MINUTES

COMMUNITY FOCUS COUNCIL MEETING

TUESDAY 10 JULY 2018

7.00PM

BELMONT BOWLS CLUB
16-36 REYNOLDS ROAD
BELMONT

COUNCIL:
Cr B Harwood (Kardinia Ward)
Mayor

Cr S Asher (Bellarine Ward)
Cr J Mason (Bellarine Ward)
Cr T Sullivan (Bellarine Ward)
Cr E Kontelj (Brownbill Ward)
Cr S Mansfield (Brownbill Ward)
Cr P Murrihy (Brownbill Ward)
Cr R Nelson (Kardinia Ward)
Cr P Murnane (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

CITY OF GREATER GEELONG

SECTION A - PROCEDURAL MATTERS

Acknowledgements 1

Confirmation of Minutes 1

Declarations of Conflicts of Interest 1

Question Time 1-5

Petitions 5

SECTION B – REPORTS

1. Amendment C359 Combined Heritage Amendment – Consideration of Panel Report and Adoption 6-80
2. Draft Herne Hill Reserve Master Plan – For Consultation 81-86
3. Draft West Oval Master Plan – For Consultation 87-93
4. Central Geelong Community Infrastructure Report 94-97
5. Ba-Gurrk Gender Equity Framework 98-99
6. Exchange of Land – Batman Road, Indented Head 100-105
7. Revocation of Flood-Prone Area Designation of New Lots at Ashbury, Stages 4 and 5 106-110

MINUTES OF THE COMMUNITY FOCUS COUNCIL MEETING OF THE GREATER GEELONG CITY COUNCIL HELD AT THE BELMONT BOWLS CLUB 16-36 REYNOLDS ROAD, BELMONT TUESDAY, 10 JULY 2018 COMMENCING AT 7.12PM

PRESENT: Cr P Murrihy (Acting Mayor), Crs A Aitken, S Asher, K Grzybek, E Kontelj, S Mansfield, J Mason, P Murnane, R Nelson

Also present: M Cutter (Chief Executive Officer), J Van Slageren (Acting Director Manager Planning and Development), B Luxford (Director Investment & Attraction), G Wilson-Browne (Director City Services), L Quinn (Director Community Life), P Anderson (Director Finance & Strategy), A Keen (Executive Manager People and Organisation Development), R Leonard (Executive Manager Governance & Legal Services)

OPENING: The Acting Chair declared the meeting open at 7.12pm

ACKNOWLEDGEMENTS:

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

APOLOGIES: Mayor B Harwood (Council Business), Cr T Sullivan (Leave of Absence),

CONFIRMATION OF MINUTES:

Cr Mansfield moved, Cr Kontelj seconded -

That the Minutes of the Community Focus Council Meeting held on 12 June 2018 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

The following questions were submitted and asked in relation to the Japara Aged Care Facility located on 297-307 Roslyn Road, Belmont. Cr Murrihy provided the following response to those questions as follows:

All issues raised regarding the Residential Aged Care Facility will be considered as part of the Planning Permit process. The application is currently under review and is scheduled to be heard by a Planning Committee on 23 August 2018. Objectors will have the ability to present to the Planning Committee and raise their concerns.
A letter will be sent to all objectors and the applicant advising them of the date, time and location of the Planning Committee as well as details of how the Panel will operate.

Susan Hartnett asked the following:

1) Are you aware of the devastating impact to the neighbourhood character of the surrounding residential area, if the proposed Japara Aged Care Facility on 297 - 307 Roslyn Road goes ahead?
2) The Planning Officer's recommendations for the proposed Japara Aged Care Facility on 297 - 307 Roslyn Road refer to 35 staff onsite for the peak shift in relation to decisions made on the impact to traffic and adequate onsite parking. Does this number include nursing and other medical staff, administration and management staff, maintenance staff, kitchen staff, cafe staff, cleaning staff, gardeners, salon staff, library staff, cinema / chapel staff, wellness centre staff? Does it also take into account that at each shift change, the parking requirements and road usage effectively doubles?

Peter Watson asked the following:

1) What is the express purpose of the rear pedestrian gate as proposed?

2) The car parking analysis/report fails to consider 3/4 of Remony Avenue (where the pedestrian gates is located), all of Keram Crescent and also fails to recognise the Aged Care will have 'overlapping' shifts which translates to twice the number of staff will require car parks for the period of the overlap. Why hasn't the Council planning staff recognised these basic and obvious shortcomings of this report?
3) In an old, very quiet and peaceful part of residential Highton why hasn't the Council recognised the huge negative impact the sheer grand scale of this 3-4 story building will have on the single storey homes along three of its boundaries. In Remony Avenue alone this super-sized building will dwarf its single storey neighbours and will be only 6-10 metres off the boundary.

Pamela Slaney asked the following:

I reside at 8 Remony Avenue which is classified as Zone 2 general residential, this encourages more low density building on larger blocks of land, yet less than 200 metres away will be an imposing 4 storey building. Why is it that the Ryman development in South Valley Road has taken this issue into consideration with a 4 storey building only in the centre of the development, then further buildings staggered down in height to complement the surrounding neighbour's homes? Yet we are powerless when faced with the proposed 4 storey Japara development looming over our privacy. What is wrong with a two storey development?

Rick Whitworth asked the following:

1) Will the scale/size and design of this proposed Aged Care Development be appropriate to provide adequate off street parking and traffic flow arrangements to accommodate the number of Aged Care residents, including the family and friends who need to visit those residents, and to meet all service and delivery traffic needed to operate the centre?
2) What will be done in the future to ensure that such off-street parking and traffic flow facilities operate and are properly used after its construction?

Tim and Nicole Lord asked how many Councillors have physically visited Remony Avenue to gained a full appreciation of the impact of the proposed three storey building and impact of the removal of the trees?

Could the Planning Officer please explain how he has come to the conclusion that this excessively large three storey development which decimates trees and crowds the narrow roads fits in with the neighbourhood character objectives?

Jason Hartnett asked the following:

1) Can the same floor be a basement in one part and a storey in another part, or should the whole be regarded as a storey if a part protrudes more than 1.2 meters above ground level?
   On the eastern elevation plan, what does the red dotted line represent and what does the black dotted line represent?
   As you move from left to right across the eastern elevation plan (towards the north) the ground floor protrudes further above ground level and is eventually wholly above ground level. It is of course well over the 1.2 meter threshold at the northern end, meaning the floor is not a basement. Yet the applicant regards it as a basement and says it does not count as a storey (and there is a limit of 3) and the Council officer agrees.
   Clause 72 of the Planning Scheme says a basement is a storey below ground level, or that projects no more than 1.2 meters above ground level.
   The applicant claims that where the ground floor height is more than 1.2 meters above ground level, there are no more than 2 stories above it.
   How can the same floor be a basement at the southern end but not at the northern end? Even if this interpretation is permitted, the 1.2 meter threshold appears to be exceeded in parts where there are 3 further stories above. The plans are not sufficiently detailed to be certain.
2) Pages 31 to 32 of the recommendation report refer to the Special Building Overlay and the minimum floor level of 61.15m AHD.
   In the planning report by Planning and Property Partners, quoting the SBO, the critical measure is stated as being the Minimum *floor* level and we are referred to Appendix D. However, Appendix D gives the minimum flood level. What is the difference? What is the minimum floor level, which is the one that the maximum height is to be measured from?
   How could the minimum flood level be so high anyway? The maximum permitted height based on the claim to measure from the minimum flood level, is patently inappropriate for the area.
3) Did the applicant pay for the footpath recently constructed along the frontage to the property and beyond, or undertake to refund the council for the cost, or will it be required to refund the cost?

Cr Murrihy responded to question 3 as follows: Construction of the footpath in Roslyn Road is being delivered by Council. Funding of the works is a shared cost between Council and all abutting property owners. The total estimated project cost of $268,714. Council contribution to the scheme is $147,625 and property owners contribution of $69,471. The owner of 293-307 Roslyn Road is required to pay their share of the cost totalling $8,028.18.

Barry Stokes advised the meeting a pavement has been absent for forty years and suddenly we have one in front of the Aged Nursing Home?

Michael Thomas asked if Council has engaged with the school community and teachers. If not, could that occur before 23 August?

Nick Johnson asked his question in relation to public consultation and communication. Japara released a press release on 12 September 2017, which included an artist's impression. As they are one of Australia's largest providers in the industry, why can't they look at a lower scale retirement village? I am not against development, but want an appropriate development.

Chris Morrissy asked if the 23 August Planning Committee meeting will be a negotiation/approval process?

Joanne Van Slageren responded that it is a decision making forum.

Are only objectors allowed to speak?

Joanne Van Slageren indicated that people attending are generally only objectors. Council will receive objections up until the decision is made.

Claude Eagles asked how is Council going to pick up our rubbish in the street? In my estimation the facility is relying on 75 car parks in the street outside the unit.

David Spears asked what measures are in place for destroying the footpath with heavy plant and equipment?

Keith Rodda asked about sustainability into the future - have ambulance call outs during the evening been addressed by the applicant?

Russell Devlin submitted a statement in relation to the noise issues which sited 14 individual air conditioning units placed on the roof of the proposed building five of these are close to his property. Mr Devlin was also concerned about the existing four Cyprus trees on the south boundary which are proposed to be retained and are centred approximately 8.5 m from his sunroom wall on the north side of his property. He was also concerned about the effects on his television reception due to black spot reception, interference due to air conditioning units, lift operation or other electrical equipment, including x-ray equipment in the building.

Cr Asher reminded objectors that the Planning Committee will allow only three minutes per person to state their objection to the development and advised those participating that great care be taken in the way in which they present.

Jennifer Bantow asked the following question in relation to Agenda Item 1, Amendment C359:

Frederick Dalgety established his business here in 1857. Edward Harwood Lascelles, aged 16 years joined his Uncle Charles John Dennys, a wool broker, in early 1860's in Geelong.
We need to make these people, their business establishments and associated placed, household names in Geelong's history, as well as James Strachan, Hugh Murray Strachan and Charles Shannon.

As the Geelong Woolstores Industrial Heritage Precinct conservation area, is one of remarkable coherence and integrity in height and scale, unequalled elsewhere in Victoria, and represents an important aspect of the process of settling the land in Victoria, and this important heritage area is at risk of being eroded, brick by brick, would Council please especially consider providing the resources needed for the urgent implementation of one of the Panel's Further Recommendations on Page 26?

The Further Recommendation is:

Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism..

Response: supported subject to budget and work program capacity.

The Chief Executive Officer responded he was unable to make any commitment, but would review resources in relation to the matter.

.

PETITIONS: Nil.

1. AMENDMENT C359 COMBINED HERITAGE AMENDMENT - CONSIDERATION OF PANEL REPORT AND ADOPTION

Source:	**Planning & Development - Strategic Implementation**
Acting Director:	**Joanne van Slageren**
Index Reference:	**Amendment C-359**
Portfolio	**Sustainable Development**

Purpose

To consider the Panel Report about Amendment C359 and to adopt the Amendment.

Background

Amendment C359 implements several recent pieces of heritage review work including the City Fringe Heritage Area Review 2016, the Former Dennys Lascelles Woolstore Heritage Assessment 2017, the Ceres Heritage Study Report 2017, the corrections of heritage overlay anomalies and changes to the heritage overlay and environment audit overlay affecting the former rope run at 9 Scarlett Street, Geelong West.

The Amendment was exhibited 31 August to 2 October 2017, with 12 submissions received (10 opposing including one late submission) to the exhibition of the Amendment. Nine submissions were resolved by the City's delegate by agreeing to make changes to the Amendment. Three unresolved submissions were formally referred to an independent Panel, appointed by the Minister for Planning. The Panel hearing was held on 14th February 2018 and the Panel Report received on 23 April 2018.

Key Issues

- The Panel concludes that the Amendment is supported by, and implements, State and Local policy, and is generally well founded and strategically justified.
- The Panel recommends that the Amendment be adopted as exhibited but with some changes, including most of those made by Council in considering and resolving several submissions.
- The Panel does not support the removal of the heritage overlay from the former rope run at 9 Scarlett Street, Geelong West until the Heritage Victoria registration has been amended. To facilitate this, the amendment is to be split into parts, with the majority of the amendment to progress now in Part 1 and the 9 Scarlett Street site to progress later in Part 2.
- The Panel has found that the site at 11 Mercer Street to be of local heritage significance and recommended that it be included in the heritage overlay. Subsequent to the Panel's report, an Emergency Works Order was issued on 24 May 2018 for the building's demolition due to its lack of structural integrity and severe safety concerns.
- The Panel has recommended the retention of some of the redeveloped edges of the City East precinct.
- The Panel has concluded that the recommendation for the partial retention of the saw-tooth roof at 20 Brougham Street should remain in the citation sheet for the property.
- The Panel has recommended additional heritage assessments be undertaken of the Woolstores Industrial Heritage Area and a review of the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings.

- The Panel has made recommendations about Submissions not referred to it and for which post-exhibition decisions to change the amendment have been made. In these instances, the recommendations of the Panel are not supported.

Cr Mason moved, Cr Murnane seconded -

That Council:

1) **Adopts Amendment C359 Part 1 in the form outlined in Attachment 4 of this report;**

2) **Submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval;**

3) **Updates the *City Fringe Heritage Area Review 2016*, *Ceres Heritage Citations Project Study Report 2017* and the Former *Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment 2017* with the post-exhibition and adoption changes; and**

4) **Defers consideration of Amendment C359 Part 2 until Heritage Victoria has changed the extent of its registration for the former Ropeworks site at 9 Scarlett Street, Geelong West.**

Carried.

Attachment 1

Discussion

Amendment C359 is a comprehensive and complex amendment covering many sites. It is a culmination of a number of pieces of work that the City has undertaken over the last couple of years. These have been combined into a single amendment to support the efficiency objectives of DELWP in reducing the number of planning scheme amendments.

The heritage studies subject to the amendment are:

- City Fringe Heritage Area Review 2016
- Ceres Heritage Study Report 2017
- Dennys Lascelle Wool Store – 20 Brougham Street, Geelong

The amendment also corrects numerous heritage anomalies and deals with the heritage overlay and the environment audit overlay at 9 Scarlett Street, Geelong West.

The Amendment was exhibited from Thursday 31 August to Monday 2 October 2017. Notice of the Amendment was mailed to all owners of land affected by the Amendment.

As a result of exhibition 11 submissions were initially received – Two submissions support the Amendment; one submission both supports and opposes different parts of the Amendment, and the balance either object or request changes to the Amendment. A further submission was accepted by City officers on 16th January 2018, raising the total to 12 submissions. The late submission sought a change to the grading of the house at 14A Western Beach Road Geelong from contributory to non-contributory.

The objecting submissions were largely objections to the inclusion and deletion of properties in the heritage overlay, the level of significance ascribed to properties, the exclusion of items from the amendment and general comments about the loss of Geelong's heritage and the trend of facadism.

Submissions 3, 4, 5, 6, 7, 8, 9, 11 and 12 were not referred to the Panel as these were resolved to the satisfaction of the submitters. These submissions include:

- Submission 3 supported the Amendment.
- Submission 4 (17 McCann Street, Ceres) opposed the extension of the Heritage Overlay (HO66) to cover the site as a planning permit had been issued for the demolition and development of the site. This was supported and resolved to alter the exhibited mapping of HO66 to reduce the overlay to only cover the former Church Building and a curtilage along its southern side.
- Submission 5 (25 Glenleith Avenue, Geelong West – change to HO696) submitted that the Schedule to the Heritage Overlay be amended to delete tree controls as there are no trees of significance on site and not reference to trees in the citation. This submission was supported.
- Submission 6 (25-29 Ryrie Street, Geelong – proposed inclusion in HO1637) supported the deletion of the site from the current HO1639 but opposed the inclusion of the property in HO1637 Geelong Commercial Heritage Areas. The submission opposed the nomination of 25-29 Ryrie Street as a contributory property within the proposed expanded area of HO1637. This submission was and resolved to remove the properties centred on the Ryrie Street/Fenwick Street intersection from inclusion in HO1637 and to make changes to the City Fringe Heritage Area Review.
- Submission 7 (20 Brougham, Street Geelong – proposed HO2013) recognised that the woolstore is significant however objected to the recommendation in the citation to retain the saw-tooth roof on the basis that the roof is not original and a planning

permit has been issued for redevelopment of the site, which includes removal of the roof. This was supported and resolved to amend the citation to delete reference to retaining some of the form of the roof.

- Submission 8 – 100 McCann Street, Ceres (proposed HO2012) sought to change the statement of significance to clarify the gable roof section as the rear of the cottage is not of heritage significance and change the northern boundary of the Heritage Overlay to exclude the modern prefabricated building. The submission was supported and agreed to change the citation and reduce the extent of the Heritage Overlay.
- Submission 9 – supported the removal of the Heritage Overlay from 9 Scarlett Street, Geelong West (part of the ropewalk site).
- Submission 11 (42-44 Western Beach Road, Geelong – proposed HO2018) sought to change the grading of 42-44 Western Road, Geelong from 'contributory' to 'non-contributory' as half the site is a 1990 development and the balance is a cheap and modest construction. This submission was supported and resolved to change the grading to non-contributory.
- Submission 12 (14A Western Beach Road, Geelong – proposed HO2018) opposed the inclusion of the building as 'contributory' as the site has been altered and was not a good example of a Post war residence. The submission was and resolved to change the grading to non-contributory.

