -

That Council:

1) write to the Minister for Health, David Davis outlining its concern about the cuts to home and community care funding;

2) receive a future report on the status of funding to enable it to consider service planning for Home and Community Care services.

Cr Farrell left the meeting room at 8.57pm
Cr Farrell re-entered the meeting room at 8.59pm

Carried.

Report

Background

Council has been a significant funder and provider of HACC services to those in the community who are frail or have a disability for decades. Services are provided to assist people to remain living in their own homes in their local community.

13. HOME AND COMMUNITY CARE FUNDING REDUCTIONS (CONT'D)

Geelong Council's HACC funding base is below the benchmarked standard for Victorian LGA's. In an attempt to redress this inequitable and low base, Council has been in receipt of growth funding to improve funding equity and to better ensure the access of Council residents to HACC services.

The HACC growth has, over the past six years, enabled Council to manage increasing costs and service provision while keeping its contribution at approximately 22-24% of the program budget.

The State Government has announced a 2% funding cut and reduced CPI factor to 2% (Council's current budget as a CPI of 2.5%).

Discussion

The State Government has announced its commitment to maintaining a balanced budget and has instituted broad funding cuts to HACC and health services across the state in an effort to reduce expenditure. The funding cut of 2% is compounded by a lower CPI increase, resulting in a total reduction against budget of 2.5%. This is a $238,638 reduction in income for the 2012-13 year. As an interim measure and to enable Council to manage service level adjustments, a six month fixed term adjustment of $95,319 will be paid to Council for the period July – December 2012.

HACC growth funding received in May and June 2012, totalling $127,000 has been approved by the DoH to be carried forward into the new financial year to partly offset these reductions.

Therefore the total net reduction in income against budget in 2012-13 is $16,319.

The State Government recommends productivity savings be instituted to reduce costs. However, this is a simplistic solution when the vast majority of HACC costs are fixed salary and Enterprise Agreement costs, themselves increasing by in excess of 4% pa.

The opportunity to renegotiate service targets down, in accordance with the funding cuts, has been offered by the DoH. The renegotiation will enable savings and a balanced budget in 2012-13 but will, in the longer term, put more pressure on Councils (such as Geelong) that are funded below the State average and are experiencing population growth in the HACC target group.

The relatively small percentage funding cut to Council for 2012-13 is made more significant, however, in the current climate where the population is ageing, service demand continues to grow and the salary and employment costs continue to grow at a rate greater than general CPI.

If this trend to reduce funding levels continues then Council and Local Governments in Victoria may consider reviewing its role as a funding and service provider of Aged Care Services.

Environmental Implications

There are no foreseeable implications for the environment of the recommendation.

13. HOME AND COMMUNITY CARE FUNDING REDUCTIONS (CONT'D)

Financial Implications

This report highlights a budget shortfall of $16,319 in 2012-13 as a result of the funding cut just announced by the Department of Health. An opportunity will be provided to renegotiate the service target hours to balance the budget. This will result in reductions in expenditure where Council officers identify the least impact on clients. The long term implications of the funding cuts and the application of annual indexation below real salary increases, means that there will be ongoing and increasing pressure on Council to meet the funding shortfall.

Policy/Legal/Statutory Implications

There are no policy, legal or statutory implications foreseen.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has any direct or indirect interest in the matter other than as an officer of Council.

Risk Assessment

Council's Aged and Disability Services department recently underwent a joint quality Assessment by the Department of Health and Ageing and Department of Health. This assessment of Council's operational and customer service effectiveness confirmed that services systems and risks are being managed to a high level.

Social Considerations

The funding cuts while having minimal impact in the short term will have a serious impact on the capacity of Council to continue to deliver services to those most in need. Monitoring will continue to manage and/or minimise this impact.

Communication

Communication will be managed through the Aged & Disability Services Department.

14. REVIEW OF STATUTORY PROVISIONS GOVERNING BUSHFIRE RISK MITIGATION IN RELATION TO ELECTRICITY ASSETS IN VICTORIA - ESV DISCUSSION PAPER

Portfolio: **Transport/Infrastructure/Parks & Gardens – Cr Richards**
Source: **City Services**
General Manager: **Gary Van Driel**
Index Reference: **Council Reports 2012, Bushfires, Electricity Assets**

Summary

- On 6 June 2012, Energy Safe Victoria released its 'Review of Statutory Provisions Governing Bushfire Risk Mitigation in Relation to Electricity Assets in Victoria' discussion paper.
- The possible implications for Local Government arising from this discussion paper are significant. Of the key issues covered, two are of particular concern to local government:
    1. The role of Local Government in tree clearance in declared areas (Public areas)
    2. Bushfire risk classification – Classification of an area as high bushfire risk or low bushfire risk under the Electricity Safety Act impacts the level of clearance required between vegetation and powerlines.
- On 19 June, the MAV held a meeting with Energy Safe Victoria and Council officers to discuss Local Government's response to the discussion paper. On behalf of Councils, MAV wrote to ESV to formally request an extension for submissions to mid-August, to allow for inclusion of the discussion paper on Council agendas. ESV subsequently granted Councils and the MAV an extension to 27 July, 2012.

Cr Richards moved, Cr Macdonald seconded -

That Council provide a submission to Energy Safe Victoria regarding Bushfire Risk Mitigation to Electricity Assets outlining the following points;

1) The City of Greater Geelong should continue to fulfil the 'Responsible Person' role for Declared Areas within the municipality and does not agree to this responsibility being reallocated to other parties.

2) Council apply to the Governor in Council to update the declared urban area to incorporate the rapid growth occurring in the Geelong region.

3) Any change to how high and low bushfire areas for the purposes of the Electricity Safety Act should be cognisant of the bushfire mapping approaches used for other purposes (such as building and planning).

Carried.

14. REVIEW OF STATUTORY PROVISIONS GOVERNING BUSHFIRE RISK MITIGATION IN RELATION TO ELECTRICITY ASSETS IN VICTORIA - ESV DISCUSSION PAPER (CONT'D)

Report

Background

The City of Greater Geelong has always performed its role as the 'Responsible Person' and maintained trees on public land to ensure compliance with the relevant Electricity Safety (Electric Line Clearing) Regulations.

Council Tree Management Unit has passed audits by Energy Safe Victoria in the past and has addressed any tree related issues raised by the local distribution company.

As 'declarations' have not been updated since the 1980's and bushfire risk areas are not changed regularly there are trees that Council considers to be urban trees in areas designated as non-urban or high bushfire risk.

The City of Greater Geelong values its urban forest and has maintained all trees on public land in the urban area despite the areas declaration or bush fire risk rating.

Discussion

On 6 June 2012, Energy Safe Victoria released its '*Review of Statutory Provisions Governing Bushfire Risk Mitigation in Relation to Electricity Assets in Victoria*' discussion paper.

The possible implications for Local Government arising from this discussion paper are significant. Of the key issues covered, two are of particular concern to Local Government:

1. The role of Local Government in tree clearance in declared areas – Under section 81 of the Electricity Safety Act, a Council can be declared to be the `responsible person' for electric line clearance on public land that is managed by Council. 70 Councils are currently responsible persons under the Act. In addition to a number of issues relating to declared areas and the declaration process, the paper notes Councils non-compliance with the Electric Line Clearance Code of Practice and questions the appropriateness of Councils continuing to have any electric line clearance responsibilities at all. It is suggested that Councils electric line clearance responsibilities, both in high and low bushfire risk areas, be reallocated to the distribution businesses.

