

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 13 November 2012

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

COUNCIL:

Cr. K. Fagg

- *Mayor*

Cr. T. Ansett (*Windermere*)

Cr. L. Ellis (*Coryule*)

Cr. J. Farrell (*Beangala*)

Cr. K. Fisher (*Corio*)

Cr. B. Harwood (*Kardinia*)

Cr. M. Heagney (*Brownbill*)

Cr. J. Irvine (*Austin*)

Cr. E. Kontelj (*Cowie*)

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

Cr. R. Macdonald (*Cheetham*)

Cr. R. Nelson (*Deakin*)

Cr. A. Richards (*Buckley*)

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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, 13 NOVEMBER 2012
COMMENCING AT 7.00 P.M.**

PRESENT: Cr K Fagg (Chair), Crs T Ansett, L Ellis, J Farrell, K Fisher, B Harwood, M Heagney, S Kontelj, R Macdonald, R Nelson, A Richards

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

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

The 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 E Kontelj, J Irvine

LEAVE OF ABSENCE:

Cr Macdonald moved, Cr Richards seconded –

That Leave of Absence be granted to Cr Irvine from 13 to 23 November 2012, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Harwood moved, Cr Abley seconded -

That the Minutes of the Ordinary Meeting held on 23 October 2012 and Statutory Meeting of Council held on 5 November 2012 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Farrell declared an Indirect Interest by Close Association in Agenda Item 1 – Proposed Boundary Realignment – Drysdale/Clifton Springs and Curlewis in that her son and his family own a property within Area 1 which will be affected by the boundary realignment.

Cr Harwood declared an Indirect Interest by Close Association in Agenda Item 5 – Consideration of Tender Submissions for Tender T1200183 – Provision of Tree Services in that he has a potential business relationship with one of the tender applicants.

QUESTION TIME:

Neil Jaksic submitted a question but was not present at the meeting. A written response within 14 days will be provided.

Peter Linaker asked two questions:

- 1) Are Councillors aware that the involvement provided for ratepayers at meetings of Council, i.e. (that questions may be asked) is onerous and severe limitation on ratepayers?

Jeff Wall, General Manager Corporate Services, responded that question time is required by the Act and those meetings are not all participative. Council has a local law that provides for the operation of the meeting and includes question time. However, the Local Law document will be under review in the near future.

Ratepayers also have access to Council's website should they be experiencing any concerns or complaints.

- 2) Are Councillors aware that in the six years that Butadiene storage has commenced in the Geelong site of Terminals Pty Ltd no emergency procedures have been provided for the public, even though the hazard from chemical explosion extends well beyond 1.5km, the separation to the residential boundary?

Communication to the nearby public, schools and residents, with annual rehearsal, is essential to minimize the impacts of any serious accident with carcinogenic compressed gases stores at 40 Wharf Road. Safety in this area has been neglected by the City for many years.

Peter Bettess, General Manager Economic Development, Planning and Tourism, responded that he completely rejects the suggestion that Council doesn't care about safety.

The situation is the Terminals facility is a major hazard facility and controlled under licencing regime WorkSafe. There is a requirement to have a safety plan – a summary of which has been distributed to the public. At the last meeting of the Terminals Geelong Community Engagement Group, Craig Lapsley, the Fire Services Commissioner, made a presentation to the committee, focussing on emergency communication to the community.

It should be noted that once an incident extends beyond the site itself control of the incident is transferred to the fire authority and is no longer the responsibility of Terminals.

QUESTION TIME (CONT'D)

John Cottle asked questions in relation to the Proposed Boundary Realignment: Drysdale/Clifton Springs and Curlewis:

What is the specific geographic/topological/cadastral reason for the need to so grossly realign the Boundary in Zones 3 and 4?

Jeff Wall responded in terms that the proposed boundary realignment has been a long process. Growth of the Drysdale area and the instruction from the Registrar of Geographic Names are the reasons for the boundary realignment proposals being developed.

In Area 1 we have been required by the Registrar of Geographic Names to alter the boundary due to issues with emergency services. In Area 2 following considerable feedback we are not proceeding and will wait for further developments.

For Areas 3 and 4 we are proceeding with boundary realignments to cover the subdivisions that are happening to the west of Jetty Road. Jetty Road was selected as a clear boundary rather than where the existing boundaries are in open areas that will change with the subdivisions.

Colin Wallace asked:

1) May I, together with my wife Mary, have a meeting with you, Mr Mayor, and our ward councillor, Cr Heagney, preferably with both of you together?

The Mayor responded he would arrange a day and time through his office to meet and would contact Mr Wallace to confirm details.

Cr Heagney acknowledged she would be present.

2) Would the Mayor and other Councillors please note the following?

When Councillor Barbara Abley in The Geelong Times of 24th October 2012 gave this advice, "You learn also that council are a board of directors that don't interfere with certain operations and most of the mayoral wannabes don't realise that," she served up a red herring.

Councillors have one employee – the chief executive officer who is responsible for all the operations of the organisation and employs the staff to carry them out.

The staff, through a hierarchical structure – team leader, co-ordinator, manager, general manager – is responsible to the chief executive officer for their conduct.

The chief executive officer, presently Stephen Griffin, is responsible to his employer, the group of councillors, for his conduct which includes taking responsibility for the conduct of the staff.

QUESTION TIME (CONT'D)

It is not a matter of councillors 'interfering' in the activities of people who are not their employees – the staff. Rather, councillors should civilly but firmly and with perseverance if necessary be holding their employee, the chief executive officer, responsible for the conduct of the staff under his authority and his own conduct.

The Mayor noted the comments.

PETITIONS: Nil.

AWARDS:

Cr Fisher presented the Mayor with an award presented to the City of Greater Geelong in recognition of the 2012 Seniors Festival – Aged and Disability Services.

Cr Farrell declared an Indirect Interest by Close Association in Agenda Item 1 – Proposed Boundary Realignment – Drysdale/Clifton Springs and Curlewis in that her son and his family own a property within Area 1 which will be affected by the boundary realignment and left the meeting prior to discussion at 7.28pm.

1. PROPOSED BOUNDARY REALIGNMENT - DRYSDALE / CLIFTON SPRINGS & CURLEWIS

Portfolio: Democracy & Governance
Source: Corporate Services - Financial Services
General Manager: Jeff Wall
Index Reference: Subject/Roads, Footpaths & Streets

Summary

- Council considered a report on 8 May 2012 regarding a proposed boundary realignment of Drysdale, Clifton Springs and Curlewis and noted:
 - i) The commencement of a process of investigation and consultation to realign the locality boundaries between Drysdale, Clifton Springs and Curlewis.
 - ii) A further report be presented to Council with recommendations for adoption, following completion of the consultation process.
- Community consultation has occurred via correspondence and two public meetings held on 8 and 15 August 2012.
- In response to community sentiment a compromise position has been investigated for areas 1 and 2 relative to the original proposal.
- The adoption of the amended boundary realignment recommendations will commence the formal process to complete the boundary realignment in accordance with Geographic Naming requirements.

Cr Macdonald moved, Cr Ellis seconded -

That Council resolves that:

- 1) Following an extensive process of investigation and consultation that the original proposed boundary realignments be amended whilst complying with Guidelines for Geographic Names 2010.**
- 2) The boundary realignment proposal for area 1 be amended and described as follows:**

Area 1 – Drysdale / Clifton Springs

To extend the boundary at the rear of the property known as 52 Delungra Avenue in an easterly direction to the south east corner of 54A Delungra Avenue, then continue the boundary north to intersect with the existing boundary at the rear of the property known as 7 Wintersun Court (Appendix 1-2).

- 3) Defer Area 2 boundary realignment (Appendix 1-3) on the basis that the proposed boundary was rejected by the majority of residents. Any future boundary realignment would be in response to potential land subdivision and take into account realignment options suggested by residents.**

**1. PROPOSED BOUNDARY REALIGNMENT -
DRYSDALE / CLIFTON SPRINGS & CURLEWIS (CONT'D)**

Resolution (Cont'd)

- 4) The boundary realignment for area 3, whereby the eastern boundary of Curlewis be moved eastward to run south along Jetty Road to intersect with the Geelong-Portarlington Road (Appendix 1-4), be confirmed.**
- 5) The boundary realignment for area 4, whereby the eastern boundary of Curlewis be moved eastward to run south along Grubb Road to intersect with the current Wallington alignment (Appendix 1-4), be confirmed.**
- 6) Public notice and advice be given to residents of Area 1 in regard to the amended proposal and submissions sought.**
- 7) The boundary realignment process be completed in accordance with Geographic Naming requirements.**

Carried.

Report

Background

Councils are responsible for allocating geographic locality boundaries. On 16 February 2012, Council received advice from the Registrar of Geographic Names requesting that Council proceed with a boundary realignment between Drysdale and Clifton Springs, west of the Geelong–Portarlington Road, in the interests of public safety.

Principal 3(A) of the Guidelines for Geographic Names 2010 stipulates that locality boundary should align with the cadastral fabric, road centre lines or easily distinguishable topographical features. In accordance with Section 3.2.1 of the guidelines, the Registrar may request Council to amend a locality boundary in the interests of public safety. Council must respond within 30 days and action the request within one council meeting of the initial response.

The locality boundary between Clifton Springs and Drysdale, west of the Geelong-Portarlington Road, passes through numerous properties in Wintersun Court and Narawi Avenue which is creating particular confusion for emergency and communication services (Appendix 1-2). It was considered timely to include a review of Curlewis, Clifton Springs and Drysdale boundaries, including Jetty Road and the areas south of the Geelong-Portarlington Road, west of Grubb Road at the same time.

Ambulance Victoria has emphasised the need for correct locality to avoid confusion in an emergency response situation. In this case, the locality boundary does not comply with Principal 3(A) – A locality boundary should align with the cadastral fabric, road centre lines or easily distinguishable topographical features.

The Registrar has been advised that any changes to locality boundaries should take into account significant urban growth within the localities and a realignment of boundaries should include a review of Curlewis, Clifton Springs and Drysdale boundaries.

1. PROPOSED BOUNDARY REALIGNMENT - DRYSDALE / CLIFTON SPRINGS & CURLEWIS (CONT'D)

Discussion

Council resolved on 8 May 2012 to commence a process of investigation and consultation to realign the locality boundaries between Drysdale, Clifton Springs and Curlewis.

The four proposals the public were invited to comment on are as follows:

Area 1 – the current eastern boundary of Clifton Springs alignment to be extended along Whitcombes Road to intersect with the Geelong–Portarlington Road intersection then continue north easterly along this roadway.

This zone has the highest priority for realignment, given instruction received from the Registrar of Geographic Names.

Area 2 – to extend part of the southern boundary of Clifton Springs, to run south along Jetty Road, east on Wyndham Street, north on Barrands Lane, east on Nash Avenue then north along Clifton Springs Road (Appendix 1-3).

At present, a section of the boundary cuts through several parcels, another section passes through the back of titles and in future may potentially pass through the centre of a proposed retirement village.

Area 3 – the eastern boundary of Curlewis be moved eastward to run south along Jetty Road to intersect with the Geelong–Portarlington Road (Appendix 1-4).

The current boundary cuts through several property titles. Additionally, a residential development is occurring west of Jetty Road. Moving the locality boundary to align with the Jetty Road centre line will best represent this growth and comply with the Guidelines for Geographic Names 2010.

Area 4 – the eastern boundary of Curlewis be moved eastward to run south along Grubb Road to intersect with the current Wallington alignment (Appendix 1-4).

Once again, the current boundary cuts through several property titles. Therefore, moving the locality boundary to align with Grubb Road will comply with the Guidelines for Geographic Names 2010 by aligning the boundary to a road and allow for future growth that may occur.

The proposed new alignments comply with Principal 3(A) of the Department of Sustainability and Environment Guidelines for Geographic Names 2010.

During May and June, letters were sent to affected residents inviting feedback and completion of a survey by 26 June on the boundary realignment proposals.

Cr Rod Macdonald and Jeff Wall (General Manager – Corporate Services) met with some residents on 28 June to answer specific questions.

In July, local Ministers of Parliament were also notified about the proposed realignment.

Survey responses were collated and two information sessions held at the Potato Shed in Drysdale on 8 and 15 August 2012. These sessions were well attended by the local residents. Councillors Rod Macdonald and Cr John Doull were present. The meeting outlined the boundary realignment proposals for the four areas, explaining why they were recommended, provided a summary of survey results and addressed resident concerns. Public discussion took place with particular focus on areas 1 and 2, including alternatives suggested by residents.

**1. PROPOSED BOUNDARY REALIGNMENT -
 DRYSDALE / CLIFTON SPRINGS & CURLEWIS (CONT'D)**

Karl Morrison (Geospatial Information Services Officer) and Terry Marshall (Ambulance Victoria, Barwon Group Manager) were also invited to speak at the information sessions and assisted answering questions raised by residents.

The table below summarises survey responses received:

Area	Invited Comments	Agree with proposal	Do Not Agree with proposal	No response received
1	210	41	59	110
2	356	16	255	85
3	124	36	9	79
4	12	2	2	8

Significant responses were received for areas 1 and 2 suggesting a number of alternative options. A signed petition was also received from affected residents in area 1.

The following summarises resident concerns:

Area	Resident Concerns
1	<ul style="list-style-type: none"> ▶ Properties accessed from Geelong-Portarlington Road should remain as Drysdale – large rural allotments that have no access via Clifton Springs. ▶ Valuations will decrease. ▶ Legal documentation (eg. effect on Property Title, etc.). ▶ Emergency service difficulties need to be fully understood. ▶ Inconvenience – notification to family, friends and organisations.
2	<ul style="list-style-type: none"> ▶ Valuations will decrease if they become Clifton Springs. ▶ Emergency service difficulties – no cases cited. ▶ Emergency services have GPS. ▶ Inconvenience – notification to family, friends and organisations. ▶ Proposal takes the boundary close to Drysdale Primary School, Drysdale shopping precinct and Drysdale Football Club.
3 & 4	No major concerns raised.

Councillors and officers met internally on 10 September to decide the best options, with the following **recommendations**:

1. PROPOSED BOUNDARY REALIGNMENT - DRYSDALE / CLIFTON SPRINGS & CURLEWIS (CONT'D)

Area 1 – Amend original proposal to read:

“To extend the boundary at the rear of the property known as 52 Delungra Avenue in an easterly direction to the south east corner of 54A Delungra Avenue, then continue the boundary north to intersect with the existing boundary at the rear of the property known as 7 Wintersun Court.” Refer Appendix 1-2.

This realignment will remove 167 properties from Drysdale to become Clifton Springs.

This represents a compromised position and has been reached as per resident's concerns and petition.

Due to a proposed subdivision to the east of this new boundary line, a risk exists where Delungra Avenue will extend through two suburbs, namely Clifton Springs and Drysdale. This would repeat the current anomaly existing whereby a number of properties in Wintersun Court and Narawi Avenue cross over two suburbs.

Council officers will continue to discuss the proposed plan of subdivision with the property owner to ensure an acceptable outcome. It is essential that if there is no proposed access from Portarlington Road to the subdivision, that access from Delungra Avenue, Clifton Springs continues via a new road name into Drysdale.

This amended proposal enables Council to realign the boundary along the fence-line of the properties as requested by the majority of affected Drysdale residents and is in accordance with residents petition dated 4 August 2012. This amended realignment would meet the Guidelines for Geographic Names 2010.

Area 2 – This proposal caused the most opposition from residents and is rejected as inappropriate. It is recommended not to continue with alternative proposals and to defer this boundary realignment. It is relevant that the proposed subdivision off Central Road for a retirement village has been delayed.

Area 3 – Proceed with proposal to move the eastern boundary of Curlewis eastward to run south along Jetty Road to intersect with the Geelong-Portarlington Road (Appendix 1-4).

Area 4 – proceed with proposal to move the eastern boundary of Curlewis eastward to run south along Grubb Road to intersect with the current Wallington alignment (Appendix 1-4).

Environmental Implications

There are no environmental issues arising from this report.

Financial Implications

Council offers a standard assistance package to residents when their property address is altered. This assistance package consists of 10 postage paid envelopes and 10 change of address forms. Other assistance may be offered on a case by case basis. These costs will be within operating budget levels.

Policy/Legal/Statutory Implications

The Geographic Place Names Act 1998, the Guidelines for Geographic Names 2010 and Council Policy have been followed and met.

**1. PROPOSED BOUNDARY REALIGNMENT -
DRYSDALE / CLIFTON SPRINGS & CURLEWIS (CONT'D)**

Officer Direct or Indirect Interest

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

Risk Assessment

Council's proposal to realign these boundaries will minimise the risk of emergency services not being able to locate newly created properties.

Social Considerations

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

Communication

Submissions received will be responded to in accordance with recommendations contained in this report.

Council's website will also outline recommendations contained in this report.