Three outstanding submissions (Submissions 1, 2 and 10) could not be resolved and were referred to the Panel:

- Objection to proposed inclusion of 285 Gully Road, Ceres within a Heritage Overlay (Submission 1)
- Objection to proposed inclusion of 11 Mercer Street, Geelong within a Heritage Overlay (Submission 2)
- Submission from the National Trust which both supported aspects of the amendment and objected to the removal of a number of properties within the Heritage Overlay, in particular within the City Fringe Heritage Precinct (Submission 10).

On 21 November 2017 the City's delegate (Peter Smith – Coordinator Strategic Implementation) considered a report on the submissions and made the following decision:

1) *Request the Minister for Planning to appoint a Panel under Part 8 of the Planning and Environment Act 1987;*
2) *Refer submissions 1, 2 and 10 on Amendment C359 to the Panel; and*
3) *Submit to the Panel its response to the submissions generally as outlined in this report.*

On 6th February 2018 the City's delegate (Peter Smith) again considered a report on the late submission which was accepted mid-January 2019. This report considered the submission by Mr Peter Andrew Barrett about the house at 14A Western Beach Road and made the following decision:

1) *Support the change to the Amendment as requested by the submission by changing the designation of the property at 14A Western Beach Road Geelong from contributory to non-contributory in the City fringe Heritage Area Review 2016; and*
2) *Advise the appointed Independent Panel of Council's consideration and resolution of the submission.*

A one-person Panel, chaired by Ms Lucinda Peterson, conducted the Hearing on 14 February 2018.

An Officer from the Strategic Implementation Unit represented the City and reflected the delegated authority resolutions and argued that the amendment is strategically justified. Further, the Officer indicated that a series of post-exhibition changes to the amendment were made to respond to issues raised in submissions.

The Panel Report, received on 23 April 2018, generally supports the City's position on the amendment, but has recommended some changes to the amendment for adoption. The Panel Report's Executive Summary is at Attachment 2.

Attachment 3 is a table listing all of the Panel's recommendations, a summary Council response and adopted Council position.

The sites/locations considered during the Panel Hearing, the Panel's conclusions and recommendations and Council officer's response are outlined below using the headings from the Panel Report.

Section 3.1: City Fringe Heritage Area Review (East)

Summary findings

The Panel concludes:

- Generally the reconfiguration of the City East Heritage Precinct and Austin Park and Environs Precincts are appropriate.
- The southern precinct edges of City East Heritage Precinct should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the City East Heritage Area given the significance of the axial street pattern.
- Given the context of the precinct, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties should be incorporated in the Austin Park and Environs.

The Panel recommends:

Amend the Heritage Overlap Map to:

a. Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639)

b. Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).

Amend the City Fringe Heritage Area Review:

a. Heritage Citation for City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.

b. Heritage Citation for Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.

Council Officer Response:

These recommendations of the Panel are supported. The heritage expert author of the City Fringe Heritage Area Review considered in detail the extent of the proposed new precincts and determined that the inclusion of non-contributory sites at the edges of the precincts was unnecessary. Discussions with the author post receipt of the Panel's Report indicated that this Panel recommendation is satisfactory to the integrity of the City Fringe Heritage Area Review. The retention of these edges within the precincts will ensure that any future development is respectful of the heritage values and characteristics of the City East Heritage Area and the Austin Park and Environs Heritage Area and nearby contributory buildings.

Section 3.2 City Fringe Heritage Area Review (West)

Summary findings

The Panel concludes:

- The proposed removal of 12 Ryrie Street, Geelong from the Heritage Overlay is not supported given its location among highly significant buildings on Ryrie Street.
- Council's post-exhibition proposal to remove properties from the Heritage Overlay (including contributory buildings) in the vicinity of Ryrie Street and Fenwick Street until the Geelong Commercial Heritage Area is reviewed is not supported.
- The Geelong Commercial Heritage Area should be reviewed as a priority in further strategic work to include assessment of Post war places.

The Panel recommends:

Amend the Heritage Overlap Map to:

a) Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).

Council Officer Response:

The recommendations of the Panel about the City Fringe Heritage Area West are not supported. Submission 6 was resolved post exhibition to the satisfaction of the submitter. With the input of Council's Heritage Advisor, the resolution of the submission included that the proposed western extension of the Geelong Commercial Heritage Area centred along Ryrie Street be deleted from the amendment and that the Geelong Commercial Heritage Area be fully reviewed to account for other post-war development of potential significance, and to accord with the Planning Practice Note. It was recognised that this approach will see some buildings of proposed contributory significance vulnerable during the intervening period, but that ultimately the analysis should assist in providing a sound basis for the revised heritage values of this existing heritage area.

To retain now retain these properties in the heritage overlay for an indefinite period will continue a policy vacuum for these sites as all the precinct-based heritage overlays in the area are changing, the local planning policies are changing and there is no citation sheet or statement of significance for these sites.

A post-panel report letter from the submitter has urged Council to not support the Panel recommendation given that this issue was resolved by Council prior to the Hearing, and also on the grounds that it would be at odds with the principle of natural justice and Section 24 of the Planning and Environment Act 1987.

To renege on the resolution of submission 6 would be a reversal of the post-exhibition change to the Amendment, and would lose the faith and goodwill between Council and the Submitter. The Planning and Environment Act 1987 is clear that there are 3 options for the planning authority when making decisions on the submissions:

- change the amendment in the manner requested; or
- refer the submission to a panel; or
- abandon the amendment or that part of the amendment

As the submission was resolved by changing the amendment and not referred to a Panel, Council has already acted as per the first of the 3 options listed above.

The amendment proposed for adoption is consistent with Council's resolution of the submission and does not include the area in the vicinity of the Ryrie Street and Fenwick Street intersection in the heritage overlay.

If these sites were to remain within the heritage overlay, there are complexities relating to the lack of evidence and statement of significance for them. As they are being deleted, it is reasonable to make it a priority to undertake the further work for the Geelong Commercial Heritage Area and then proceed with another planning scheme amendment following this. In the meantime, if a permit is sought that potentially negatively impacts on a potentially significant site, Council has the option to seek an interim amendment from the Minister for Planning.

It is recommended that priority be given to the review of the Geelong Commercial Heritage Area overlays.

Section 3.3: City Fringe Heritage Area Review (North)

Summary findings

The Panel concludes:

- Although it is an eclectic area, refining of the City Fringe Heritage Area (North) to the Western Beach Road Heritage Precinct is appropriate.
- The properties 14A, 34 and 44 Western Beach Road are non-contributory.
- No 42 Western Beach Road clearly displays the characteristics of the Post-War style that contributes to the significance of the precinct and is therefore contributory.

The Panel recommends:

Amend the City Fringe Heritage Area Review:

a) For the Western Beach Road Heritage Area, list 14a and 44 Western Beach Road as non-contributory.

Council Officer Response:

Submission 12 dealt with the site at 14A Western Beach Road and was resolved by the City post-exhibition with a change to the amendment. The submission therefore wasn't referred to the Panel. As the recommendation of the Panel about 14a Western Beach Road is consistent with Council's resolution of the submission, the Panel's recommendation supports Council's position on this site.

Submission 11 dealt with 42-44 Western Beach Road and was not referred to the Panel as Council had resolved it post-exhibition. The Panel's conclusion about 42 Western Beach Road is at odds with the City's post-exhibition change to the amendment. The heritage expert author of the City Fringe Heritage Area Review, when consulted about the submission, considered the status of the buildings at 42 and 44 Western Beach Road and advised the City that the grading can be altered to non-contributory. Officers support this position and disagree with the Panel recommendation on a submission that was resolved and not referred to it.

Section 4: 11 Mercer Street, Geelong

Summary findings

The Panel concludes:

The primary consideration for whether a place should be formally recognised in the planning scheme under the Heritage Overlay is whether it is of cultural heritage significance. As opposed to 'intactness' or 'integrity', the condition of a building does not inform whether a building is significant. The issue of condition is more appropriately considered at the planning permit stage when plans are put before the Council.

The Panel considers that 11 Mercer Street is of local significance for historical and representative reasons and that the heritage citation should be amended to remove reference to aesthetic significance and detail those parts of the property that are not significant.

The Panel also concluded that the Heritage Overlay should be refined to apply only to the Victorian building and the remainder of the site need not be included in the Heritage Overlay.

The Panel recommends:

Amend the Heritage Overlay Map to:

a) Include only the two storey Victorian building at 11 Mercer Street, Geelong and exclude the balance of the land.

Amend the Heritage Overlay Schedule to:

a) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.

Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant, consistent with Appendix B.

Council Officer response:

The conclusions of the Panel about the heritage significance of the site are supported and reflect the City's position put to the Panel during the course of the Hearing.

Post the Panel Hearing, the City's Municipal Building Surveyor has been considering a request for an emergency works order to demolish the building. This was made just days post the Panel Hearing, at which, disappointingly, no mention of this impending request was made.

Council's Municipal Building Surveyor has exercised powers to inspect the building and ascertain its structural integrity and safety. The inspection determined that the building is unsafe, has lost its structural integrity and does not meet current safety standards. The condition of the building poses a severe risk to life in a strong wind or rain event. A cease of occupation order has been issued and an exclusion zone established in Mercer Street. An Emergency Building Order for a safe and controlled demolition of the building was issued on 24 may 2018 and is to be carried out within 30 days of issue.

Whilst the Panel has independently reviewed and recommended the inclusion of 11 Mercer Street within the heritage overlay, the emergency building order and impending demolition of site effectively render this action redundant. Reluctantly, it is therefore recommended that Council not support the Panel's recommendation for 11 Mercer Street.

Section 5: Ceres Heritage Study 2017

Summary findings

The Panel concludes:

- The content of the citations in the Ceres Heritage Study is of high quality.
- The Panel accepts the confined nature of the Ceres Heritage Study 2017 in the context of this Amendment.

Section 5.2: 285 Gully Road, Ceres

The Panel, concludes:

- The property at 285 Gully Road, Ceres is of local significance and a Heritage Overlay is justified.
- The post exhibition revised Heritage Overlay map is sufficient to retain the significance of the place.

The Panel recommends:

Amend the Heritage Over Map to:

a) *Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.*

Amend the Heritage Overlay Schedule to:

a) *Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.*

Amend the Heritage Citation for 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording "Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling", consistent with Appendix C.

Council Officer Response:

These recommendations of the Panel are supported and reflect the proposed changes put to the Panel by the Officer.

Section 5.3: 17 and 100 McCann Street, Ceres

Summary findings

The Panel concludes:

- The former Sunday school building at 17 McCann Street has been demolished and therefore the existing extent of the Heritage Overlay that includes the church only should be maintained.
- It is appropriate that the Heritage Overlay be revised on 100 McCann Street to exclude the prefabricated building and revise the citation to clarify the non-contributory nature of 1940s addition.

The Panel recommends:

Amend the Heritage Overlap Map to:

a) Retain the current extent of the Heritage Overlay at 17 McCann Street, Ceres to include the church only.

b) Exclude the pre-fabricated building at 100 McCann Street, Ceres

Amend the Heritage Overlay Schedule to:

a) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.

b) In the description of the Heritage Place for 100 McCann Street (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.

Amend the Heritage Citation:

a) For 17 McCann Street, Ceres remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.

b) For 100 McCann Street, Ceres clarify that the 1940s gable extension is not significant.

Council Officer Response:

Submissions 4 (17 McCann Street) and 8 (100 McCann Street) were resolved by the City and not referred to the Panel. Nonetheless, these recommendations of the Panel are generally supported as they reflect the changes made to the amendment post-exhibition by Council to resolve the submissions. The only exception to this is the Panel recommendation to retain the current extent of HO66 boundary affecting 17 McCann Street. As per the post-exhibition change to the amendment to resolve Submission 4, the mapping of HO66 is to be contracted to only cover the former Church building and a curtilage along its southern and western sides. This has been accepted by the landowner and better reflects the extent of significance of the Church.

Section 6: 20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)

Summary findings

The Panel concludes:

- 20 Brougham Street, Geelong warrants inclusion in the Heritage Overlay as exhibited.
- Reference to the saw-tooth roof at 20 Brougham Street, Geelong should remain within the "Other recommendations" section of the citation as exhibited.
- Council should consider for further strategic work reviewing the Woolstores Industrial Heritage Area and design guidelines to discourage facadism treatment.

The Panel did not make any recommendations about this site.

Council Officer Response:

Council resolved Submission 7 with a post-exhibition change to the citation sheet for this property. This change was accepted by the submitter and the submission was not referred to the Panel. The Planning and Environment Act 1987 is clear that there are 3 options for the planning authority when making decisions on the submissions:

- change the amendment in the manner requested; or
- refer the submission to a panel; or
- abandon the amendment or that part of the amendment

Given that under delegation it was resolved to change the amendment and notify the submitter, Council has made its determination as per the first of the 3 options listed above.

The amendment proposed for adoption is consistent with the resolution of the submission post-exhibition and does not include the requirement in the citation sheet to retain the saw-tooth roof.

Section 7: 9 Scarlett Street, Geelong West (Donaghy's Rope Walk)

Summary findings

The Panel concludes:

- 9 Scarlett Street, Geelong West should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal while it is on the Victorian Heritage Register is contrary to the Planning Practice Note Applying the Heritage Overlay and the Heritage Act 2017. Its inclusion in the Victorian Heritage Register should be considered first.
- When the satisfaction of the requirements of the Environmental Audit Overlay have been met, the Environmental Audit Overlay should be removed.

The Panel recommends:

Amend the Schedule to the Heritage Overlay for HO741 'Donaghy's Rope Walk' to retain 9 Scarlett Street, Geelong West.

Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.

Council Officer Response:

As Submission 9 was a supporting submission for the amendment, there was no resolution to change the amendment or refer it to a Panel. The Panel recommendation to resolve the Victorian Heritage Register listing of 9 Scarlett Street prior to dealing with the Heritage Overlay is supported. At the time of the emergency works order to demolish the structure, the advice from Heritage Victoria (HV) to the landowners' consultant was that it would just be a matter of HV amending the Registration to delete reference to the structure. Council proceeded with the amendment to remove the heritage overlay on the understanding that HV was undertaking the Registration change. However, this was not acted upon by HV, with the position since changing to an application having to be made to amend the Registration.

The landowner will now make the application, and the City will provide a letter of support for the application.

It is recommended that Amendment C359 be split into 2 parts, with part 1 comprising all parts of the amendment with the exception of the heritage overlay change to 9 Scarlett Street, and that this be placed on hold until the HV registration is sorted. This will save on another amendment being prepared at a later date. Part 1 will be adopted at this time and Part 2, containing just the heritage overlay change to 9 Scarlett Street, will be adopted at a future date when the HV registration has been resolved. This approach has been discussed with DELWP officers and received their support.

A certificate of Environmental Audit was issued by an Environmental Auditor appointed under the *Environment Protection Act 1970* on 28th February 2018. This certified that the condition of the land at 9 Scarlett Street Geelong West is neither detrimental nor potentially detrimental to any beneficial use of the site. There is no requirement for Council to provide any further approval. As the Certificate has been issued, the reason for the retention of the EAO has been removed and it is appropriate to delete the EAO as part of the amendment.

Panel's Further Recommendations

Summary findings

The Panel has made two further recommendations which are beyond the scope of Amendment C359:

Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.

Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.

Council Officer Response:

The Panel's further recommendations about reviewing the Woolstores and Geelong Commercial Heritage areas are beyond the scope of Amendment C359 but will be taken into account as Council determines future heritage review priorities across the municipality. It is noted that a review of the heritage overlays for central Geelong is included in the Municipal Heritage Strategy 2017 as a short to medium term action. review of the Woolstores Industrial Heritage Area could be included within the scope of this work.

No change to the amendment is required from these Panel recommendations.

Financial Implications

There will be no significant financial implications on Council.

Community Engagement

The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* to provide for full public comment, including notifying all affected landowners by mail. Submitters have been notified of the release of the Panel Report and will be notified of the Council's adoption and of the final decision on the Amendment by the Minister for Planning.

Social Equity Considerations

The Amendment does not raise any social equity issues.

Policy/Legal/Statutory Implications

The amendment will result in a good planning outcome ensuring the preservation of locally significant heritage places.

The amendment will achieve the objectives of the State Planning Policy Framework at Clause 15.03-1 (Heritage conservation) by ensuring the conservation of places of heritage significance.

The Amendment will achieve the objectives of the Local Planning Policy Framework (LPPF) including:

Clause 21.06-5 Heritage and Identity includes an objective *"to conserve and enhance individual places and areas of pre and post contact cultural heritage significance"* with relevant strategies.

Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on the precincts and individual properties to be included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09.

Alignment to City Plan

The Amendment supports the Sustainable Built and Natural Environment strategic direction of City Plan and is consistent with the strategic direction of community Wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

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

Risk Assessment

There are no notable risks associated with implementing the recommendation contained in this report. There is a risk of loss of places of heritage significance without the introduction of the recommended planning provisions.

Environmental Implications

The proposed amendment will not have any adverse effects on the environment.

Attachment 2 – Panel Report Executive Summary

Executive summary

(i) Summary

Amendment C359 is a complex heritage amendment covering many sites. It is a culmination of a number of Heritage Studies that the Greater Geelong City Council has undertaken over the last couple of years and proposes to resolve anomalies to a number of properties within the Heritage Overlay.

(ii) Background

The Amendment proposes to implement the findings of the *City Fringe Heritage Review*, some of the findings of the *Outer Areas Heritage Study 1998-2000* as updated by the *Ceres Heritage Study Report 2017* and implements the *Former Dennys Lascelle Woolstore Heritage Assessment 2017*. It also fixes anomalies in the Heritage Overlay and deletes HO741 and the Environment Audit Overlay from the former ropewalk site at 9 Scarlett Street, Geelong West.