2. Bushfire risk classification – Classification of an area as high bushfire risk or low bushfire risk under the Electricity Safety Act impacts the level of clearance required between vegetation and powerlines. The paper notes that the current bushfire risk classification regime is "necessarily ineffective to the extent that it fails to identify reliably those areas that are high bushfire risk areas." Urban fringe areas currently classified as low bushfire risk are highlighted as of particular concern. The paper seeks feedback on the possibility of using other mapping tools such as Bushfire Prone Areas, Bushfire Management Overlays or Fire Loss Consequence to determine bushfire risk under the Act.

On 19 June, the MAV held a meeting with Energy Safe Victoria and Council officers to discuss Local Government's response to the discussion paper. Approximately 50 Council officers participated. ESV attended the first part of the meeting to hear feedback.

14. REVIEW OF STATUTORY PROVISIONS GOVERNING BUSHFIRE RISK MITIGATION IN RELATION TO ELECTRICITY ASSETS IN VICTORIA - ESV DISCUSSION PAPER (CONT'D)

At the meeting, it was noted that given the significant possible implications of the discussion paper for Local Government – not only in terms of tree clearance, but also in relation to the environment, amenity and cost – it is important that Councils make their own submission and that submissions should go to a Council meeting for consideration. The following day, the MAV wrote to ESV to formally request an extension for submissions to mid-August, to allow for inclusion of the discussion paper on Council agendas. ESV subsequently granted Councils and the MAV an extension to 27 July.

The MAV has been in negotiations with ESV since late 2010 regarding the development of a risk-based approach to electric line clearance in declared areas. The ESV discussion paper is an opportunity to again air these concerns.

The discussion paper highlights the irresponsible actions of a few Council's, that have not maintained trees on public land in accordance with the Electrical Safety Regulations and suggests that the role of the responsible person should be reallocated to distribution companies.

The City of Greater Geelong has always complied with the relevant legislation and has managed to strike a balance between safety and amenity. Tree Management have conducted pruning on trees in urban areas where we were not the responsible person to ensure that this balance of safety and amenity is applied consistently across the municipality.

Council has had no reports of injury or fires starting as a result of poorly maintained Council trees. Council has passed all audits conducted by Energy Safe Victoria, the most recent in 2008.

Current over-pruning practices employed by Distribution Companies to reduce costs are receiving considerable backlash by residents and environmental groups. Safety is being used as an excuse for excessive vegetation clearance of private trees and trees in rural areas. Allocating the responsibility for maintaining Council trees to Distribution Companies would be devastating to our urban forest and would not be tolerated by residents.

The areas of high and low bushfire are reasonably accurate within the City of Greater Geelong. Only one sizeable area in Lara has been developed using overhead power lines since the last declaration of areas by the Governor in Council. This area contains approximately 200 trees under power lines. Council maintains these trees to ensure compliance with the regulations.

Environmental Implications

Over pruning of street trees and park trees will have devastating results for our urban forest. Large numbers of trees would be removed or ruined if these practices were applied to our trees.

Financial Implications

Council invests over $800k p.a. to manage vegetation around Powerlines in urban areas. The employment of a full time Powerline Clearance Supervisor and this budget demonstrate Council's commitment to achieving compliance with the regulations while retaining the aesthetics of the trees.

14. REVIEW OF STATUTORY PROVISIONS GOVERNING BUSHFIRE RISK MITIGATION IN RELATION TO ELECTRICITY ASSETS IN VICTORIA - ESV DISCUSSION PAPER (CONT'D)

Handing over management of trees around Powerlines to Distribution Companies could save Council money however the loss of asset value and the customer dissatisfaction would be considerable.

Policy/Legal/Statutory Implications

Council is applying a risk based approach to vegetation management around power lines. Regular inspections and pruning ensure trees are maintained safely in accordance with the Electricity Safety Regulations

Officer Direct or Indirect Interest

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

Risk Assessment

Failure to comply with Electricity Safety Regulations carries significant financial penalties.

Council's urban forest is a multi million dollar asset that cannot be treated in the manner being applied to trees around power lines in rural areas.

Social Considerations

Council has been in discussions with Vemco on several occasions following over-pruning and the subsequent public complaints in Princess St, Drysdale in 2011. Council has a social obligation to protect and preserve the environment and amenity of trees in rural areas and negotiations have been ongoing to ensure environmentally sensitive areas are treated accordingly.

Communication

It is intended to communicate Councils response to Energy Safe Victoria's following their request for submissions.

15. PROSPECT ROAD LANEWAYS, NEWTOWN - PROPOSED CONSTRUCTION - SRC 326 - INTENTION TO DECLARE

Portfolio: **Infrastructure - Cr Richards**
Source: **City Services - Engineering Services**
General Manager: **Gary Van Driel**
Index Reference: **Street: Prospect Road, Newtown**
Subject: Special Rates and Charges

Summary

- This report relates to the proposed construction of two laneways in Newtown bounded by Mercer Parade, Talbot Street and Prospect Road, Newtown (see plan – Appendix 15-3).
- There is one east-west laneway and 1 north-south laneway both are nominally 6m wide.
- The predominant laneway has a basalt pitcher open drain along its centre line.
- Council has received complaints over a period and a petition from property owners.
- There are 28 properties involved in the scheme. The total estimated cost is $162,041.50 and individual property costs vary between $2174.33 and $8969.93.
- Property owners receive benefit from the works by way of improved vehicular access, removal of nuisance, proper drainage and general amenity improvement.
- The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Act along with the Council's Special Rates and Charges policy.
- This report seeks a resolution by Council to give notice of "Intention to Declare a Special Charge for the laneways bounded by Mercer Parade, Talbot Street and Prospect Road, Newtown."

Cr Richards moved, Cr S Kontelj seconded -

That

1) The following declaration of a special charge be proposed ("the proposed declaration"):

a) The special charge be declared for a period until the works have been completed and the scheme finalised.

b) The special charge be declared for the purposes of defraying expenses incurred by Council in relation to construction of the laneways bounded by Mercer Parade, Talbot Street and Prospect Road, Newtown, which project:

b1) will provide proper vehicular access, proper drainage, removal of nuisance and enhancement to the general amenity for each of the properties included in the scheme;

15. PROSPECT ROAD LANEWAYS, NEWTOWN - PROPOSED CONSTRUCTION - SRC 326 - INTENTION TO DECLARE (CONT'D)

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:

c1) total cost of performing the function described in Part b of this Resolution based on estimated cost be recorded as $162,041.50.

c2) total amount of the special charge be levied and be recorded as $121,757.01.

d) it be recorded that, for the purposes of Section 163 (2A) of the Local Government Act 1989, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula (R x C = S), the:

d1) 'benefit ratio' (R) being calculated at 100%, and representing the total benefits of the special charge scheme that will accrue as special benefits to all persons liable to pay the special charge; and

d2) 'community benefit' (C) being assessed as zero in the Prospect Road laneways, Newtown.

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 (Appendix 15-3) attached to this Resolution ("the area").

f) the following be specified as the land in relation to which the special charge so declared:

f1) all land within the area shown on the plan (Appendix 15-3).