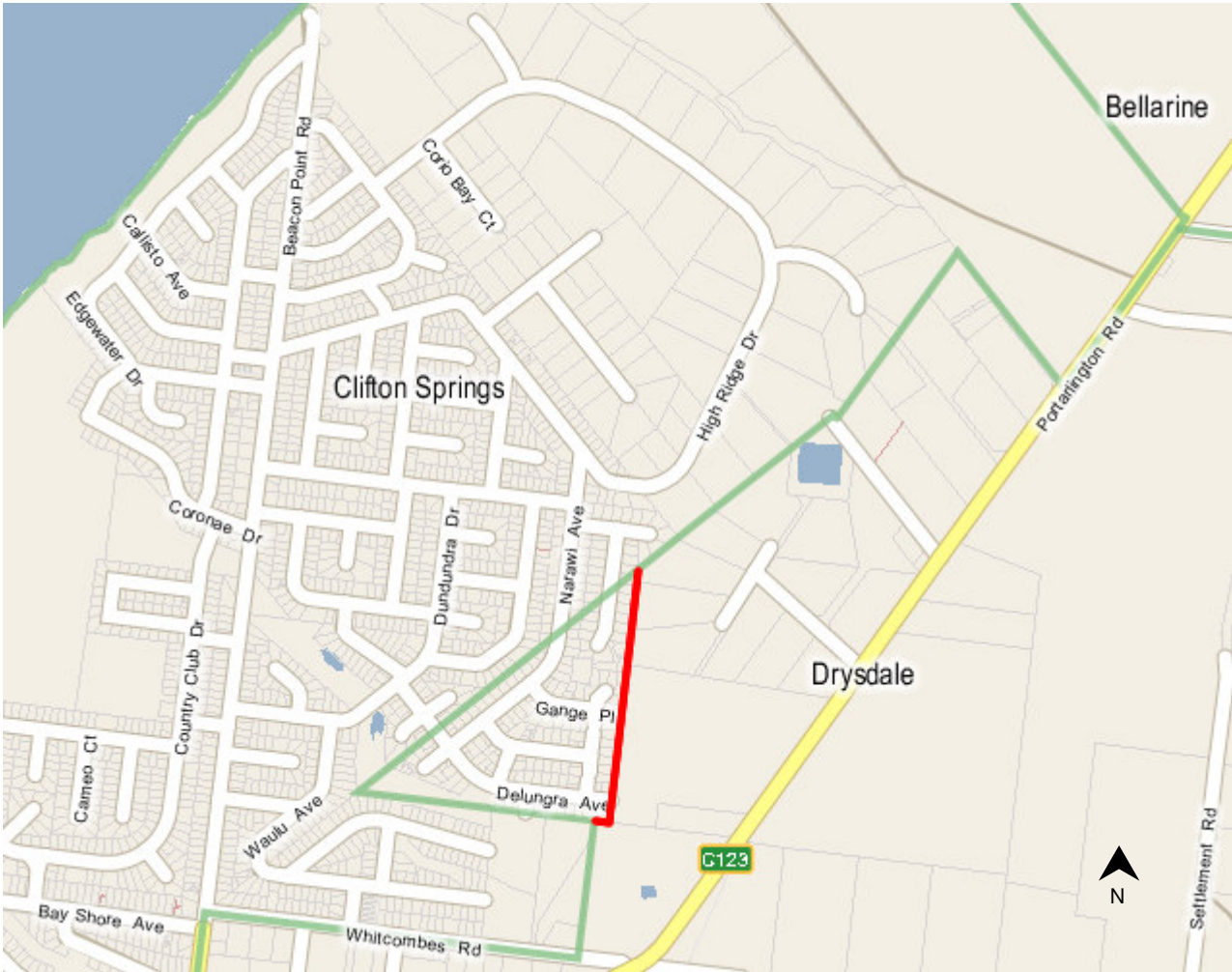


Please note: Area 2 not proceeding

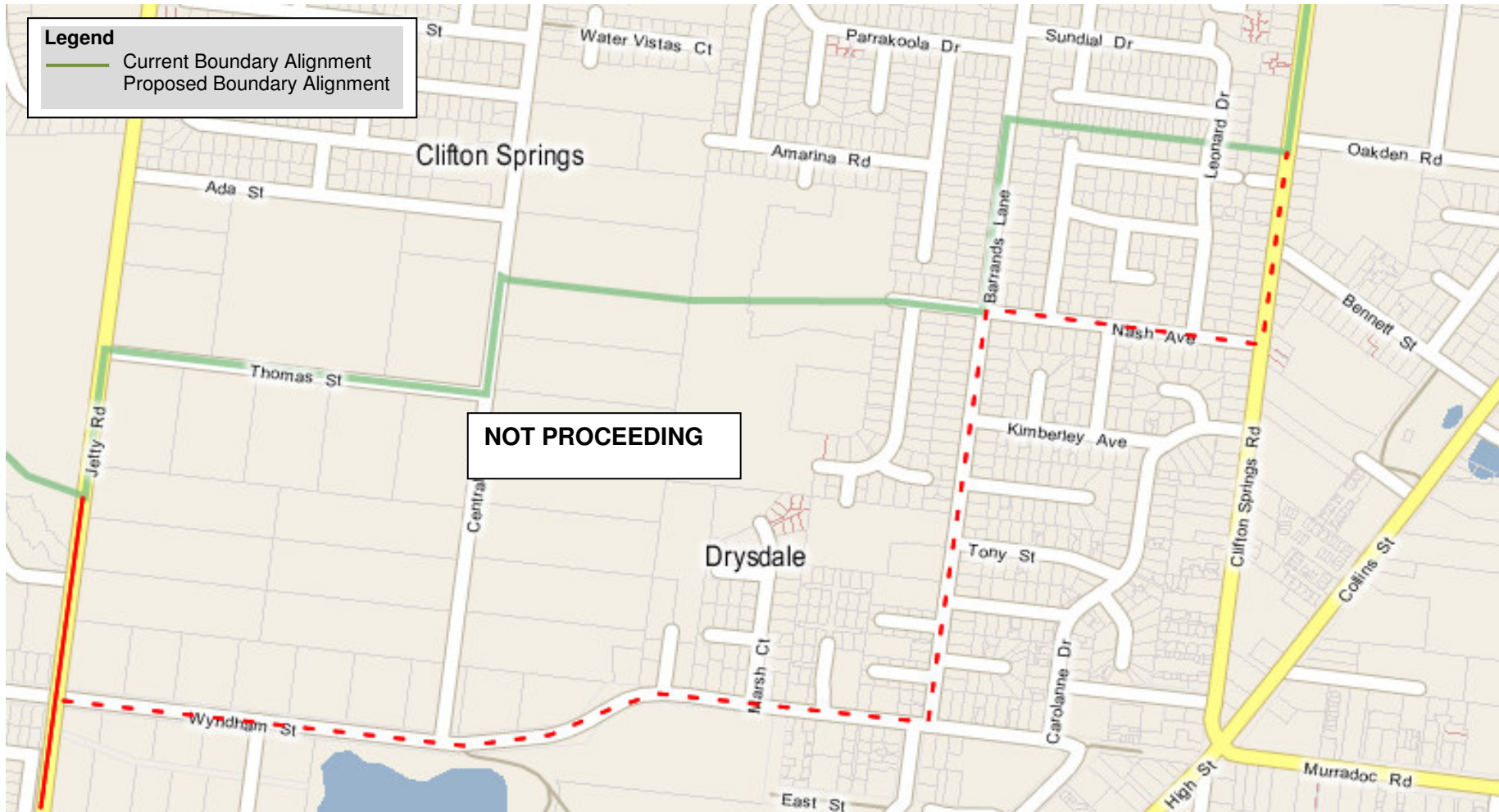
Appendix 1-2
AREA 1

Legend

- Current Boundary Alignment
- Proposed Boundary Alignment



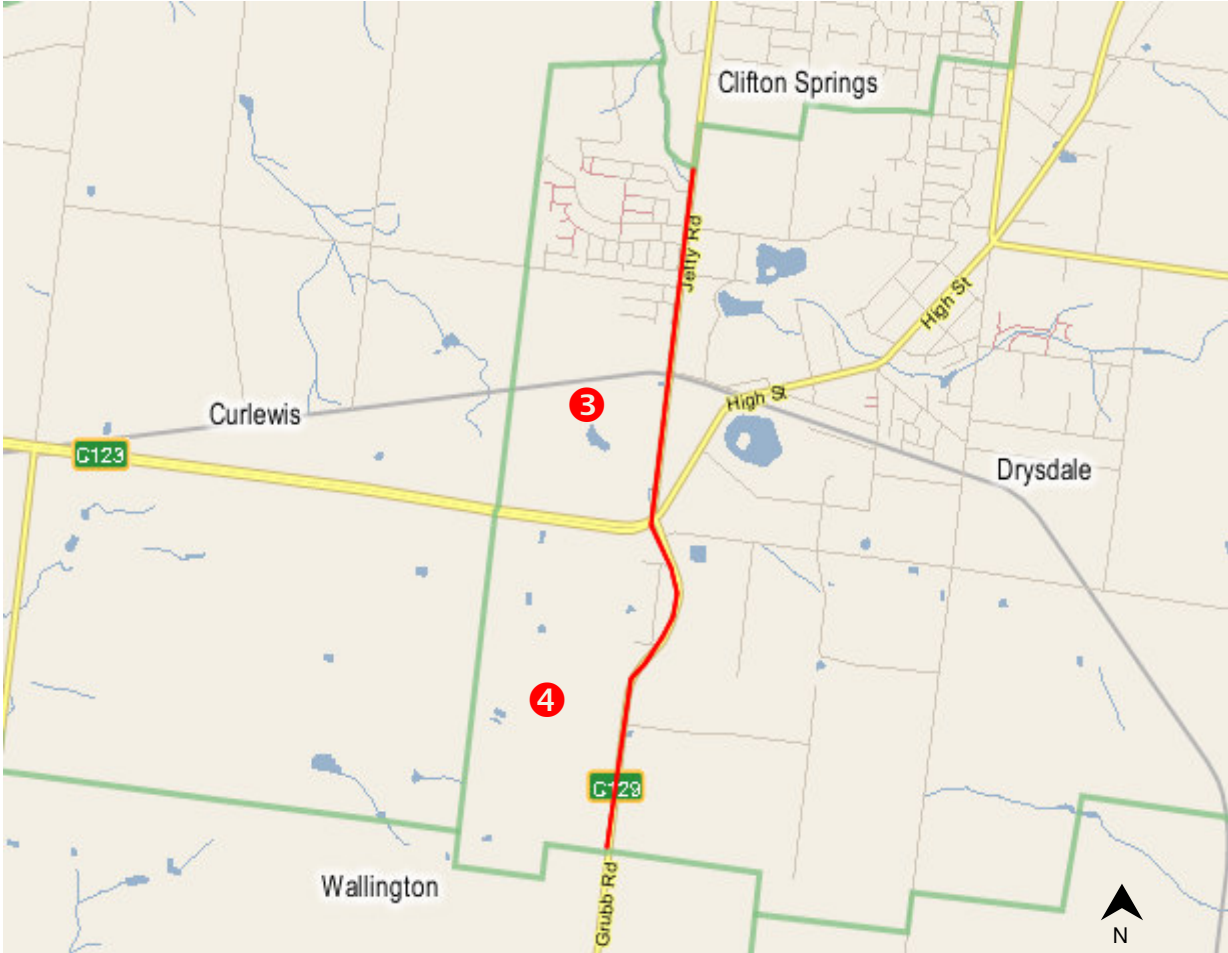
Appendix 1-3
AREA 2



**Appendix 1-4
AREA 3 & 4**

Legend

- Current Boundary Alignment
- Proposed Boundary Alignment



Cr Farrell re-entered the meeting room at 7.32pm

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO

Portfolio:	Planning
Source:	Economic Development, Planning and Tourism – Strategic Implementation
General Manager:	Peter Bettess
Index Reference:	Project: Amendment C247 & PP366/2011

Summary

- This report seeks Council approval for the preparation and public exhibition of a Planning Scheme Amendment (C247) to facilitate the development of land for shops to the immediate west of the Corio ALDI Store.
- The application was lodged on 11 July 2012 by CPG Australia (now known as Spiire) on behalf of Ceremira Pty Ltd.
- The application seeks to rezone 0.8 hectares of land from the Residential 1 Zone to the Business 1 Zone and obtain planning approval for the construction of a neighbourhood shopping centre.
- The rezoning will necessitate an amendment to the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 of the Greater Geelong Planning Scheme to show a new Rosewall Neighbourhood Centre. Amendment will also be made to Clause 52.28-3 to prohibit the use of gaming machines.
- The shopping centre (excluding the ALDI Store) is proposed to contain 3,267 sq m gross floor area, comprising a major tenant of 1,020 sq m, 11 smaller retail tenancies and provision of 94 on-site car parking spaces.
- The initial application lodged in April 2011 cited the major tenant as a butcher shop. The development has the capacity to attract destination based retailers such as a major packaged liquor outlet. The impacts of such a use on nearby residents would need to be carefully considered under Clause 52.27 *Licensed Premises*, which triggers a planning permit.
- The subject land is vacant and mainly used as an informal access to the ALDI Store by nearby Rosewall residents. The land has good exposure to Broderick Road and the Princes Highway, with the Geelong Gateway Homemaker Centre located on the opposite side of the highway. To the north is Beckley Park.
- The application is accompanied by comprehensive architectural and landscape plans of the proposed development and technical reports (planning, economic assessment, traffic and stormwater drainage), which have been assessed by relevant internal Council departments.
- From a planning policy perspective the proposal is considered an 'out-of-centre' development as established by the City of Greater Geelong Retail Strategy. The economic assessment supporting the application concludes the development will deliver a greater range and choice of retail goods and services without impacting or undermining the wider retail hierarchy of centres.
- Critically, the recently adopted Corio Norlane Structure Plan, which provides direction for key development sites in the study area, identifies the site for rezoning to the Business 1 Zone.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

- It is considered that the proposal will result in an overall net community benefit and greatly improve the retail offer available to residents in Rosewall and Corio, as well as providing investment and job opportunities. The new shops will complement the existing ALDI Store and benefit from exposure to the Princes Highway.
- Conditions on the planning permit relating to building design, landscaping, traffic management, delivery times, noise attenuation, etc should ensure that impact on the local residential amenity is reduced to acceptable levels.
- It is recommended that the Planning Scheme Amendment and accompanying draft permit be exhibited, subject to authorisation from the Minister for Planning.

Cr Ansett moved, Cr Macdonald seconded -

That Council:

- 1) **resolves to support the preparation and exhibition of Amendment C247 to the Greater Geelong Planning Scheme to:**
 - 1) **rezone the land at 12-20 Fairbairn Drive, Corio from the Residential 1 Zone to the Business 1 Zone as shown in Appendix 1; and**
 - 2) **amend the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 to show a new Rosewall Neighbourhood Centre on Princes Highway, Corio**
 - 3) **amend Clause 52.28-3 to prohibit the installation and use of gaming machines on the subject land.**
- 2) **agrees to consider the application for a planning permit for the neighbourhood activity centre development concurrently with the preparation of the Amendment in accordance with Section 96A of the *Planning and Environment Act 1987*, and that draft planning permit 366/2011 be prepared and exhibited with the Amendment, subject to resolution of the detail of the permit conditions as outlined in this report; and**
- 3) **request the Minister for Planning to authorise the preparation and exhibition of Amendment C247 and Planning Permit 366/2011.**

Carried.

Report

Background

A combined Planning Scheme Amendment/Planning Permit Application has been made by planning consultants CPG Australia (now known as Spiire) on behalf of Ceremari Pty Ltd to enable the development of a new neighbourhood shopping centre (adjoining the Corio ALDI Store) on land at 12-20 Fairbairn Drive, Corio.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

The application was initially lodged in April 2011 however it was placed on hold pending the preparation of the Corio Norlane Structure Plan, which included the subject land within the study area. The application was re-lodged on 11 July 2012, following exhibition of the draft Structure Plan, and includes a revised development layout and supporting documentation.

The subject land is vacant and mainly used as an informal pedestrian access to the Corio ALDI Store by nearby residents. The land has good exposure to Broderick Road and the Princes Highway, with the Geelong Gateway Homemaker Centre located on the opposite side of the highway. To the north is Beckley Park, and to the south and west are residential dwellings. The site is served by an existing bus stop.

The Planning Scheme Amendment proposes to rezone 0.8 hectares of vacant residential land to the Business 1 Zone. The rezoning will also necessitate an amendment to the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 of the Greater Geelong Planning Scheme to show a new Rosewall Neighbourhood Centre.

The existing zoning of the subject land and surrounding area is shown in Appendix 2- 2 and an aerial map of the area is shown in Appendix 2-3.

The planning permit application seeks approval to construct the neighbourhood shopping centre in accordance with the submitted development plans and dispensation from car parking and loading requirements, and approval to erect associated business identification signage. The Centre will contain 3,267 sq m gross floor area, comprising a major tenant of 1,020 sq m of leasable floor area and 11 smaller tenancies totalling 1,950 sq m leasable floor area.

Other features of the development include:

- 94 on-site car parking spaces, including 4 disabled spaces, and 12 bicycle parks;
- Landscaping as part of the development using water Sensitive Urban Design and stormwater drainage principles;
- Vehicle access and exit via a new crossover on Broderick Road and a secondary access and exit via a new crossover on Fairbairn Drive;
- Perimeter footpath and formal pedestrian link to the ALDI Store; and
- Loading dock located to the south of the major retail tenant.

The proposed development comprises a single storey built form character. The major tenancy in the north-east corner has a slightly extended form to accentuate the structure and differentiate it from the neighbouring smaller tenancies. Glazing is used to shop frontages and partial glazing to the Pearce Street frontage. Overhanging verandas and staff toilets are also provided.

Appendix 2-4 shows the development plan and Appendix 2-5 shows the west elevations.

The development plan was prepared in consultation with Council. An on-site inspection and follow-up workshop was held on 23 March 2012 and involved the proponent's project architect and planning consultant, together with Council planning, urban design, community development and traffic and drainage engineering officers.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

Discussion

Discussion of the proposal will be split into an assessment of the strategic planning and retail merits, followed by consideration of residential amenity, traffic requirements and permit conditions.

Planning and Retail Merits

The application is for an “out-of-centre” development according to the Geelong Retail Activity Centre Hierarchy included at Clause 21.07-8 of the Greater Geelong Planning Scheme. The Geelong Retail Strategy was established in 2006, and while the Corio ALDI Store is briefly mentioned, no assessment of its position in the hierarchy was made as a planning scheme amendment was under active consideration at that time.

Council was supportive of the Corio ALDI amendment (approved July 2006). Council acknowledged that the proposed supermarket is not located within an established activity centre however considered demonstrated community benefits for northern suburb residents outweighed the negatives of a stand alone store.

It could be argued that the proposal is an edge-of-centre development in association with the established ALDI Store. Proposed Amendment C247 will entrench the site as a genuine neighbourhood centre, consistent with the Geelong Retail Strategy definition:

“Neighbourhood centres are generally characterised by a range of mainly convenience related shopping needs such as newsagent, chemist, hairdresser, green grocer, butcher, takeaway food, etc, and anchored by a supermarket”.

In considering this application there was concern as to the location of this proposed new neighbourhood centre. The site is not central to the nearby residential community and many of the surrounding uses are not residential in nature. At the same time it is vacant Residential 1 zoned land and unlikely to be developed for housing in the near future. The land is currently derelict and used as an informal, less than adequate access to the ALDI Store.

This proposal needs to be considered in the context of the surrounding area. Corio residents and in particular the Rosewall community, are poorly served by local retail choice and employment opportunities. The development will bring welcome new investment in services and infrastructure. The proposed development will have good exposure to the Princes Highway, Beckley Park and the Geelong Gateway Homemaker Precinct, as well as the co-location benefits with the ALDI Store.

The Amendment includes the prohibition on the installation and use of gaming machines consistent with the retail policy objective to avoid the risk of exacerbating problem gambling. The local policy at Clause 22.57 of the Greater Geelong Planning Scheme directs that gaming machines should be located away from areas of socio-economic disadvantage.

The initial application lodged in April 2011 cited the major tenant as a butcher shop. Other tenancies are not known however the development has the capacity to attract destination based retailers such as a major packaged liquor outlet. The impacts of such a use on nearby residents would need to be carefully considered under Clause 52.27 *Licensed Premises*, which triggers a planning permit. The purpose of this provision is to ensure that the impact of a licensed premises on the amenity of the surrounding area is considered.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

The site was considered in the preparation of the Corio Norlane Structure Plan (CNSP), recently adopted by Council. The CNSP provides direction for key development sites and identifies appropriate planning controls to achieve desired outcomes, including private sector investment.

The Structure Plan identifies the site for rezoning to the Business 1 Zone. Under Principle 6 – *Support opportunities to improve the retail offer for local communities*, the following comment is made (pp. 16-17):

“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”.

For the reasons stated above, the proposal is considered to meet a key objective of Clause 21.07-3 *Retail* – that is, to ensure all major retail developments, and out-of-centre developments, provide a clear net community benefit.

Clause 22.03 provides assessment criteria for retail planning applications. In line with the policy requirement for an economic impact assessment (EIA) where the development is for 2,000 sq m or more in gross leasable floor area, a Corio Retail Needs and Catchment Assessment was prepared by MacroPlan Australia.

The MacroPlan assessment concludes that the proposed development would create a more balanced and efficient neighbourhood centre, delivering residents with a greater range and choice of retail goods and services without impacting or undermining the wider retail hierarchy of centres.

The assessment identifies a primary and two secondary catchments from which the new centre will draw trade. With regard to food and grocery retailing, the primary trade area only accommodates the Corio ALDI. Key centres serving the secondary catchments include Corio Village, Bell Post Shopping Centre and the Lara Town Centre – given existing travel patterns and insufficient supermarket offer.

It would be expected that, in addition to the ALDI Store, the proposed larger tenancies will attract customers from the broader catchment. The assessment finds that the secondary trade areas have considerable retail leakage, and demonstrate clear market gap potential to retain some of this food and grocery and convenience retail expenditure leakage within the catchment.

Residential Amenity Issues

The subject land is located in an exposed area with vacant land to the north and north-west, bounded by Broderick Road. Broderick Road is a sub-arterial link carrying heavy vehicle traffic over the freeway to the Geelong Ring Road Employment Precinct. To the east of the site is the ALDI Store and Princes Highway. These characteristics mean the site is constrained for residential use with a lesser level of amenity.

Converting this vacant land into a contemporary low-scale retail centre is considered to have positive amenity benefits for residents on the opposite side of Fairbairn Avenue. The buildings will help screen traffic noise and the landscaping and design will be an improvement on the current stark, dull outlook to the ALDI Store and Beckley Park.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

The development site has a direct interface with two residential properties to the south. It is proposed to locate 4 attached single-storey shops offset by a 2 m service yard to the south boundary. Loading areas are central to the site and the primary vehicle access will be from Broderick Road.

The development will substantially improve pedestrian and cycle connections and safety to the ALDI Store, nearby bus stop and across to the Geelong Gateway Homemaker Centre and Beckley Park. The new retail outlets will also provide local residents with convenient places to meet and recreate.

Traffic and Parking Issues

The application is accompanied by a Traffic Impact Assessment. The assessment is generally supported and concludes that:

- The peak car parking demand for the proposed retail development will require the provision of 104 spaces, 94 of which will be provided on-site. The remaining 10 spaces will be provided from the spare capacity in adjacent car parks.
- The total traffic generation of the retail development is calculated to be 3,750 vehicles per day. It is estimated that 75% of traffic will gain access from the Broderick Road entry and 25% from the Fairbairn Drive entry.
- The traffic generated by the development will have negligible impact on the operation and efficiency of the local road network.

Accompanying Permit 366/2011

As outlined in this report, it is proposed that a draft permit be prepared to enable development of the retail centre which would be exhibited with the Amendment pursuant to Section 96A of the *Planning and Environment Act*. Permit conditions will reflect referral comments from internal Council departments and Government Authorities.

The Permit will include conditions to address the following issues:

- Road treatments, intersection works and bus stop relocation, to improve safe and efficient access as recommended in the Traffic Impact Assessment. It may be necessary that the developer enters into a Section 173 Agreement to delivery the road infrastructure.
- Stormwater management requirements to ensure best practice treatment of run-off and storage within the boundaries of the site.
- Footpaths to ensure formalised access to the ALDI Store and safe links to, through and around the development.
- Acoustic screening to safeguard the amenity of residents to the south.
- Urban design treatments including building materials/colours, etc.
- Landscaping treatments, particularly to the Fairbairn Drive/Pearce Street frontage, to screen and soften the impact of buildings and car parking areas.
- Outdoor advertising.

2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO (CONT'D)

Environmental Implications

The proposed development is not expected to result in any adverse environmental impacts because the subject land is vacant and contains no significant vegetation. Large and medium sized canopy trees are proposed to be planted which will provide much needed “greening” of an area otherwise devoid of natural features.

Landscaping works proposed for the site are based around incorporating the principles of Water Sensitive Urban Design. The drainage network will be designed and constructed to the satisfaction of Council.

Vehicle shopping trips will be reduced as the development is physically linked to the adjacent ALDI Store allowing one trip to serve a customer’s shopping needs. This will help reduce traffic congestion and encourages walking/cycling by local residents.

Financial Implications

It is not expected that the proposal will result in any financial implications for Council, other than those associated with the usual processing of an amendment.

Policy/Legal/Statutory Implications

State Planning Policy Framework (SPPF)

The Amendment is considered to be consistent with Clauses 11.01-2 *Activity centre planning* and 17.01-1 *Business* of the SPPF by making provision for a conveniently located neighbourhood activity centre to serve the needs of northern suburb residents.

Local Planning Policy Framework (LPPF)

The Amendment is generally consistent with the relevant directions of the LPPF, including the Municipal Strategic Statement (MSS) and local policies.

In relation to the MSS the Amendment is consistent with key directions as follows:

- The Amendment will assist in consolidating development within the identified boundaries of Geelong, consistent with the direction of Clause 21.02; and
- The out-of-centre retail development proposed by the Amendment will provide a clear net community benefit, consistent with Clause 21.07-3.

In relation to local planning policies, Clause 22.03 outlines a set of criteria against which applications for new retail floor space must be assessed, including out-of-centre proposals. It is considered that the Amendment responds appropriately to the nominated criteria, in that the proposal is consistent with the urban context of the surrounding area, will not significantly impact on local amenity, and will result in a net community benefit. It is considered that the proposal will not detract from the operation of the Retail Activity Centres Hierarchy articulated at Clause 21.07-8.

**2. AMENDMENT C247 & PP366/2011 – PROPOSED ROSEWALL
NEIGHBOURHOOD ACTIVITY CENTRE, 12-20 FAIRBAIRN DRIVE, CORIO
(CONT'D)**

Corio Norlane Structure Plan

As mentioned above, the subject land is identified in the Corio Norlane Structure Plan for rezoning to the Business 1 Zone. The Structure Plan was adopted by Council on 24 July 2012 and Council officers will request the Minister for Planning to prepare and approve a planning scheme amendment to implement the Plan into the Greater Geelong Planning Scheme.

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 report relates.