Council received 12 submissions and resolved 9 of them by agreeing to make changes to the Amendment. Three submissions were formally referred to the Panel. However, one of the submissions (Submission 10) raised a substantial number of matters relating to all aspects of the Amendment, including precincts and individual places which were subject to the submissions that have now been withdrawn. The Panel requested copies of all submissions received by the Council, evidence that they had been resolved and that Council detail their response to all submissions, which was presented in Council's submission to the Panel.

(iii) Key issues

Key issues raised in submissions included whether the configuration of the precincts proposed as part of the *City Fringe Heritage Review* were appropriate and whether the gradings of particular properties are accurate; whether individual places should be included within individual Heritage Overlays (285 Gully Road, Ceres and 11 Mercer Street, Geelong); whether the extent of the Heritage Overlay on individual properties (17 McCann Street, Ceres; 100 McCann Street, Ceres; 285 Gully Road, Ceres; and 11 Mercer Street, Geelong) are appropriate; and whether citations and policy recommendations for future management of the sites are suitable (100 McCann Street, Ceres; 285 Gully Road, Ceres; 11 Mercer Street, Geelong and 20 Brougham Street, Geelong).

Other issues included the need to review other existing precincts within Geelong including the Geelong Commercial Heritage Area and the Woolstores Heritage Area and, with regard to the Woolstores precinct, whether the form of development taking place is appropriate.

(iv) Findings

The Panel found that, in most part, the Heritage studies underpinning the Amendment are sound and justify changes to the planning scheme. In particular, the outcomes of the *City Fringe Heritage Area Review* with new statements of significance provide a greater level of detail which will assist in understanding these areas and managing change within them.

That said, the Panel found that there are inconsistencies in the approach of dealing with edges of precincts. The Panel found that the southern precinct edges of the *City East Heritage*

Precinct should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the *City East Heritage Area* given the significance of the axial street pattern and, given the context of the *Austin Park and Environs Precinct*, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties be incorporated into the precinct.

The *Western Beach Road Heritage Precinct* is appropriate and the properties 14A Western Beach Road, 34 Western Beach Road and 44 Western Beach Road are non-contributory, while 42 Western Beach Road clearly displays the characteristics of the Post war style that contributes to the significance of the precinct and is therefore contributory.

The Panel found that the area around in the vicinity of Ryrie Street and Fenwick Street is particularly problematic with a lack of reference in the statement of significance to Post war heritage places in the Geelong Commercial Heritage Area (where many of the properties are proposed to be transferred) and that 12 Ryrie Street sits among a street of very individually significant places. This area should be retained within the existing City Fringe Heritage Area until the Geelong Commercial Area is reviewed.

The Panel found that the Heritage Overlay is justified for individual properties including 17 McCann Street, Ceres; 100 McCann Street, Ceres; 11 Mercer Street, Geelong and 285 Gully Road, Ceres, subject to changes in the extent of the Heritage Overlay and amending the citations to clarify those parts of the buildings that are not significant.

9 Scarlett Street, Geelong West is included on the Victorian Heritage Register. Although the site is vacant, it should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal, while it is on the Register, is contrary to the Planning Practice Note *Applying the Heritage Overlay* and the *Heritage Act 2017*. Its inclusion in the Victorian Heritage Register should be considered first.

With regard to Geelong's Woolstores, the Panel found that the Former Dennys Lascelle Woolstore at 20 Brougham Street, Geelong is significant and policy that supports the partial retention of the saw-tooth roof is appropriate, given it is an element of significance on the site. The Panel considers, given the development pressure in this highly significant precinct, design policy should be reviewed as a matter of priority.

(v) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C359 be adopted as exhibited subject to the following:

1. **Amend the Heritage Overlap Map to:**
   a) **Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639).**
   b) **Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).**
   c) **Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).**
   d) **Include only the two storey Victorian building 11 Mercer Street, Geelong and exclude the balance of the land.**

e) **Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.**
f) **Retain the current extent of the Heritage Overlay (HO66) at 17 McCann Street, Ceres to include the church only.**
g) **Reduce the extent of the Heritage Overlay to exclude the pre-fabricated building at 100 McCann Street, Ceres.**
h) **Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.**

2. **Amend the Heritage Overlay Schedule to:**
   a) **Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.**
   b) **Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.**
   c) **Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.**
   d) **Include in the description of the Heritage Place for 100 McCann Street, Ceres (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.**
   e) **Retain 9 Scarlett Street, Geelong West in the entry for HO741 'Donaghy's Rope Walk'.**

3. **Amend the Heritage citations in the City Fringe Heritage Area Review for:**
   a) **City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.**
   b) **Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.**
   c) **Western Beach Road Heritage Area to list 14a Western Beach Road and 44 Western Beach Road as non-contributory.**

4. **Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant consistent with Appendix B.**

5. **Amend the Heritage citations in the Ceres Heritage Study 2017 Heritage Citation for:**
   a) **17 McCann Street, Ceres to remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.**
   b) **100 McCann Street, Ceres to clarify that the 1940s gable extension is not significant.**
   c) **285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording "*Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original***

***three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling"*, consistent with Appendix C.**

(vi) Further recommendations

The Panel makes the following further recommendations:

Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.

Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.

Attachment 3 – Panel Recommendations and Council Response

Panel Recommendation **Greater Geelong Planning Scheme – Amendment C359**	**Summary Council Response**	**Adopted Council Position**
City Fringe Heritage Area Review East		
Amend the Heritage Overlap Map to: c. Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639) d. Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016). Amend the City Fringe Heritage Area Review: c. Heritage Citation for City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory. d. Heritage Citation for Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.	Supported.	Heritage Overlay map changed as per Panel recommendations. Citation sheets for the City East Heritage Area and the Austin Park and Environs Heritage Area changed as per the Panel recommendations.
City Fringe Heritage Area Review West		
Amend the Heritage Overlap Map to: **b)** Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).	Not supported	Area deleted from proposed heritage overlay HO1637 and existing HO1639.
City Fringe Heritage Area Review North		
Amend the City Fringe Heritage Area Review: **b)** For the Western Beach Road Heritage Area, list 14a and 44 Western Beach Road as non-contributory.	Supported in part. Changes to the City Fringe Heritage Area Review for 14A	City Fringe Heritage Area Review changed to list 14a, 42 and 44 Western

Panel Recommendation **Greater Geelong Planning Scheme – Amendment C359**	**Summary Council Response**	**Adopted Council Position**
	Western Beach Road and 44 Western Beach Road supported. Recommendation for 42 Western Beach Road not supported.	Beach Road Geelong as non-contributory.
11 Mercer Street, Geelong		
Amend the Heritage Overlay Map to: b) Include only the two storey Victorian building at 11 Mercer Street, Geelong and exclude the balance of the land. Amend the Heritage Overlay Schedule to: b) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building. **c)** Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant, consistent with Appendix B.	Not supported due to issue of emergency building order for demolition on 24 May 2018.	11 Mercer Street Geelong deleted from proposed HO2015 on the Planning Scheme Maps and in the Schedule to Clause 43.01. Citation sheet for 11 Mercer Street Geelong to be updated to explain that the site was demolished in 2018 following the Emergency Building Order.
285 Gully Road, Ceres		
Amend the Heritage Overlay Map to:	Supported.	Heritage Overlay map changed to include a reduced extent for HO2011.

Panel Recommendation **Greater Geelong Planning Scheme – Amendment C359**	**Summary Council Response**	**Adopted Council Position**
b) Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house. Amend the Heritage Overlay Schedule to: b) Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house. Amend the Heritage Citation for 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording "*Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling",* consistent with Appendix C.		The schedule to Clause 43.01 changed to clarify the extent of the overlay as per the Panel recommendation. Citation sheet in Ceres Heritage Study 2017 changed to incorporate the Panel recommendation.
17 McCann Street and 100 McCann Street, Ceres		
Amend the Heritage Overlap Map to: c) Retain the current extent of the Heritage Overlay at 17 McCann Street, Ceres to include the church only. d) Exclude the pre-fabricated building at 100 McCann Street, Ceres Amend the Heritage Overlay Schedule to:	Supported in part. The mapped extent of HO66 is to be contracted to only cover the former Church building and a curtilage along its	Heritage Overlay map changed to modify the extent of HO66 including a reduced curtilage along the western and southern boundaries of the church building. Heritage Overlay map changed to modify the extent of HO2012 to delete the pre-fabricated building.

Panel Recommendation **Greater Geelong Planning Scheme – Amendment C359**	**Summary Council Response**	**Adopted Council Position**
c) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building. d) In the description of the Heritage Place for 100 McCann Street (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house. Amend the Heritage Citation: c) For 17 McCann Street, Ceres remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history. d) For 100 McCann Street, Ceres clarify that the 1940s gable extension is not significant.	southern and western sides.	The schedule to Clause 43.01 changed to remove reference to the Sunday school building for HO66. The schedule to Clause 43.01 changed to include the description of HO2012 as per the Panel recommendation. Citation sheet for 17 McCann Street changed as per the Panel recommendation. Citation sheet for 100 McCann Street changed as per Panel recommendation.
20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)		
The Panel made conclusions about this site but did not make any recommendations about this site.	Not Supported.	Citation sheet for 20 Brougham Street changed to remove the reference to retention of the saw-tooth roof.
9 Scarlett Street, Geelong West (Donaghy's Rope Walk)		
Amend the Schedule to the Heritage Overlay for HO741 'Donaghy's Rope Walk' to retain 9 Scarlett Street, Geelong West. Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.	Supported.	Amendment split into 2 parts. C359 Part 1 adopted. C359 Part 2 deferred. EAO deleted from 9 Scarlett Street as part of C359 Part 1. HO741 retained in C359 Part 2 until Heritage Victoria resolves their Registration for the site.

Panel Recommendation **Greater Geelong Planning Scheme – Amendment C359**	**Summary Council Response**	**Adopted Council Position**
Panel's Further Recommendations		
The Panel has made two further recommendations: Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism. Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.	Supported subject to budget and work program capacity. Beyond the scope of Amendment C359 but will be taken into account as Council determines future heritage review priorities across the municipality.	No changes to this Amendment.

Attachment 4 – Amendment C359 Part 1 to the adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C359 Part 1

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 13 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 31HO, 38HO, 47HO, 49HO, 50HO and 37EAO in the manner shown on the 13 attached maps marked "Greater Geelong Planning Scheme, Amendment C359 Part 1".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.

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

4. In Local Planning Policy Framework – replace Clause 22.28 with a new Clause 22.28 in the form of the attached document.

5. In Local Planning Policy Framework – replace Clause 22.30 with a new Clause 22.30 in the form of the attached document.

6. In Local Planning Policy Framework – replace Clause 22.32 with a new Clause 22.32 in the form of the attached document.

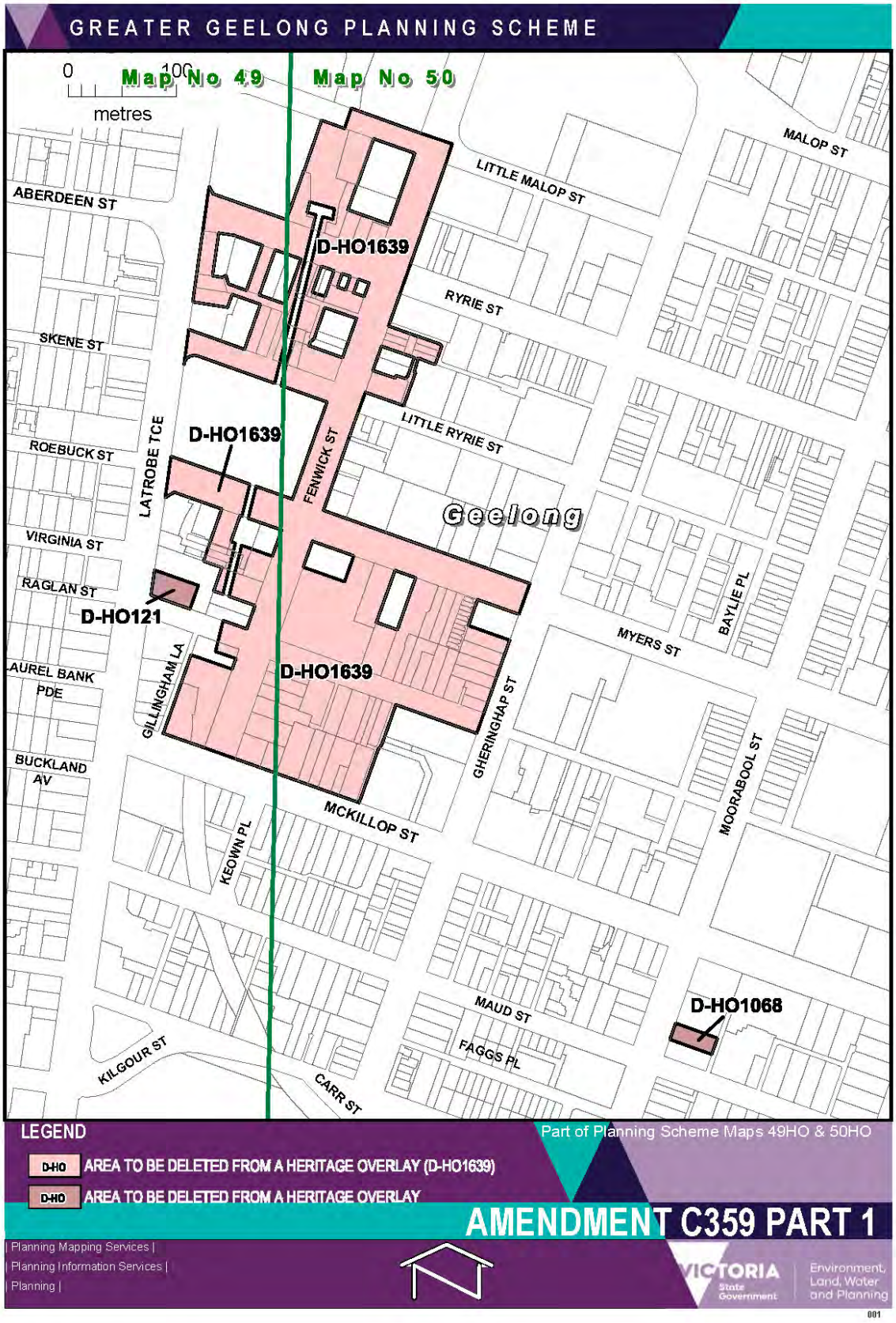
7. In Local Planning Policy Framework – insert new Clause 22.68 in the form of the attached document.

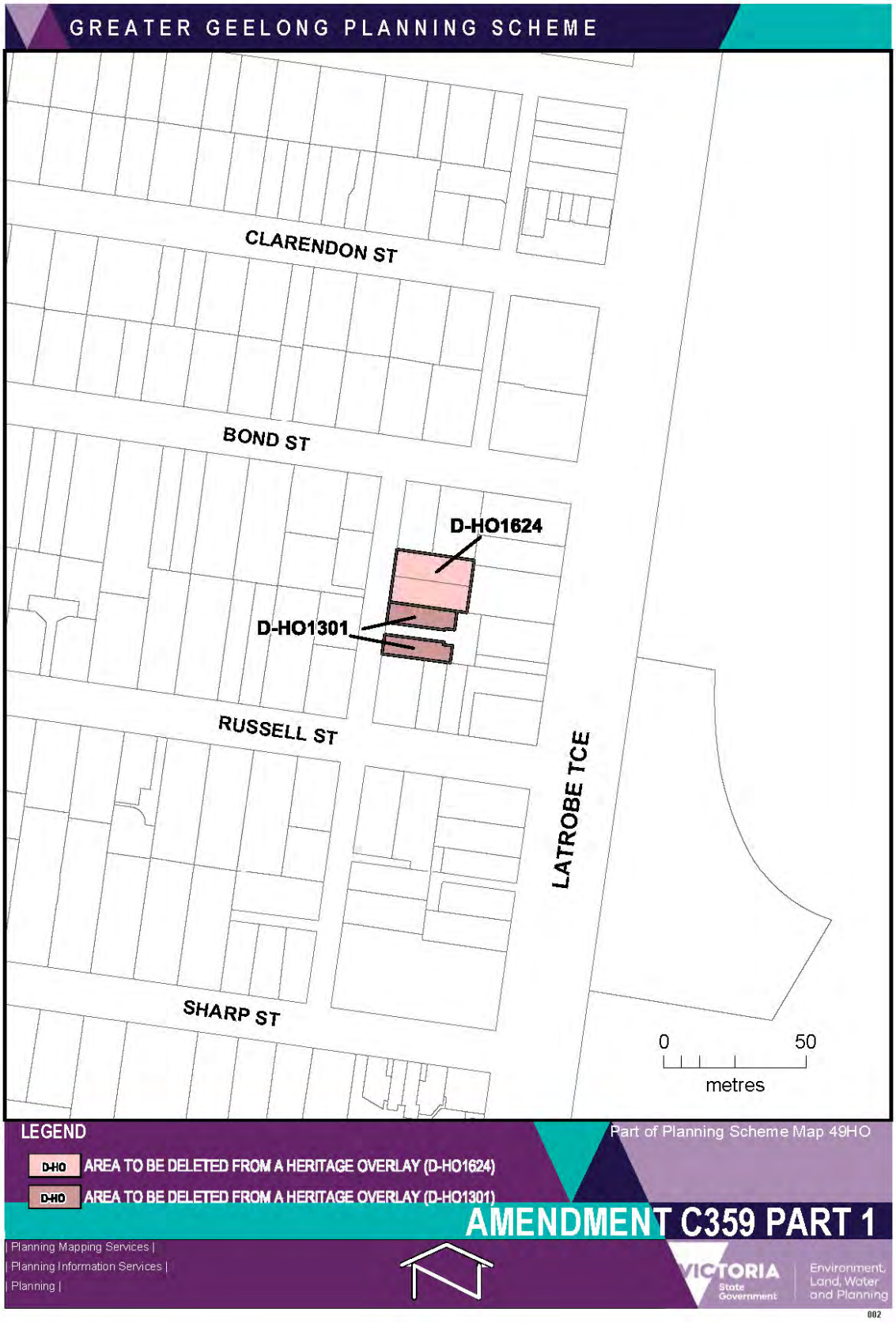
8. In Local Planning Policy Framework – insert new Clause 22.69 in the form of the attached document.