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 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) a unit of cost allocated to each property;

h2) 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 Local Government Act 1989.

i) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Local Government Act 1989, it be recorded that;

i1) the owners of the land described in column 1 of Schedule B to the Resolution are estimated liable for the respective amounts set out in column 2 of Schedule B; and

i2) such owners may, subject to any further resolution of Council pay the special charge in the following manner:

15. PROSPECT ROAD LANEWAYS, NEWTOWN - PROPOSED CONSTRUCTION - SRC 326 - INTENTION TO DECLARE (CONT'D)

i2a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Local Government Act 1989;

i2b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and

i2c) in accordance with Section 172 of the Act, the 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) Any submissions made under Section 223 of the Local Government Act 1989 and the proposed declaration be considered by Council's Submissions Review Panel, and then by Council at its meeting on 25 September 2012 or subsequent meeting, at which time Council will consider whether to make a declaration in the form of the proposed declaration.

3) Council's Chief Executive Officer be authorised to give public notice of the proposed declaration in accordance with sections 163 (1A) and (1B) of the Local Government Act 1989 and send a copy of the public notice to each person who is liable to pay the special rate in accordance with Section 163 (1C) of the Local Government Act 1989.

Carried.

Report

Background

This project relates to the construction of an east-west laneway between Prospect Road and Mercer Parade and a short north-south laneway which connects Prospect Road and Mercer Parade. Generally, the only means of vehicular access to all the properties is via the laneways.

The laneways are therefore extensively used. The main, east-west laneway has a low point in the centre which had led to flooding problems and complaints from owners in the vicinity. The project has been designed to provide proper sealed access to the rear of the properties as well as resolve the flooding problem by the provision of a new, upsized pipe to Mercer Parade. The drainage component of the works has been separated and is considered to be the responsibility of Council and is to be funded accordingly.

In mid 2011, Council corresponded with all owners and sent out a standard letter of support for owners to sign and return. Over half the property owners returned the letter.

Construction involves the addition of some pavement, the matching of road pavement with many and varied driveways, sealing and some drainage works.

15. PROSPECT ROAD LANEWAYS, NEWTOWN - PROPOSED CONSTRUCTION - SRC 326 - INTENTION TO DECLARE (CONT'D)

Discussion

Property owners receive benefit by way of improved vehicular access, property drainage, removal of nuisance being dust and mud and general improvement to the amenity of the area.

The estimated cost of the scheme is as follows:

	Estimated Cost
Property Owners	**121,757.01**
Council	**40,284.49**
Total	**162,041.50**

Environmental Implications

This project allows for the development of orderly, urban infrastructure. During the course of construction and the manufacture and procurement of materials, there is expenditure of energy and green house 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.

Construction of drainage and a sealed pavement will reduce the amount of silt washed into the drainage system and eventually, Corio Bay.

Financial Implications

The project has a one off capital cost and there will be minimal ongoing maintenance costs. Given approval the scheme could proceed in the next financial year.

Policy/Legal/Statutory Implications

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

Officer Direct or Indirect Interest

There are no Council Officers involved in the administration or subsequent construction of the works, who have a direct or indirect interest in the project.

Risk Assessment

There are no risks associated with Council proceeding to adopt the recommendation and advertise the scheme.

15. PROSPECT ROAD LANEWAYS, NEWTOWN - PROPOSED CONSTRUCTION - SRC 326 - INTENTION TO DECLARE (CONT'D)

Social Considerations

There are no social implications for Council proceeding to adopt the recommendation.

Communication

A survey of property owners was carried out in mid 2011 and 15 owners responded, requesting Council to further consider a street construction scheme.

Appendix 15-1
Page 1

SCHEDULE 'A'
OWNER FUNDED WORKS - COST ESTIMATE
PROSPECT ROAD LANEWAYS, NEWTOWN

The works for the construction of laneways in Newtown bounded by Mercer Parade, Talbot Street and Prospect Road, which consists of excavation, pavement works, concrete works, drainage works, sealing, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE $	AMOUNT $
1.00	**General**				
1.01	Site establishment and setup		Item		9,016.73
1.02	Traffic Management		Item		1878.48
1.03	Set out of works		Item		375.70
2.00	**Earthworks:**				
2.01	Clean up site and remove rubbish and vegetation		Item		5,000.00
2.02	Trim plantings		Item		500.00
2.03	Saw cut asphalt paving		Item		200.00
3.00	**Pavement Works**				
3.01	Supply, place and use to prepare for seal, nominal 40mm depth, CL 2, 20mm FCR	125	cm	120	15,000.00
3.02	Prepare road pavement for sealing		Item		5,000.00
3.03	Supply and place 30mm compacted depth asphalt	1,665	sqm	20	33,300.00
4.00	**Drainage**				
4.01	Supply and place 150mm UPVC sewer grade pipe	5	m	77	385.00
4.02	Supply and place 900mm by 600mm SE pit 1.5m deep with grating	1	no	1,700	1,700.00
4.03	Supply and place 900mm x 600mm sump grate with HD cover	1	no	1,200	1,200.00
4.04	Remove existing sump grates and install 300mm gatic type grate	6	no	400	2,400.00
4.05	Modify existing SW discharge drains to suit new level	16	no	100	1,600.00
4.06	Modify existing SW downpipes to suit new level	12	no	100	1,200.00
5.00	**Concrete**				
5.01	Reconstruct basalt v-drain	40	m	300	12,000.00
5.02	Construct 125mm crossovers	45	sqm	135	6075.00
6.00	**Provisional Items**				
6.01	Excavation of soft spots and replace with 200mm min, 20mm CL 2, FCR	30	cm	180	5,400.00
				Subtotal	102,230.91
7.00	**Contingency – 10%**				10,223.09
8.00	**Design and Administration of Special Charge Scheme**				9303.01
Total					**$121,757.01**

Appendix 15-1
Page 2

SCHEDULE 'A'
COUNCIL FUNDED WORKS - COST ESTIMATE
PROSPECT ROAD LANEWAYS, NEWTOWN

The works for the construction of laneways in Newtown bounded by Mercer Parade, Talbot Street and Prospect Road, which consists of excavation, pavement works, concrete works, drainage works, sealing, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE $	AMOUNT $
1.00	**General**				
1.01	Site establishment and setup		Item		2983.27
1.02	Traffic Management		Item		621.52
1.03	Set out of works		Item		124.30
2.00	**Earthworks:**				
2.01	Remove and dispose of 125mm concrete crossovers	43	sqm	60	2,580.00
2.02	Removal and disposal of existing RC stormwater drainage inlet structure		Item		2,000.00
2.03	Removal and disposal of existing RC junction pit in Mercer Parade		Item		2,000.00
3.00	**Drainage**				
3.01	Supply and place 300mm pipe	1.3	m	150	195.00
3.02	Supply and place 450mm pipe	50	no	210	10,500.00
3.03	Supply and place 2000mm x 600mm grated inlet pit with HD type cover	1	no	5,400	5,400.00
4.00	**Concrete**				
4.01	Construction of RC retaining wall	12	m	410	4,920.00
5.00	**Provisional Items**				
5.01	Reconnection of sw drains to new 450mm dia drain	5	no	500	2,500.00
				Subtotal	33,824.09
6.00	**Contingency – 10%**				3,382.41
7.00	**Design and Administration of Special Charge Scheme**				3,077.99
Total					**$40,284.49**