Risk Assessment

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

Social Considerations

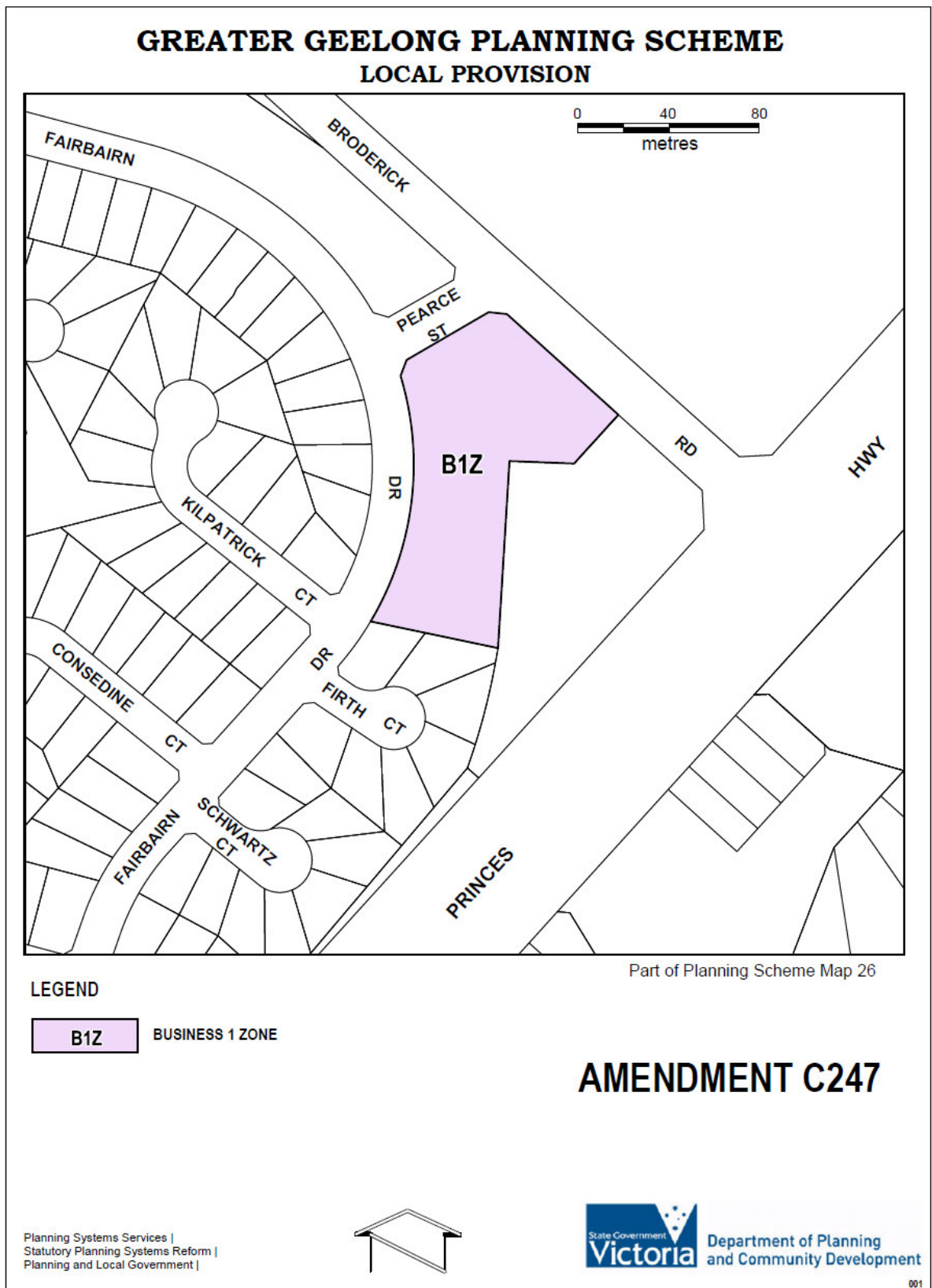
It is considered the Amendment will result in an overall net community benefit by improving the retail and service offer to local residents, and consolidating the new outlets with the existing ALDI Store to create a true neighbourhood activity centre.

The development will significantly improve the visual amenity of the immediate area and provide sort after investment and job opportunities for a community in need of urban renewal.

Communication

Should Council resolve to exhibit the Amendment, the usual statutory notifications will take place, including a notice in City News and letters to surrounding land owners and residents.

APPENDIX 2-1
Proposed Rezoning Map



APPENDIX 2-3
Aerial Map



3. PUBLIC TOILET UPGRADE STRATEGY & DESIGN GUIDELINES

Portfolio:	Infrastructure
Source:	Corporate Services – Corporate Strategy & Property Management
General Manager:	Jeff Wall
Index Reference:	Corporate Strategy

Summary

- Council has recently centralised the management of its public toilet network with the Corporate Strategy and Property Management department.
- To guide future planning for, design, provision and maintenance of public toilets, a Public Toilet Upgrade Strategy & Design Guidelines document has been prepared (*previously supplied*).
- At its meeting on 24 April 2012, Council resolved to support the public exhibition of the Draft Public Toilet Strategy and Design Guidelines.
- To complement the condition assessment, a short community survey seeking community feedback has been undertaken and a summary of the results is provided in Attachment 3-2. The survey results have been reviewed and the document amended as considered appropriate.
- Internal feedback (including by the Disability Access Committee) has been invited, with feedback reviewed and the document amended as considered appropriate.
- A suggested 5-year priority replacement program based on 2 public toilets per annum, commensurate with current funding levels, is provided in Attachment 3-3.

Cr Richards moved, Cr Harwood seconded -

That Council adopts the Public Toilet Strategy & Design Guidelines.

Carried.

Report

Background

Council has a significant financial investment in public toilets, with some 115 public toilet facilities in the municipality, with an estimated Capital Replacement Cost of \$19.1m.

Our community has a keen interest in public toilet amenity with respect to location, condition, and functionality.

The management of Public Toilet has recently been centralised in one area of Council with the objective to better co-ordinate the provision, maintenance and operation of this important community asset.

As part of the development Council's Building Asset Management Plan, a detailed condition assessment has been undertaken for the public toilet network.

3. PUBLIC TOILET UPGRADE STRATEGY & DESIGN GUIDELINES (CONT'D)

The results of the assessment are not surprising, identifying the need for upgrade, replacement or removal of a number of toilets.

To set the direction for the future management of public toilets and upgrade strategy, a design guideline has been developed.

The strategy aims to:

- develop methodology for assessing for public toilets
- provide design guidelines to establish standards for new and upgraded public toilets
- provide and maintain a quality network of safe universally accessible, clean and environmentally responsible public toilet amenities
- support the centralised management of public toilet assets

The strategy focuses on the following key elements:

- toilet requirement and consultation
- configuration
- location
- proximity
- exterior design
- fixtures and fittings
- environmental sustainability
- management assessment
- design checklist

Discussion

At its meeting on 24 April 2012, Council resolved to support the public exhibition of the Draft Public Toilet Strategy and Design Guidelines.

The strategy and guidelines were made available with an online and hard copy survey and 43 responses were received.

The toilets at Geelong West Town Hall received the most comments and 91% of respondents agreed that toilets were in suitable locations.

70% of respondents felt the public toilet they had visited was either sometimes or often poorly presented and dirty.

The information received has reinforced Council's decisions to replace the Geelong West Town Hall toilets this financial year and maintains cleanliness as the highest priority (refer Attachment 3-2 – Consultation Summary).

Informed by the survey and Asset Condition Assessments, an indicative 5 year priority replacement program has been developed for consideration as part of the annual budget deliberation (refer Attachment 3-3 – 5 Year Priority Replacement Program).

The Public Toilet Upgrade Strategy and Design Guidelines is attached as an appendix to this report.

3. PUBLIC TOILET UPGRADE STRATEGY & DESIGN GUIDELINES (CONT'D)

Environmental Implications

Environmental issues have been considered in the condition assessment and incorporated into the strategy.

Financial Implications

Council currently spends approximately \$250,000 maintaining, \$250,000 upgrade and \$545,000 cleaning public toilets annually by Council staff. Implementation of the upgrade strategy will assist Council to determine future funding priorities for this asset class.

Policy/Legal/Statutory Implications

The design guidelines will set a standard for the upgrade and provision of public toilets.

Officer Direct or Indirect Interest

No officers involved in the preparation of this report have a conflict of interest to declare.

Risk Assessment

Implementation of the strategy will support property and public safety risk management.

Social Considerations

The strategy seeks to support health, safety and accessibility for all public toilet users.

Communication

The strategy and design guidelines will be communicated both internally and externally to Council.



Attachment -1

Public Toilet Upgrade Strategy & Design Guidelines



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1. Executive Summary

Intent

This Public Toilet Upgrade Strategy & Design Guidelines is intended to provide an in-depth guide to assist with the decision making and implementation strategies for maintaining and upgrading public toilet facilities and infrastructure across the City of Greater Geelong region during the next 5 years.

Existing Conditions Assessment

Recognising a deteriorating public toilet building stock, the Facilities Maintenance Unit implemented SPM Assets software to undertake condition assessments of their existing public toilet buildings, which helped develop the prioritised public toilet list attached.

This strategy expands on the findings from these assessments by establishing a set of key design guidelines for future public toilet projects.

Future Demand Assessment

To assess the future demand for public toilets a short survey has been undertaken to assist in providing feedback from the public on the location and condition of public toilets.

Key Design Guidelines

Using the existing conditions and future demand assessments, a set of key design guidelines have been developed and included in this strategy to allow efficiencies with the provision of new and upgraded amenities and allow the existing stock to be collectively assessed against these guidelines and prioritized for the upgrade program.

The key design guidelines include considerations and recommendations for public toilet:

- Configuration
- Location
- Proximity
- Exterior Construction
- Interior Construction
- Fittings & Fixtures
- Environmental Sustainability

Management

This strategy aims to support the consolidation of the management responsibilities of public toilets into one unit of council. In doing so, it will help the City of Greater Geelong better provide for and maintain a quality network of safe, universally accessible, clean and environmentally responsible public toilet amenities to meet the needs of the community.

2. Introduction

Introduction

Although there is no legal requirement for Council to provide public toilets, except for in some of its own facilities as required by building regulations, they are proven to improve local amenity and support active participation in recreational, social and commercial activity within the municipality for visitors and residents alike.

Following the 2008 Council election, the City of Greater Geelong Councilors and management team identified Community Wellbeing as one of three strategic directions to be adopted for the City Plan 2009-2013 to address the changing economic, social and environmental landscape of our region, and the opportunities and challenges these present.

In relation to public toilets and amenities, the City Plan 2009-2013 outlines the objective of Community Wellbeing “to improve the health and quality of life of all residents of Greater Geelong.” As a result, the challenge for the City of Greater Geelong is to provide a sustainable network of well located public toilets that provide all users with a convenient, safe and positive experience.

This strategy responds to the challenge by providing a series of guidelines for construction and maintenance of public toilets with the key aims of the strategy outlined below.

Aims

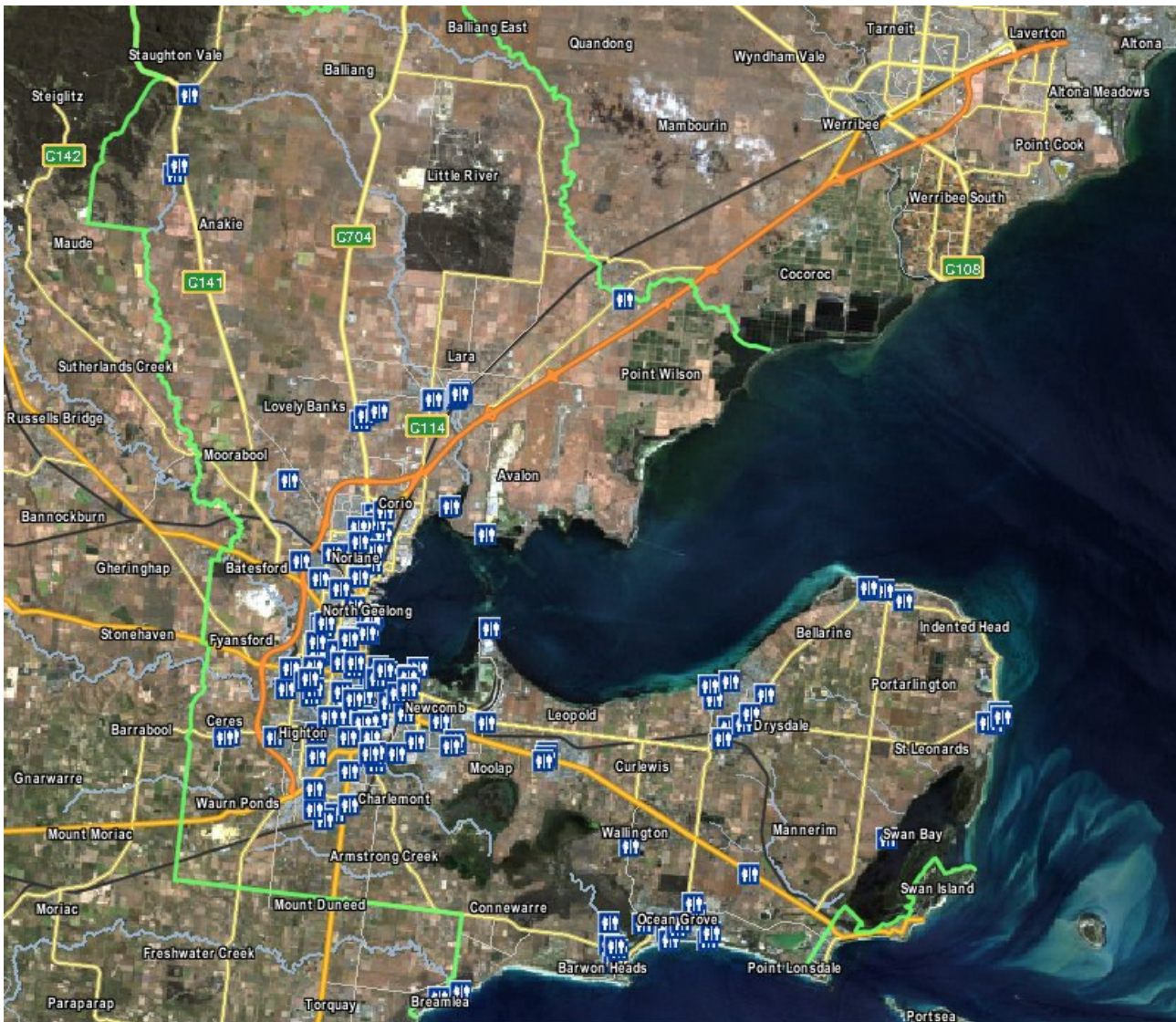
- Develop the methodology for assessing the infrastructure needs of public toilets, in relation to whether to refurbish, replace, close or construct a toilet.
- Provide design guidelines to establish standards for the provision of new and upgraded toilets.
- Provide and maintain a quality network of safe, universally accessible, clean and environmentally responsible public toilet amenities to meet the needs of the community.
- Centralise the management of public toilet assets.

Background

The City of Greater Geelong public toilet network consists of over 140 amenity blocks (detailed in section 13 of this document) throughout the municipality primarily serving:

- Recreation Reserves
- Foreshores and environment areas
- Car parks and shopping centres
- Central Geelong

The map on the following page shows the extent of the City of Greater Geelong’s public toilet network that is listed in more detail in Appendix A of this document.



Council spends approximately \$250,000 per year maintaining its public toilet stock. Each year \$250,000 is allocated to ongoing renewal and refurbishment program. On occasions other upgrades are funded outside the annual renewal program. In addition Council spends approximately \$545,000 on toilet cleaning and consumables each year. Condition assessments have recently been completed on the majority of amenities blocks to help prioritise the spending of this budget.

In addition to the recurrent expenditure on maintenance and capital expenditure on new facilities, there is a need to establish a program that ensures the facilities are:

- kept to a standard that allows patrons to feel confident when using them
- in a safe & useful location
- easy to maintain
- easily accessible for people with disabilities

Guidelines

There is a close relationship between design and management. Besides catering for the apparent need of the toilet facility, design choices should be made that allow for easy cleaning and management, resistance to vandalism, and low maintenance requirements. Design and material choices need to ensure that the life requirement of the structure can

be realised. Toilets should be specified and constructed in accordance with Environmentally Sustainable Design (ESD), Crime Prevention Through Environmental Design (CPTED), Equity (access and usability) and Efficiency (cost over time) principles.

This document seeks to guide the design of further public toilet facilities, and the refurbishing process of existing public toilets, both freestanding facilities and facilities incorporated into other buildings.

3. Toilet Requirements

A public toilet should be provided where it is required and appropriately used.

Is the public toilet required?

Public toilets can be expensive to provide and are resource intensive to clean and maintain. Toilets that are rarely used may be causing an unnecessary cost to up keep, particularly those that are frequent recipients of graffiti and vandalism. It should be noted that some toilets may currently attract poor usage levels because of their condition, rather than their location.

Due to the maintenance and operating (water, energy, materials) costs involved it is important to determine if a toilet block should be closed and demolished or be refurbished or replaced in accordance with the recommendations outlined in this strategy.

Besides the negative maintenance issues, the decision to remove a toilet block should not be treated lightly. We cannot forget that each toilet was provided for a reason in the first place. Firstly, the modification of the cleaning and maintenance schedule should be considered to reduce costs before any consideration is given to complete removal or closure of a public toilet. Secondly, it is extremely important that a consultation process takes place prior to any decisions being made on whether to remove, refurbish or renew a public toilet.

Consultation

When deciding on the removal, relocation, refurbishment or renewal of a public toilet facility it is recommended that key stakeholders, including councilors, residents associations and business associations etc. are consulted to determine the requirements of a public toilet facility and what issues should be considered in the decision making and design process.

In a 2006 survey of 800 residents randomly selected through door knock interviews, respondents rated the importance of the maintenance of public toilets relatively high at 8.32 out of 10, This same survey showed satisfaction with the maintenance of public toilets was rated at 6.39 out of 10 indicating substantial room for improvement according to the public eye.

In addition to this survey, a short community survey has recently been undertaken for the public to provide feedback in regards to the current locations and condition of public toilets in the municipality. The feedback received has been used to inform this Strategy.

4. Key Design Guidelines

The measures in the following guidelines must be considered in determining the lifetime operational costs of the facility, and in implementing measures to reduce the resource consumption (energy, water, materials) and waste generation expected from the facility.

These guidelines provide design principles for the construction of new public toilets, or the refurbishment of existing public toilets, within the City of Greater Geelong. The guidelines are not meant to be a technical manual, and should be read in conjunction with relevant building codes, legislation and planning schemes. The guidelines have not been made too prescriptive to allow design personnel to think creatively within the basic design principles detailed and allow for future industry advances.

The following planning and design considerations will be discussed with all relevant stakeholders within the context of the design guidelines for new or refurbished toilet facilities:

- Configuration
- Location
- Proximity
- Exterior Construction
- Interior Construction
- Fittings & Fixtures
- Environmental Sustainability
- Management



5. Configuration Considerations

The existing stock of Council public toilets consists of a wide variety of configurations. These range from earlier types with a common throughway to toilets, urinals and washbasins all enclosed inside each gender's separate building area, to the current designs with unisex accessible and baby change facilities, separate male & female cubicles and open wash basin areas with maximum visibility.

The Facilities Maintenance Unit has recently documented working drawings for 10 different public toilet configurations to form part of this strategy. The configurations have been designed to the most up to date Australian Standards and Building Code of Australia (BCA) requirements. They, along with this guide are to be used as the basis for any new public toilets, renewals, extensions or renewals. A brief floor plan and image of each configuration is shown on the following pages.

The drawings have been developed to a stage where they are ready to be "put on a site" as such. However, the final appearance of the toilet block along with the selected configuration will depend largely on where the proposed site is located. It should be known that these "template" designs are just starting points. The proposed site will determine the final design details.

To standardize public toilets in the municipality, the appearance and configuration of any new public toilet will be determined by which of the below categories the toilet's site falls into:

- Waterfront / Foreshore
- Car park / CBD
- Recreation reserve / Environmental area

The designer should then endeavor to design the new facility to suit the potential usage and environment surrounding the site. The design should also include large areas of natural ventilation and light. This can be incorporated in breezeway sections, above and below toilet doors and walls.

To reduce the incidence of crime and inappropriate behaviour, open wash basin areas are recommended with maximum visibility to the toilet cubicles. Open or semi open external walls are to be considered that may include slatted walls, use of perforated or expanded galvanised metal panels. This provides good ventilation and a degree of screening.

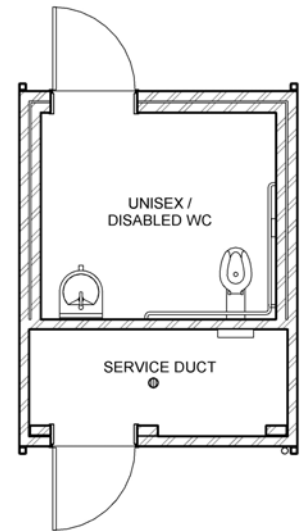
Separate male and female areas are permitted if wash areas are located in breezeway type configuration or the semi transparent wash areas. In smaller public toilets, unisex toilet cubicles can be used that have dual male/female signage on each door.

In each new or refurbished public toilet an accessible toilet for people with disabilities should be provided with appropriate circulation spaces for access to and within the toilet. These circulation spaces along with installation of all fittings are to comply with AS1428. Ambulant accessible facilities should also be provided when required by AS1428.

A baby changing bench is to be incorporated into the disabled toilet but circulation space for wheel chair users is to be maintained. The baby change bench is to be in close vicinity to the hand basin and have a waste bin that can be locked in place to prevent unauthorised removal.