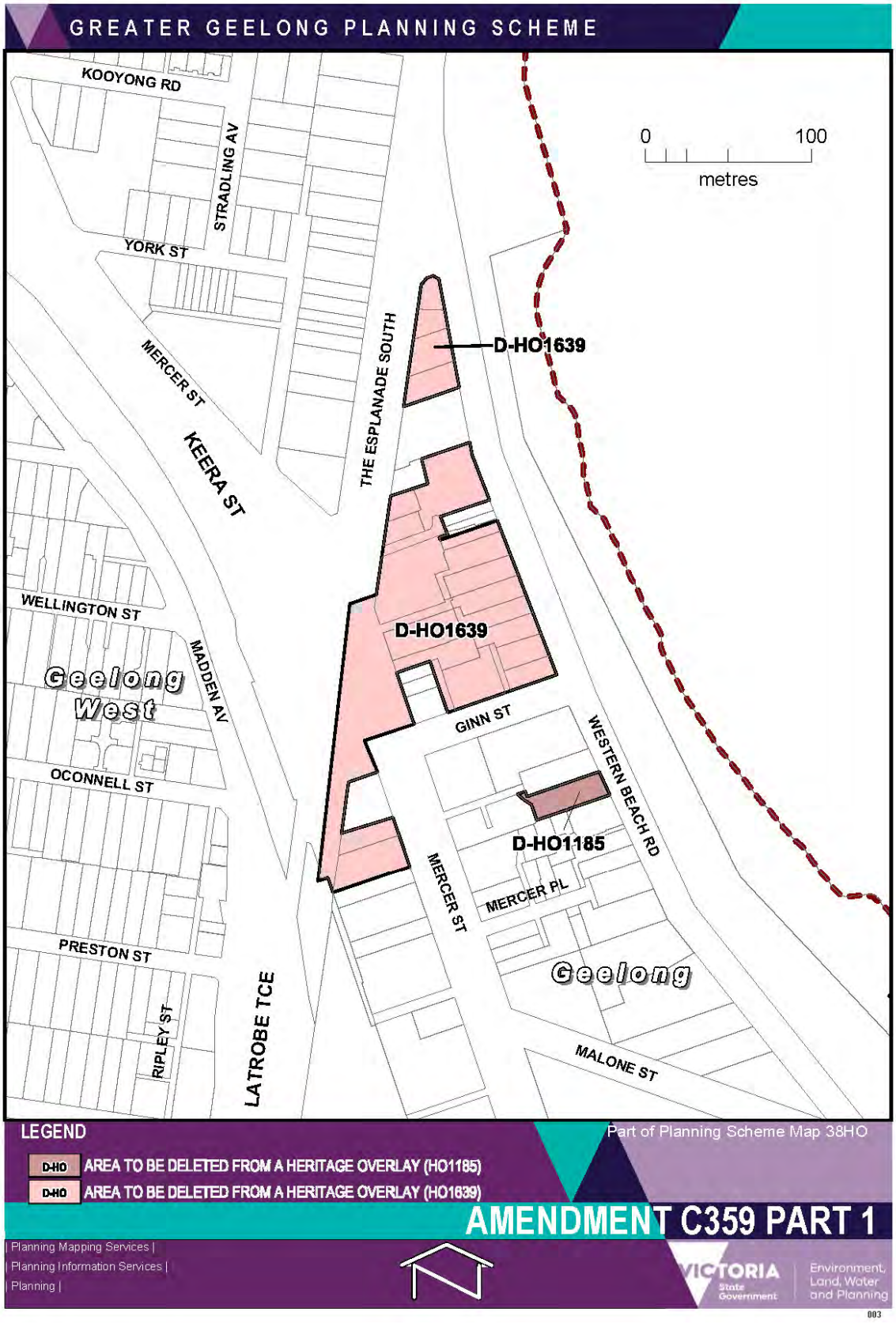
9. In Local Planning Policy Framework – insert new Clause 22.70 in the form of the attached document.

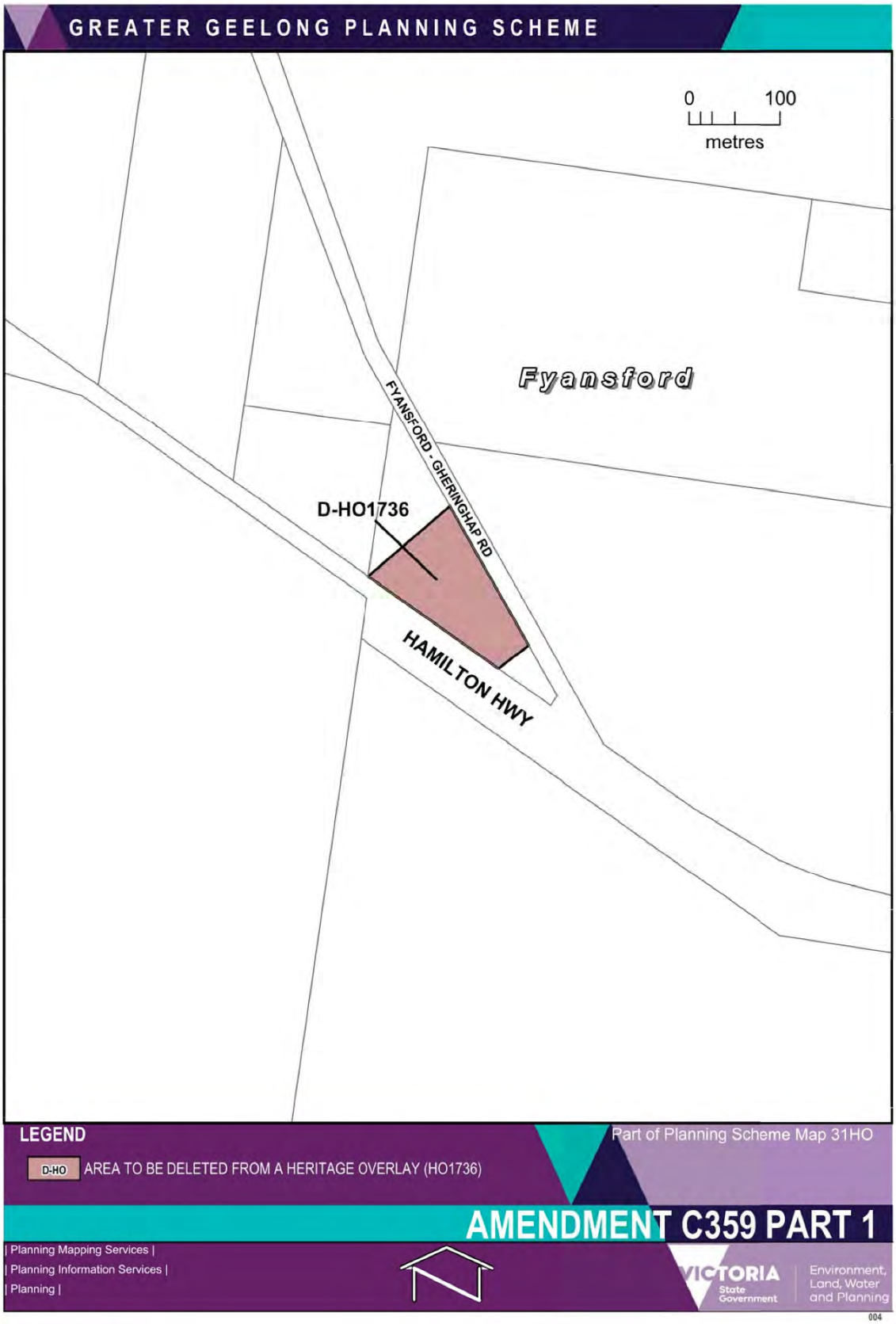
10. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

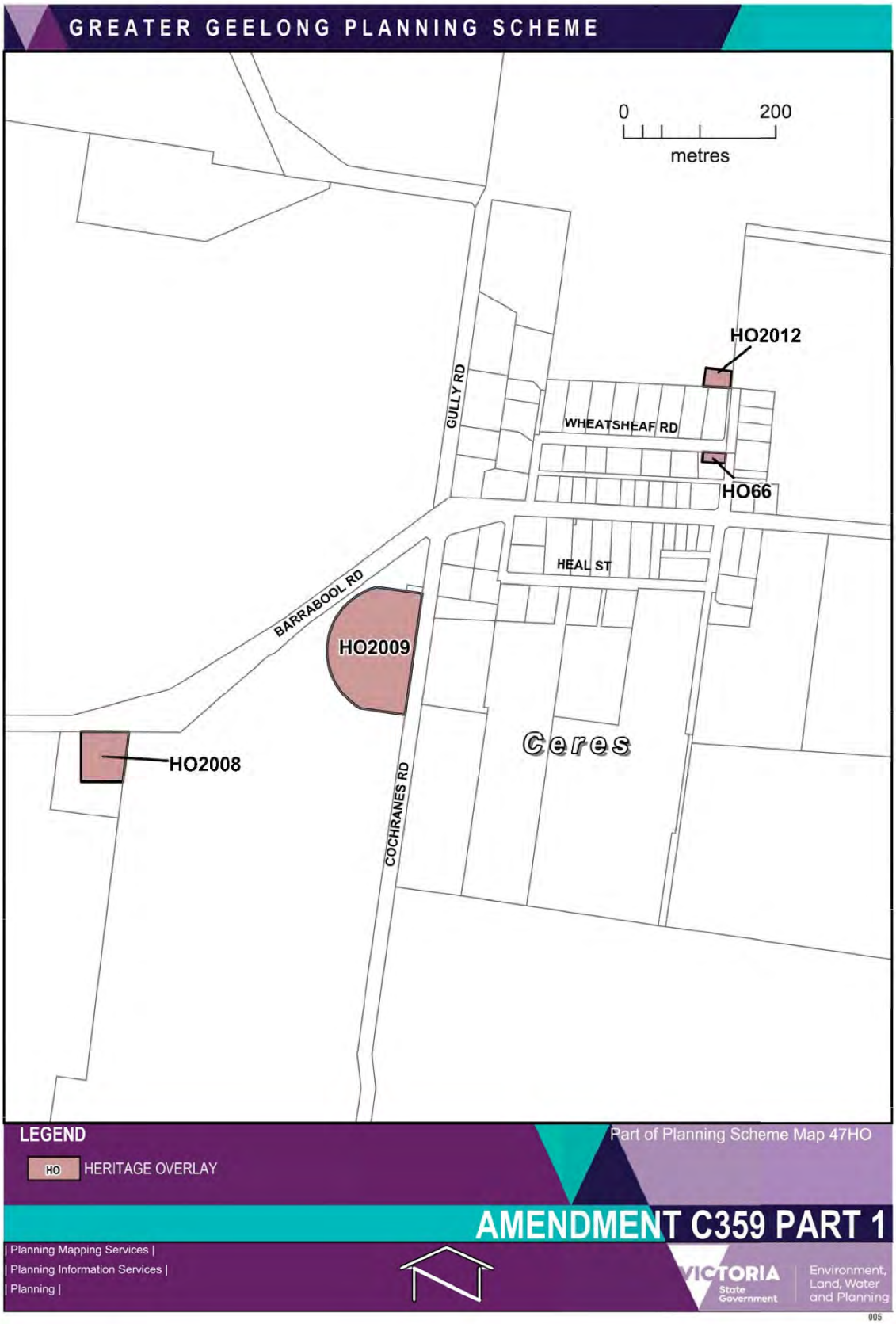
End of document

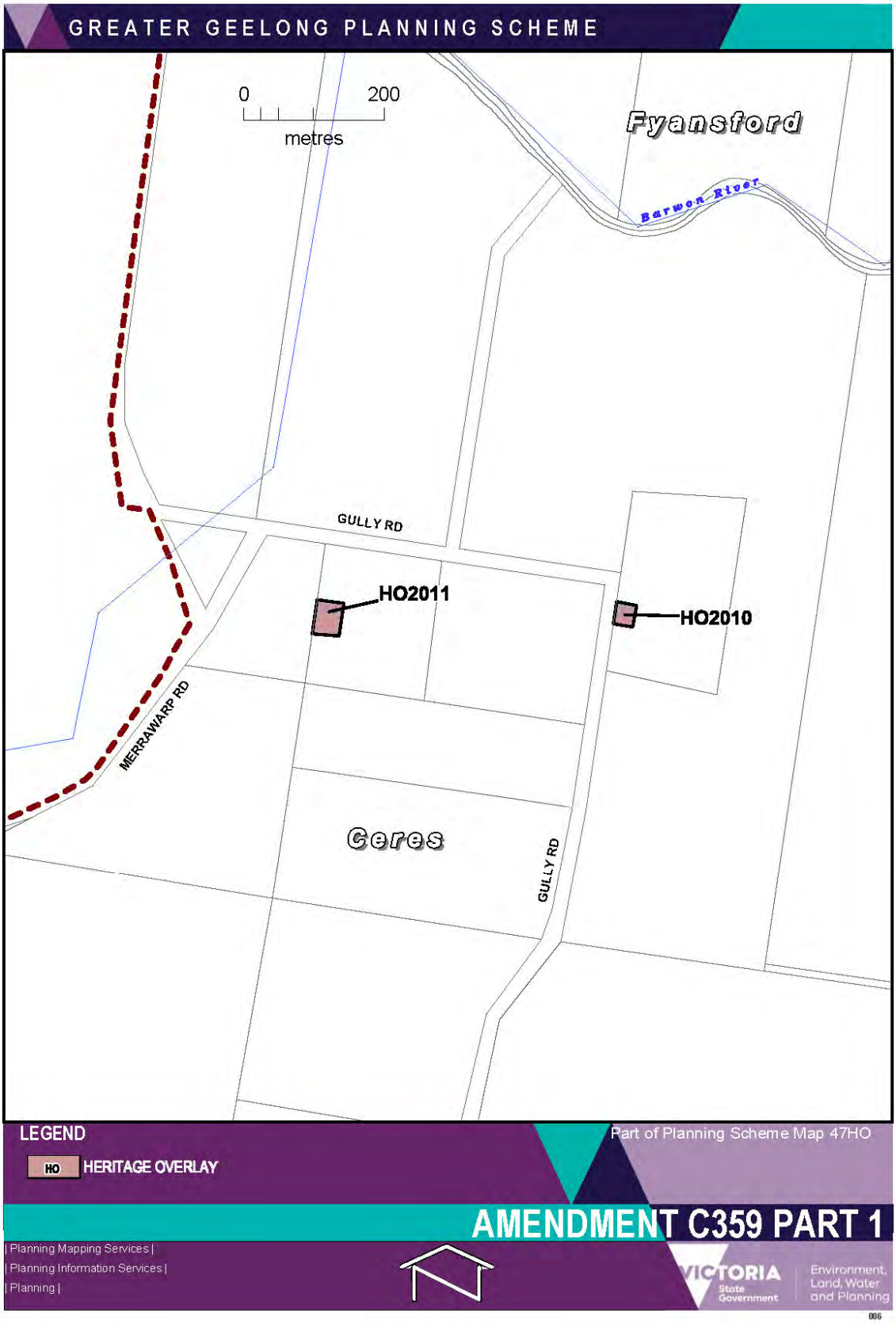

GREATER GEELONG PLANNING SCHEME
0
100
metres
Map No 49
Map No 50
ABERDEEN ST
LITTLE MALOP ST
MALOP ST
D-HO1639
RYRIE ST
SKENE ST
LITTLE RYRIE ST
LATROBE TCE
D-HO1639
FENWICK ST
ROEBUCK ST
Geelong
VIRGINIA ST
RAGLAN ST
D-HO121
BAYLIE PL
MYERS ST
GILLINGHAM LA
D-HO1639
AUREL BANK PDE
GHERINGHAP ST
MOORABOOL ST
BUCKLAND AV
MCKILLOP ST
KEOWN PL
MAUD ST
D-HO1068
FAGGS PL
KILGOUR ST
CARR ST
LEGEND
Part of Planning Scheme Maps 49HO & 50HO
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY (D-HO1639)
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY
AMENDMENT C359 PART 1
Planning Mapping Services
Planning Information Services
Planning
VICTORIA
State Government
Environment, Land, Water and Planning
001