Appendix 15-2

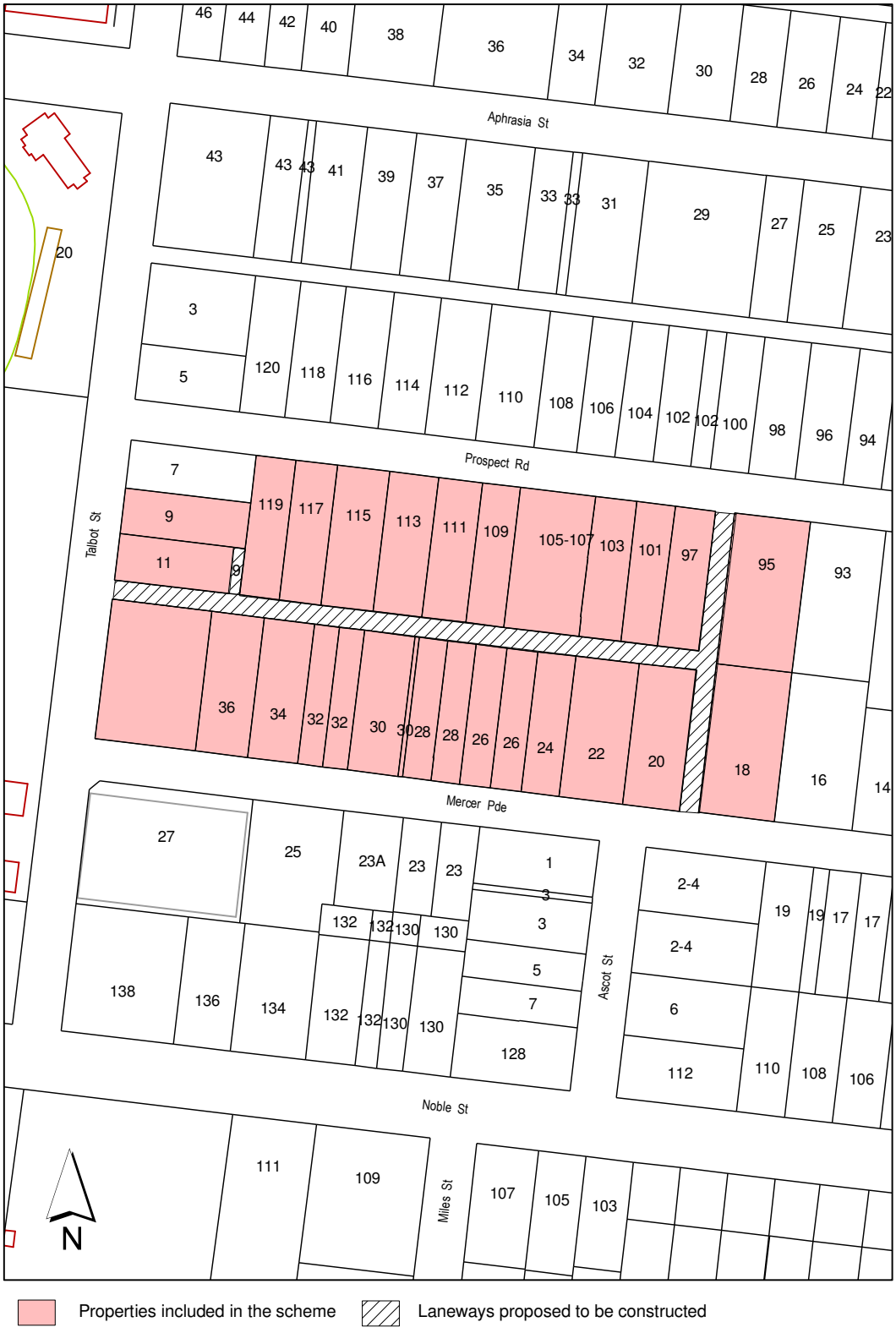
SCHEDULE 'B'

PROPOSED SPECIAL CHARGE SCHEME FOR PROSPECT ROAD LANEWAYS, NEWTOWN

	COL 1	COL 2	COL 3	COL 4
	PROPERTY DESCRIPTION	**TOTAL ESTIMATED COST**	**PROPERTY REFERENCE**	**PROPERTY DETAILS**
1	Pt CA 8 Sec 7	$2,174.23	205297	9 Talbot Street, Newtown VIC 3220
2	Lot 1 TP 17122	$4,348.46	205298	11 Talbot Street, Newtown VIC 3220
3	Lot 1 TP 5284	$4,348.46	204179	119 Prospect Road, Newtown VIC 3220
4	Pt CA 8 Sec 7	$4,348.46	204178	117 Prospect Road, Newtown VIC 3220
5	Pt CA 8 Sec 7	$4,348.46	204177	115 Prospect Road, Newtown VIC 3220
6	Lot 1 TP 21413	$4,348.46	204176	113 Prospect Road, Newtown VIC 3220
7	Lot 1 TP 012764	$4,348.46	204175	111 Prospect Road, Newtown VIC 3220
8	Pt CA 8 Sec 7	$4,348.46	204174	109 Prospect Road, Newtown VIC 3220
9	PC 369889	$8,696.93	204173	105-107Prospect Road, Newtown VIC 3220
10	Lot 1 TP 17038	$4,348.46	204171	103 Prospect Road, Newtown VIC 3220
11	Pt CA 8 Sec 7	$4,348.46	204170	101 Prospect Road, Newtown VIC 3220
12	Lot 1 TP 21832	$4,348.46	204169	97 Prospect Road, Newtown VIC 3220
13	Lot 1 TP 122429	$4,348.46	204168	95 Prospect Road, Newtown VIC 3220
14	Pt CA 8 Sec 7	$6,522.70	205299	13-15 Talbot Street, Newtown VIC 3220
15	Lot 1 LP 9824	$4,348.46	202886	36 Mercer Parade, Newtown VIC 3220
16	Lot 2 LP 9824	$4,348.46	202887	34 Mercer Parade, Newtown VIC 3220
17	Lot 2 PS 503559	$4,348.46	315788	1/32 Mercer Parade, Newtown VIC 3220
18	Lot 1 PS 503559	$4,348.46	315787	2/32 Mercer Parade, Newtown VIC 3220
19	Lot 4 LP 9824	$4,348.46	202889	30 Mercer Parade, Newtown VIC 3220
20	Lot 2 PS 629492	$4,348.46	343745	1/28 Mercer Parade, Newtown VIC 3220
21	Lot 1 PS 629492	$4,348.46	343746	2/28 Mercer Parade, Newtown VIC 3220
22	Lot 2 PS 623638	$4,348.46	340196	1/26 Mercer Parade, Newtown VIC 3220
23	Lot 1 PS 623638	$4,348.46	340197	2/26 Mercer Parade, Newtown VIC 3220
24	Pt CA 8 Sec 7	$4,348.46	202892	24 Mercer Parade, Newtown VIC 3220
25	Pt CA 8 Sec 7	$4,348.46	202893	22 Mercer Parade, Newtown VIC 3220
26	Pt CA 8 Sec 7	$4,348.46	202894	20 Mercer Parade, Newtown VIC 3220
27	Lot 1 TP 2431	$4,348.46	202895	18 Mercer Parade, Newtown VIC 3220

Appendix 15-3

PLAN



16. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12155 PROVISION OF TRAFFIC MANAGEMENT AND SPOTTING SERVICES

Portfolio: **Democracy & Governance - Cr Mitchell**
Source: **Infrastructure Operations**
General Manager: **Gary Van Driel**
Index Reference: **T12155**