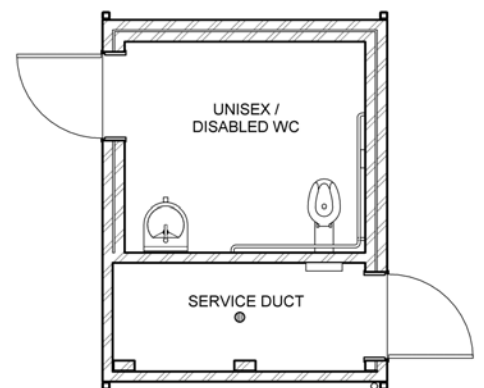
COGG UNI 1A

- 1 x Unisex / Accessible / Baby change facility
- Service duct



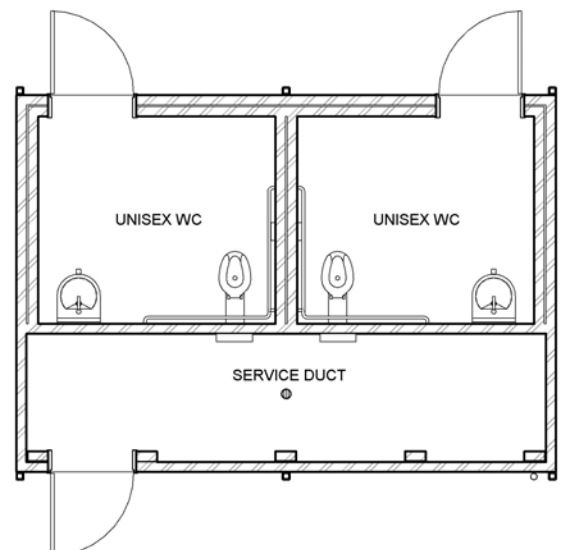
COGG UNI 1B

- 1 x Unisex / Accessible / Baby change facility
- Service duct



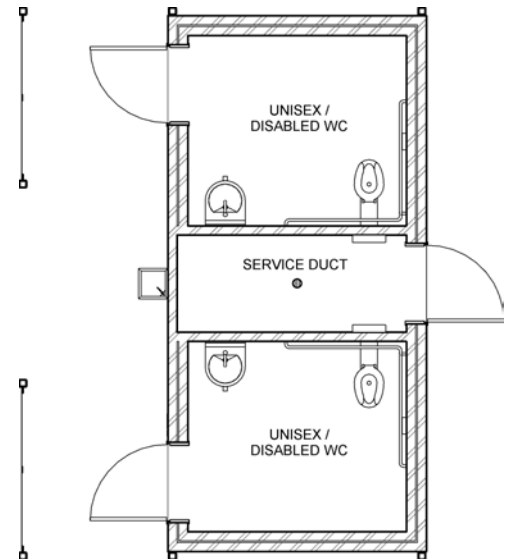
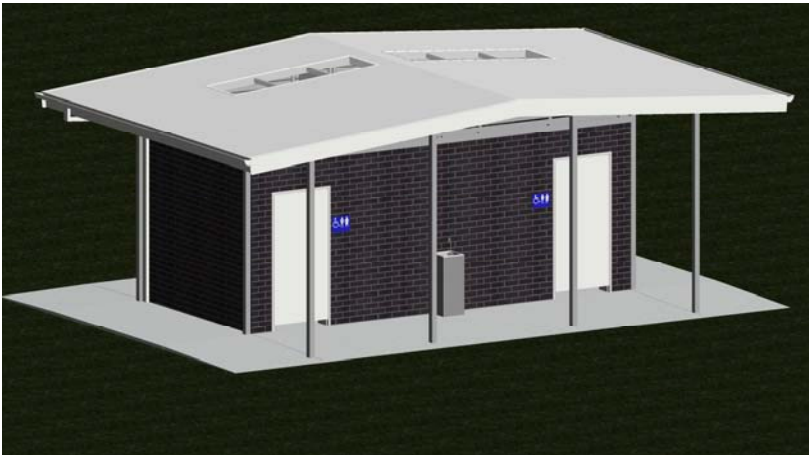
COGG UNI 2A

- 2 x Unisex / Accessible / Baby change facility
- Service duct



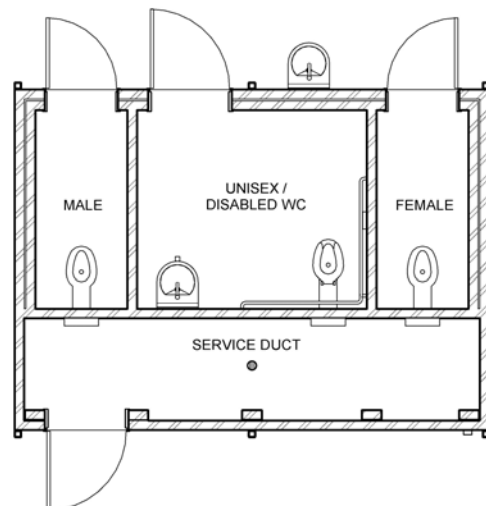
COGG UNI 2B

- 2 x Unisex / Accessible / Baby change facility
- Service duct



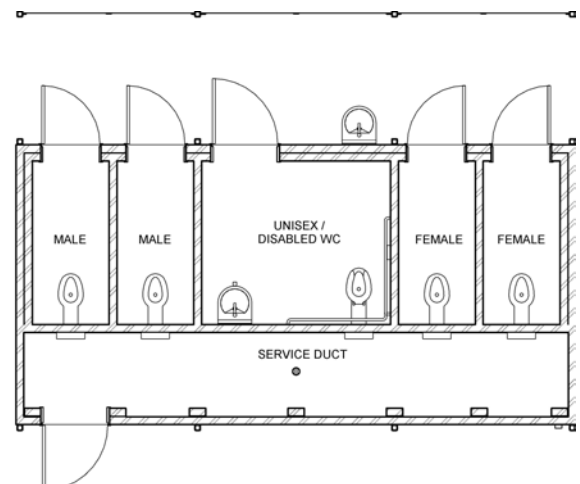
COGG UNI1M1F1A

- 1 x Unisex / Accessible / Baby change facility
- 1 x Male Cubicle
- 1 x Female Cubicle
- Service duct



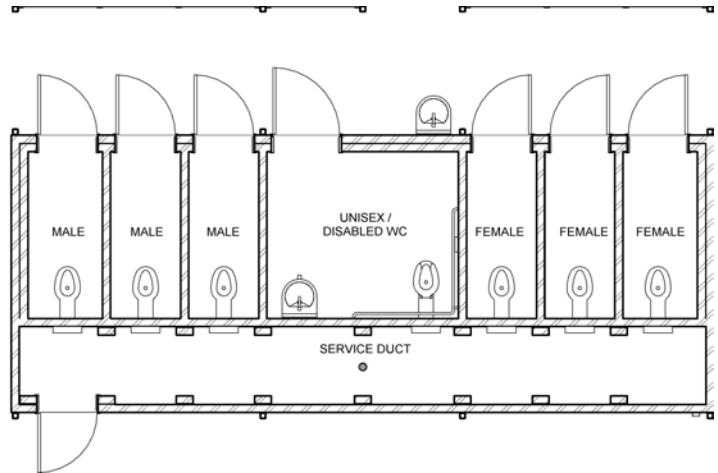
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- 1 x Unisex / Accessible / Baby change facility
- 2 x Male Cubicle (including 1 x ambulant accessible)
- 2 x Female Cubicle (including 1 x ambulant accessible)
- Service duct



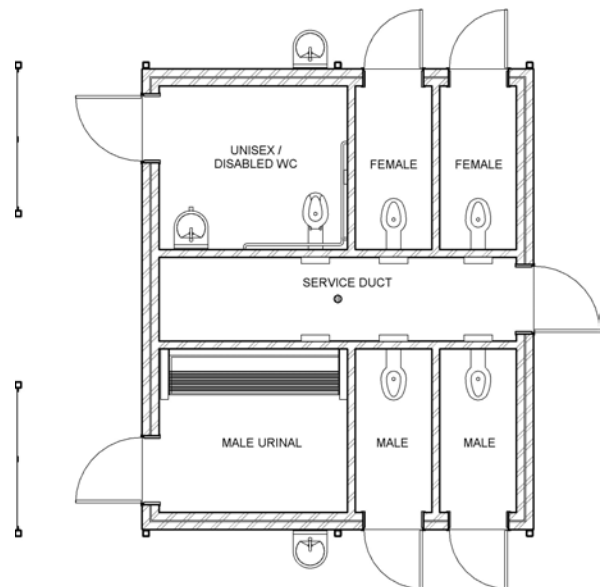
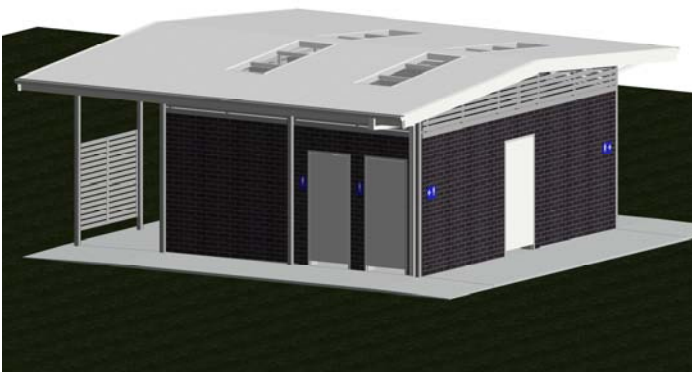
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- 1 x Unisex / Accessible / Baby change facility
- 3 x Male Cubicle (including 1 x ambulant accessible)
- 3 x Female Cubicle (including 1 x ambulant accessible)
- Service duct



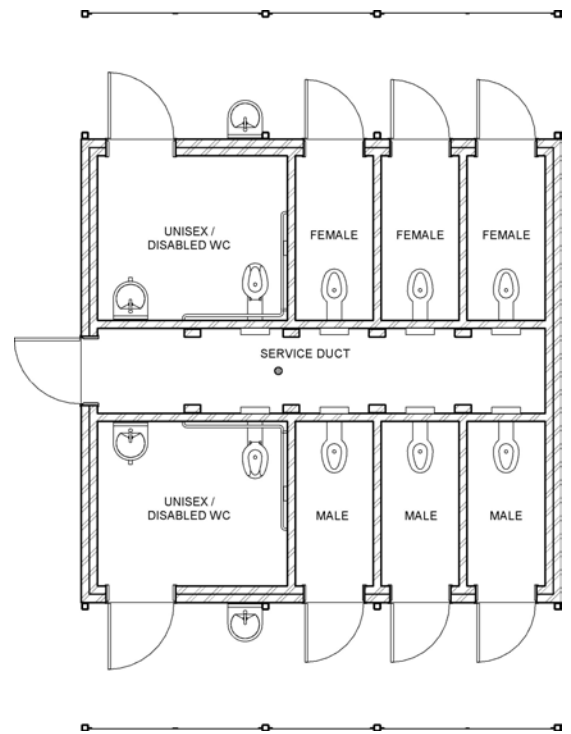
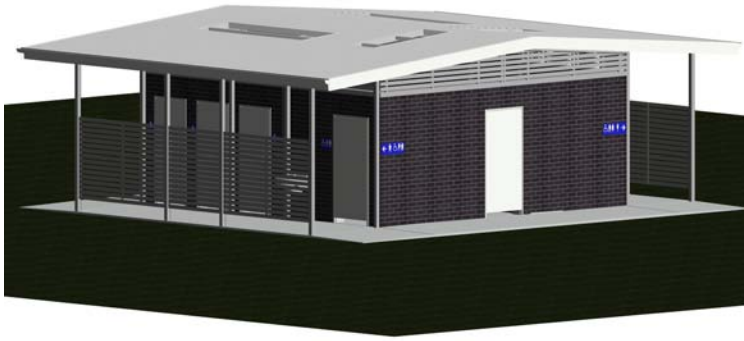
COGG UNI1T1M2F2A

- 1 x Unisex / Accessible / Baby change facility
- 1 x Male Urinal Trough
- 2 x Male Cubicle (including 1 x ambulant accessible)
- 2 x Female Cubicle (including 1 x ambulant accessible)
- Service duct



COGG UNI2M3F3A

- 2 x Unisex / Accessible / Baby change facility
- 3 x Male Cubicle (including 1 x ambulant accessible)
- 3 x Female Cubicle (including 1 x ambulant accessible)
- Service duct



6. Location Considerations

Public toilets should be clearly visible and easily accessible to all users.

Visibility

For safety reasons public toilets should be easily visible for users and passers by. By placing public toilets in active areas it will reduce unsafe and unwanted activity.

The area should be as open as possible with minimal shrubs or dense vegetation or other structures to avoid offender concealment. It is important that the public feel safe when entering, leaving and/or using the toilet facility.



Setting

Toilet location should be chosen to avoid “legitimizing” opportunities for loitering. Seating, notice boards and public telephones should not be located near toilet or vice-versa.

Finding the most appropriate location of public toilets is important to ensure maximum use of the facility and for personal safety. The greater the legitimate use of a toilet, the greater the feeling of security.

Public toilets should only be located where the following criteria can be met:

- High traffic and high pedestrian volume
- Picnic and BBQ or site of frequent public/sporting activity
- Opposite or adjacent to a building that provides the opportunity for casual surveillance
- Highly visible from all or most directions
- Close as practicable to streets, footpaths and car parking areas

7. Proximity Considerations

Proximity refers to the conditions and features around the building and surrounding area such as lighting, vegetation and access.

Access

Access to public toilets should be easy for both able bodied users and people with disabilities. In regards to people with disabilities, the design should follow the disability guidelines relating to parking and general access. Please refer to Australian Standards AS2890 and AS1428 for the legal requirements relating to access for people with disabilities.

The entrance to the toilet building and to toilet cubicles should be a highly visible area. The entrance should also face or be oriented towards the most publicly used space whether it be a playground, picnic area, sports field or car park.

There should be a sealed footpath, preferably a minimum of 1.5 metres wide to provide access for people with disabilities (wheelchair users) and parents with prams/strollers. Footpaths are to be at a grade of 1:50 and maximum cross grade of 1:40 sloping away from the building.

Steps and ramps are to be avoided, however compliant ramps may be used where steeper gradients do not permit access.

Rainwater gutters, drains and pooling is to be avoided at entrances to the toilet and hose down water from within the building should be adequately drained to prevent pooling on access pathways.

Lighting

It is preferred that natural or solar lighting is used as opposed to electrical lighting. The toilet design should incorporate the use of as much natural light as possible through skylights, gaps, grilles, reflective panels, gaps under doors and other passive design features.

The provision of lighting after dark may attract undesirable activity. This strategy recommends that the majority of public toilets will not require lighting after dark except in specific sites where toilets will be used at night. In this case, it is important for lighting to be provided for the surrounding area and along any direct access areas to the toilet and entrance.

Any artificial lighting that is needed should be high-mounted and vandal resistant. Multiple light fittings should be installed to provide an even spread of light where natural light is not possible.

The lighting should be photo sensor or timer activated yellow or white light to provide high contrast for vision impaired users and sufficient enough so that the public do not have to move in and out of adequate light, according to appropriate Australian Standards.



Signage

The entrance is to be easily recognisable and apparent. According to all required standards signage should involve both directional signage as well as labeling, and should consider people with vision impairments and language constraints.

Directional signage should provide users with clearly visible directions to indicate the toilet location. Signage should consider people with vision impairments and language constraints.



Directional signage may incorporate other information to users such as proximity to bicycle and walking tracks, distance to toilets, local attractions etc.

Signage should be consistent and feature council's corporate colours, and be consistent with Australian Standards. The toilet gender should be clearly identified by use of international symbols for male, female, unisex and accessible. Information should also be provided in Braille.

Opening, closing and cleaning times should be provided along with the council's contact number for reporting maintenance problems. Signs should be protected to resist graffiti and damage, and should enable easy cleaning in the case of graffiti.

Recycled material should be considered for signage to demonstrate Council's commitment to resource conservation and the Eco-Buy™ Program.

Vegetation

Public toilets should not be located near thick vegetation that detracts from clear visibility of the toilets. Large trees can not only detract from visibility but can also cause problems with root invasion and leaves blocking gutters etc. Surrounding plants should not grow over 700mm in height. Local indigenous vegetation should be utilised as per Council's Ecological Vegetation Classes (EVC's).

When design decisions are being discussed regarding surrounding vegetation and landscaping it is important that Parks Maintenance staff are involved to help determine the best approach.

Car parking



Public toilets should be within close proximity to car parks where appropriate. It is recognised that this may be inappropriate in parks and recreation areas. It is recommended that at least one car park for people with disabilities is provided close to a public toilet block in accordance with Australian Standard AS1428.

In instances where there is high use expected from cyclists, provision for locking of bicycles should be considered.

8. Exterior Design Considerations

The building exterior will appear safe, well presented, well managed, clean and welcoming

General

The overall external design should consider the surrounding environment, architecture, place or design guidelines set out in any relevant master plans or neighbourhood planning.

Materials

The use of standard and available building materials is preferred. However, alternative robust products and methods of construction should always be considered, particularly with public toilets prone to vandalism.

Properly designed and constructed new or refurbished toilet buildings do not often attract vandalism, but public toilet buildings are generally retained for a long period of time and the use of long lasting and robust materials is necessary.

External Walls



Walls are to be generally flat surfaces that although may form a blank canvas for graffiti, can be easily painted over. Anti graffiti management is essential to discourage graffiti. Where possible graffiti should be removed the day after it has occurred (or earlier).

If brick walls are used, mortar joints are to be rodded (round) and not raked so that the brickwork can be easily painted if graffitied. Brick exteriors should either be painted in one bright colour that is easy to match for painting over graffiti or have “Taubmans Guardian Anti-Graffiti Coating” or similar equivalent product applied prior to finishing construction.

Any other wall types, externally or internally, should also be coated with a protective coating that will hinder graffiti attempts. Graffiti resistant and easy to clean materials such as corrugated iron or similar metal sheeting should be considered. However, it is not advisable to use them at a height where they could be easily damaged. Wherever possible walls should be resistant to etching also as this cannot be painted over easily.

Wall continuity

In the case of building refurbishments, the traditional external envelope and maze entry are removed. The entrance walls should be built with a semi-translucent material such as metal meshing to increase visibility and natural light. It is recommended these walls have a continuous gap below the wall and roof for ventilation. Low level openings in the brick work will also increase ventilation. The walls must provide privacy inside cubicles. Outer wall placement and composition should ensure that a direct line of vision can't view any areas that may be used as change facilities.

It is preferable that there is also a continuous gap in the brick work between the wall and roof, this gap can be covered with a grill or batons (batons should not be able to be climbed) for ventilation and light.

Roof



Installations of skylights that provide natural lighting are recommended. Any skylights installed need to be reinforced with extra roof purlins or steel safety mesh to prevent collapse under body weight. Gaps between the roof and wall can provide light and ventilation. The roof should also provide shelter from the direction of prevailing weather.

Roof design should also be considered (e.g. northerly aspect, loading) to ensure that solar power can be utilised, either now or in the future. Opportunities for stormwater collection should also be considered in roof design. It should be decided on a project to project basis taking into consideration the height of the roof, stormwater connection, probability of vandalism to guttering etc. and nearby trees.

Roof materials should be kept to matching 'Colorbond' or Zinalume sheeting and flashing where possible and installed to manufacturer's recommendations. Roof shape should be designed taking into consideration the surrounding environment, in particular the roof lines of surrounding buildings if applicable.

External Doors

External doors are to be robust, scratch resistant and easily repainted or relined. Hinges are to be heavy duty and fitted with one-way screws or bolts that are welded to nuts or hinges welded to frames. Self-opening hinges or other methods employed for automatically opening doors when cubical is not occupied should be used.

External doors should be wide enough to enable easy access for all users, including twin prams and wheelchairs. There should be no corners, and it should be light coloured, clearly visible and well lit. All doors externally are to be 100mm minimum above floor level to facilitate easy washing out of the toilet.

It is not necessary for doors to fill the door frame. Opaque and semi-translucent materials can be used in sections of the door for ventilation and natural light. External doors should incorporate design features that allow for easy access if a person collapses behind the door, (for example outwards opening doors or inwards opening doors with hinges that allow the door to be lifted clear), whilst still remaining vandal resistant. Entrance doors may need a lock if the facility is not intended for use at night.

Security

Gates and doors should be able to be locked and closed where applicable. Toilets must provide a clear line of sight for casual surveillance around the toilets. Where after dark use is not permissible lighting will not be required.

Where 24 hour access is not required or where the number of toilets available after hours is reduced, lockable galvanized gates are to be installed. Gates are required to be locked in the open position during the day when the toilet is in use.

9. Interior Design Considerations

Public safety inside the toilet should be supported by limiting contact with other patrons, and by presenting a light, bright, well-ventilated environment.

Interior design

The interior design should maximise patron visibility and minimise opportunity for collision and conflict. No blind corners will leave open sightlines throughout the facility. The use of light colours is recommended for maximum visibility.

Internal Walls

Walls are to be generally flat surfaces like external walls that although may form a blank canvas for graffiti, can be easily painted over. Anti graffiti management is essential to discourage graffiti. Where possible graffiti should be removed the day after it has occurred (or earlier).

If brick walls are used, mortar joints are to be rodded (round) and not raked so that the brickwork can be easily painted if graffitied. Brickwork should either be painted in one bright colour that is easy to match for painting over graffiti or have "Taubmans Guardian Anti-Graffiti Coating" or similar equivalent product applied prior to finishing construction.

Any other wall types, externally or internally, should also be coated with a protective coating that will hinder graffiti attempts. Graffiti resistant and easy to clean materials such as corrugated iron or similar metal sheeting should be considered. However, it is not advisable to use them at a height where they could be easily damaged.

In toilets not prone to vandalism, wall tiles can be considered, however the use of wall tiling is to be minimized as future tile replacement is often difficult to match the tiles and the tile grout absorbs graffiti paint. If tiles are used, light coloured tiled walls are the easiest to clean, reflect light and offer a sense of space.

Floor

The use of non slip tiles or other floor coatings that are easy to clean and vandal resistant are to be considered, not just concrete. Concrete flooring if used, is to be finished with a non-slip epoxy paint or similar material that is hardwearing, suitable for hosing down and fire proof.

Floors should slope slightly to an internal drain to reduce water pooling where appropriate. Floor drainage is to be provided for cleaning and should preferably be located near the hand basins. The drainage grate should have a vandal proof stainless steel removable top.