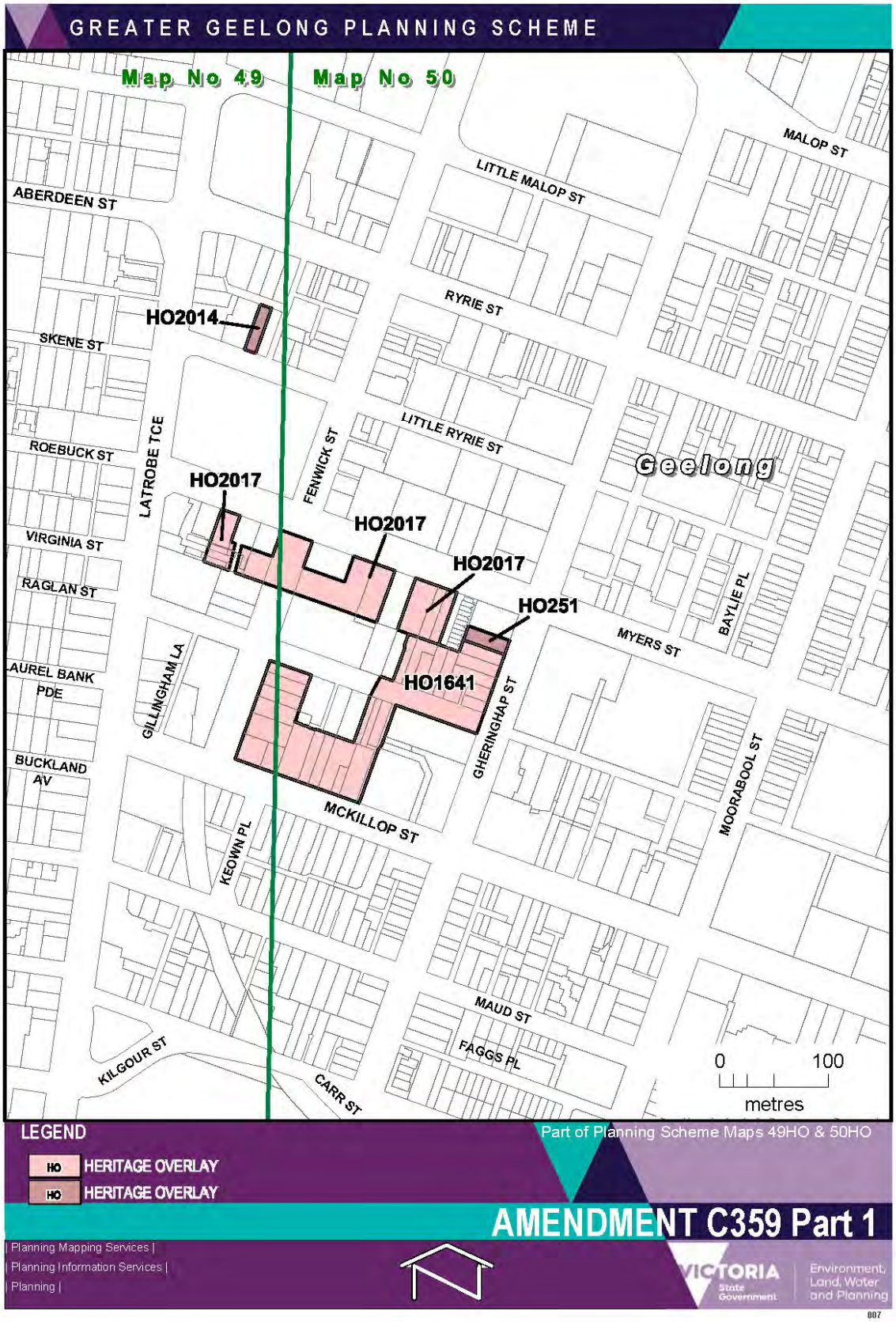

GREATER GEELONG PLANNING SCHEME
CLARENDON ST
BOND ST
D-HO1624
D-HO1301
RUSSELL ST
LATROBE TCE
SHARP ST
0
50
metres
LEGEND
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY (D-HO1624)
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY (D-HO1301)
Part of Planning Scheme Map 49HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
002

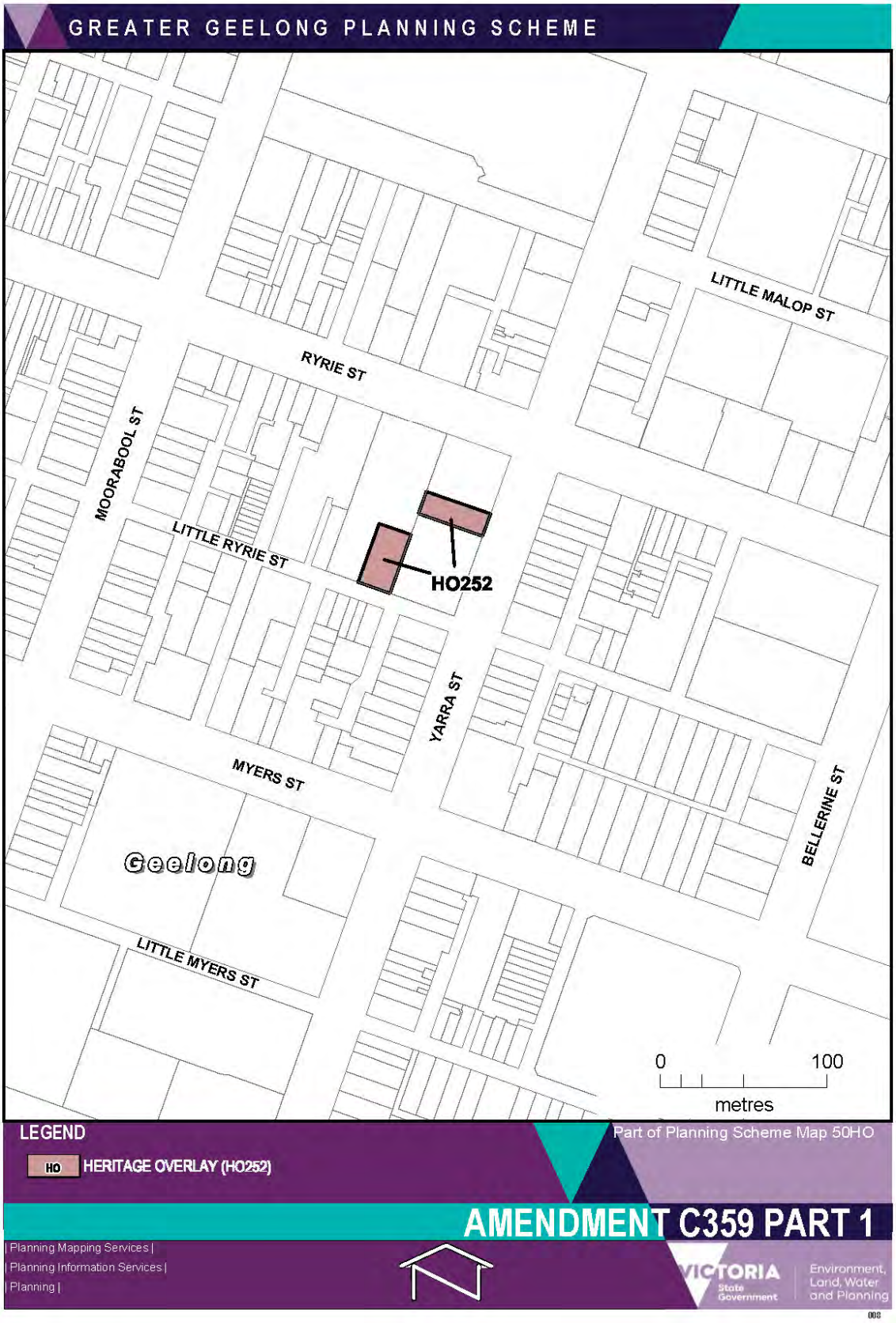

GREATER GEELONG PLANNING SCHEME
KOOYONG RD
STRADLING AV
YORK ST
MERCER ST
KEERA ST
THE ESPLANADE SOUTH
D-HO1639
0
100
metres
WELLINGTON ST
MADDEN AV
Geelong West
D-HO1639
GINN ST
WESTERN BEACH RD
OCONNELL ST
D-HO1185
MERCER ST
MERCER PL
PRESTON ST
RIPLEY ST
LATROBE TCE
Geelong
MALONE ST
LEGEND
Part of Planning Scheme Map 38HO
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1185)
D-HO AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1639)
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
003

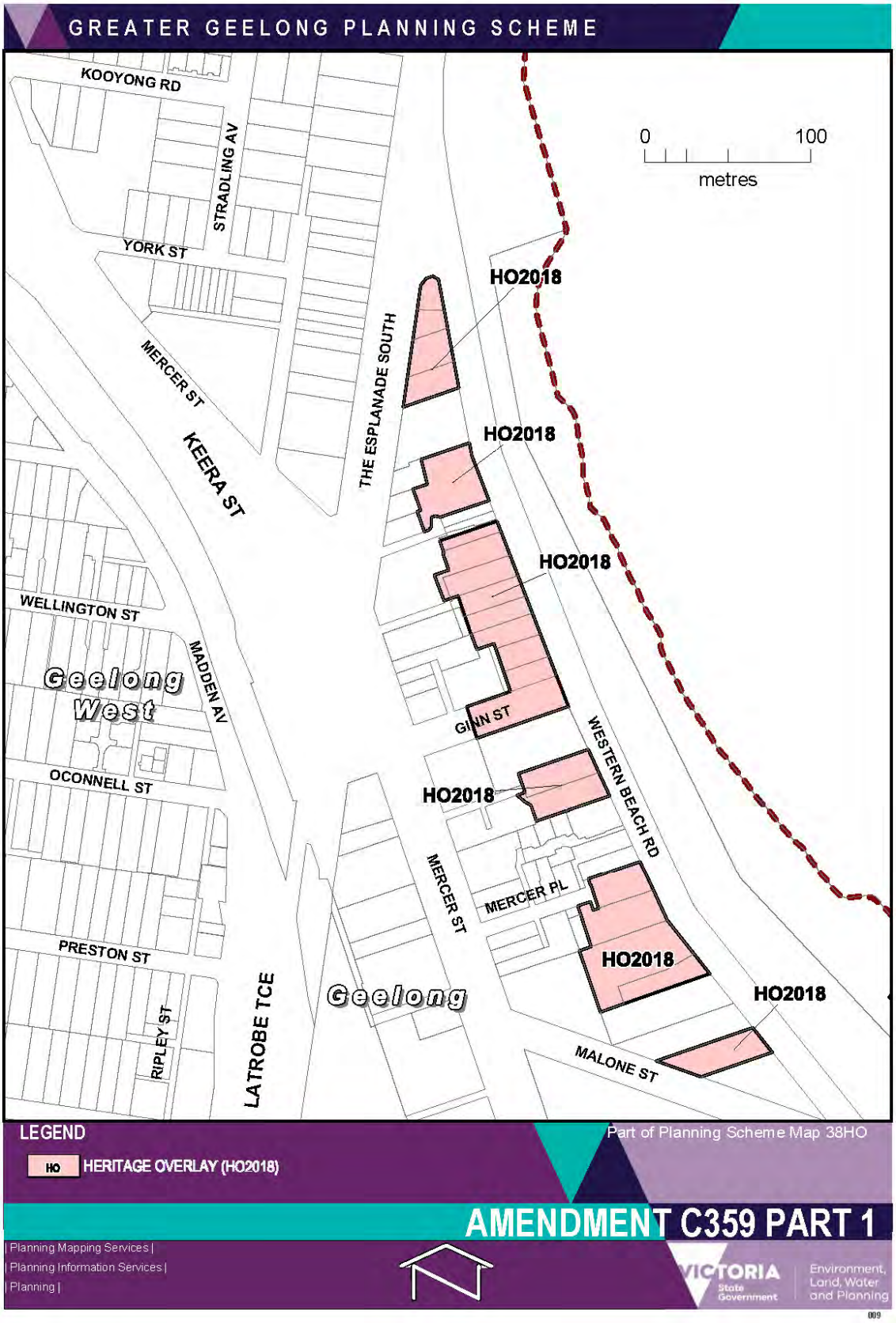

GREATER GEELONG PLANNING SCHEME
0
100
metres
Fyansford
FYANSFORD - GHERINGHAP RD
D-HO1736
HAMILTON HWY
LEGEND
D-HO
AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1736)
Part of Planning Scheme Map 31HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
004

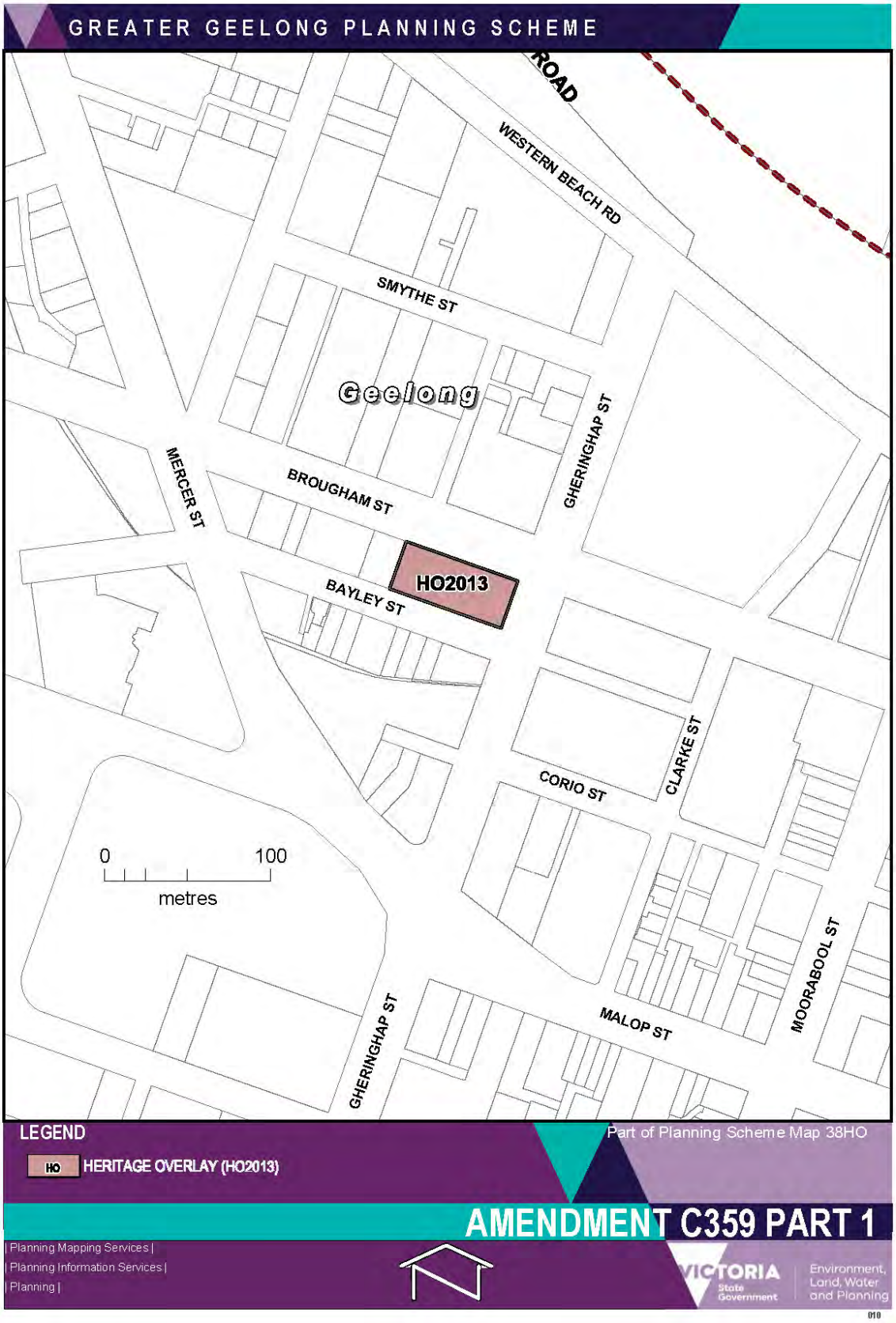

GREATER GEELONG PLANNING SCHEME
0
200
metres
HO2012
GULLY RD
WHEATSHEAF RD
HO66
HEAL ST
BARRABOOL RD
HO2009
Ceres
HO2008
COCHRANES RD
LEGEND
HO
HERITAGE OVERLAY
Part of Planning Scheme Map 47HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
005


GREATER GEELONG PLANNING SCHEME
0
200
metres
Fyansford
Barwon River
GULLY RD
HO2011
HO2010
MERRAWARP RD
Ceres
GULLY RD
LEGEND
HO HERITAGE OVERLAY
Part of Planning Scheme Map 47HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA State Government
Environment, Land, Water and Planning
006