Summary

- Council has sought tenders for the Provision of Traffic Management and Spotting Services for works, services and events undertaken by Council for a two year period with an option to extend the contract period for a further 3 years at the sole discretion of Council.
- As part of the tendering conditions Council reserved the right to appoint more than one contractor to the contracted panel and gave no guarantee of work volumes.
- The annual spend for traffic management and spotting services for Council is approximately $900K per annum and the value of this service over a potential 5 year period is in excess of $4.5million.
- A total of ten (10) companies have provided tender submissions for the provision of these services submitting various schedule of rates for the provision of these services.
- Following a detailed evaluation of each of the submissions the following suppliers have been recommended for inclusion to the panel of preferred suppliers:-

Go Traffic Pty Ltd
All About Traffic Management Pty Ltd
Altus Traffic Pty Ltd
Evolution Traffic Control Pty Ltd
Global Traffic Management Pty Ltd

Cr Richards moved, Cr Macdonald seconded -

That Council:

1) Accept the tender submission's from:

Go Traffic Pty Ltd;

All about Traffic Management Pty Ltd ;

Altus Traffic Pty Ltd;

Evolution Traffic Control Pty Ltd;

Global Traffic Management Pty Ltd;

for Tender No. T12155 – Provision of Traffic Management and Spotting Services for the associated schedule of rates (exclusive of GST).

2) Sign and seal the contract documents.

Carried.

16. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12155 PROVISION OF TRAFFIC MANAGEMENT AND SPOTTING SERVICES (CONT'D)

Background

Tenders for the Provision of Traffic Management and Spotting Services for construction works, services and events were invited via public advertisement in the Geelong Advertiser, Tenderlink and The Age on Saturday 24 February 2012.

At the close of tenders on Wednesday 21 March 2012 the following tender submissions were received:

Tenderer
Evolution Traffic Control Pty Ltd
Newco Infrastructure Services Pty Ltd
Trafficca Pty Ltd
Highway Traffic Control Pty Ltd
South East Water Limited & Thiess Services Pty Ltd
Altus Traffic Pty Ltd
Global Traffic Management Pty Ltd
Construct Traffic Pty Ltd
All About Traffic Management Pty Ltd
Go Traffic Pty Ltd

All tenders have been submitted exclusive of GST.

Discussion

The tender submissions associated with this service were evaluated by a panel consisting of:

Bruce Harper	Co-ordinator Fleet Services
David Neil	Project Officer Construction
Priscilla Leahy	Events Officer
Bud Chappell	OH&S Advisor
Jeff McArthur	Contract Officer

Stage One – Mandatory Criteria

Mandatory requirements applied to this Tender.

It was mandatory for tenderers to attend a site briefing session on March 6, 2012– all tenderers who submitted a tender attended the site briefing session held at City Hall.

Tenderers must also comply with OH&S requirements detailed in the Tender Schedule. - All submissions complied with the mandatory criteria and proceeded to the second stage of evaluation.

A number of tenderers submitted non conforming tenders – the following companies submitted non conforming tenders;

16. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12155 PROVISION OF TRAFFIC MANAGEMENT AND SPOTTING SERVICES (CONT'D)

1. Construct Traffic Pty Ltd – did not submit schedule of rates or complete the tender schedules. The evaluation panel deemed their submission non conforming.
2. Newco Infrastructure Services Pty Ltd - did not complete schedule of rates - The evaluation panel deemed their submission non conforming.
3. South East Water Limited & Theiss Services Pty Ltd –Submitted non conforming submission based on numerous changes to the terms & conditions of the contract. The evaluation panel deemed their submission non conforming.
4. Altus Traffic Pty Ltd – Submitted 2 tenders - 1 being a non conforming tender with clarifications around additional pricing which the panel deemed as inappropriate and therefore deemed the submission non conforming. The panel deemed the second submission received from Altus Traffic Pty Ltd to be a conforming submission
5. Trafficca Pty Ltd – did not complete tender schedules. The evaluation panel deemed their submission non conforming.

Stage Two –Comparative Criteria

The remaining conforming submissions were assessed based on the respondent's performance or tender response in the following areas:

Criteria	Weighting
Capability & Experience	40%
Proposed staffing Levels/plant & equipment	30%
Methodology/plan for performing service	10%
Quality	10%
Economic Contribution to Geelong Region	10%
Total	100%

Tenders were assessed against the comparative criteria to determine whether they possess the necessary resources, experience and ability to deliver the services. The evaluation panel pre-determined that tenderers must attain a weighted rating of 60% or higher to be deemed acceptable to Council.

The following companies achieved a weighted rating of 60% or higher;

Tenderer	Rank
Go Traffic Pty Ltd	1
All about Traffic Management Pty Ltd	2
Altus Traffic Pty Ltd	3
Global Traffic Management Pty Ltd	4
Evolution Traffic Control Pty Ltd	5

16. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12155 PROVISION OF TRAFFIC MANAGEMENT AND SPOTTING SERVICES (CONT'D)

Highway Traffic Control did not meet the required 60% threshold as they scored lower in the areas of direct capability, experience, plant & equipment and being Melbourne based also scored low in the criteria of economic contribution to the Geelong region.

Tenderers who achieved a weighting rating of 60% or higher were then evaluated on their ability to provide value for money to Council based on a number of selected type of services to Council as per the rates submitted by each tenderer.

The following table ranks each tenderer in order of providing Council with the most competitive rates;

Tenderer	Rank
Global Traffic Management Pty Ltd	1
Go Traffic Pty Ltd	2
Evolution Traffic Control Pty Ltd	3
All About Traffic Management Pty Ltd	4
Altus Traffic Pty Ltd	5

The evaluation panel determined that it would be appropriate to appoint all 5 contractors to the panel given the various requirements of construction works and specialised event type services Council undertake.

The evaluation panel recommends the following tenderers for inclusion on the panel for the provision of Traffic Management & Spotting services panel as per their submitted rates exclusive of GST (refer below).

Tenderer
Global Traffic Management Pty Ltd
Go Traffic Pty Ltd
Evolution Traffic Control Pty Ltd
All About Traffic Management Pty Ltd
Altus Traffic Pty Ltd

Environmental Implications

Any environmental implications associated with this contract will arise from the execution of this service. It is considered that these are the responsibility of the Contractor and will be managed through the contract documentation.

Financial Implications

The funding for this service will be drawn from a budget allocation of $900K from recurrent budgets throughout various Council departments.

16. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12155 PROVISION OF TRAFFIC MANAGEMENT AND SPOTTING SERVICES (CONT'D)

Policy/Legal/Statutory Implications

The requirements of Section 186 of the Local Government Act have been complied with for this tender. There are no other policy, legal or statutory implications associated with this tender process.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Communications

There are no communication issues associated with the acceptance of this tender. Councils representative will liaise with affected community groups.