Ceiling

If applicable, ceilings should be a minimum of 2700mm high of a material resistant to hole penetrations. 'Colorbond' metal cladding is the preferred material for ceilings.

Ceilings should be light coloured, vandal and fire resistant and provide natural light and ventilation. Ceilings may be required to support ventilation and lighting systems.

Windows and mirrors

Window and mirror glass is to be avoided. The use of perforated or expanded type mesh can be used as an alternative to glass and provide large areas of ventilation and light. Polished stainless steel should be used as an alternative to mirrors.

Urinals

The male toilets may provide a single urinal if the usage of the toilet is high. In refurbishments urinals should be removed or added accordingly. Urinals are to be waterless or automated, and designed to prevent a build up of uric acid.

Where a urinal trough is deemed necessary, only non-step troughs shall be installed to facilitate easy washing out of the toilet.



Cubicles

Toilet cubicles should be spacious, well lit, vandal resistant and easy to clean. At least one cubicle should allow for access for people with disabilities, according to relevant BCA and Australian Standards, if there is only one it should be labeled as Unisex.

Internal Doors

It should be noted that this section only applies to retrofit projects as none of the new designs include internal doors.

Internal doors are to be robust, scratch resistant and easily repainted or relined. Hinges are to be heavy duty and fitted with one-way screws or bolts that are welded to nuts or hinges welded to frames. Self-opening hinges or other methods employed for automatically opening doors when cubical is not occupied should be used.

Internal doors to people with disabilities and baby change facilities should be wide enough to enable easy access for all users, including twin prams and wheelchairs. There should be no corners, and it should be light coloured, clearly visible and well lit. All doors internally are to be 100mm minimum above floor level to facilitate easy washing out of the toilet.

Internal doors should not be floor to ceiling; they should provide an internal lock for privacy and denote usage. Internal doors should incorporate design features that allow for easy access if a person collapses behind the door (for example outwards opening doors or inwards opening doors with hinges that allow the door to be lifted clear), whilst still remaining vandal resistant. Internal doors should also provide hooks on the back, and be graffiti resistant and easy to clean.

Service duct

A service duct is to be used for maintaining in-duct cisterns. Service ducts are to be a minimum 700mm wide.

A locked cupboard can be provided to cater for the storage of non-flammable cleaning materials and other things such as toilet paper and soap in the service duct if space is an issue, but it is preferred that these cleaning materials are carried by the cleaning crews to avoid potential fires, hazards etc.

Lighting

Where natural lighting does not provide sufficient light it is recommended that solar powered sensor lighting is used. Artificial lights, where required, should be high mounted and vandal resistant, and be consistent with Australian Standards. Blue (ultraviolet light) is not acceptable.

Skylights and other sources of natural lighting are strongly recommended. Wide entrances, light coloured and reflective internal surfaces, gaps under doors and exterior walls, grills and batons below the roofline, will all assist to maximise the use of natural light and minimise the requirement for artificial lighting during the day.

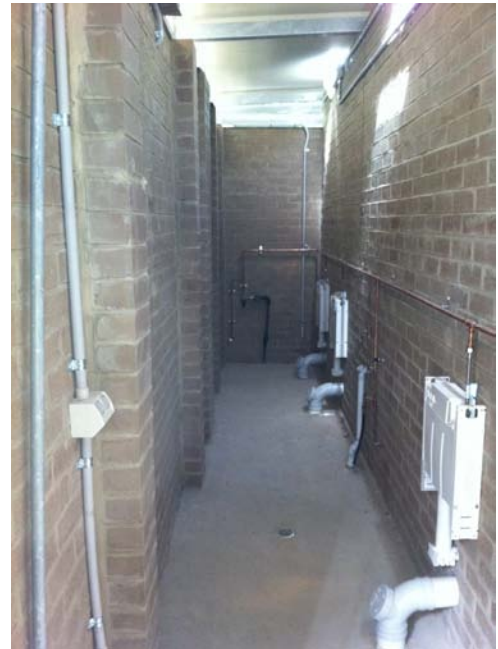
Timers or sensors on lights as well as low energy fixtures are required.

Ventilation

Gaps and grills should be installed where possible to provide natural air ventilation.

Fire prevention

Non flammable material should be selected in the design of public toilets. Opportunities to start fires should be removed, and the opportunity for the flame to spread should be minimised.



Disability access



Mobility and ambulant impaired and wheelchair access must be considered. Cubicles that conform to AS1428 must be provided. Grab rails, vanity basins, pans and any other fittings must conform to these legal requirements.

Public health

It is appropriate for public health information to be supplied. It may also be appropriate to provide condom and sanitary dispensing machines, both will need to be encased in a vandal proof unit. Sharps disposal bins should also be provided in accordance with the City of Greater Geelong's Engineering unit procedures.

Public toilets should be connected to a reticulated sewer if available. If it is not possible to connect to sewer then consideration should be given to the use of secondary treatment plants which will treat the waste water to a higher standard than a basic septic tank. Other systems that may also be considered are composting toilets. The type of system to be used would be determined / influenced by the site characteristics.

A regularly cleaned waste disposal bin should be put in place at a convenient distance from the toilet.

Provision for parents

Toilets that are situated in family orientated areas such as parks and beaches should contain baby change and feeding facilities for hygiene purposes. Where possible they should be incorporated into Unisex accessible facilities. The specification will need to be sensitive to parent needs and yet be vandal resistant.



10. Fixtures & Fittings Considerations

All fixtures and fittings are to be robust and vandal resistant and should be common throughout public toilet facilities to provide for easy replacement.

Pans

Toilet pans are to be of stainless steel construction to avoid vandalism, preferably with a moulded toilet seat or a heavy duty solid PVC seat fixed to the pan in the case of pans for people with disabilities. Toilet lids are not to be installed.

Cisterns

Toilet cisterns are to be the in-duct type. In wall cisterns may be used in certain situations but need to have heavy duty access panels, preferably galvanised chequer plate fixed with recessed hex head screws. Each cistern is to be fitted with stop taps to isolate each toilet. In-duct cisterns are to be installed with remote or extended buttons.

Robust, vandal resistant dual flush buttons should be easily reachable to able bodied users and people with disabilities. Any piping should be stainless steel.



Hand basins



Hand basins should be stainless steel, wall hung, basins with heavy duty steel support frames. No visible piping or fixings is preferred.

Use of any steel brackets or frame shall be hot dipped galvanised with galvanised or stainless steel bolts, screws and fixings. Any exposed pipe work is to be chrome plated.

If vanity units are to be used, the bench top is to be solid laminate trespa or precast polished concrete (or similar solid vandal proof bench top).

Water efficient tapware must be selected with a minimum AAAA rating. Taps are to be satin stainless steel, vandal proof taps. They should be spring loaded or timed to regulate water usage. Flow regulators must be installed to conserve water. Either push down or turn taps are preferred and they must be easy to reach and use. In the case of hand basins for people with disabilities they must be installed in compliance with AS1428.



Baby Change Tables

Parents need change room facilities and therefore baby change tables should be provided in unisex accessible facilities in locations that family's are likely to use. Baby change tables should be of the stainless steel vandal resistant type and install in accordance with AS1428 requirements. Where possible they should be recessed into the wall.

Hand drying

Electric hand dryers should only be used where deemed absolutely necessary. Mainly in high use facilities. Electric hand dryers are preferred to loose leaf paper towel dispensers. Electric hand dryers need to be directly wired and securely fixed to walls. If paper towel dispensers are used they should preferably be the stainless steel recessed type.

Toilet roll holders



Toilet roll holders must be robust and secured well. They shall be of the loose leaf type with storage for 2 boxes minimum and be constructed from galvanised or stainless steel. The Facilities Maintenance unit has developed a preferred toilet roll holder they can supply to any new or existing facilities upon request.

Sanitary bins

Sanitary bins are to be provided in at least one female toilet. They need to be robust and securely fixed in position to prevent unauthorised removal.

Sharps disposal bins

Sharps disposal bins should be placed in all public toilet facilities in accordance with the City of Greater Geelong's Engineering units procedures. Signage must be displayed identifying their use and should be placed according to recommended heights of the Australian Standards.



Water tanks

It is preferable that roof water is collected and used in toilet flushing where deemed appropriate. If a water tank is being used it is desirable to house it internally in a service duct. The collecting tank is to be at least 2000lt and preferably at high level to allow gravity feed to the cisterns. If a gravity feed is not possible a pump is required. The pump is to have solenoid valve with connection to town water supply.

Drinking facilities

A water bubbler, and drinking facility for pets, should be provided in close vicinity to the toilet to avoid people having to enter the toilet.

Sanitary fixture schedule

On the following page are the details of the preferred sanitary fixtures to be used in all new or re-furbished public toilets. These fixtures should also be used in the replacement of old fixtures where deemed appropriate by the relevant Facilities Maintenance Technical Officer.



Contractors are permitted to install similar alternatives only after gaining the approval of the relevant Technical Officer or Project Manager.

PLUMBING FIXTURE SCHEDULE			
FIXTURE	MANUFACTURER	MODEL	DESCRIPTION
BABY CHANGE TABLE	RBA	KB110-SSWM or KB110-SSWM	Horizontal wall-mounted stainless steel baby changing station. Installed to manufacturer's details.
CISTERN	CAROMA	237003	Induct Wall Faced Invisi II Smartflush Suite with Remote Mounting Box Kit with matching dual flush control. Or use approved alternative
DISABLED VANITY BASIN & TAP	RBA	RBA8889-186	Curvalinear Single User Basin with Trap Cover + Tapware. Installed to AS1428.1 requirements & to manufacturer's details. Includes heavy duty compliant tapware.
DISABLED WC BACK REST	RBA	RBA4150-100	Compliant with & installed to AS1428.1. Or use similar other as confirmed.
DISABLED WC PAN	RBA	RBA8851-428	Wall faced disabled WC pan, plastic seat, 'P' Trap. Installed to AS1428.1 requirements & manufacturer's details.
DRINKING TROUGH	BRITEX	TPWDP	Stainless steel pre-plumbed drinking trough to suit. Installed to manufacturer's details.
FLOOR WASTE GRATE	GATIC		100mm Gatic Floor Waste Grate - Chrome Finish.
GRAB RAIL	RBA	RBA4041-900 or RBA4041-910 to suit	Compliant with & installed to AS1428.1. Or use similar other as confirmed.
GRAB RAIL AMBULANT	RBA	RBA4090-900 or RBA4090-910 to suit	Compliant with & installed to AS1428.1. Or use similar other as confirmed.
SHELF	BOBRICK/RBA	B295 X 24	Robust Stainless Steel Shelf. Compliant with & installed to AS1428.1. Or use similar other as confirmed.
TOILET ROLL HOLDER			Typical Heavy Duty COGG Dispenser. COGG to supply.
VANITY BASIN	RBA	RBA8889-182 (Large) or RBA8888-100 (Small)	(Large) Curvalinear Single User Basin with Trap Cover. Installed to manufacturer's details. OR (Small) Hygienic vandal resistant stainless steel basin. Installed to manufacturer's details.
VANITY BASIN TAP	RBA	RBA1083	Heavy Duty, Self-closing tap, or use similar other as confirmed.
WC PAN	RBA	RBA8841-100 or RBA8851-100	Wall faced WC pan, integrated seat, 'P' Trap

11. Environmental Sustainability Considerations

Public toilets should be built and managed in accordance with Environmentally Sustainable Design principles. Consideration must be given to the inclusion of the following measures in the design stage.

Environmentally Sustainable Design (ESD)

Toilets should be designed and constructed in accordance to ESD principles, specifically considering energy and water use.

Energy demands should be minimised with the use of high levels of natural light and ventilation. Solar power & low energy lighting fixtures on timers or sensors should be used. The toilet facility should be painted in a light colour internally to maximise reflected light. It is preferred that all materials that are sourced are to be recycled, recyclable and/or renewable.

Water-saving devices such as dual-flush cisterns, waterless urinals, spring-loaded tapware and “greywater” systems for flushing should be considered an integral part of the facility.

Where there is limited access to electricity and water mains, alternative designs, such as composting toilets and other forms of waterless toilets should be considered. Application of renewable energy technologies such as solar energy should be considered to improve the energy efficiency of the facility.

Some ESD initiatives have been categorically included below:

Energy

- High degree of natural light (e.g. skylights and other passive design features such as wide entrances)
- Low energy fixtures
- Timers/sensors on lighting
- Solar power (where electricity is required)
- Use of natural ventilation
- Light coloured and reflective internal surfaces

Water

- Dual flush systems or retrofit single flush
- Automated or waterless urinals (where applicable)
- Spring-loaded or time controlled taps
- Flow regulators on taps
- Greywater use or stormwater collection for flushing
- Water efficient fixtures with a minimum AAAA rating.

Orientation

- Maximise natural light and ventilation
- North facing roof with good design to facilitate solar power (now or in the future)

Materials

- Preference for materials that are recycled, recyclable and renewable
- Local materials where appropriate
- Reuse of materials upon refurbishment or demolition of toilets
- Materials that use less energy in the manufacturing, processing and transport (i.e., embodied energy)
- Durability – translates into minimal additional resource use

Alternative design

- Composting and waterless toilets
- Greywater use
- Stormwater collection
- Solar power

Vegetation

- Low level indigenous plantings and landscaping
- No overhanging branches or concealed entrances
- Mulch

Waste

- Septic tank consideration in conjunction with the City of Greater Geelong's Health & Local Laws department

12. Management Arrangements

The design and specifications need to be made with lifetime management in mind. Materials and fixtures should be resource efficient, durable, vandal resistant and easy to clean. Locks, signage and access paths should be provided.

Management

Management and regular maintenance of the toilets will require:

- Risk management
- Open and closing times
- Access management
- Security measures
- Cleaning
- Maintenance
- Graffiti management
- Reporting of incidents
- Response to specific forms of misuse

Risk management

Risks can involve threats to a person, staff, property, environment or reputation.

A risk management plan for toilet maintenance should be developed covering the following risks:

- Needle stick injuries
- Inadequate cleaning standard
- Physical threat/ violence towards cleaning staff
- Vandalism
- Slippery surfaces
- Septic tank loading

Opening and closing

Opening and closing times will be site specific. Most sites should not require access after 8pm. Shopping areas around the Central Business District (CBD) will require public toilets to be open during business hours. Major sporting facilities will require toilets to be open during daylight hours. Opening times could be tied in with cleaning schedules.

Access management

Access to public toilets will depend on the opening, closing and cleaning times of the toilets. This will be shown on an external sign located on the toilet block. Staff will be required to open and lock facilities at designated times.

Disability access must be provided to all public toilets, with an access path that provides a continuous path of travel to the toilets in accordance with the relevant Australian Standard requirements.

Security

Security arrangements will be site specific. If the toilet block is not intended to be used at night it will not be lit in the aim of deterring unwanted activity.

Processes will need to ensure the safety of cleaners, which would probably involve the facility being closed during cleaning. All cleaners should be provided with a mobile phone from their employer. Cleaners should be trained upon commencement of employment of the procedures for avoiding and encountering a dangerous situation.

Cleaning

City of Greater Geelong Council contracts cleaning services for all public toilets within the Greater Geelong Municipality. Contracted staff will be required to clean the toilets on a regular basis as specified in the cleaning contract. Cleaning should relate to the frequency of use. It should be noted that some current cleaning arrangements are considered inadequate and inappropriate and require review.

Cleaners will also be required to replace toilet paper and other expendable items. Cleaning of sharps and sanitary disposal units will not be the responsibility of the cleaners, but will come under a different arrangement.

Cleaners will need to have workplace health and safety training to learn how to deal with issues such as discarded needles and other hazards and safety concerns.

Cleaning contracts must consider environmentally preferred cleaning products that are biodegradable, contain low or no phosphate, and environmentally preferred supplies such as 100 per cent post consumer recycled toilet paper.

Maintenance

Long term maintenance problems need to be considered, as this is where significant costs are associated. Facilities should be audited frequently to assess wear and maintenance requirements. When wear is evident, maintenance should be provided to avoid equipment failure.

Cleaning staff must report maintenance problems. Independent audits will be conducted and reported to the Public Toilet Working Group every 6 months to ensure the toilets are being well maintained.

A contact phone number for maintenance issues should be placed on a sign outside the toilet facility. Issues such as plumbing that impact on the operation of the facility will require an immediate response.

Graffiti management

In order to manage graffiti the use of graffiti resistant materials and paints will be considered during the design process.

Cleaners must report graffiti problems to the Council to ensure prompt removal.

Reporting of incidents

Information about maintenance, graffiti, health, security and other issues needs to be relayed by the cleaners to their employer who will relay it to the Council for prompt response.

Phone numbers will be supplied on all toilet blocks to encourage toilet users to report problems or issues directly to the Council who will relay the information to the Contractor.

Response to specific forms of misuse

Public toilets can often create an environment for anti-social, illegal behaviour including:

- Sexual activity and loitering
- Vandalism
- Drug-taking, storage and dealing
- Accommodation by homeless

By using this document as a guide it is hoped to ensure that public toilets are seen as safe and provide an environment which will deter from misuse and criminal activity.

Managers should realise that it is difficult to prevent criminal activity so realistic objectives should be set. It is hoped that by following the safety recommendations in this document criminal activity will be reduced in these areas.

13. Design Checklist

Elements to consider in toilet management and design

Information gathering

- a. Feasibility study and demographic information
 - Is a feasibility study required?
 - Has a study been undertaken?
 - Has demographic information been obtained for the area?
 - Are there heritage considerations?
 - Has a need for upgraded facilities been identified?
- b. Have the following been assessed?
 - Safety audits?
 - Police Service and crime data?
 - Disability Access audit?
 - Formal incident and anecdotal reports?
 - Community consultation?
 - Access to existing utilities (electricity, water, sewerage)
- c. Information obtained by consulting community groups
 - Community groups with an interest in the issues/or location?
 - Maintenance and cleaning staff?
 - Police and security services?
- d. Toilet management
 - Risk management assessment undertaken?
 - Hours of operation considered?
 - Access management?
 - Security guards or police surveillance required?
 - Maintenance and cleaning program arranged?
 - Graffiti management program developed?
 - Information and communication eg. signage, public information, etc.?

Toilet location and project design

- a. Visibility
 - Building located in area of high visibility for maximum casual surveillance?
 - Appropriate surrounding vegetation?
- b. Access and proximity
 - Building located near existing facilities?
 - Existing telephone, seats and noticeboards removed/relocated?
 - Disability or mobility impaired access requirements are met?
- c. Orientation
 - Building entrances face active space?
 - Maximise natural light and ventilation?
 - North facing roof with good design to facilitate solar power (now and in the future)

Toilet design

a. Alternative design

- Alternative designs considered, e.g., composting toilets and other waterless toilets, greywater use and stormwater collection
- Unisex, self contained cubicles or enclosed cubicles with wash facilities outside?

b. Building exterior

- Installation of skylights and other good design features considered to maximize natural light
- External lighting requirement assessed, and, if required, low energy, solar powered lighting provided to exterior and proximity?
- Lighting fixtures high mounted, resistant to insect infestation and vandalism?
- Lighting fixtures on timer or sensor controls?
- Low lying indigenous vegetation selected to maintain visibility of building and not create hiding places?
- Existing vegetation removed/cut back from building where required?
- Graffiti resistant materials and selected treatments explored?
- Requirement for sharps containers for 24 hour disposal mounted according to Australian Standards/recommendations?
- Supply external water bubbler or outlet?
- Allowance for space between roof and wall and other features to provide light and natural ventilation?
- Designation (gender use/mix) clearly defined in language and symbol?
- Signage providing opening hours and contact telephone numbers?
- Roof design ensuring current or future application of solar power (i.e., northerly aspect, loading) as well as stormwater collection?
- Use of recycled, recyclable and renewable materials?
- Use of locally sourced materials?
- Durability of materials assessed to minimise additional resource use?
- Reuse of materials upon retrofit or demolition of toilets?

c. Entrance

- Approach is open and visible to active areas?
- Contains no corners or opportunities for concealment?
- Maximises natural light and light coloured reflective surfaces in order to minimise the requirement for artificial lighting?
- Contain high quality non slip surfaces?
- Floors slope to an internal drain to reduce pooling and maximise drainage?

Toilet interior

a. Size and configuration

- Number of existing cubicles?
- Total number of required cubicles?
- Number of wheelchair accessible facilities required?
- Number of ambulant accessible facilities required?
- Number of baby change/family facilities required?
- Number of male facilities required?
- Number of female facilities required?
- Urinals retained, replaced or removed?
- Number of hand basins required?

b. Configuration alternatives

- Screened lobby?
- Self contained cubicles with hand basin, no lobby required?
- No lobby, cubicles open into public space, hand basins outside?
- Open sightlines, no blind corners?
- No steps?

c. Finishes, fixtures and fittings

- Graffiti resistant materials and selected treatments explored?
- Vandal and fire resistant materials selected?
- Fixtures chosen for durability and robustness?
- Cistern located in lockable service duct?
- Cistern enclosed in vandal proof false wall?
- No visible piping?
- No toilet seat lids?
- Toilet seats?
- Requirements for baby change facilities?
- Requirements for sharps container?
- Interior lighting provided in facilities used at night?
- Light coloured and reflective internal surfaces?
- Internal lighting requirement assessed, and, if required, low energy, solar powered lighting provided to interior?
- Lighting fixtures high mounted, resistant to insect infestation and vandalism?
- Lighting fixtures on timer or sensor controls?
- Dual flush systems or retrofit of single flush?
- Automated or waterless urinals (where applicable)?
- Spring-loaded or time controlled taps?
- Flow regulators on taps?
- Good design features (e.g., skylights, gaps under doors, grills etc) considered to maximise natural light?
- Common fittings for ease of replacement?
- Use of recycled, recyclable and renewable materials?
- Use of locally sourced materials?
- Durability of materials assessed to minimise additional resource use?
- Reuse of materials upon retrofit or demolition of toilets?

City of Greater Geelong – Public Toilet Strategy consultation summary

43 responses were received – 27 online and 16 returned paper survey forms.