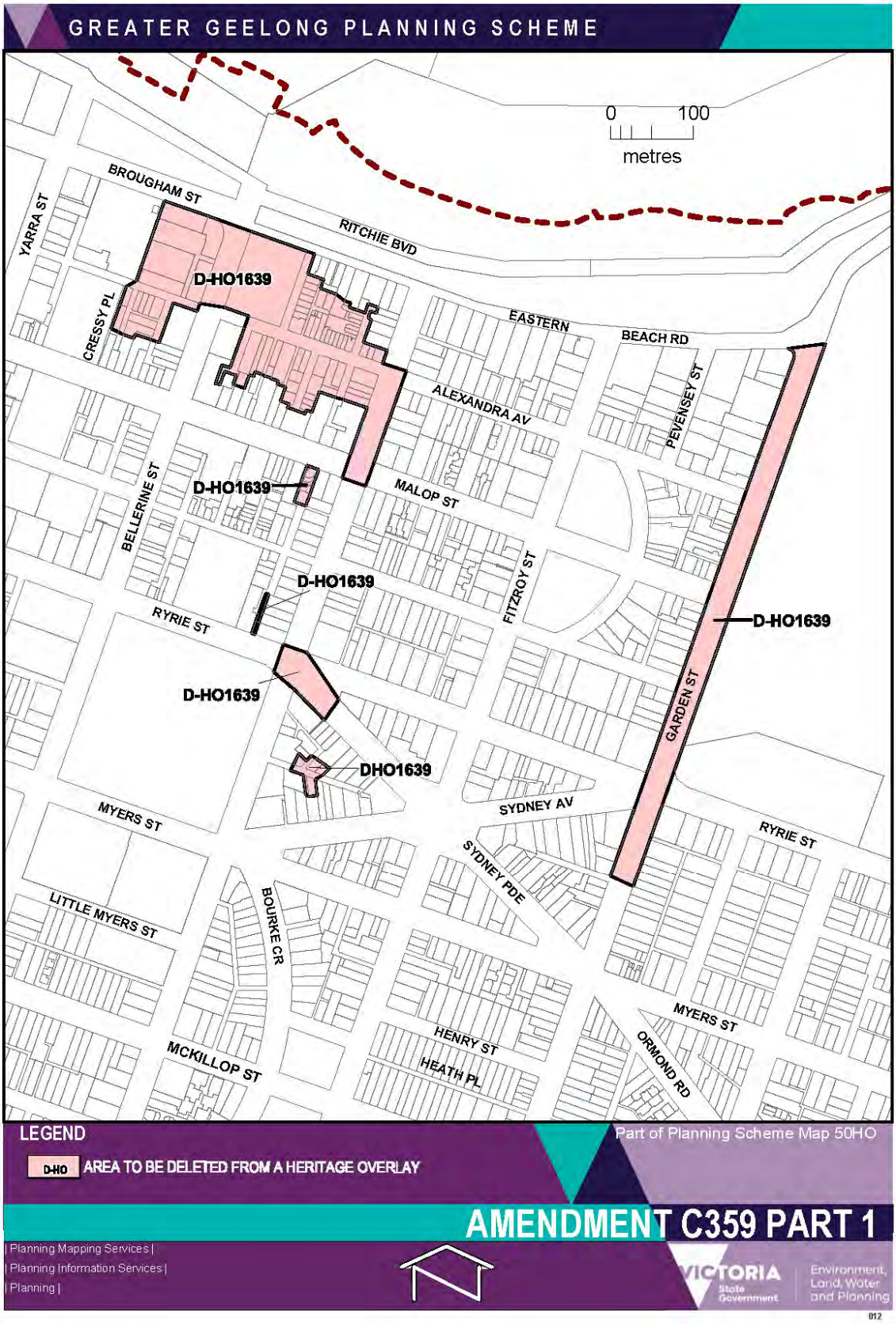

GREATER GEELONG PLANNING SCHEME
Map No 49
Map No 50
ABERDEEN ST
LITTLE MALOP ST
MALOP ST
RYRIE ST
HO2014
SKENE ST
LITTLE RYRIE ST
ROEBUCK ST
LATROBE TCE
FENWICK ST
Geelong
HO2017
HO2017
HO2017
VIRGINIA ST
RAGLAN ST
HO251
BAYLIE PL
MYERS ST
AUREL BANK PDE
GILLINGHAM LA
HO1641
GHERINGHAP ST
BUCKLAND AV
MCKILLOP ST
KEOWN PL
MOORABOOL ST
MAUD ST
FAGGS PL
KILGOUR ST
CARR ST
0
100
metres
LEGEND
HO HERITAGE OVERLAY
HO HERITAGE OVERLAY
Part of Planning Scheme Maps 49HO & 50HO
AMENDMENT C359 Part 1
Planning Mapping Services
Planning Information Services
Planning
VICTORIA State Government
Environment, Land, Water and Planning
007

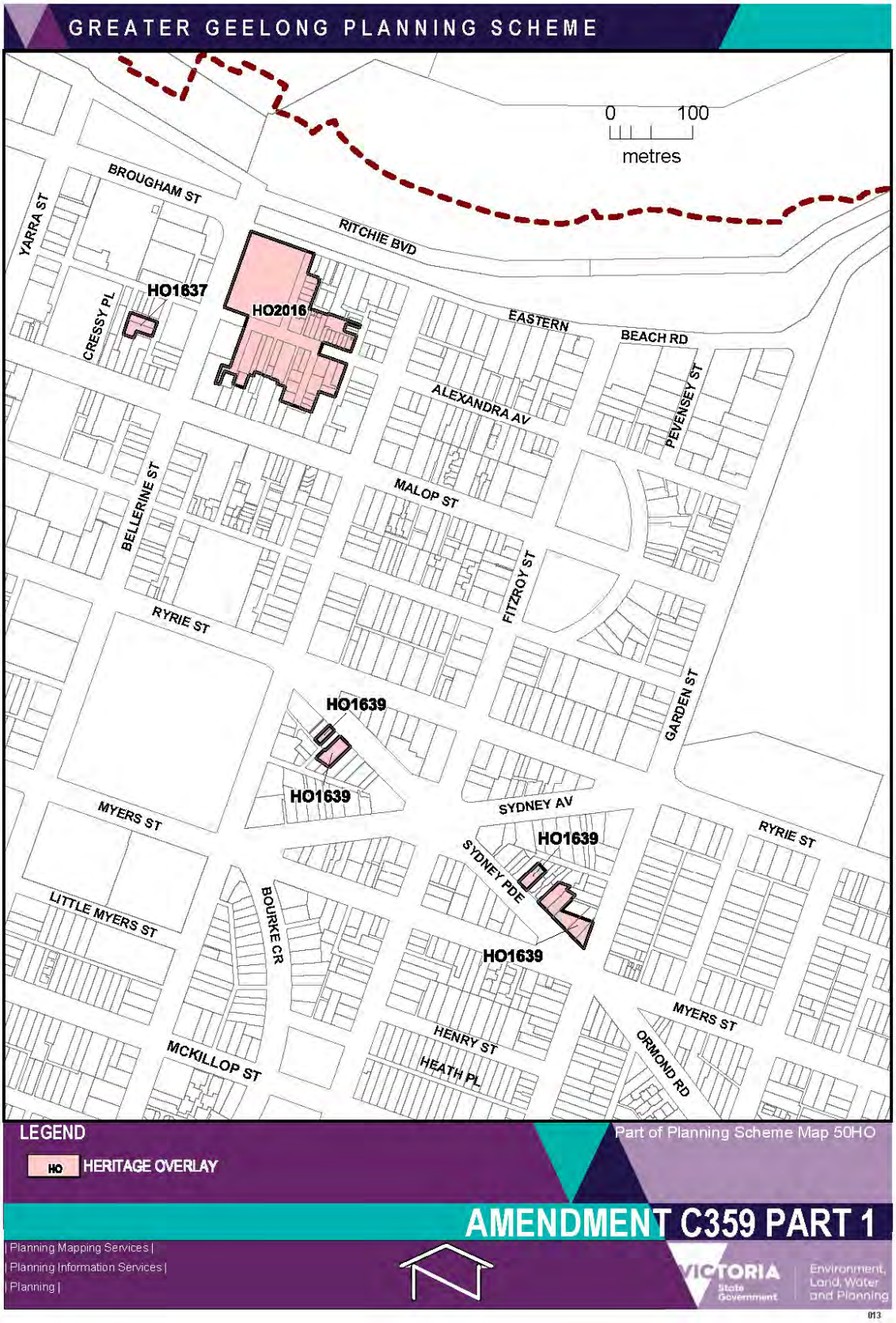

GREATER GEELONG PLANNING SCHEME
LITTLE MALOP ST
RYRIE ST
MOORABOOL ST
LITTLE RYRIE ST
HO252
YARRA ST
MYERS ST
BELLERINE ST
Geelong
LITTLE MYERS ST
0
100
metres
LEGEND
HO HERITAGE OVERLAY (HO252)
Part of Planning Scheme Map 50HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning


GREATER GEELONG PLANNING SCHEME
KOOYONG RD
STRADLING AV
YORK ST
MERCER ST
KEERA ST
THE ESPLANADE SOUTH
0
100
metres
HO2018
HO2018
HO2018
HO2018
HO2018
HO2018
WELLINGTON ST
MADDEN AV
Geelong West
GINN ST
WESTERN BEACH RD
OCONNELL ST
MERCER ST
MERCER PL
PRESTON ST
RIPLEY ST
LATROBE TCE
Geelong
MALONE ST
LEGEND
HO
HERITAGE OVERLAY (HO2018)
Part of Planning Scheme Map 38HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
009


GREATER GEELONG PLANNING SCHEME
ROAD
WESTERN BEACH RD
SMYTHE ST
Geelong
GHERINGHAP ST
MERCER ST
BROUGHAM ST
HO2013
BAYLEY ST
CLARKE ST
CORIO ST
0
100
metres
MOORABOOL ST
MALOP ST
GHERINGHAP ST
LEGEND
HO
HERITAGE OVERLAY (HO2013)
Part of Planning Scheme Map 38HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
010

GREATER GEELONG PLANNING SCHEME
0
50
metres
CLONARD AV
ANN ST
ANDREWS ST
COLLINS ST
JOHN ST
SARGEANT ST
SCARLETT ST
D-EAO
WARATAH ST
MCDOUGALL ST
Geelong West
CATHERINE ST
LEGEND
D-EAO
AREA TO BE DELETED FROM AN ENVIRONMENTAL AUDIT OVERLAY
Part of Planning Scheme Map 37EAO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
011


GREATER GEELONG PLANNING SCHEME
0
100
metres
BROUGHAM ST
YARRA ST
RITCHIE BVD
D-HO1639
CRESSY PL
EASTERN
BEACH RD
ALEXANDRA AV
PEVENSEY ST
BELLERINE ST
D-HO1639
MALOP ST
FITZROY ST
D-HO1639
RYRIE ST
D-HO1639
D-HO1639
GARDEN ST
DHO1639
SYDNEY AV
MYERS ST
RYRIE ST
SYDNEY PDE
LITTLE MYERS ST
BOURKE CR
MYERS ST
HENRY ST
ORMOND RD
MCKILLOP ST
HEATH PL
LEGEND
D-HO
AREA TO BE DELETED FROM A HERITAGE OVERLAY
Part of Planning Scheme Map 50HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
012


GREATER GEELONG PLANNING SCHEME
0
100
metres
BROUGHAM ST
YARRA ST
RITCHIE BVD
HO1637
CRESSY PL
HO2016
EASTERN
BEACH RD
ALEXANDRA AV
PEVENSEY ST
BELLERINE ST
MALOP ST
FITZROY ST
RYRIE ST
GARDEN ST
HO1639
HO1639
SYDNEY AV
MYERS ST
HO1639
SYDNEY PDE
RYRIE ST
LITTLE MYERS ST
BOURKE CR
HO1639
MYERS ST
HENRY ST
ORMOND RD
MCKILLOP ST
HEATH PL
LEGEND
HO
HERITAGE OVERLAY
Part of Planning Scheme Map 50HO
AMENDMENT C359 PART 1
| Planning Mapping Services |
| Planning Information Services |
| Planning |
VICTORIA
State Government
Environment, Land, Water and Planning
013

21.10 GEELONG WESTERN WEDGE

09/05/2013
C223
Proposed C15?

21.10-1 Key issues and influences

28/01/2010
C129(Part 1)

The Geelong Western Wedge is located between Geelong's Central Activities Area, Geelong West and the Corio Bay foreshore. The area has been identified for the potential to undergo substantial change and redevelopment.

Six distinctive precincts have been identified within the Geelong Western Wedge as detailed in Clause 21.10-4, which seek to:

- Create an exciting inner city area linking the commercial heart, waterfront and transport hub, which extends and connects educational, cultural and business assets as a focus for design and technology and place to meet and do business.
- Encourage higher buildings to maximise the overall intensity of development in the Western Wedge, while sharing key views, respecting heritage areas and protecting the amenity of public spaces.

21.10-2 Objectives

09/05/2013
C223

- To rejuvenate underutilised sites within the Geelong Western Wedge.
- To encourage complementary and compatible mixed uses.
- To ensure that central Geelong is maintained as the primary retail area.
- To provide an atmosphere attractive to 'creative' businesses and supporting activities.
- To achieve diversity of uses without fragmenting the continuity of active frontages at street level.
- To promote excellence in architecture for public and private development.
- To increase development densities whilst protecting heritage areas and the amenity of public spaces.
- To ensure that new buildings give a sense of human scale and interest to the streetscape.
- To ensure higher buildings are located and oriented to enable sharing of views towards Corio Bay.
- To maximise the overall intensity of development throughout the Geelong Western Wedge.
- To ensure that new buildings respond to major site influences of the Geelong Western Wedge.
- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the station and maximising the intensity of activities in areas accessible to the station.
- In the **Geelong Station Precinct** develop intensive uses around a sustainable multi-modal transport hub that fully utilises the highly accessible location and takes advantage of the capacity for growth.
- In the **Inner Wedge** Precinct:
  - Achieve a cosmopolitan mixture of intensive uses with a design and technology focus that integrates university activities into the city fabric.
  - Create a neighbourhood of dense buildings permeated by a fine network of pedestrian routes, squares and courtyards that characterise a mix of street level activity.
- In the **Mercer St Precinct** develop a lively boulevard with active street frontages with a mixture of service, sales and hospitality with residential and accommodation above and behind.

- In the **Latrobe Terrace Precinct** promote high quality highway frontage development and ensure development allows for the easy movement of people between Geelong West, Geelong Station, Central Geelong and the foreshore.
- In the **Western Beach Precinct** maintain the residential foreshore character and contributory buildings and manage incremental changes to buildings.
- In the **Civic and Cultural Precinct** reinforce the focus of cultural and institutional uses and buildings around Johnstone Park.

Strategies

- Avoid retail uses that compete with the main retail area in the Central Geelong Activity Centre.
- Ensure building heights throughout the Western Wedge maximise the overall intensity of development, minimise overshadowing of the pedestrian streets, parks and other public places and facilitate the sharing of views to Corio Bay.
- Encourage higher density development in areas separate from sensitive heritage precincts, the residential precinct of Western Beach and the residential area of Geelong West to the west of the Latrobe Terrace Precinct.
- Ensure new buildings have active frontages at ground level to provide passive surveillance.
- Set buildings to the front property boundary except where setbacks are specifically required as detailed in the Design and Development Overlay Schedule 17 and the Activity Centre Zone Schedule 1.
- Ensure the setback and design of upper building levels provide interest and an attractive streetscape.
- In the **Geelong Station Precinct**:
  - Encourage businesses complementary to the central transport function of the multi-modal transport hub and contributing to the intensity of uses and development around the Geelong Station.
  - Encourage uses that capitalise on the high accessibility of the site.
- In the **Inner Wedge Precinct**:
  - Encourage a mixture of uses including commercial, education, leisure and residential to provide variety and to generate synergies and activity at all times.
  - Encourage a 'vertical mix' of uses, with the uses at ground level providing active frontages to streets and other public spaces.
  - Locate education, office and residential uses above uses with active street frontages.
- In the **Mercer Street Precinct**:
  - Encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Station, education institutions and the foreshore.
  - Manage the mix of uses to avoid potential amenity conflicts within the precinct and with adjoining precincts.
- In the **Latrobe Terrace Precinct**:
  - Encourage a mixture of commercial, with showrooms frontages that respond to the main road frontage.
  - Ensure use and development provides an appropriate interface to protect the amenity of the residential areas located to the west of the precinct.
  - Encourage uses that complement the central transport function of the multi-modal transport hub.
  - Improve pedestrian links.

- In the **Western Beach Precinct** encourage uses that retain and conserve the residential foreshore character and heritage of the precinct.
- In the **Civic and Cultural Precinct**:
  - Ensure uses maintain the precinct's role as the region's principal location for arts, culture and civic activities.
  - Ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
  - Require new development to complement existing civic buildings and uses that provide a civic service.

21.10-3 Implementation

24/03/2011
C238
Proposed
C359

- These strategies will be implemented by:

Using policy and the exercise of discretion

- Assess applications in the Geelong Station Precinct against the Geelong Station Precinct Framework Plan.
- Encourage Site Development Briefs to be prepared for key redevelopment sites within the Geelong Station Precinct.
- Using local policy to retain significance of the Woolstores Industrial Heritage Area (HO1638: Woolstores Industrial Heritage Area, Clause 22.29).
- Using local policy to retain and protect heritage residential areas and associated religious institutions (HO20181~~639~~: Western Beach Road~~City Fringe~~ Heritage Area, Clause 22.69~~30~~).
- Using local policy to maintain the concentration of Geelong's civic buildings near Johnstone Park and the Railway Station (HO1640 Civic Centre Heritage Area, Clause 22.31).