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12156 – LANDFILL WASTE, RECYCLABLES AND GREEN ORGANICS COLLECTION

Portfolio: **Infrastructure – Cr Richards**
Source: **General Manager City Services**
General Manager: **Gary Van Driel**
Index Reference: **T12156, Landfill**

Summary

- The City of Greater Geelong provides weekly residential waste collection services to 95,600 tenements within the municipality.
- The current service is being provided by an external service delivery contract which is scheduled to finish on 30 June 2013.
- Council has sought public tenders from experienced Waste Management Contractors for the kerbside collection of landfill waste, recyclables and green organics within the boundaries of the entire municipal district of the City of Greater Geelong. The Contract for the specified services will have an initial term of five years from 1 July 2013 with an option for the City of Greater Geelong to extend the period by a further five years to 2023.
- Early award of contract in the 2012-2013 financial year will give ample time for the contractor to arrange for new heavy vehicles/plant for the service commencement of 1 July 2013. Should the option to extend the period by a further five years be exercised, new replacement vehicles are to be provided by the contractor for the extended period.
- Tenders resulted in a total of five companies providing tender submissions for the provision of the specified services.
- Following a detailed evaluation of each of the submissions the Evaluation Panel it is considered that the tender submission of Transpacific Cleanaway Pty Ld (trading as Cleanaway) is preferred.

Cr Richards moved, Cr Macdonald seconded -

That Council:

1) accept the tender submission from Transpacific Cleanaway Pty Ltd (trading as Cleanaway) for Tender No. T12156 – Landfill Waste, Recyclables and Green Organics Collection for the submitted schedule of rates exclusive of GST subject to agreement to the final form of the contract to the satisfaction of the Chief Executive Officer;

2) sign and seal the contract documents.

Carried.

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12156 – LANDFILL WASTE, RECYCLABLES AND GREEN ORGANICS COLLECTION (CONT'D)

Background

The City of Greater Geelong invited tenders for the Landfill Waste, Recyclables and Green Organics Collection via public advertisement in Tenderlink, the Geelong Advertiser and The Age on Saturday 18 February 2012. The proposed contract term is five (5) years with an option for City of Greater Geelong to extend the period by a further five (5) years.

At the close of tenders on 4 April 2012 the following tender submissions were received.

Tenderer
Thiess Services Pty Ltd
SITA Australia Pty Ltd
JJ Richards & Sons Pty Ltd
Transpacific Cleanaway Pty Ltd (trading as Cleanaway)
Four Seasons Waste Pty Ltd

All tenders were submitted exclusive of GST.

Discussion

The tender submissions were evaluated by a TEP consisting of:

Name	Title
Gary Van Driel	General Manager, City Services (voting member)
Shane Middleton	Co-ordinator Waste Management (voting member)
Louise Turner	Project Officer, Infrastructure Operations & Waste (voting member)
Michael Dougall	A/Manager Infrastructure Operations & Waste (advisor)
Tony Kerr	Co-ordinator Procurement Services (non voting)
Ray Stratton	Project Officer, Infrastructure Operations & Waste (advisor)
Peter Walker	Senior Contracts Officer, Procurement Services (non voting)
Andrew van Ingen	Russell Kennedy Pty Ltd (legal & probity advisor)

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12156 – LANDFILL WASTE, RECYCLABLES AND GREEN ORGANICS COLLECTION (CONT'D)

Stage One – Mandatory Criteria

The Mandatory requirements that apply to this Tender are:

Must comply with OH&S requirements detailed in the Tender Schedule**.**

All submissions complied with the mandatory criteria.

Stage Two – Comparative Criteria

Tender submissions were assessed based on the respondent's performance or tender response in the following areas:

Criteria	Weighting
Project Delivery - Capability & Experience - Staffing and Equipment - Plan/Process for Delivering Services - Past Performance	33%
Quality Systems and Environmental / Risk Management	5%
Financial Capacity	2%
Economic Contribution to the Geelong Region	5%
Customer Service	5%
Price*	50%
	100%

**Note: Price assessment is based on the estimated 10 year total cost of ownership price.*

Tenders were assessed against the comparative criteria to determine whether they possess the necessary resources, experience and ability.

The panel interviewed the three highest ranked tenderers Transpacific Cleanaway Pty Ltd, Thiess Services Pty Ltd and JJ Richards & Sons Pty Ltd at the City Hall Offices on 4th June 2012.

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12156 – LANDFILL WASTE, RECYCLABLES AND GREEN ORGANICS COLLECTION (CONT'D)

At the conclusion of the evaluation the tenderers were ranked in the following order in accordance with the above criteria:

Tenderer	Ranking
Transpacific Cleanaway Pty Ltd (trading as Cleanaway)	1
Thiess Services Pty Ltd	2
JJ Richards & Sons Pty Ltd	3
Four Seasons Waste Pty Ltd	4
SITA Australia Pty Ltd	5

Transpacific Cleanaway Pty Ltd (trading as Cleanaway) is the highest ranked tenderer. They provided a very competitive tender and are therefore recommended by the Evaluation Panel to undertake the tendered service.

Transpacific Cleanaway Pty Ltd (trading as Cleanaway) has been in the residential kerbside waste collection industry for more than 38 years servicing local government contracts across Australia. Transpacific Cleanaway Pty Ltd (trading as Cleanaway) is the current incumbent for these services for Council and has a demonstrated ability to successfully perform this service.

The Transpacific Cleanaway Pty Ltd (trading as Cleanaway) bid has provided sufficient confidence to the evaluation panel that they will again be able to successfully perform this service. It has identified a number of areas of service delivery which will ensure that the service gets delivered to the high standard required for such a key service for Council. This includes a support role by Cleanaway's industrial depot (in addition to the municipal depot dedicated to this contract) in supporting the Contract Supervisor in the day to day roles.

The truck configuration numbers, size and design are well suited to take into account the nature of the Geelong area and particular service characteristics. The low entry design of the trucks provides an advantage in increasing the serviceability of areas and not being solely reliant on the smaller trucks that they have in their fleet. The smaller trucks are also of sufficient size and configuration to provide a significant portion of core run completion when they are not required for more difficult to access areas. The manner in which challenging sites are proposed to be addressed describes a planned approach that builds on past experience.

The GPS tracking systems are adequate, and the support systems that are proposed from Customers Service through to the drivers is positive and has capacity on dual fronts to deal with busy periods. Growth is dealt with by including trigger points at number of tenements as well as the driver hours to indicate the need for vehicle additions.

As the incumbent Transpacific Cleanaway Pty Ltd (trading as Cleanaway) would be expected to have an intimate knowledge of the Geelong collection area. This knowledge did translate into a bid that demonstrated the best solution to Council for the collection of waste, recyclables and green organics from its community.

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T12156 – LANDFILL WASTE, RECYCLABLES AND GREEN ORGANICS COLLECTION (CONT'D)

Thiess Services Pty Ltd provided the lowest priced tender but when determining overall value for money, which incorporates both price and non price criteria, the Evaluation Panel concluded they were the second ranked tenderer.

Environmental Implications

Any environmental implications associated with this contract will arise from the execution of these services. It is considered that these are the responsibility of the Contractor and will be managed through the contract documentation.

Financial Implications

This is a schedule of rates tender and will rely upon the funds allocated in Council's budget code 388115, 388120, 388125 Recurrent for the 2012/13 financial year. The budget allocation for this service is approximately $7.75 million per annum.

A satisfactory financial assessment has been undertaken on Transpacific Cleanaway Pty Ltd (trading as Cleanaway).

Policy/Legal/Statutory Implications

The requirements of Section 186 of the Local Government Act have been complied with for this tender. There are no other policy, legal or statutory implications associated with this tender process.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Communication

There are no communication issues associated with the acceptance of this tender. Council's representatives will liaise with affected community groups.