The following public toilets were mentioned by the respondents (some named more than one public toilet), when asked which facilities they used most regularly

Public Toilet location	Number of responses
Geelong West Town Hall	12
Botanic Gardens	4
Moorabool St (underground)	3
Highton	3
Johnstone Park	3
Belmont	2
Geelong foreshore	1
Transvaal Square	1
Limeburners point	1
Eastern Park 2	1
Queens Park River Car Park	1
Myers St, East Geelong	1
Fyansford Common	1
Kardinia park	1
Westfield	1
Landy field	1
Cunningham Pier	1
Barwon Water	1
Barwon Rowing Reserve	1
Peter Lowe Reserve	1
Ocean Grove Shopping Centre	1
Pier Street, Portarlington	1
Richmond oval	1
Around the Barwon river	1
Leopold Gateway Sanctuary	1
Hamlyn Park	1
Leisurelink	1
Little Ryrie Street	1
Market Square	1

91% of respondents agreed that the toilets were in suitable locations.

Five additional comments provided in relation to the location of toilets were:

“If another is actually required, then near Garden St & Malop St corner, north side of the Bowls Club.”

“Shouldn't be underground (Moorabool Street).”

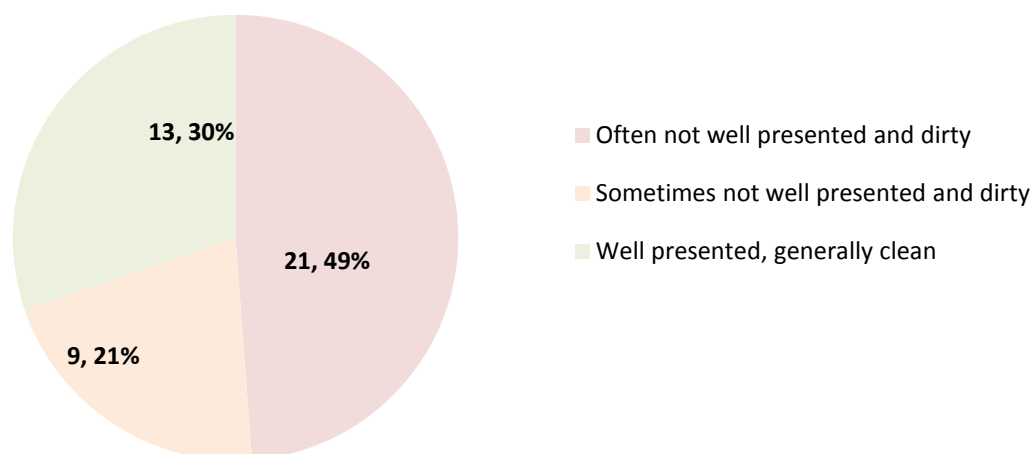
Attachment 2

“In the same area but away from car movements... dangerous location.” (Geelong West Town Hall)

“Out in the car park with more modern facilities, hand basin etc.” (Geelong West Town Hall)

“Similar location. Safe area away from cars.” (Geelong West Town Hall)

In 70% of cases, respondents felt that the public toilet they had visited was either sometimes or often poorly presented and dirty. 30% were happy with the presentation of the toilets.



The table below indicates how respondents rated the presentation and cleanliness of particular toilets. Of note, the toilets in the Botanic Gardens, Geelong West Town Hall, Moorabool Street and Johnstone Park received poor ratings from more than one respondent.

<i>Well presented generally clean</i>	<i>Sometimes not well presented & dirty</i>	<i>Often not well presented & dirty</i>
Barwon Rowing Reserve	Botanic Gardens	Botanic Gardens (3)
Geelong foreshore	Limeburners point	Fyansford Common
Kardinia Park	Eastern Park 2	Cunningham Pier
Landy Field	Barwon Water	Richmond oval
Moorabool St (underground)	Around the Barwon river	Moorabool St (underground) (2)
Belmont	Belmont	Leopold Gateway Sanctuary
Westfield	Geelong West Town Hall (2)	Geelong West Town Hall (10)
Transvaal Square	Johnstone Park	Johnstone Park (2)
Peter Lowe Reserve		Hamlyn Park
Queens Park River Car Park		Leisurelink
Highton		Highton
Pier Street, Portarlington		
Ocean Grove Shopping Centre		
Little Ryrie St		
Market Square		
Myers St, East Geelong		

Public Toilet 5-Year Priority Replacement Program

2012 / 2013

Geelong West Town Hall Public Toilet
Stead Park Public Toilet (new)
Vines Road Public Toilet (new)
Little Ryrie St Car Park Toilet Block

2013 / 2014

Hamlyn Reserve Toilet (North)
Transvaal Square Toilets
Barwon Valley Park Toilet No 1

2014 / 2015

Gateway Sanctuary Toilet Block
Hume Reserve Toilet Block

2015 / 2016

Harvey Park Public Toilets
Queens Park Public Toilets

2016 / 2017

Windmill Reserve Toilet
Collendina Foreshore Toilet

4. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003 – PROVISION OF PROPERTY REVALUATION SERVICES

Portfolio: Finance
Source: General Manager Corporate Services
General Manager: Jeff Wall
Index Reference: T1300003

Summary

- A public tender process was undertaken for the provision of 2014 Property Revaluation and related valuation services. The Property Revaluation Service includes a General Valuation, handling of all objections, inquiries and appeals, Supplementary Valuations, Land Under Roads and Asset Valuations of all Council owned properties.
- Four tender submissions were received to undertake the 2014 Property Revaluation Service with an option to undertake the 2016 Property Revaluation Service.
- An evaluation panel consisting of Council Officers as identified in the body of this report undertook a full evaluation of the tender submissions.
- Following evaluation, it is considered that the tender submitted by Westlink Corporation Pty Ltd is the preferred tender.

Cr Harwood moved, Cr Richards seconded -

That Council:

- 1) accept the tender submitted by Westlink Corporation Pty Ltd trading as Westlink Consulting for Tender No. T130003 – Provision of Property Revaluation Services for the tendered lump sums, schedule of rates for Supplementary Valuations, Land Under Roads and other Valuation Services for a four year period, subject to Council exercising its options.**
- 2) sign and seal the contract documents.**

Carried.

Report

Background

Tenders for the Provision of Property Revaluation Services were invited via public advertisement in the Geelong Advertiser, The Age and Tenderlink on Saturday, 18 August 2012.

The contract relates to the provision of the 2014 General Valuation, and related services. Council may also, exercise, at its discretion, the 2016 valuation option. The quality and timeliness of the delivery of the valuation and related services by the contractor is vitally important to Council. Council will make rating decisions based on the valuation and property data provided by the contractor. The valuation process has a direct impact on Council's rate base which represents over 60% of Councils income. Therefore, Council could suffer significant detriment if the valuation services provided are not accurate. There is also a significant customer service focus associated with the service that impacts on Councils public image.

4. **CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003 – PROVISION OF PROPERTY REVALUATION SERVICES (CONT'D)**

At the close of tenders on Wednesday, 5 September 2012 the following tender submissions were received:

Tenderer
Westlink Corporation Pty Ltd
Landlink Statutory Valuations Pty Ltd
Quotable Value Australia Pty Ltd
VRC Property Pty Ltd

All tenders have been submitted exclusive of GST.

Discussion

The tender submissions were evaluated by a panel consisting of:

Name	Title
Michael Kelly	Manager Financial Services
Peter Tremain	Property & Valuations Supervisor
Jenny Bannister	Project Officer Financial Services
Peter Walker	Senior Contracts Officer (Adviser)
Tony Kerr	Coordinator Procurement Services (Adviser)

Stage One – Mandatory Criteria

Mandatory requirements do not apply to this Tender.

Stage Two –Comparative Criteria

Tender submissions were assessed based on the respondent's tender response in the following areas:

Criteria	Weighting
Project Delivery - Capability and Experience - Past Performance - Proposed Staffing Levels - Plan for Performing Contract	55%
Price	40%
Economic Contribution to Geelong Region	5%
	100%

4. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003 – PROVISION OF PROPERTY REVALUATION SERVICES (CONT'D)

At the conclusion of the evaluation the tenderers were ranked in the following order in accordance with the above criteria:

Tenderer	Rank
Westlink Corporation Pty Ltd trading as Westlink Consulting	1
Landlink Statutory Valuations Pty Ltd trading as Opteon Property Group	2
VRC Property Pty Ltd	3
Quotable Value Australia Pty Ltd	4

The three top ranked tenderers were invited by the evaluation panel to present and answer questions in a formal interview process which was undertaken at Council offices on 18 September 2012. The reason for the interviews was to further discuss with the tenderers the following critical aspects of the tender, namely:

- Management of Council's property data base system to ensure compliance with Valuer General Victoria 2014 Valuation Best Practice requirements;
- The attributes of the Project Team responsible to deliver the 2014 valuation;
- A description of the project management model to be implemented; and
- Proposed continuous improvement of valuation process and analysis in order to reduce 'rate shock' to Council with unexplained valuation movements and timely processing of supplementary valuations.

A summary of the interview responses against the abovementioned aspects are as follows:

Westlink Corporation Pty Ltd trading as Westlink Consulting (Westlink)

Westlink is the current contractor and has delivered the 2010 and 2012 General Valuation to Council. The company has a 100% compliance rate with reporting requirements to the Valuer General of Victoria (VGV).

From both the tender documentation and the interview it is clear that Westlink understands Council's requirements and is committed to continuous improvement of valuation process and analysis.

Their detailed project plan included a commitment to progressive valuations for residential property allowing Council to analyse and interpret valuation movements across the municipality. The price tendered also included working with Council to implement the new 'planned' version of the VicVals software programme which is expected to be available for 2014 Revaluation.

Westlink will retain a dedicated and experienced team based in Geelong who completed the 2012 Revaluation. The project team would be lead by Westlink's Managing Director as the Project Manager.

4. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003 – PROVISION OF PROPERTY REVALUATION SERVICES (CONT'D)

Westlink presented a risk assessment of 2014/2016 revaluation with possible solution(s) and committed to taking ownership of Vic Vals compliance with 2014 Valuation Best Practice.

The 2014 Property Revaluation service price tendered by Westlink is the same total fixed lump sum at \$730,000 as the contracted price for 2012 and also the 2010 revaluation contract. In real terms this represents a reduction in the valuation cost for each property as the property count increases. The hourly rates for Valuation Services are also unchanged from the 2010 hourly rates whilst an increase in the flat rate for all supplementary assessments.

Landlink Statutory Valuations Pty Ltd trading as Opteon Property Group (Opteon)

Opteon Property Group is a national network of property advisors with a Government services division to undertake valuation services. A service centre is based in Geelong.

The company has spent significant time and cost to develop their own software systems and approaches. The tender and presentation was based around technology designed to meet the requirements of the Valuer General Victoria and to be compliant with Valuation Best Practice. Opteon committed to develop a software solution or a manual solution where required as a workaround to the non compliant elements of Vic Vals.

The Project Team would consist of a Project Manager who would sign off the valuation and an Operations Manager who will oversee the contract (along with nine other local government contracts). The resource plan is structured around a senior valuer with valuation responsibility being supported by graduate valuers. The provision of services is not delegated to a single staff member but a large pool of staff.

VRC Property Pty Ltd (VRC)

VRC Property Pty Ltd is a local valuation company. The Managing Director was identified as the Project Manager and staff would be recruited to undertake the valuation if the company was successful. An existing team was not in place.

VRC indicated that they would develop an output reporting system to create Valuation Best Practice reports. An existing IT solution was not provided and solutions would need to be developed.

The tender price excluded any additional valuation service associated with the introduction of the Fire Services Property Levy. This service would require a contract variation.

The submission was based on being local and having an understanding of the diversity of the municipality.

Panel's Recommendation

At the conclusion of the process it is the evaluation panel's recommendation to propose Westlink Corporation Pty Ltd. as the preferred supplier for T1300003 Provision of Property Revaluation Services. Westlink are not the lowest tendered price with the 2014 and 2016 pricing estimated to cost an extra \$27,539 in net terms. The net cost is based on the State Revenue Office reimbursing Council 50% of the Municipal Valuation and Supplementary Valuations. This cost increment is offset by the benefits of their project methodology, existing VicVals work arounds, experience, past performances, staff resources and quality assurance.

4. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003 – PROVISION OF PROPERTY REVALUATION SERVICES (CONT'D)

In addition there would be transition costs associated with conversion to a new contractor as staff time is consumed assisting the contractor.

Environmental Implications

There are no environmental considerations as part of this contract.

Financial Implications

A full financial analysis of bids was undertaken by the Evaluation Panel. This included consideration of:

- 1) Fixed lump sum pricing for General Revaluation, Objection & enquiry processing, Valuation of Council owned land & buildings.

State Revenue Office reimburse 50% of this total cost.

- 2) Schedule of rates for Supplementary Valuations and Land Under Road Valuations.

State Revenue Office reimburse 50% of the Supplementary Valuation cost only.

- 3) Hourly rates for valuation staff for other valuation services.

- 4) Variable rates for managing State Revenue Office directed Land Tax valuation, enquiries, objections and appeals.

State Revenue Office reimburse 100% of this cost.

The cost of the General Revaluation service is a recurrent budget item which changes each year in recognition of the two year project delivery. The tender process has resulted in cost saving in real terms which will be reflected in future budget provisions.

The cost of the service over the four year period is estimated at \$1,163,210.

Policy/Legal/Statutory Implications

The requirements of Section 186 of the Local Government Act 1989 have been complied with for this tender. There are no other policy, legal or statutory implications associated with this tender process.

The Valuation of Land Act 1960 requires that all Victorian Councils undertake a municipal revaluation of all properties every two years.

The provisions contained within the tender require that the Municipal Revaluation be undertaken in accordance with the Best Practice Guidelines issued by the department.

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.

**4. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1300003
– PROVISION OF PROPERTY REVALUATION SERVICES (CONT'D)**

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Communication

In accordance with the Valuation of Land Act 1960, Council will give to the Valuer General Victoria and every other rating authority interested in the valuation of land within the City of Greater Geelong, not less than one months notice that it is undertaking a general revaluation.

Cr Harwood declared an Indirect Interest by Close Association in Agenda Item 5 – Consideration of Tender Submissions for Tender T1200183 – Provision of Tree Services in that he has a potential business relationship with one of the tender applicants and left the meeting room prior to discussion at 7.45pm.

5. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1200183 – PROVISION OF TREE SERVICES

Portfolio: Parks and Gardens
Source: General Manager City Services
General Manager: Gary Van Driel
Index Reference: T1200183

Summary

- Council has sought tenders for the provision of general tree maintenance, powerline clearance and tree planting, establishment and aftercare services.
- The successful tenderer's will be appointed as preferred suppliers to a panel for the provision of this service. The panel arrangement will allow the Principal to procure tree maintenance services at a predetermined price over the contract period on an 'as and when' required basis.
- The contract will operate for two years commencing 1 December 2012 with the option to extend for three additional 12 month periods.
- A total of seven companies have provided tender submissions for the provision of these services.
- After the close of tenders, Council removed tree planting, establishment and aftercare services from the original tender specification. This component of the works may be re-tendered by Council at a later date with a revised specification. Tenderers who provided a submission for these services have been notified of Council's decision.
- Following a detailed evaluation of each of the submissions the following suppliers; Bellarine Tree Services Pty Ltd, L.A Winwood & S.J Winwood t/a A1 Tree Services, Sky rider Tower Hire Pty Ltd, Tree Top Tower Hire Pty Ltd and Steven's Specialist Tree Services Pty Ltd have been recommended for inclusion to the panel of preferred suppliers.
- To facilitate the inclusion of additional contractors (if required) it is recommended that the Council delegate to the Chief Executive Officer its' powers and functions to accept additional suppliers who comply with the requirements of the tender and are assessed as acceptable by the Evaluation Panel and report back to Council at the next opportunity.

Cr Richards moved, Cr S Kontelj seconded -

That Council:

1) Accept the tender submission's from:

- Bellarine Tree Services Pty Ltd
- L.A Winwood & S.J Winwood t/a A1 Tree Services
- Sky rider Tower Hire Pty Ltd
- Tree Top Tower Hire Pty Ltd
- Steven's Specialist Tree Services Pty Ltd

for Tender No. T1200183 - Panel Arrangement for the Provision of Tree Services for the associated schedule of rates (exclusive of GST).

5. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1200183 – PROVISION OF TREE SERVICES (CONT'D)

- 2) Sign and seal the contract documents
- 3) Delegate to the Chief Executive Officer its powers and functions to accept or reject additional tenders for the supply of tree services for a period of up to two years commencing December 2012.
- 4) That any additional tenders be advised to Council as soon as practicable.

Carried.

Background

Tenders for the Provision of Tree Services were invited via public advertisement in Tenderlink, the Geelong Advertiser and The Age on Saturday 21 April 2012.

At the close of tenders on 16 May 2012 the following tender submissions were received:

Tenderer	Tendered Services		
	Powerline Clearance	Tree Maintenance	Tree Planting ^(*)
L.A Winwood & S.J Winwood t/a A1 Tree Services	✓	✓	
Bellarine Tree Services Pty Ltd	✓	✓	✓
Skyrider Tower Hire Pty Ltd	✓	✓	
Tillage Nursery Group Pty Ltd t/a Tillage Nursery			✓
Tree Top Tower Hire Pty Ltd	✓	✓	
Steven's Specialist Tree Services Pty Ltd	✓	✓	
Flemings Nurseries Pty Ltd			✓

*After the close of tenders, Council removed tree planting, establishment and aftercare services from the original tender specification. This component of the works may be re-tendered by Council at a later date with a revised specification. Tenderers who provided a submission for these services have been notified of Councils decision.

All tenders were submitted exclusive of GST.

Discussion

The tender submissions associated with this service were evaluated by a panel consisting of:

Name	Title
Brendan Gaudion	Manager Parks & Support Services
Alan Dawson	Maintenance Officer Trees
Brett Gilliland	Contracts Officer (Advisor)

5. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1200183 – PROVISION OF TREE SERVICES (CONT'D)

Stage One – Mandatory Criteria

Mandatory requirements apply to this Tender.

Must 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.

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 - Plan/Process for Delivering Works - Extent of Subcontractors	50%
Staffing and Equipment	20%
Environmental / Risk Management	10%
Quality management policy / Quality Systems	10%
Economic Contribution to the Geelong Region	10%
	100%

Tenderers with an overall score of 50 or above were deemed to have the necessary skills, experience and resources to undertake the service. The tenderers who achieved this score were then assessed on a best value basis. Being a schedule of rates contract the Evaluation Panel compared each supplier's fees across the full range of service requirements. To ensure value for money Council officers will match the required works with the lowest prices selecting the most suitable supplier.

At the conclusion of the evaluation the following suppliers all achieved a score of 50 or above in the comparative assessment and were ranked in the following order:

Tenderer	Rank
Bellarine Tree Services Pty Ltd	1
Steven's Specialist Tree Services Pty Ltd	2
Tree Top Tower Hire Pty Ltd	3
Skyrider Tower Hire Pty Ltd	4
L.A Winwood & S.J Winwood t/a A1 Tree Services	5

N.b. Flemings Nurseries Pty Ltd and Tillage Nursery Group Pty Ltd were removed from the Tender process. Further information regarding this is detailed below under the heading 'Tender Submissions Not Accepted'.

5. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1200183 – PROVISION OF TREE SERVICES (CONT'D)

The Evaluation Panel recommend the top ranked suppliers (ranked 1 through 5) should be appointed to the tree services panel taking into account their competitive pricing, the volume of work and the range of services required on an annual basis.

Overview of Preferred Suppliers

Bellarine Tree Services Pty Ltd has operated in the Geelong Region 17 years. They are currently contracted to provide tree pruning, powerline clearance and tree planting services for the City of Greater Geelong. Bellarine Tree Services demonstrated to the satisfaction of the Evaluation Panel their ability to successfully deliver the contract, detailing their excellent record of quality work, their experienced workforce and quality systems.

Steven's Specialist Tree Services Pty Ltd is a current incumbent on the contracted supplier panel providing tree pruning and powerline clearance services. They submission demonstrated that they possess the capability, equipment and experienced workforce to deliver the works under contract.

Tree Top Tower Hire Pty Ltd have experience providing tree pruning and powerline clearance services to Vemco, Powercor, the City of Wyndham and the City of Ballarat. They rated highly for their experienced workforce and their detailed documentation governing their risk management processes.

Skyrider Tower Hire Pty Ltd provided a detailed submission documenting their processes, plant and equipment. They currently provide tree pruning and powerline clearance services to the Surf Coast Shire, the City of Warrnambool, SP Ausnet and Powercor. S kyrider Tower Hire have implemented quality systems that are certified compliant with ISO 9001.

A1 Tree Services demonstrated experience providing powerline clearance services to Vemco (Colac, Geelong and Winchelsea) and Aurora Energy (Tasmania). They rated highly for their experienced workforce and their detailed documentation governing their environmental and risk management processes.

Tender Submissions Not Accepted

Flemings Nurseries Pty Ltd tendered solely for the provision of tree planting and aftercare services. They have been notified of Council's decision to remove these services from the current tender.

Tillage Nursery Group Pty Ltd advised the City of Greater Geelong that they have entered into voluntary liquidation during the tender evaluation process.

Environmental Implications

Any environmental implications associated with this contract will arise from the execution of this service / works. 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 C02307 for the 2012/13 financial year. The budget allocation for this service is approximately \$3,000,000 per annum.

**5. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1200183
– PROVISION OF TREE 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.

Cr Harwood re-entered the meeting room at 7.47pm.

NOTICE OF MOTION – Cr Kylie Fisher

STATE GOVERNMENT FUNDING FOR INTEGRATED CHILDREN SERVICES

Background

There is significant research supporting investment in integrated services for children and families; the benefits are well documented. Integrated services offer a 'one stop shop' to children and families and often include Maternal and Child Health, Kindergarten, family support and playgroups.

Council has been informed that the State Government has granted \$1.5 million towards the development of an integrated service at Windsor Park Children and Family Centre at Norlane, which will include funded kindergarten programs, Maternal and Child Health, playgroups, parent programs, early intervention, family support, and allied health services.