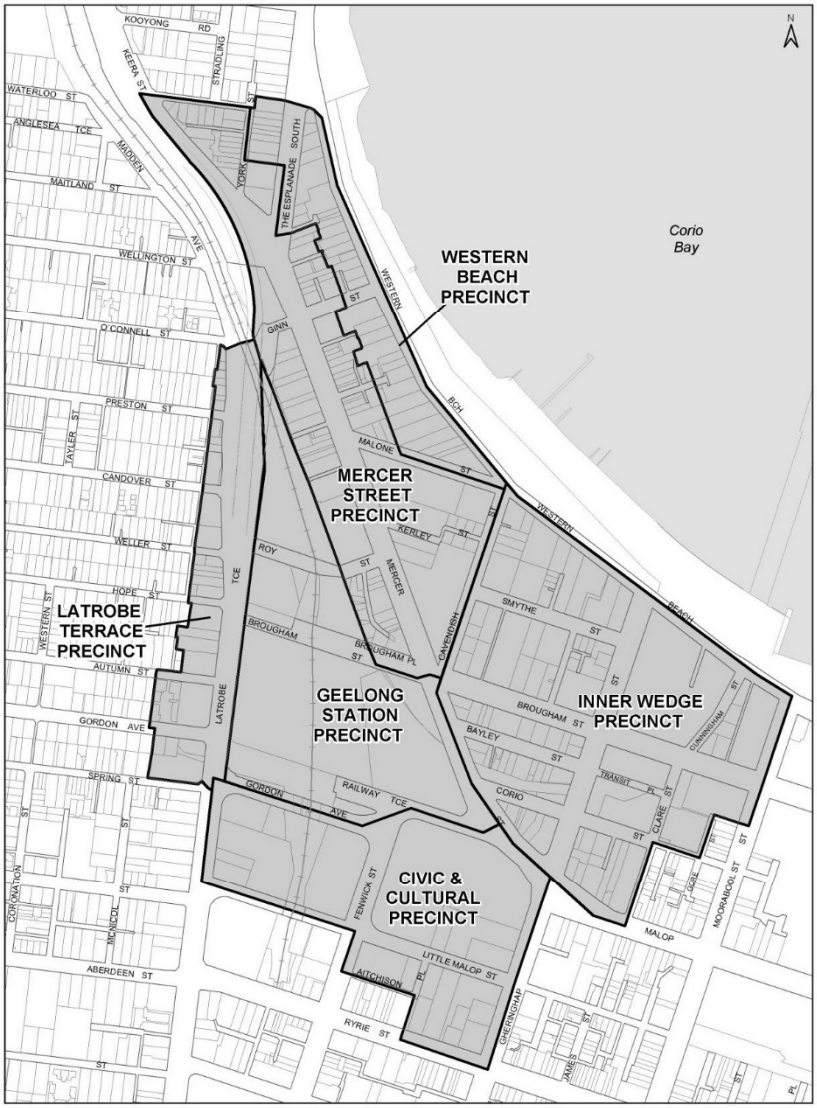
References

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

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

21.10-4 Geelong Western Wedge Precinct Plan map

28/01/2010
C129(Part 1)



22.09 CULTURAL HERITAGE

15/03/2018
~~C365~~
Proposed
C359 Part 1

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

This policy includes an overall Heritage Policy and 53 individual local planning policies that apply to particular heritage areas within the municipality.

Policy Basis

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

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

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

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

Objectives

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

Policy

Exercising discretion

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

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

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

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

References

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lara Heritage Review Phase 2, Volumes 1, 2 & 3 (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.

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

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

Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) prepared by Context Pty Ltd (May 2017).

Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).

City Fringe Heritage Area Review Part 1 and Part 2 prepared by RBA Architects + Conservation Consultants Pty Ltd (May 2017)

Ceres Heritage Citations Project prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant (May 2017)

Former Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (March 2017)

22.28
28/01/2010
C129(Part 1)
Proposed
C359

HO1637: GEELONG COMMERCIAL HERITAGE AREA

This policy applies to all land included in the Geelong Commercial Heritage Area.

Policy Basis

Geelong's commercial centre contains a diverse and fine range of nineteenth and twentieth century buildings representing the major periods of Geelong's growth from the 1850s to the post war era. It includes notable examples of architectural styles of commercial buildings, as well as public buildings and a few former residences ~~and public buildings~~.

The scale of the Geelong's commercial centre and its close relationship with key infrastructure – the wharves and port, as well as the railway station – reflect its importance as a regional commercial centre. In addition, the supporting role of warehouse and the like in the backstreets provides another layer of interest.

~~The orientation and siting of Geelong's commercial centre in relation to the wharves and port, the railway and Barwon River are important. They reflect Geelong's growth and importance as a regional commercial centre.~~

The development of Geelong's commercial centre from its historical heart, the former Market Square in Malop Street, dictated the spread of commercial activity down Ryrie, Moorabool, Gheringhap and Yarra Streets, as did the introduction in 1912 of the electric trams. The area also contains some very early examples of Victorian residential architecture in Yarra Street.

Individually and collectively the buildings in this area demonstrate the development of the City's public and commercial life, and includes work by some of Geelong's prominent architects and builders. The relationship between nineteenth and twentieth century architecture is expressed by the corner towers at the intersection of Ryrie with Gheringhap and Moorabool Streets.

The area is characterised by a variety of street widths with little or no separation between buildings, minimal setbacks and buildings with a diverse range of construction materials and of ~~indiscriminate~~ varying scale, size and height. It is also distinguished by the use of the local Barrabool sandstone to the facades of several early buildings. Verandahs are generally associated with pre-1930s commercial architecture.

Objectives

- To retain and enhance the diverse range of existing architectural styles of commercial buildings, former residences and public buildings which form the heart of Geelong's commercial precinct and represent the major periods of Geelong's growth.
- To protect the relationship between nineteenth and twentieth century architecture expressed by the corner towers at the intersection of Ryrie Street with Gheringhap and Moorabool Streets as an architectural expression of major periods of Geelong's growth.
- To retain the character of the area with little or no separation between buildings, minimal street setbacks and indiscriminate building scale, size and height.
- To encourage the contemporary interpretation of traditional building design and use of traditional material within the area.
- To retain the special character of the area which includes a number of notable buildings by significant Geelong architects and builders.
- To protect examples of early residential development within Geelong including Yarra Street.
- ~~To encourage the use of traditional construction materials in the area.~~

Policy

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

- Promote buildings that incorporate the following design characteristics:
  - Pressed evenly coloured bricks.

  - Smooth rendered masonry, stone, timber, steel and glass walls.
  - Slate and non-zincalume corrugated sheet metal roofing.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage the reinstatement of the original verandah forms to commercial buildings where they formerly existed.
- Encourage buildings to have little or no separation from adjacent buildings.
- Encourage building heights not to exceed the height of the tallest neighbouring building located within the associated block.
- Ensure that buildings and works for commercial and civic buildings comply with the 'Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings' which is an Incorporated Document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines, prepared by Graeme Butler for the City of Geelong, 1993.

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

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

City Fringe Heritage Area Review, prepared by RBA Architects + Conservations Consultants for the City of Greater Geelong (2016).

22.30
28/01/2010
~~C129359(Part 1)~~
Proposed C359

HO1639: CITY ~~FRINGE~~ EAST HERITAGE AREA

This policy applies to ~~all~~ land included in the City ~~Fringe~~ East Heritage Area.

Policy Basis

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including *Corio Villa* and *Merchiston Hall*, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensey Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased.

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19th century street layout which includes the curved street Pevensey Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell.

~~This precinct is distinguished by historically elite residential areas and associated religious institutions, situated on the fringe of the City's commercial centre and responding to the topography. It is significant for its diversity of nineteenth and twentieth century architectural styles and buildings of consistently high quality, reflecting Geelong's regional importance and prosperity. Many of the residences, churches and schools have historical associations with prominent Geelong identities and the area includes some of Geelong's earliest development.~~

~~The area has a high retention of original housing stock, with excellent representative examples from the early and late Victorian and Edwardian periods, and many substantially intact streetscapes of buildings of high integrity. Typically, the houses are substantial and include the following characteristics; single or double storey buildings of either brick or timber, located on wide, tree lined streets on sizeable blocks with generous proportions and street and boundary setbacks. The houses have complex building forms and rich ornamental detail.~~

~~The area includes some distinctive elements and precincts including the formal street planning of Pevensey Crescent and Sydney Place East and West, the narrow streets and subdivisions and single storey housing within Little Myers and England Streets and grouped church buildings, particularly in Fenwick Street near Ryrie Street.~~

Objectives

- To maintain the ~~streetscape qualities~~heritage values of the City East Heritage A~~a~~rea ~~which include wide, tree lined streets with sizeable allotments, building setbacks to the front and side boundaries and garden settings.~~
- To retain the prominence of architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods generally, as well as Post-WW11 examples to Eastern Beach Road.
- To maintain the established character of the area which is generally defined by wide, tree-lined streets with many sizeable allotments, and residential buildings, generally single story with consistent setbacks to the front and side boundaries as well as garden settings.
- To retain and enhance the distinctive street planning of Pevensey Crescent and St Andrew's Cross (Sydney Avenue and Sydney Parade)~~Place East and West and the distinctive precincts of narrow streets and subdivisions, and single storey housing within Little Myers and England Streets~~.
- To protect the relationship between ~~of residences, churches and schools found within the area and responding to~~ the topography and the scale of residences (often the larger examples area located to the principal streets and/or higher ground)~~, including grouped Church buildings in Fenwick Street, near Ryrie Street~~.
- ~~To maintain intact streetscapes of high integrity, original housing stock, including representative examples of early and late Victorian and Edwardian residential development and examples of some of Geelong's earliest development.~~
- ~~To retain the special character of the area which includes a number of architecturally and socially significant residential buildings.~~
- To encourage the ~~contemporary~~ innovative interpretation of traditional building design and/or elements (especially materials) within the area though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports~~use of traditional construction materials~~.
- To encourage the use of appropriate fence types~~, designs~~ and heights~~locations~~.

- ~~To encourage the appropriate development, form and scale of garages and/or carports.~~

Policy

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

- ~~Promote buildings that incorporate the following design characteristics:~~
  - ~~Detached buildings with complex building forms.~~
  - ~~Hipped and/or gable roofs with a pitch between 20-35 degrees.~~
  - ~~Narrow or wide eaves.~~
  - ~~Verandahs.~~
  - ~~Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).~~
  - ~~Rich ornamental detail designed in a contemporary manner.~~
  - ~~Pressed evenly coloured bricks.~~
  - ~~Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).~~
  - ~~Timber framed windows.~~
  - ~~Slate, tiles or non-zincalume corrugated sheet metal roofing.~~
- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation and Interwar periods, as well as Post-WW11 examples to Eastern Beach Road.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- ~~Encourage the separation between buildings to be equivalent to neighbouring buildings.~~
- ~~Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.~~
- ~~Encourage existing and intact culturally significant Victorian and Edwardian places to be retained.~~
- Encourage building heights to complement the ~~be single storey and to incorporate the following:~~

~~The highest point of the roof should not be greater than the highest~~ adjacent ~~single storey building, whereby~~ significant or contributory buildings as follows:

- ~~the~~ the ridge height of the roof should be not ~~be~~ greater than that of the ~~main (overall),~~highest adjacent ~~ridge line.~~
- ~~The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.~~
- ~~The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.~~
- ~~The roof form and massing of the building should be drawn from the~~ significant ~~neighbouring buildings visually connected to it~~ contributory building.
- If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.

- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: corrugate sheet metal (non-zincalume), tiles or slate.
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) or lightweight cladding (horizontal weatherboards, ashlar boards, and/or battened sheeting).
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally, limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new b~~B~~uildings and ~~,~~ works ~~and fences should~~ comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an ~~i~~Incorporated ~~d~~Document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

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

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

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

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016)

22.32
28/01/2010
C129(Part 1)
Proposed

HO1641: CITY SOUTH HERITAGE AREA

This policy applies to all land included in the City South Heritage Area.

Policy Basis

This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and ~~associated~~ public/institutional buildings. It is representative of~~s~~ an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey ~~decorative~~ timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian periods and, to a lesser extent, from the Interwar period (especially the Californian Bungalow style)~~s~~. Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips. ~~The retention of streetscape features as the setting for the buildings is significant. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.~~

Objectives

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design and use of materials within the area.
- ~~To encourage the use of traditional construction materials in the area.~~
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

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

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey buildings.
  - Single fronted, narrow facades or double fronted large facades.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Verandahs (some recessed).
  - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.

22.68 HO2016 AUSTIN PARK AND ENVIRONS HERITAGE AREA

-/-/20-
C-

This policy applies to land included in the Austin Park and Environs Heritage Area.

Policy Basis

Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the Municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1950s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped and was used in the early Victorian period for the grazing of residents animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city.

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England streets. Landscaped in the 1880s by John Raddenberry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland.

Objectives

- To maintain the heritage values of the Austin Park and Environs Heritage Area.
- To retain the prominence of the historically and architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples - most are from the Victorian period, with a few from the Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by narrow streets with small allotments and residential buildings, generally single storey with consistent setbacks to the front and minimal, if any, to the side boundaries, as well as limited garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To discourage the introduction of garages to the front of the allotments.
- To encourage the use of appropriate fence types and heights.

Policy

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

- Encourage the retention of existing and intact culturally significant places, primarily from the Victorian period, but also the Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings, which can include buildings constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Generally attached buildings with a regular form.
  - Gable and/or hipped roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: generally corrugated sheet metal (non-zincalume).
  - Minimal, if any, projecting eaves.
  - Traditional wall materials: lightweight cladding (primarily horizontal weatherboards) and masonry (face brick or rendered).
  - Covered front entries, generally verandahs.
  - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- New garages and/or carports should be located to the rear of existing and/or infill buildings.
- Discourage the introduction of crossovers.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

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

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

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

22.69 HO2018 WESTERN BEACH ROAD HERITAGE AREA

–/–/20–
C–

This policy applies to all land included in the Western Beach Road Heritage Area.

Policy Basis

Historically, the Western Beach Road Heritage Area is significant as a prestigious residential area that includes substantial houses from the Victorian, Federation, Interwar and Post-War periods. These houses were erected for prominent residents of Geelong, with many of the earliest houses originally having larger land holdings. Developed from the mid-19th century, land in the precinct has been progressively subdivided with several high quality Post-War houses erected in the location of established gardens which had previously been part of larger Victorian period holdings. During this time there was a shift in the precinct to multi-residential living, involving the conversion of large houses, such as *Llanberris,* to flats.

The Western Beach Road Heritage Area is of aesthetic significance as a waterfront residential area which is characterised by substantial, high quality residences mostly from the Victorian and Post-War periods, with a few houses also from the Federation and Interwar periods. Houses typically have an open garden setting to maximise views across Corio Bay.

The significant and contributory buildings in the precinct are largely constructed of masonry with many designed by prominent Geelong architects. Unusually, a high percentage of the Victorian period houses in the precinct incorporate faceted bays to the façades and most have roofs clad in slate. Residences from the Post-War period are also good examples of their type, many exhibiting Modernist influences. Many of these houses retain original landscape elements including brick fences and/or planters. A few Victorian residences also retain cast iron palisade fences.

Objectives

- To maintain the heritage values of the Western Beach Road Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation, Interwar and Post-WWII periods.
- To maintain the established character of the area which is defined generally by wide allotments and residential buildings, either single or two storey with consistent setbacks to the front and side boundaries.
- To maintain the well-established, but relatively open, garden settings (that is, limited obscuring of buildings).
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

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

- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation, Interwar and Post-WWII periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.

- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Either traditional pitch between 20 and 35 degrees (eg hipped and/or gabled) or low-pitched (especially skillion).
  - Traditional roof materials: slate/tiles or corrugated sheet metal (non-zincalume).
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) and to lesser extent lightweight cladding (horizontal weatherboards).
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

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

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

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

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

22.70 HO2017 MYERS STREET HERITAGE AREA

–/–/20–
C–

This policy applies to all land included in the Myers Street Heritage Area.

Policy Basis

–/–/20–
C–

The Myers Street Heritage Area is historically significant as a formerly prestigious residential area in central Geelong but whose former dwellings are being employed for commercial purposes. As the population has increased it has become an enclave for professional suites for medical and legal businesses. The precinct was primarily developed during the Victorian period though it includes some buildings dating from the early 20th century (Federation and Interwar periods). Unusually the development within the precinct has conformed to the original pattern of Crown allotments and the location on the high ground proved attractive for substantial houses, some of which were constructed for, or occupied by, notable residents of Geelong.

Myers Street Heritage Area is of aesthetic significance for the high standard of design/construction. It is characterised by distinctive buildings, primarily residences, from the Victorian period as well as some from the Federation and Interwar periods, several of which were designed by local architects.

The significant and contributory buildings in the precinct are relatively intact examples of their type. Their general quality, and so the desirability of the location, on the high ground close to the centre of the city, is attested by the predominant use of masonry to the walls and slate or tiled roofs (some removed). Many retain a complementary garden setting.

Objectives

- To maintain the heritage values of the Myers Street Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscape of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by wide, sizeable allotments (reflecting the original subdivision pattern) and residential buildings, generally single storey with consistent setbacks to the front and side boundaries as well as garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

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

- Encourage the retention of existing and intact culturally significant places primarily from the Victorian, but also Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.

- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: mostly slate and tiles, though some corrugated sheet metal.
  - Projecting eaves.
  - Traditional wall materials: predominantly masonry (face brick and/or rendered) with limited use of timber cladding.
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

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

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

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

Note that only the affected pages of the Schedule to Clause 43.01 (the Heritage Overlay) are included in this Attachment. Changes made post-panel report highlighted in yellow.