NOTICE OF MOTION – Cr Jan Farrell

ESTABLISHMENT OF THE GEELONG CONVENTION AND EXHIBITION CENTRE

Background

A Project Steering Group and Project Reference Group led by the City have been appointed to lead the investigation into establishing a convention and exhibition centre in Geelong. The Steering Group will include representatives from the local business and education community.

Discussions are continuing with potential partners to further explore and refine possible site locations and project delivery structure. The proposed Geelong Convention and Exhibition Centre would include a conference venue with the capacity to cater for up to 1,200 plenary delegates. It would provide 4,000 m2 of exhibition space, along with banqueting facilities, meeting rooms, a business centre and retail outlets. A five-star hotel is envisaged to complement the Convention Centre and accommodate delegates.

In considering the development of a new conference centre in Geelong, Council should take note from the New Zealand experience. The Auckland casino operator, Sky City, is currently negotiating with the government to introduce hundreds more gaming machines and tables into the casino to pay for the convention centre.

The Victorian Commission for Gaming and Liquor Regulation (VCGLR) has in the past approved gaming venues/machines in part because of the financial contribution that gaming income would make towards the renovation and/or the upgrading of a recreational facility for the community. Council needs to be aware that the Australian Productivity Commission estimates that 40% of income from gaming comes from problem gambling.

The City of Greater Geelong along with the Borough of Queenscliffe is a capped region and no further electronic gaming machine entitlements can be introduced into the municipality. Existing municipal caps were established in 2009. The Gambling Regulation Act (- Section 3.2.4A) requires that municipal caps be reviewed before 5 years has elapsed since the previous decision (21 October 2014). However it should also be noted that there is scope for a shifting of machines (subject to acceptance by the VCGLR) from existing venues within the municipality

Cr Farrell moved, Cr Richards seconded -

That Council advises the Project Steering Group to establish a convention and exhibition centre, that it will not support any proposal that includes the introduction of a casino or a venue containing electronic gaming machines.

Amendment:

Cr S Kontelj moved, Cr E Kontelj seconded –

That Council advises the Project Steering Group to establish a convention and exhibition centre, that it will not support any proposal that includes the introduction of a casino or a venue containing electronic gaming machines, that results in an increase in the Geelong Region EGM cap of 1,421.

NOTICE OF MOTION – Cr Jan Farrell – (CONT'D)

The amendment was put and lost.

The motion was put and carried.

Division Requested:
For: Crs Richards, Abley, Farrell, Fisher, Doull
Against: Crs Macdonald, Granger, S Kontelj, E Kontelj

NOTICE OF MOTION – Cr C Granger

REALLOCATION OF CAPITAL FUNDS

Council allocated $5,000 in the 2012-2013 Budget for the Courthouse Artwork Project Project No C13508.

Following consultation with the Arts and Culture Department it was established that funds required for this project were in excess of requirements for this project.

A reallocation of $2,500 is recommended to be transferred for the purpose of Erection of Two Light Poles for the Training Ground at Lovely Banks Lions Football Club.

The reallocation of funds is recommended as the project came in the form of a Council community grant however there are insufficient funds available to complete this project.

Cr Richards moved, Cr Fisher seconded -

That Council support the following reallocation of funds in 2012/2013 budget:

Ward	Project description	Budget	Budget ID
Brownbill	**Courthouse Artwork Project**	**-$2,500**	**C13508**
Windermere	**Lovely Banks Lions Football Club**	**$2,500**	**TBA**

Carried.

NOTICE OF MOTION – CR S KONTELJ

REMOVAL OF ELM TREES IN NEWTOWN

Background

It is reported that the Corangamite Catchment Management Authority is proposing to remove a stand of elm and ash trees in Parkland fronting the Barwon River adjacent to the river end of West Fyans Street Newtown.

The tree removal is part of the CCMA's 'Barwon Through Geelong Management Plan'. The trees have been identified by CCMA as environmental weeds.

Advice has been received that the trees are of historical significance, in that they were gifted and/or planted by the former City of Newtown.

It is appropriate that the history of these trees be investigated further, to confirm the significance of the trees and if found warranted, that the trees be retained and placed on appropriate tree registers.

Cr S Kontelj moved, Cr Richards seconded -

That:

a) the City of Greater Geelong write to the Chairman and the Chief Executive Officer of Corangamite Catchment Management Authority requesting they immediately stop work on the proposed removal of a stand of elm and ash trees in Parkland fronting the Barwon River, Newtown;

b) Council investigate the historical significance of the trees and if found warranted, that the trees be placed onto appropriate tree registers to protect the trees from removal.

Carried.

NOTICE OF MOTION – Cr Jan Farrell

VCGLR APPROVAL OF FYANSFORD HOTEL TO OPERATE AS A GAMING VENUE WITH 40 ELECTRONIC GAMING MACHINES

Background

Council has received notification from the Victorian Commission for Gambling and Liquor Regulation (VCGLR) regarding its reasons for approving the application from PJ Cook Investments Pty Ltd for the premises known as the Fyansford Hotel, 67 Hyland Street, Fyansford, as suitable for gaming with 40 electronic gaming machines.

In determining whether the Applicant should be granted a licence, VCGLR must apply a 'net detriment test' (Section 3.3.7 of the Gambling Regulation Act 2003).

The Commission resolved that, following a social and economic assessment of the application, that the result to the local community will be slightly positive. Hence the application was granted.

The Commission acknowledged that the application will result in a slight increase in problem gambling within the municipality but considered that this will be offset by a range of social and economic benefits resulting from the proposal.

In addition, contrary to the submission made by Council, the Commission indicated that it is satisfied that the Hotel will remain a destination venue 'for the life of the Electronic Gaming Machine (EGM) entitlements' (ten years).

Council can appeal the decision of the Commission within 28 days from the date of handing down the reasons (13 July). Hence Council must make its appeal by 10 August 2012. Once again, these tight timelines prevent Council from considering this matter through the appropriate cycle of Council meetings.

Council solicitors have indicated that, should Council pursue an appeal of the Commission's decision to the Victorian Civil and Administrative Tribunal (VCAT), that "it will be exceedingly difficult to convince the Tribunal to overturn the decision without some significant piece of new evidence or change of circumstance."

However, contrary to the finding of the Commission, the pending housing development that has been approved by Council and which is immediately adjacent to the Hotel, will present an increased risk for problem gamblers as it will have elements of a convenience venue rather than a destination venue. This is contrary to Council's submission to the Commission.

It is further concerning that the Commission considers that even a slight increase in problem gambling is acceptable. The Geelong community already experiences losses in the order of $116 million per annum. The Productivity Commission estimates that 40% of losses can be attributed to problem gambling. Even a small increase in problem gambling should be a problem for this Council. It is on this basis that the decision of the Commission should be appealed.

Cr Farrell moved, Cr Richards seconded -

That an appeal by Council be lodged to the Victorian Civil and Administrative Tribunal (VCAT), under Section 3.3.14 Gambling Regulation Act 2003, for review of the Victorian Commission for Gambling and Liquor Regulation's decision to approve an application by PJ Cook Investments Pty Ltd to operate a gaming venue (40 EGMs) at the Fyansford Hotel, 67 Hyland Street, Fyansford, Geelong.

Carried Unanimously.