In addition Council has also been granted \$285,908 towards an upgrade and expansion of the licensed capacity at the Early Learning and Family Centre @ Apollo in Whittington. The project will increase the kindergarten capacity, offer family support and playgroups, improve service integration and provide greater access to a range of services to children and families.

Cr Fisher moved, Cr Richards seconded -

That Council formally thank in writing, the State Government for the financial support of \$1.5 million towards the development of Windsor Park Children and Family Centre, Norlane and for the \$285,908 for upgrade and expansion of services at the Early Learning and Family Centre @ Apollo, Whittington.

Carried.

COMMON SEAL REGISTER

Cr Macdonald moved, Cr Harwood seconded –

That the following documents be signed and sealed by Council.

Carried.

1. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND MCLIDHAM PTY LTD FOR 6-8 BROWN STREET, PORTARLINGTON

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	6-8 Brown Street, Portarlington
Application No:	497/2009

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 5 of Planning Permit No. 497/2009 issued on 9 August 2010 which allowed the development of a supermarket, reduction of associated car parking requirement, and alteration of access to a Road Zone Category 1 generally in accordance with the endorsed plans and subject to conditions.

The purpose of the Agreement is to:

- (a) require the owner to undertake works on Brown Street, Portarlington and a right of way on the northern side of the subject site, and
- (b) require the owner to transfer a portion of the subject site, and undertake or pay to Council the cost of certain other works on the right of way located on the northern side of the subject site in the event that Council obtains a right of access over land that would enable the right of way to be extended to a public car parking area located to the rear of the subject site.

The works and possible transfer of land would facilitate part of the Portarlington Urban Design Framework.

Council previously entered into an agreement in March 2011 that is essentially identical to this agreement. It was since been discovered that the previous agreement inadvertently applied to unrelated land. This new agreement would remove the error discovered and would replace the previous agreement.

The new Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

To do all things necessary to give effect to the agreement; to bring the agreement to the attention of prospective purchasers etc; to allow the Council to register the agreement on the title of the land, and; to pay to the Council reasonable costs and expenses associated with the agreement.

Council Obligations

Nil. However, it is noted the agreement provides that Council would need to obtain the right of access over land to the public car parking area at the rear of the site by 8 March 2016 (so as to require the transfer of land and construction or payment for the consequential works in the right of way).

2. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND ILENCO PTY LTD FOR 14-18 FOREST ROAD NORTH, LARA

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	14-18 Forest Road North, Lara
Application No:	244/2007/B

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 1 of Planning Permit No. 244/2007/B issued on 17 October 2012 which allowed the subdivision of the land into five (5) lots.

The purpose of the Agreement is:

Where a Statement of Environmental Audit is issued for the land, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the Planning and Environment Act 1987.

Where a Section 173 Agreement is required, the Agreement must be executed prior to the certification of the plan of subdivision under the Subdivision Act 1988. All expenses involved in the drafting, negotiating, lodging, registering and execution of the agreement, including those incurred by the Responsible Authority, must be met by the permit holder.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

There will be no further subdivision of the Land (following registration of the Plan of Subdivision) without first obtaining written acceptance of such changes from an Environmental Auditor to the satisfaction of the Council. Any written acceptance must also be communicated in writing to the EPA.

In respect of Audit Area 'A':

- Groundwater must not be extracted from Audit Area 'A' without first obtaining advice to the satisfaction of Council from a suitably qualified person to ensure that the groundwater is suitable for its intended use.
- The size and orientation of lots described in Figure 2 must not be amended without first obtaining written acceptance from an Environmental Auditor to the satisfaction of Council. Any written acceptance must also be communicated in writing to the EPA.
- In accordance with section 53ZE of the EP Act the occupier of the Audit Area 'A' must provide a copy of SEA 1 to any person who proposes to become an occupier of Audit Area 'A'.

2. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND ILENCO PTY LTD FOR 14-18 FOREST ROAD NORTH, LARA (CONT'D)

In respect of Audit Area 'B':

- Audit Area 'B' may only be used for the beneficial uses associated with parks, recreational open space and playing fields as described in SEA 2 and subject to the conditions in clauses 3.1.3.2 to 3.1.3.9 of this Agreement.
- Any buildings or works that would breach the 0.3 metre capping layer must not be constructed or carried out in Audit Area 'B' without first obtaining written acceptance to the satisfaction of Council from a suitably qualified person.
- Any soil that is proposed to be removed from Audit Area 'B' must be tested and disposed of in accordance with the EPA's requirements (Environment Protection Authority of Victoria [June 2009] Industrial Waste Resource Guideline 621 — Soil Hazard Categorisation and Management [IWRG621] or replacement publications) and to statutory requirements.
- Any backfill that is proposed to be imported onto Audit Area 'B' must be classified as "Fill Material" in accordance with Environment Protection Authority of Victoria [June 2009] Industrial Waste Resource Guideline 621 — Soil Hazard Categorisation and Management [IWRG621] or replacement publications prior to use on-site.
- In accordance with the Environmental Management Plan (EMP), which is included in Appendix D of Audit Report 2, any garden beds/lawns should be developed over the surface of the capping layer.
- Additional soil (classified as "Fill Material" in accordance with Environment Protection Authority of Victoria [June 2009] Industrial Waste Resource Guideline 621 — Soil Hazard Categorisation and Management [IWRG621] or replacement publications) for any garden beds must be imported onto Audit Area 'B' for raised garden beds, rather than disturbing the underlying 0.3 m capping layer.
- Groundwater monitoring wells (MWO2 to MWO4) present at the site must be maintained to the satisfaction of Council.
- Groundwater must not be extracted from Audit Area 'B' without first obtaining advice to the satisfaction of Council from a suitably qualified person to ensure that the groundwater is suitable for its intended use.
- In accordance with Section 53ZE of the EP Act, the occupier of Audit Area 'B' must provide a copy of SEA 2 to any person who proposes to become an occupier of the Audit Area 'B'.

Council Obligations

Nil

3. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND MOMCILO VUKSA AND VINKA VUKSA FOR 24 KORUMBURRA CLOSE, NORLANE

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	24 Korumburra Close, Norlane
Application No:	1156/2011

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 6 of Planning Permit No. 1156/2011 issued on 21 February 2012 which allowed the Construction of a Second Dwelling and Two (2) Lot Subdivision.

The purpose of the Agreement is the development of the land requires the Owner to install and operate a pump system to provide for the

The purpose of the Agreement is to register on title that in the event that a pump system, if required, is installed that in the event of any operational difficulties with the pump system, it is the responsibility of the land owner to rectify these difficulties. Any pump system installed will be replaced by gravity discharge if and when available, and if directed by the Responsible Authority, at the land owners full costs.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

Install the pump system required by the planning permit in accordance with engineering design plans approved by Council; do whatever may necessary to allow installation of the pump system on the common property or grant any easement that may be required over a lot or the common property for the effective operation of the pump system; be responsible for the operation and maintenance of the pump system; at its cost, replace the pump system with a gravity discharge system if this becomes available and if directed by the Responsible Authority.

Council Obligations

Nil

4. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND ELIA CHRISTODOULO FOR 20 EDWARDS POINT ROAD, ST LEONARDS

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	20 Edwards Point Road, St Leonards
Application No:	612/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 2 of Planning Permit No. 612/2012 issued on 18 June 2012 which allowed the subdivision of land into two (2) lots.

The purpose of the Agreement is to require the land to be developed in accordance with a planning permit previously issued by the Council.

This Agreement has been drafted by one of Council's panel solicitors.

Owner's Obligations

To develop the land in accordance with the endorsed plans forming part of Planning Permit 427/2011 (or any amendment to that permit) or any subsequent planning permit..

Council Obligations

Nil

5. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND YUAN JUN LI FOR 70 VINES ROAD HAMLYN HEIGHTS

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	70 Vines Road, Hamlyn Heights
Application No:	112/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 12 (b) of Planning Permit No. 112/2012 issued on 16 July 2012 which allowed the construction of a second dwelling on the lot and a two lot subdivision.

The purpose of the Agreement is to register on Title that the land must be developed in accordance with the plans endorsed under PP112/2012, in the event that the development has not been substantially completed prior to the issue of the Statement of Compliance for the subdivision. Before Statement of Compliance is issued, 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 prepared by one of Councils panel solicitors and does not require peer review.

Owner's Obligations

3.0 *The owner covenants, acknowledges and agrees with the Responsible Authority that all development on the land shall be in accordance with the endorsed plans forming part of the Planning Permit (or any amendment to that permit) or any subsequent planning permit.*

Council Obligations

Nil.

6. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND ICJ HOMES CONCEPTS PTY LTD FOR 10 O'BRIEN STREET, NEWCOMB

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	10 O'Brien Street, Newcomb
Application No:	464/2011

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 1 of Planning Permit No. 464/2011 issued on 13 October 2011 which allowed the subdivision of the land in to two allotments.

The purpose of the Agreement is to:

- a) acknowledge that the development on the subject land may potentially suffer detriment as a result of climate change including sea level rises, storm tides, coastal erosion and sand drift; and
- b) ensure that any future development of the subject land provide for a minimum finished floor level of 2.46 metre AHD to the satisfaction of the Council.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

The owners obligations are that:

- a) the development on the subject land may potentially suffer detriment as a result of climate change including sea level rises, storm tides, coastal erosion and sand drift; and
- b) any future development of the subject land provide for a minimum finished floor level of 2.46 metre AHD to the satisfaction of the Council.

Council Obligations

Nil.

7. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND WAYNE DAVID FIRTH & MICHAEL ANTHONY MURPHY FOR 162 ROSLYN ROAD, BELMONT

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	162 Roslyn Road, Belmont
Application No:	99/2011

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 13(b) of Planning Permit No. 99/2011 issued on 13 October 2011 which allowed the construction of two dwellings and a two lot subdivision.

The purpose of the Agreement is to register on Title that the land must be developed in accordance with the plans endorsed under PP99/2011, in the event that the development has not been substantially completed prior to the issue of the Statement of Compliance for the subdivision. Before Statement of Compliance is issued, 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

The Owner covenants and agrees with the Responsible Authority that:

5.1 all development on the Land will be in accordance with the endorsed plans forming part of the Permit (or any amendment to the Permit) or any subsequent planning permit issued by the Responsible Authority.

Council Obligations

Nil.

8. CREATION OF EASEMENT: GREATER GEELONG CITY COUNCIL TO BARWON REGION WATER CORPORATION

Portfolio: Finance
Source: Corporate Services – Corporate Strategy and Property Services
General Manager: Jeff Wall
Property: 28-32 Cranbourne Drive, Corio

Officers' Comments

The developers of the Geelong Ring Road Service Centres at Corio and Lovely Banks want to construct a sewer over Council's reserve at 28-32 Cranbourne Drive Corio to service the south bound centre.

The Council's land is a reserve containing high tension power lines running in a north south direction through the western part of Corio. The reserve is zoned PPRZ.

A certified valuation of the easement has been obtained. The valuation is \$5,000.00 incl GST which has been accepted by the developer who has agreed to meet all Council's reasonable costs.

The Creation of Easement has been prepared by the Council's solicitors.

Grantee's Obligations

The creation of easement is being treated as a proposed land sale pursuant to the statutory procedures under s189 of the Local Government Act. The Grantee has agreed to purchase the land at the current valuation. The purchaser has agreed to meet all Council's expenses relating to the creation of easement.

Council Obligations

Council has undertaken to process the creation of easement and control the transaction through its solicitors.

9. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND SAMANTHA JANE CZAKO AND BRENDON WAYNE DAFTER FOR 9 FARMLAND LANE LEOPOLD

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	9 Farmland Lane, Leopold
Application No:	CCE-2012-709

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was the requirement by Council for consent to construct a shed over an easement.

The purpose of the Agreement is to register obligations relating to the construction of a shed over an easement on the western boundary of the Land.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

- To protect the interests of the beneficiary (Council) of the easement.
- The requirement of the land owner to remove any relevant building / structure from the land at the owner's cost should the beneficiary of the easement require access to the easement.
- That no form of compensation is payable by Council (beneficiary) to the land owner should it be required to remove the relevant building / structure (over easement) to allow access, or should any damage to the land / structure occur as a result of the accessing of the easement.

10. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND SONIA JANE ORCHARD FOR 201 MCKILLOP STREET GEELONG

Portfolio:	Planning
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	201 McKillop Street, East Geelong
Application No:	1354/2011

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 10 (b) of Planning Permit No. 1354/2011 issued on 5 March 2012 which allowed the Demolition of garage, outbuilding and front fence, alterations to existing dwelling including construction of a carport and new front fence, and the construction of a second dwelling and two (2) lot subdivision

The purpose of the Agreement is to register on Title that the land must be developed in accordance with the plans endorsed under PP1354/2012, in the event that the development has not been substantially completed prior to the issue of the Statement of Compliance for the subdivision. Before Statement of Compliance is issued, 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 prepared by one of Councils panel solicitors and does not require peer review.

Owner's Obligations

2. The owner covenants, acknowledges and agrees with Council that all development of the land will be in accordance with the endorsed plans forming part of the Permit (or any amendment to that permit) or any subsequent planning permit issued by the Council, to the satisfaction of Council.

Council Obligations

Nil.

11. TRANSFER OF LAND - KATOOMBA STREET, HAMLYN HEIGHTS

Portfolio:	Infrastructure
Source:	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference:	Road Closure

Officers' Comments

Council resolved to discontinue part of Katoomba Street, Hamlyn Heights at the 26 January 2012 meeting. This was subsequently gazetted on 5 July 2012.

In order to obtain title to this land a signed and sealed land transfer must be presented to the Titles Office.

Owner's Obligations

This land has no current owner as the record of the last registered owner dates back to the late 1800's

Council Obligations

Council is required to sign and seal the Transfer of Land and lodge the document with the Titles Office, including payment of a lodging fee.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Democracy and Governance
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 Ansett moved, Cr Fisher seconded -
That the information be received.**

Carried.

**RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 13 November 2012)**

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
<p>Disability Advisory Committee 15 October 2012</p>	<p>Cr Fisher</p>	<p>K Pritchard (MGR) C Carlyon (OFF) C Mulla (OFF) A Ross (CO ORD) F Hemingway (MGR)</p>	<ul style="list-style-type: none"> • Presentation on Accessible Works at Eastern Beach • Coastguard Building (Officer's Report) • Eastern Park Pedestrian Access (Officer's Report) • LeisureLink Toilets (Officer's Report) • Paralympic Reception • Disability Action Plan • Volunteers for Emergency Situations • White Cane Day • DAC Plan • Street Access Committee Meeting • Public Toilet Upgrade Strategy & Design Guidelines • Launch of the Communication Booklet • Parking Spaces at LeisureLink • Audits of Geelong Railway Stations 	<p>Nil.</p>
<p>Councillor Briefing 6 November 2012</p>	<p>Crs Ansett, Ellis, Fagg, Farrell, Fisher, Harwood, Heagney, Irvine, S Kontelj, Macdonald, Nelson, Richards</p>	<p>S Griffin (CEO) J Wall (GM) D Frost (GM) J McMahon (GM) P Bettess (GM) G Van Driel (GM) A Della Monica (CO ORD) R Bourke (CO ORD)</p>	<ul style="list-style-type: none"> • Proposed Boundary Realignment – Drysdale/Clifton Springs and Curlewis • Consideration of Tender Submissions for Tender T1300003 – Provision of Property Revaluation Services • City Plan 2013-2017 Development Process and Timetable Update • Amendment C247 and PP366/2011 – Proposed Rosewall Neighbourhood Activity Centre, 12-20 Fairbairn Drive, Corio • Consideration of Tender Submissions for Tender T1200183 – Provision of Tree Services • Public Toilet Upgrade Strategy and Design Guidelines 	<p>Nil.</p>

PLANNING DELEGATIONS - SEPTEMBER

Portfolio: Planning
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 Harwood moved, Cr Fisher seconded -

That the information be received.

Carried.

Monthly Planning Decision Report - September, 2012

App No	Description	Location	Decision Date	Decision Type Description	Ward
163/2011/A	Buildings and works for the partial demolition of an existing dwelling and the construction of a single storey extension at the rear of the dwelling.	69 Clarence Street, GEELONG WEST VIC 3218	3/9/2012	Grant a Amended Planning Permit/Plans	Brownbill
1500/2010/A	Buildings and works associated with the construction of two (2) fuel canopies, display of advertising signage, buisness identification signage and extension to existing convenience store.	83B Purnell Road, CORIO VIC 3214	3/9/2012	Grant a Amended Planning Permit/Plans	Corio
941/2012	Construction of Two Dwellings, Construction of a Front Fence and Two Lot Subdivision within a Special Building Overlay	17 Flinders Parade, BARWON HEADS VIC 3227	3/9/2012	Grant a Planning Permit	Buckley
714/2012	The sale and consumption of liquor associated with a restaurant and cafe licence.	231-233 Malop Street, GEELONG VIC 3220	3/9/2012	Grant a Planning Permit	Brownbill
877/2012	Construction of a single dwelling that includes a site cut exceeding 1.5m below natuural ground level.	13 Landes Avenue, HIGHTON VIC 3216	3/9/2012	Grant a Planning Permit	Deakin
621/2012	Construction of a Carport	10/23-27 Clifton Springs Road, DRYSDALE VIC 3222	3/9/2012	Withdrawn	Cheetham
841/2012	Alterations and additions to Kindergarten	46-54 O'Connell Street, GEELONG WEST VIC 3218	3/9/2012	Grant a Planning Permit	Brownbill
1580/2011	3 Lot Subdivision	127 Bonnyvale Road, OCEAN GROVE VIC 3226	4/9/2012	PI - SPEAR Permit Issued	Beangala
413/2012	Change of Use to Medical Centre and Reduction in Car Parking	115 McKillop Street, GEELONG VIC 3220	4/9/2012	Grant a Planning Permit	Brownbill
741/2012	Three (3) Lot Subdivision	18 Clonard Avenue, GEELONG WEST VIC 3218	4/9/2012	PI - SPEAR Permit Issued	Brownbill
617/2012	Construction of second dwelling and a two (2) lot subdivision	26 Ivy Street, NEWCOMB VIC 3219	4/9/2012	Grant a Planning Permit	Austin
625/2012	Construction of a Dwelling within the Special Building Overlay	1/73 Seabank Drive, BARWON HEADS VIC 3227	4/9/2012	Grant a Planning Permit	Buckley

864/2012	Construction of one dwelling with the amount of fill to exceed 1.5 metres above ground level	35 Stoneleigh Crescent, HIGHTON VIC 3216	5/9/2012	Grant a Planning Permit	Deakin
787/2012	Removal of Vegetation	5 The Avenue, OCEAN GROVE VIC 3226	5/9/2012	Grant a Planning Permit	Beangala
810/2012	Display of a Promotion Sign	28 Church Street, NORTH GEELONG VIC 3215	5/9/2012	Grant a Planning Permit	Brownbill
519/2012	3 Lot Subdivision and Alteration of Access to a Road in a Road Zone Category 1	565 Bacchus Marsh Road, LARA VIC 3212	5/9/2012	Grant a Planning Permit	Windermere
729/2012	Three (3) Lot Subdivision	8 Detroit Crescent, CORIO VIC 3214	5/9/2012	PI - SPEAR Permit Issued	Corio
929/2012	Construction of a carport	2 Brownbill Street, GEELONG VIC 3220	5/9/2012	Grant a Planning Permit	Brownbill
358/2012	Buildings and Works in Association with an Education Centre and Associated Signage	133 Aphrasia Street, NEWTOWN VIC 3220	5/9/2012	PI - Clerical Error Permit Issued	Kildare
700/2012	Partial Demolition including a Chimney and Buildings and Works Associated with a Vehicle Crossing, Alterations and an Extension to a Dwelling on a Lot under 300m2 and Covered by a Heritage Overlay	71 Elizabeth Street, GEELONG WEST VIC 3218	5/9/2012	Grant a Planning Permit	Brownbill
355/2012	Construction of Two (2) Additional Dwellings and Three (3) Lot Subdivision	3 Pitman Street, NEWCOMB VIC 3219	6/9/2012	PI - Delegate - No Appeal Lodged	Austin
964/2012	Building and Works for an extension to an existing Outbuilding (Shed).	40 St Andrews Drive, LARA VIC 3212	6/9/2012	Grant a Planning Permit	Windermere
313/2012/A	Partial Demolition and Extension of Existing Dwelling	55 Walker Street, RIPPLESIDE VIC 3215	6/9/2012	Grant a Amended Planning Permit/Plans	Brownbill
930/2012	Partial Demolition of an Existing Dwelling	104-106 Kilgour Street, GEELONG VIC 3220	6/9/2012	Grant a Planning Permit	Brownbill
761/2012	Installation of a Solar Energy Facility Visible from the Street Attached to a Building in the Heritage Overlay	29 Lupton Street, GEELONG WEST VIC 3218	6/9/2012	Grant a Planning Permit	Brownbill
550/2012	Construction of a Second Dwelling Exceeding 7.5m in Height and Two (2) Lot Subdivision	2 Kelly Court, OCEAN GROVE VIC 3226	7/9/2012	NOD - Delegate	Beangala
966/2012	Construction of a Bell Tower Associated with a Place of Worship	61-63 Hitchcock Avenue, BARWON HEADS VIC 3227	7/9/2012	Grant a Planning Permit	Buckley
521/2012	Liquor Licence (Restaurant/Cafe) and Reduction to Zero of Car Parking Associated with a Restaurant and Illuminated Signage	3-4/7 Palmerston Street, DRYSDALE VIC 3222	7/9/2012	Grant a Planning Permit	Cheetham
606/2012	Demolition of Tennis Court & Additions to Existing Boarding House	50 Biddlecombe Avenue, CORIO VIC 3214	10/9/2012	Grant a Planning Permit	Windermere