COMMON SEAL REGISTER

Cr Macdonald moved, Cr Abley seconded -

That the following documents be signed and sealed by Council.

Carried.

1. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND PAUL JOHN ROBERTSON AND ANDREA HELEN ROBERTSON FOR 48 GOLF LINKS ROAD, BARWON HEADS

Portfolio:	**Planning – Cr Macdonald**
Source:	**Economic Development, Planning & Tourism**
General Manager:	**Peter Bettess**
Property:	**48 Golf Links Road, Barwon Heads**
Application No:	**359/2011**

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 6 of Planning Permit No. 359/2011 issued on 1 July 2012 which allowed the subdivision of the land into two (2) lots and creation of access to a road zone category 1.

The purpose of the Agreement is to register that the land owner acknowledges that the land and any future development on the lot may potentially suffer detriment as a result of climate change, including sea level rises, storm tides, coastal erosion and sand drift.

Prior to the commencement of the development, application must be made to the Registrar of Titles to register the Section 173 Agreement on Title to the land under Section 181 of the Act.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

a) To give effect to the requirements of condition 6 of the Planning Permit; and

b) To achieve and advance the objectives of the Planning Scheme, in particular Clause 13.01 of the Planning Scheme.

Council Obligations

Nil

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: **Democracy and Governance – Cr Mitchell**
Source: **Corporate Services**
General Manager: **Jeff Wall**

Summary

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

Cr Macdonald moved, Cr E Kontelj seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 24 July 2012)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Submissions Panel Hearing – Manton Road and Lester Street, Moolap **10 July 2012**	Cr Harwood (Chair), Crs Fisher and Abley	D McArthur (CO ORD)	Matters concerning the proposed Special Charge Scheme for Manton Road and Lester Street, Moolap.	Nil.
Councillor Briefing **17 July 2012**	Crs Abley, Farrell, Fisher, Granger, Harwood, E Kontelj, S Kontelj, Macdonald, Mitchell, Nelson, Richards	P Bettess (GM) G Van Driel (GM) S Cavanagh (A/GM) J McMahon (GM) J Wall (GM) R Grant (MGR) S D'Souza (OFF) K Paton (MGR) T Demeo (MGR) R Bourke (CO ORD)	• Presentation: C T Management re Asset Management • Presentation: Update on the National Partnership Agreement on Preventative Health – Prevention Community Model • Consideration of Tender Submissions for Tender T12156 Landfill Waste, Recyclables and Green Organic Collection • Extension of Current Memorandum of Understanding with Geelong Otway Tourism to 30 June 2013 • Public Place Art Strategy 2012-2022 • Geelong Heritage Centre Alteration to the 1970 Supreme Court Order • Ocean Grove Integrated Children's Centre • Amendment C254 – Leopold Structure Plan – Consideration of Submissions • Corio Norlane Structure Plan – Adoption • Armstrong Creek Update • Amendment C258 – General Anomalies Amendment – Adoption • Central Geelong Activity Centre Zone • Regional Skilled Migration Program 2011-2012 • Road Closure – Unnamed Government Roads (Confidential)	Cr Abley declared Conflict of Interest in relation to the Corio Norlane Structure Plan and left the room prior to discussion. Crs S and E Kontelj declared a Conflict of Interest in relation to Central Geelong Activity Centre Zone and left the room prior to discussion.

PLANNING DELEGATIONS – JUNE 2012

Portfolio: **Planning - Cr Macdonald**
Source: **Economic Development, Planning & Tourism - City Development**
General Manager: **Peter Bettess**
Index Reference: **Delegation**

Summary

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

Cr Macdonald moved, Cr E Kontelj seconded -

That the information be received.

Carried.

Decisions Report - June 2012					
App No	**Location**	**Application Type**	**Decision Date**	**Description**	**Authority Description**
1338/2011	1 Newcombe Street, Portarlington VIC 3223	Development of a Three-Storey Building comprising Twelve (12) Dwellings and Alteration (Removal) of Access to a Road Zone Category 1	22-Jun-2012	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
145/2012	323 Princes Highway, Corio VIC 3214	Development and use of the land for a take away food premises (drive through coffee), associated car parking and signage	22-Jun-2012	Refusal to Grant a Planning Permit	Development Hearings Panel
1481/2011	9 Bayswater Road, Newtown VIC 3220	Removal of the Restrictive Covenant (Neighbourhood Design Plan & Schedule and Building Envelope) Burdening Lot 1 (Volume 11128 Folio 450) on Plan of Subdivision 620466T	8-Jun-2012	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
20/2012	81 The Parade, Ocean Grove VIC 3226	Development and use of a three level building which includes two shops, two offices and two dwellings, development and use of three double storey dwellings and a reduction in car parking and display of internally illuminated business identification signage	22-Jun-2012	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
212/2012	16 Haugh Street, Lovely Banks VIC 3213	Removal of Restriction (Relating to Erection of More than 1 Dwelling on a Lot and Further Subdivision of a Lot) from Lot 32 (Volume 10954 Folio 463) on PS538304E	22-Jun-2012	Refusal to Grant a Planning Permit	Development Hearings Panel
24/2012	65 Old Melbourne Road, Lara VIC 3212	Change of use to Truck Depot	22-Jun-2012	Refusal to Grant a Planning Permit	Development Hearings Panel
281/2012	1/96 The Parade, Ocean Grove VIC 3226	Use of the land for Sale & Consumption of Alcohol in Association with a Food & Drink Premise	8-Jun-2012	Refusal to Grant a Planning Permit	Development Hearings Panel

1022/2011	28 Stevens Street, Portarlington VIC 3223	Construction of five dwellings and five lot subdivision	22-Jun-2012	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
1121/2011	14 Westbourne Place, Newtown VIC 3220	Use and Development of Land for Motor Vehicle Repairs, Associated Business Identification Signage and Reduction in Car Parking	27 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 4 objectors
1380/2011	60 Aberdeen Street, Geelong West VIC 3218	Buildings and Works Associated with Construction of Three (3) Dwellings, Three (3) Lot Subdivision and Creation of Access to a Road in a Road Zone Category 1	25 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 2 objectors
1581/2011	19 Bridge Road, Barwon Heads VIC 3227	Construction of an Alteration to an Existing Dwelling, Construction of a Second Dwelling, Subdivision of Land in to Two (2) Lots and Removal of Native Vegetation	21 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 1 objector
311/2012	22 Gange Place, Drysdale VIC 3222	Two (2) Lot Subdivision	21 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 1 objector
656/2011	8 Rutland Street, Newtown VIC 3220	Use of the Land as a Food and Drink Premises (Cafe/Restaurant) and for the Sale and Consumption of Liquor (Restaurant and Cafe Licence), Associated Buildings and Works, Boundary Re-Alignment and Reduction in the Required Car Parking Provision	19 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 3 objectors
1576/2011	46 Stubbs Avenue, North Geelong VIC 3215	Construction of a Second Dwelling and Two (2) Lot Subdivision	20 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 4 objectors
1032/2004/A	30-34 Orton Street, Ocean Grove VIC 3226	Change of Use - Food and Drink Facility	12 June 2012	Notice of Decision to Grant a Planning Permit	Delegated Authority - 5 objectors

CLOSE OF MEETING

As there was no further business the meeting closed at 10.12pm. Tuesday, 24 July 2012.

Signed: _____
Chairperson

Date of Confirmation: _____