274/2012	Six (6) Lot Subdivison	39 Bailey Street, BELMONT VIC 3216	10/9/2012	PI - SPEAR Permit Issued	Kardinia
888/2012	Construction of a Deck and Pergola on a lot less than 300 square metres	7 Yallock Street, NORLANE VIC 3214	10/9/2012	No Permit Required	Corio
903/2012	Installation of a Solar Energy Facility Visible from the Street Attached to a Building in the Heritage Overlay	122 Maud Street, GEELONG VIC 3220	10/9/2012	Grant a Planning Permit	Brownbill
595/2012	Subdivide the Land into Two (2) Lots	160-162 Grantham Drive, HIGHTON VIC 3216	10/9/2012	Grant a Planning Permit	Deakin
643/2012	2 Lot Subdivision, Construction of 2 Dwellings and the Demolition of an Outbuilding	2 Russell Street, NEWTOWN VIC 3220	10/9/2012	Grant a Planning Permit	Kildare
825/2012	Three (3) Lot Subdivision	38-40 Wembley Lane, HIGHTON VIC 3216	10/9/2012	Grant a Planning Permit	Deakin
839/2012	Partial Demolition and Construction of an Extension, Deck, Verandah and Carport Associated with an Existing Dwelling	28 Weller Street, GEELONG WEST VIC 3218	10/9/2012	Grant a Planning Permit	Brownbill
935/2012	Buildings and Works Associated with the Development of Lots Less Than 300sqm	PARENT - 251-319 Melaluka Road, LEOPOLD VIC 3224	10/9/2012	Grant a Planning Permit	Cheetham
983/2012	Buildings and Works Associated with the Construction of a Dwelling and Site Cut Greater than 1.5m	107-109 Rivergum Drive, HIGHTON VIC 3216	10/9/2012	Grant a Planning Permit	Deakin
981/2012	Construction of a Dwelling with a Site Cut Greater than 1.5m	20 Aitkenside Avenue, HIGHTON VIC 3216	10/9/2012	Grant a Planning Permit	Deakin
430/2012	Variation to Existing Packaged Liquor Licence No. 32007935	2-20 Kingston Downs Drive, OCEAN GROVE VIC 3226	10/9/2012	Grant a Planning Permit	Beangala
670/2012	Construction of Balcony Associated with a Dwelling on a Lot less than 300 Square Metres	1/38 Maraboora Avenue, CLIFTON SPRINGS VIC 3222	10/9/2012	Grant a Planning Permit	Cheetham
508/2012	Use the Land for the Sale and Consumption of Liquor (Cafe/Resturant Liquor Licence)	PARENT - 63 Vines Road, HAMLIN HEIGHTS VIC 3215	10/9/2012	Grant a Planning Permit	Cowie
366/2012	Development of Three (3) Double Storey Dwellings and Three (3) Lot Subdivision	6 Collins Street, GEELONG WEST VIC 3218	10/9/2012	Grant a Planning Permit	Brownbill
436/2012	Construction of Second Dwelling and Two (2) Lot Subdivision	74 Anakie Road, BELL PARK VIC 3215	11/9/2012	Grant a Planning Permit	Cowie
862/2012	Partial use of the land for car sales and a reduction of car parking	365-369 Portarlinton Road, MOOLAP VIC 3224	11/9/2012	Grant a Planning Permit	Austin
818/2012	Buildings and Works associated with the construction of an open sided shed	182-192 Bellarine Highway, MOOLAP VIC 3224	11/9/2012	Grant a Planning Permit	Austin

878/2012	Buildings & Works Associated with the Extension to an Existing Funeral Parlour	199 Ormond Road, EAST GEELONG VIC 3219	11/9/2012	Grant a Planning Permit	Austin
581/2012	Buildings and Works for the construction of a Storage Room to an existing Commercial Property.	104-110 McKillop Street, GEELONG VIC 3220	11/9/2012	Grant a Planning Permit	Brownbill
896/2012	Buildings and Works for the Construction of a Deck at the rear of an existing Dwelling	9/66 Thacker Street, OCEAN GROVE VIC 3226	11/9/2012	Grant a Planning Permit	Beangala
13/2012	Construct a Second Dwelling at the rear and Subdivide the land into Two (2) Lots	226 Shannon Avenue, GEELONG WEST VIC 3218	11/9/2012	Grant a Planning Permit	Brownbill
536/2008/A	Buildings and Works Associated with Pump Station	141 Tuckfield Street, OCEAN GROVE VIC 3226	11/9/2012	Grant a Amended Planning Permit/Plans	Beangala
776/2012	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	136 Vines Road, HAMLIN HEIGHTS VIC 3215	12/9/2012	Grant a Planning Permit	Cowie
418/2012	Construction of a Second Dwelling and Two (2) Lot Subdivision	14 Donald Street, BELMONT VIC 3216	12/9/2012	Grant a Planning Permit	Kardinia
329/2012	Subdivision of land into Two (2) Lots	PARENT - 6 Smeaton Close, LARA VIC 3212	13/9/2012	PI - SPEAR Permit Issued	Windermere
926/2012	Removal of a Carriageway Easement	245-253 South Valley Road, HIGHTON VIC 3216	13/9/2012	PI - SPEAR Permit Issued	Deakin
124/2012	Partial Demolition and Development of an Extension, Deck and Pergola to a Dwelling in the Heritage Overlay and to Externally Paint a Building where External Paint Controls Apply	21 Pleasant Street, NEWTOWN VIC 3220	13/9/2012	PI - Delegate - No Appeal Lodged	Kildare
363/2012	Use of Existing Building as Medical Centre and Associated Buildings and Works, Display of Business Identification Signage and Reduction of Car Parking Requirement	309 Pakington Street, NEWTOWN VIC 3220	13/9/2012	PI - Delegate - No Appeal Lodged	Kildare
529/2012	Use and Development of a Warehouse and a Reduction of the Specified Car Parking Requirement	37 Essington Street, GROVEDALE VIC 3216	13/9/2012	Grant a Planning Permit	Buckley
808/2012	Construction of One Dwelling Greater than 7.5m in Height	7 Melville Avenue, NEWTOWN VIC 3220	13/9/2012	Grant a Planning Permit	Kildare

751/2012	Sale and consumption of liquor- cafe and restaurant licence, in association with the approved take away food premises (fish and chip shop) and place of assembly (function centre)	50-52 Western Foreshore Road, GEELONG VIC 3220	13/9/2012	Grant a Planning Permit	Brownbill
345/2012	Construct 35 Dwellings and 35 Lot Staged Subdivision	12-14 Balcombe Road, NEWTOWN VIC 3220	13/9/2012	PI - Clerical Error Permit Issued	Kildare
1020/2012	Alterations to an Existing Building Facade, Display of Internally Illuminated Above Verandah Signage and Business Identification Signage and an Electronic Sign	83-85 Malop Street, GEELONG VIC 3220	13/9/2012	Grant a Planning Permit	Brownbill
908/2012	Three (3) Lot Subdivision of Existing Buildings	10-12 Ryeland Court, NORTH GEELONG VIC 3215	14/9/2012	PI - SPEAR Permit Issued	Cowie
766/2012	Boundary Re-alignment	82 Keera Street, GEELONG VIC 3220	14/9/2012	PI - SPEAR Permit Issued	Brownbill
849/2012	Removal of Vegetation, Vegetation Relocation and Utility Installation (Earthworks) and Works in the Floodway Overlay	811-829 Barwon Heads Road, ARMSTRONG CREEK VIC 3217	14/9/2012	Grant a Planning Permit	Buckley
531/2012	Construction of a Second Dwelling and Two (2) Lot Subdivision	2 Bromley Street, THOMSON VIC 3219	14/9/2012	Grant a Planning Permit	Austin
693/2012	Four (4) Lot Subdivision	2-8 Coppards Road, NEWCOMB VIC 3219	17/9/2012	PI - SPEAR Permit Issued	Austin
770/2012	Variation of Restriction on PS 622682 B to Allow Encroachments Under Building Regulation 409 to Occur Outside the Building Envelope.	1/71 Seabank Drive, BARWON HEADS VIC 3227	17/9/2012	Grant a Planning Permit	Buckley
911/2012	Buildings and Works associated with an existing Dwelling for the Construction of Pergola	37 Ormond Road, EAST GEELONG VIC 3219	17/9/2012	Grant a Planning Permit	Brownbill
357/2012	Development of Five (5) Dwellings and Five (5) Lot Subdivision	13 Carruthers Court, THOMSON VIC 3219	17/9/2012	PI - Delegate - No Appeal Lodged	Austin
254/2012	Construction of a Dwelling over 7.5m and Site Cut greater than 1.5m	7 Stoneleigh Crescent, HIGHTON VIC 3216	17/9/2012	PI - Delegate - No Appeal Lodged	Deakin
233/2012	Removal of Native Vegetation	43 Doongara Avenue, ST LEONARDS VIC 3223	17/9/2012	Grant a Planning Permit	Coryule
453/2012/A	Construction of a Deck	3/3 Stirling Court, WANDANA HEIGHTS VIC 3216	17/9/2012	Grant a Amended Planning Permit/Plans	Deakin

532/2012	Construction of an Antenna Associated with the Aged Care Facility for the Purpose of Allowing Wireless Connection to the Barwon Health Network.	20-32 Homestead Avenue, WALLINGTON VIC 3222	17/9/2012	Grant a Planning Permit	Cheetham
765/2012	2 Lot Subdivision	131 Francis Street, BELMONT VIC 3216	17/9/2012	Grant a Planning Permit	Kardinia
906/2012	Installation of a Fuel Tank Associated with a Transfer Station and Materials Recycling Facility	35 Heales Road, CORIO VIC 3214	17/9/2012	Grant a Planning Permit	Windermere
809/2012	Construction of Two (2) Silos and Associated Buildings and Works	45-47 Mackey Street, NORTH GEELONG VIC 3215	18/9/2012	Grant a Planning Permit	Cowie
1305/2011/A	Construction of Four Dwellings (4) and Four (4) Lot Subdivision	8-10 Talpa Crescent, CORIO VIC 3214	18/9/2012	Grant a Amended Planning Permit/Plans	Windermere
295/2012	Construction of Forty-Eight (48) Dwellings	5-11 Oxford Street, WHITTINGTON VIC 3219	18/9/2012	PI - Delegate - No Appeal Lodged	Austin
88/2012	Two (2) Lot Subdivision and the Construction of a Second Dwelling.	114 Willis Street, PORTARLINGTON VIC 3223	18/9/2012	Grant a Planning Permit	Coryule
1034/2012	Buildings & Works Associated with the Construction of a Front Fence	47 Lawton Avenue, GEELONG WEST VIC 3218	18/9/2012	Grant a Planning Permit	Brownbill
527/2012	Use of the Existing Building as a Display Home and Use of a Car Park in Association with the Display Home and Display of Signage	181 South Valley Road, HIGHTON VIC 3216	19/9/2012	PI - Delegate - No Appeal Lodged	Deakin
155/2012	Construction of a Second Dwelling and a Two (2) Lot Subdivision	10 Ashbourne Street, HERNE HILL VIC 3218	19/9/2012	PI - Delegate - No Appeal Lodged	Kildare
779/2012	Buildings and Works for the Construction of a Warehouse (Shed)	39-57 Grandview Parade, MOOLAP VIC 3224	19/9/2012	Grant a Planning Permit	Austin
705/2012	Buildings and Works Associated with the Partial Demolition of an Outbuilding and Construction of a Shed and Undercover Area	58 Corio Street, GEELONG VIC 3220	19/9/2012	Grant a Planning Permit	Brownbill
238/2012	Change of Use to Place of Assembly (Function Centre)	22-40 Hardings Road, WALLINGTON VIC 3222	19/9/2012	PI - Delegate - No Appeal Lodged	Cheetham
943/2011	Construction of two dwellings and two lot subdivision	19 Glen Avenue, EAST GEELONG VIC 3219	19/9/2012	PI - Delegate - No Appeal Lodged	Brownbill
690/2011/A	Change of Use to Restricted Recreation Facility (Gymnasium)	PARENT - 500-510 Princes Highway, CORIO VIC 3214	19/9/2012	Grant a Amended Planning Permit/Plans	Windermere

843/2012	Extensions and Additions to an Existing Primary School	75-83 St Albans Road, THOMSON VIC 3219	19/9/2012	Grant a Planning Permit	Austin
317/2012	Continuation of the Use of the Land as an Ambulance Station, Construction of a Building and Alteration of Access to a Category 1 Road	167 Yarra Street, GEELONG VIC 3220	19/9/2012	Grant a Planning Permit	Brownbill
785/2012	Two (2) Lot Subdivison	100 Anakie Road, BELL PARK VIC 3215	19/9/2012	Grant a Planning Permit	Cowie
1021/2012	Construction of a Dwelling with a Site Cut Greater than 1.5m	3 Northbridge Road, HIGHTON VIC 3216	19/9/2012	Grant a Planning Permit	Deakin
588/2012	Partial demolition and construction of a single storey extension to the existing dwelling	7 Lunan Avenue, DRUMCONDRA VIC 3215	19/9/2012	Grant a Planning Permit	Brownbill
904/2012	Removal of Native Vegetation (native grasses)	400 Blackrock Road, CONNEWARRE VIC 3227	19/9/2012	Grant a Planning Permit	Buckley
297/2012	2 Lot Subdivision and the Construction of a Second Dwelling	20 Maurice Street, HERNE HILL VIC 3218	20/9/2012	Grant a Planning Permit	Kildare
640/2012	Construct Two (2) Dwellings and Subdivide the land into Two (2) Lots	38 Altair Avenue, LARA VIC 3212	20/9/2012	Grant a Planning Permit	Windermere
639/2012	Construct Two (2) Dwellings and Subdivide the land into Two (2) Lots	30 Altair Avenue, LARA VIC 3212	20/9/2012	Grant a Planning Permit	Windermere
737/2012	Use of the Land for a Medical Centre/Place of Assembly (Childrens Yoga, Massage and Reflexology), Reduction in Carparking Requirement and Associated Signage	29 Princess Street, DRYSDALE VIC 3222	20/9/2012	Grant a Planning Permit	Cheetham
473/2011	Two (2) Lot Subdivision (Boundary Realignment), Creation of Reserve (No.1), Removal of Part Road Reserve (R-1 on PS541440C) and Creation of Easements (E-3 and E-5) Generally in Accordance with the Endorsed Plans	1-3 Merger Court, LARA VIC 3212	20/9/2012	PI - Delegate - No Appeal Lodged	Windermere
616/2012	Construction of Two (2) Dwellings	77 Simson Street, PORTARLINGTON VIC 3223	20/9/2012	Grant a Planning Permit	Coryule
916/2012	Partial Demolition to Rear of Dwelling and Alterations and Additions to Dwelling	20 Park Street, GEELONG VIC 3220	20/9/2012	Grant a Planning Permit	Brownbill
1076/2012	Alterations and additions to rear of dwelling	101 Clarence Street, GEELONG WEST VIC 3218	20/9/2012	Grant a Planning Permit	Brownbill

753/2012	Construction of a fence within the Special Building Overlay	36 Vines Road, HAMLYN HEIGHTS VIC 3215	21/9/2012	Grant a Planning Permit	Cowie
316/2012	Construction of four (4) additional dwellings and a five (5) lot subdivision	263-265 Plantation Road, CORIO VIC 3214	21/9/2012	PI - Delegate - No Appeal Lodged	Corio
864/2010/B	Construction of 48 Dwellings, Multi Lot Subdivision, Use as a Residential Hotel, Part Waiver of Carparking and Business Identification Signage.	PARENT - 6-8 Bellerine Street, GEELONG VIC 3220	24/9/2012	Grant a Amended Planning Permit/Plans	Brownbill
1062/2012	Two (2) Lot Subdivision	5 Alinga Court, CLIFTON SPRINGS VIC 3222	24/9/2012	Grant a Planning Permit	Cheetham
390/2012	Extension to Existing Dwelling over 7.5m in Height	29 Capella Road, OCEAN GROVE VIC 3226	24/9/2012	PI - Delegate - No Appeal Lodged	Beangala
260/2012	Buildings and Works Associated with the Construction of a Shed	22-40 Hoares Lane, MOOLAP VIC 3224	24/9/2012	PI - Delegate - No Appeal Lodged	Austin
645/2012	Subdivision of Land into Two (2) Lots	64-66 Fraser Crescent, OCEAN GROVE VIC 3226	24/9/2012	Grant a Planning Permit	Beangala
1269/2001/A	The Buildings and Works Associated with a Supermarket and Car Park in Accordance with the Endorsed Plans	PARENT - 149-151 High Street, BELMONT VIC 3216	24/9/2012	Grant a Amended Planning Permit/Plans	Kardinia
725/2012	Two (2) Lot Subdivision and creation of access to a Road Zone Category 1	132 West Fyans Street, NEWTOWN VIC 3220	24/9/2012	Grant a Planning Permit	Kildare
465/2012	Retention of Existing Dwelling, Construction of Second Dwelling, Two (2) Lot Subdivision and Variation of an Easement	11 Jabone Terrace, BELL PARK VIC 3215	24/9/2012	Grant a Planning Permit	Cowie
828/2012	Two (2) Lot Subdivision	20 Lunan Avenue, DRUMCONDRA VIC 3215	25/9/2012	PI - SPEAR Permit Issued	Brownbill
861/2012	Two (2) lot subdivision of existing warehouses	PARENT - 7-9 Marine Parade, OCEAN GROVE VIC 3226	25/9/2012	PI - SPEAR Permit Issued	Beangala
1058/2012	Building and Works Associated with the Construction of a Swimming Pool	11 Aberdeen Street, NEWTOWN VIC 3220	25/9/2012	Grant a Planning Permit	Kildare
768/2012	Partial Demolition of an Existing Dwelling and Demolition of a Front Fence, Construction of an Extension to an Existing Dwelling and Construction of a New Front Fence	127 Kilgour Street, GEELONG VIC 3220	25/9/2012	Grant a Planning Permit	Brownbill

556/2012	Alterations and Additions to Existing Dwelling, Use and Development of the land for a Store (Motor Vehicles) and Construction of Two Sheds	360 Steiglitz Road, MOORABOOL VIC 3213	25/9/2012	Grant a Planning Permit	Windermere
882/2012	Buildings and Works for a Single Storey Extension to an Existing Dwelling	14 Grove Road, BARWON HEADS VIC 3227	25/9/2012	Grant a Planning Permit	Buckley
868/2012	Two (2) Lot Subdivision.	24-30 Peart Court, LOVELY BANKS VIC 3213	25/9/2012	Grant a Planning Permit	Windermere
1075/2012	Demolition of Garage	28 Crofton Street, GEELONG WEST VIC 3218	25/9/2012	Grant a Planning Permit	Brownbill
1037/2012	External Alterations to an Existing Dwelling in the Heritage Overlay	104 Prospect Road, NEWTOWN VIC 3220	25/9/2012	Grant a Planning Permit	Kildare
1055/2012	Buildings and Works Associated with Rooftop Plant	91 Barrabool Road, HIGHTON VIC 3216	25/9/2012	Grant a Planning Permit	Deakin
35/2012	Buildings and Works Associated with a Service Industry (Motor Repairs)	13 Autumn Street, GEELONG WEST VIC 3218	25/9/2012	Grant a Planning Permit	Brownbill
985/2012	Change of Use for Indoor Recreational Facility	16 Leather Street, BREAKWATER VIC 3219	26/9/2012	Withdrawn	Austin
763/2012	Reduction of Carparking Requirements associated with the Use of the Land for a Medical Centre and Office	129-133 Myers Street, GEELONG VIC 3220	26/9/2012	Grant a Planning Permit	Brownbill
1015/2012	Partial Demolition, Construction of a Deck and Verandah and Extension to an Existing Dwelling	114 Garden Street, GEELONG VIC 3220	27/9/2012	Grant a Planning Permit	Brownbill
898/2012	Construction of an alfresco to an existing dwelling exceeding 50 square metres	2-4 Campbell Street, DRYSDALE VIC 3222	27/9/2012	Grant a Planning Permit	Cheetham
899/2012	Demolition of the existing dwelling and construction of a double storey dwelling (including garage)	280 Myers Street, EAST GEELONG VIC 3219	27/9/2012	Grant a Planning Permit	Brownbill
542/2012	Five (5) Lot Subdivision	164 Victoria Street, NORTH GEELONG VIC 3215	27/9/2012	PI - Clerical Error Permit Issued	Brownbill
571/2012	Subdivision of the Land into Two (2) Lots	20 Marlo Street, HAMLIN HEIGHTS VIC 3215	28/9/2012	PI - Delegate - No Appeal Lodged	Cowie
273/2012	3 Lot Subdivision and the Construction of 2 Dwellings	32-34 Central Road, CLIFTON SPRINGS VIC 3222	28/9/2012	PI - Delegate - No Appeal Lodged	Cheetham

179/2012	Use and construction of the land for a two storey office building on land affected by the Special Building Overlay and a reduction of the car parking requirement	4 Bridge Street, NEWTOWN VIC 3220	28/9/2012	PI - Delegate - No Appeal Lodged	Brownbill
1069/2012	Buildings and Works associated with an extension to an existing Shed	79 Breakwater Road, BREAKWATER VIC 3219	28/9/2012	Grant a Planning Permit	Austin
215/2008/A	Construction of Two (2) Single Storey Dwellings at the Rear of the Existing Dwelling and a Three (3) Lot Subdivision	19 Barcelona Street, NORLANE VIC 3214	28/9/2012	Grant a Amended Planning Permit/Plans	Corio
302/2011/A	Change of Use to Rural Industry, Buildings and Works and Waiving of Car Parking	1075-1095 Princes Highway, LARA VIC 3212	28/9/2012	Grant a Amended Planning Permit/Plans	Windermere
523/2010/B	Staged Multilot Subdivision, Removal of Easement (Sewer), Removal of Native Vegetation and the Creation of Access to a Road Zone - Category 1	PARENT - 300-370 Charlemont Road, ARMSTRONG CREEK VIC 3217	28/9/2012	Grant a Amended Planning Permit/Plans	Buckley

CLOSE OF MEETING

As there was no further business the meeting closed at 7.55pm. Tuesday, 13 November 2012.

Signed: _____
Chairperson

Date of Confirmation: _____