15/03/2018
C395
Proposed
C395 Part 1

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

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

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO104	**Aberdeen Street Baptist Manse** 1 Aberdeen Street, Newtown	Yes	Yes	No	No	No	Yes		No
HO105	**Aberdeen Street Baptist Church (former)** 3 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H426	Yes		No
HO103	**Aberdeen Street Baptist Church (present)** 7 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H427	Yes		No
HO1206	**"Rosnashane", Reception Centre** 11 Aberdeen Street, Newtown	Yes	No	No	No	No	No		No
HO600	**Office** 14 Aberdeen Street, Geelong West	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2008	**Ceres Primary School** 605 Barrabool Road, Ceres	Yes – early Barrabool stone school building only	No	No	No	No	No		No
HO68	**"Newlands" Homestead,** 670 Barrabool Road, Ceres	Yes	Yes	No	No	No	Yes		No
HO1757	**South Barwon Reserve Memorial** Fronting Barwon Heads Road, Belmont (To the extent of all the land within 5 metres of the memorial)	Yes	No	No	No	No	No		No
HO1537	**Barwon Heads Bridge over Barwon River** Barwon Heads-Ocean Grove Road, Ocean Grove	-	-	-	-	Yes Ref.No. H1848	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1247	**E.P. Robinson Wool Scourer** 13 Bridge Street, Newtown	Yes	No	No	Yes- outbuildings	No	Yes		No
HO1989	**Residence** 9 Bridge Road, Barwon Heads	No	No	Yes (cypress tree)	No	No	No		No
HO1651	**Residence** 21 Bridge Road, Barwon Heads	No	No	Yes (palm tree)	No	No	No		No
HO1653	**Residence** 47 Bridge Road, Barwon Heads	No	No	No	No	No	No		No
HO640	**Residence** 1 Britannia Street, Geelong West	Yes	No	No	No	No	No		No
HO641	**Residence** 72 Britannia Street, Geelong West	Yes	No	No	No	No	No		No
HO2013	**Former Dennys Lascelles Woolstore** 20 Brougham Street Geelong	Yes	No	No	No	No	Yes		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO643	**Residence** 7 Candover Street, Geelong West	Yes	No	No	Yes- outbuilding	No	No		No
~~HO644~~	~~**Residence**~~ ~~12 Candover Street, Geelong West~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~		~~No~~
HO645	**Residence** 18 Candover Street, Geelong West	No	No	No	Yes- fence	No	No		No
HO646	**Residence** 23 Candover Street, Geelong West	Yes	No	No	No	No	No		No
HO647	**Residence** 25 Candover Street, Geelong West	Yes	No	No	No	No	No		No
HO648	**Residence** 37 Candover Street, Geelong West	No	No	No	Yes- outbuilding	No	No		No
HO649	**Residence** 53 Candover Street, Geelong West	Yes	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1548	**Post Office (former)** 10-12 Clifton Springs Rd, Drysdale	Yes	No	No	No	No	Yes		No
HO1549	**Residence former Bakery,** 23 Clifton Springs Road, Drysdale	No	No	No	No	No	Yes		No
HO1550	**Drysdale State School** 52 Clifton Springs Road, Drysdale	Yes	No	No	No	No	Yes		No
HO2009	**Ceres Recreation Reserve (including Memorial Gates & Trees)** 20 Cochranes Road, Ceres	Yes – memorial gates only	No	Yes – mature Cypress trees	No	No	No		No
HO1551	**Drysdale Hotel** 8-14 Collins Street, Drysdale	Yes	No	No	No	No	Yes		No
HO81	**St James Anglican Church** 45-55 Collins Street, Drysdale	Yes	Yes	No	No	No	Yes		No
HO1552	**St. James Church Hall** 55 Collins Street, Drysdale	No	No	No	No	No	Yes		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO951	**Residence** 149 Gheringhap Street, Geelong	No	No	No	No	No	No		No
HO952	**Residence** 158 Gheringhap Street, Geelong	No	No	No	Yes- fence	No	No		No
HO693	**Residence** 26 Girton Crescent, Geelong	No	No	No	Yes- outbuilding	No	No		No
HO151	**"Glenpanyal"** Residence, 22 Glengate Road, Hamlyn Heights	Yes	No	Yes	No	No	Yes		No
HO694	**Residence** 5 Glenleith Avenue, Geelong West	No	No	No	Yes- outbuilding	No	No		No
HO696	**Residence** 25 Glenleith Avenue, Geelong West	No	No	~~Yes~~No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1679	**Residence** 33 Grove Road, Barwon Heads	No	No	No	No	No	No		No
HO1713	**Cottage, Wash house & underground tank** 105-205 Groves Road, Connewarre	No	No	Yes	No	No	No		No
HO2010	**"Barwonside"** 240 Gully Road Ceres	No	No	No	No	No	No		No
HO2011	**"Erinvale"** 285 Gully Road Ceres To the extent of the house and land, extending 25 metres from the east and 10 metres north of the house.	No	No	No	No	No	No		No
HO955	**"Elvie"** Residence, 18 Gurr Street, Geelong	No	No	No	Yes- fence	No	No		No
HO88	**Bridge over Moorabool River** Hamilton Highway, Fyansford	-	-	-	-	Yes Ref.No.H1108	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO170	**"Roslyn" Residence,** 272 Latrobe Terrace, Newtown	Yes	No	No	Yes- fence	No	Yes		No
HO90	**"Allington"** Residence, 274 Latrobe Terrace, Newtown	Yes	No	No	Yes- fence	No	Yes		No
HO964	**Church of Christ** (former Free Church of England- Trinity Church) 275 Latrobe Terrace, Geelong	-	-	-	-	Yes Ref.No.H1123	Yes		No
~~HO121~~	~~**Church (rear) (former)** 275 Latrobe Terrace, Geelong~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~		~~No~~
HO1294	**Consulting Room** 278 Latrobe Terrace, Newtown	Yes	No	No	No	No	No		No
HO172	**Residence** 280 Latrobe Terrace, Newtown	Yes	No	No	No	No	Yes		No
HO173	**Residence** 282 Latrobe Terrace, Newtown	Yes	No	No	No	No	Yes		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2014	**Residence** 3 Little Ryrie Street, Geelong	No	No	No	No	No	Yes		No
HO975	**Mt Zion Particular Baptist Church** 10 Little Ryrie Street, Geelong	-	-	-	-	Yes Ref.No.H1122	Yes		No
HO976	**Caledonian Hotel** 28 Little Ryrie Street, Geelong	Yes	No	No	No	No	No		No
HO977	**Offices** 42 Little Ryrie Street, Geelong	Yes	No	No	No	No	No		No
HO978	**Residence** 69 Little Ryrie Street, Geelong	No	No	No	No	No	Yes		No
HO979	**Residence** 25 Loch Street, Geelong	No	No	No	Yes- fence	No	No		No
HO981	**Residence** 4 Lonsdale Street, Geelong	No	No	No	Yes- fence	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1014	**Irish Cottages** 4 McCann Place, Geelong	Yes	No	No	No	No	No		No
HO1015	**Irish Cottages** 6 McCann Place, Geelong	Yes	No	No	No	No	No		No
HO66	Former Wesleyan Church~~Uniting Church~~ 17 McCann Street, Ceres	Yes	~~Yes~~No	No	No	No	~~Yes~~No		No
HO72	**Temperance Hall** 40 McCann Street, Ceres	Yes	No	No	No	No	Yes		No
HO61	**Sandstone Residence** 5-7 McCann Street, Ceres	Yes	No	No	No	No	Yes		No
HO2012	**"Hurley House"** 100 McCann Street, Ceres (to the extent of 3.5 metres north of the house)	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1066	**Office & Residence** 244 Moorabool Street, Geelong	Yes	No	No	Yes- outbuilding	No	Yes		No
HO7	**Christ Church** 275 Moorabool Street, Geelong	-	-	-	-	Yes Ref.No.H186	Yes		No
HO1067	**Palais Royal Pictures** 297 Moorabool Street, Geelong	Yes	No	No	No	No	Yes		No
~~HO1068~~	~~**Residence**~~ ~~299 Moorabool Street, Geelong~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~		~~No~~
HO1069	**Residence** 306 Moorabool Street, Geelong	Yes	No	No	No	No	No		No
HO147	**"Vectis"** (former George and Dragon Hotel) 310 Moorabool Street, Geelong	-	-	-	-	Yes Ref.No.H1163	Yes		No
HO1070	**Gordon Junior Technical College circa 1927** 312-328 Moorabool St, Geelong	Yes	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1637	**Geelong Commercial Heritage Area** Four~~Three~~ separate areas focussing on Hays Place, Malop Street, Ryrie Street, Moorabool Street, Yarra Street, Corio Street, Lt Malop Street and Gheringhap Street, Geelong	No	No	No	No	No	No		No
HO1638	**Woolstores Industrial Heritage Area** Three separate areas within the broader boundaries of Western/Eastern Beach, Bellerine Street, Malop Street and Gheringhap Street, Geelong	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1639	**City East ~~Fringe~~ Heritage Area** ~~Three separate areas: area g~~Generally bounded ~~by Lt Malop Street, Fenwick Street, Myers Street, Gheringhap Street, McKillop Street and Latrobe Terrace; area generally bounded by Brougham Street,~~ by Eastern Beach Road, Garden Street, Myers Street, Swanston Street (including the properties fronting the western side of Swanston Street between Malop and Ryrie Streets & 240 and 242 Malop Street), Malop Street and the rear of 16 to 30 Eastern Bach Road, Geelong~~and Cressy Place; and area generally bounded by Western Beach, Ginn Street, Mercer Street and The Esplanade, Geelong~~	No	No	No	No	~~(Part Ref. No. H1106 Railway Tunnel)~~No	No		No
HO1640	**Civic Centre Heritage Area** Generally bounded by Brougham Street, Mercer Street, Gheringhap Street & Lt Malop Street, Geelong	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2006	**Newtown West Heritage Area** Generally bounded by: the northern boundary of properties on the south side of Nantes Street, the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown	Yes – 'Brooklyn' 132 Aphrasia Street and 'Newtown Brae' 15 Stephens Street	No	No	Yes – 112, 114, 126 Aphrasia Street	No	No		No
HO2007	**West Melbourne Road Heritage Area** Generally bounded by: properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street, Newtown	Yes – 303 & 311 Shannon Avenue	No	No	Yes – Front fences at 303, 315 & 319 Shannon Avenue	No	No		No
HO2016	**Austin Park and Environs Heritage Area** Generally bounded by Bellerine Street, Corio Street, McCann Place, the rear of properties fronting the southern side of Corio Street, Fyfe Place South, Fyfe Place North, the rear of properties fronting the northern side of Corio Street,	No	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	the rear of properties fronting the east side of Prospect Lane, the rear of properties fronting Eastern Beach Road, England Street and Eastern Beach Road, Geelong.								
HO2017	**Myers Street Heritage Area** Generally bounded by properties fronting the south side of Myers Street between numbers 12 and 40 Meyers Steet, Geelong.	No	No	No	No	No	No		No
HO2018	**Western Beach Road Heritage Area** Generally bounded by Western Beach Road, Malone Street, the rear of properties fronting Western Beach Road and The Esplanade South, Geelong.	No	No	No	No	No	No		No

2. DRAFT HERNE HILL RESERVE MASTERPLAN - FOR CONSULTATION

Source:	**Community Life - Social Planning and Investment**
Director:	**Linda Quinn**
Index Reference:	**Sports Leisure and Recreation - Sports**
Portfolio	**Social and Infrastructure Planning**

Purpose

To seek Council endorsement to release the draft Herne Hill Master Plan for the purpose of undertaking further community consultation.

Background

Herne Hill Reserve is an active sports reserve located between Finchaven Street, Norwood Street and Edinburgh Avenue in Herne Hill.

Herne Hill Reserve has a mix of active uses including football, cricket and netball. The reserve serves as the home ground for the St Joseph's Football and Netball Club (SJFNC) and the St Peters Cricket Club (SPCC), providing for 937 active sport club members (37% female). The reserve is a valued open space area that is utilised by the broader community. In 2017 a survey conducted of people living within 400m of the reserve indicated that 97.7% of respondents (46 people) visit the reserve on a regular basis.

In late 2016 Council Administrators met with representatives of the SJFNC. The club presented Council with a proposal to build a stand-alone female change facility (known as the 'Wedge'), which was not the preferred approach to improvements at the reserve because of the number of single purpose standalone buildings already on the site. Subsequently, Council instructed officers to prepare a master plan for the Herne Hill Reserve to guide future development and improvement.

Key Issues

- The draft Herne Hill Reserve Master Plan identifies the following items:
    - Oval boundary, drainage solution and parkland paths
    - Netball courtside support facilities (including public toilet)
    - New cricket net storage (next to cricket nets)
    - New playground and formalise the passive recreational area
    - Major pavilion refurbishment and significant extension to accommodate St Peters Cricket Club and St Joseph's Football and Netball Club).
- The total investment of the draft Herne Hill Master Plan if implemented is $4.08M. $500K is allocated in the 2018/19 draft Council budget for the delivery of Stage 1. It is proposed that the delivery of the remaining stages be achieved via a funding partnership between the state government, local sporting clubs and City of Greater Geelong.
- No funds have been allocated in the Strategic Resource Plan to complete the project.
- There is a need to further test the propositions of the draft Master Plan with the broader community. There are no financial commitments associated with the release of the draft.

Cr Kontelj moved, Cr Aitken seconded -

That Council release the Draft Herne Hill Reserve Master Plan for the purpose of broader community consultation for a period of four (4) weeks.

Carried.

Attachment 1

Discussion

Background and Drivers

In late 2016 Council (Administrators) met with representatives of St Joseph's Football & Netball Club. The club presented Council with a proposal to build a standalone female change facility (known as the 'Wedge'). The proposal was to add another substantial built form into a reserve that already hosted a number of buildings. The proposal did not address some of the other needs of the community, including the football / netball and cricket clubs, growth in participation and the future use of the reserve.

Subsequently, Council requested officers to prepare a Master Plan for the Herne Hill Reserve to guide it's future development and improvement, and that this be undertaken in consultation with the tenant clubs, governing bodies, the local community and key stakeholders.

Master Plan Development

In May 2018, the draft Master Plan was completed. The draft considers the issues and opportunities as they relate to the development and improvement of Herne Hill Reserve. It brings together the key findings captured throughout the development process, provides a proposed design response, indicates priorities for implementation and levels of investment.

The draft Master Plan aligns with Council's 30-year vision and ensures that the long-term aspirations of the tenant clubs, community groups and local residents are taken into consideration so far. The plan addresses functional issues within the existing landscape (e.g. drainage, safe circulation and fit-for-purpose infrastructure) in addition to a focus on passive recreation areas to encourage community use of the reserve.

Master Plan Principles

A set of principles were developed that underpin the draft Master Plan and subsequent design response, with the view to:

- consolidate built form;
- improve access and amenity;
- make fit-for-purpose;
- provide and protect open space; and
- ensure financial viability and overall sustainability.

Collective Priorities

In consultation with the St Joseph's Football & Netball Club and the St Peters Cricket Club a needs analysis was completed. A number of collective priorities were identified:

- improved drainage in and around the site;
- improved suitability and functionality of existing buildings (including female friendly facilities);
- provision of safe parking and pedestrian movement; and
- improved quality and availability of open space and other public amenity.

Master Plan Priority Staging and Cost Estimates

The draft Master Plan provides a high level indication of the scale and types of improvements proposed to the Herne Hill Reserve to meet the future community and club needs for this reserve.

Table 1 provides a summary of key elements of the overall Master Plan, cost estimates and associated priority staging. A visual representation of the Draft Herne Hill Reserve Master Plan and Pavilion Concept Design is provided in **Attachment 2.**

Priority Staging	Items	Cost Estimate
1	**A.** Sports precinct connection (including removal of existing decrepit buildings)	$150,000
	B. Netball courtside support facilities (including public toilet)	$150,000
	C. New cricket net storage (next to cricket nets)	$30,000
2	**D.** New playground and formalise passive recreational area	$200,000
	E. New street parking and parkland improvement	$200,000
	F. Pavilion refurbishment and significant extension (including removal and integration of St Peters Cricket Club pavilion)	$3,000,000
	G. New internal parking	$350,000
Total		**$4,080,000**

The most significant deliverable is the new pavilion (refer item G in Table 1). The pavilion is to be shared by both clubs during their respective seasons. This will meet the needs of all clubs. A significant element of the new pavilion is the delivery of 6 gender neutral change facilities which will enable the growth and development of female participation in netball, football and cricket.

Stage One Priority (and interim measures)

In response to the immediate pressures experienced by tenant clubs, stage one measures have been allocated in the draft 2018/19 Council Budget at a cost of $500,000.

The stage one measures include the delivery of items B,C and D:

- Sports precinct connection (including removal of existing decrepit buildings) and construct netball courtside support facilities (including public toilet). It is important to note being that this facility will remain a permanent facility for the reserve and clubs (combined cost estimate $300,000);
- New cricket storage (next to cricket nets). Also a permanent installation (cost estimate $30,000).

In addition to the completion of Stage 1, the following interim measures will also be undertaken in 2018/19:

- A retrofit to meet the immediate needs of the St Joseph's Football and Netball Club to provide gender neutral change facilities in St Joseph's FNC existing change room provision (cost estimate $170,000).

Financial Implications

The estimated total investment to deliver the draft Herne Hill Reserve Master Plan is $4.08M as at June 2018 (noting that $100,000 of works have already been completed in 2017/18).

Future budget proposal.

An investment of $500K for the delivery of initial priority stages relating to the draft Master Plan is currently being considered in the 2018/19 draft Council budget, including some interim works to provide suitable female friendly change facilities.

There is no funding allocated in the Strategic Resource Plan for this project.

It is proposed that the delivery of remaining stages would be achieved via a funding partnership between the federal government, state government, local sporting clubs and City of Greater Geelong.

Community Engagement

To guide the development of the Herne Hill Master Plan and its engagement activity a Project Governance Structure was established that included a Project Control Group and Reference Group with representatives from key stakeholders and local users.

In January and February 2017, a letterbox drop and online survey was distributed to local residents of Herne Hill Reserve to gauge the usage behaviours, needs and aspirations of the local community. A postcard about the survey was delivered to 400 households and 46 responses were received. These insights have been included in the development of the Master Plan.

The draft Master Plan as presented, has been endorsed by the St Joseph's Football & Netball Club Committee and St Peters Cricket Club Committee.

Subject to Council endorsement of the draft Master Plan, the next phase of community engagement will involve providing an opportunity for the broader community to have their say:

- Letter drop to all residents within a 400m radius of the Herne Hill Reserve.
- The draft Herne Hill Master Plan will be available via the geelongaustralia.com.au website and hard copies will be available in the local library to provide the opportunity for the broader community to make comment.

Social Equity Considerations

Herne Hill Reserve is the home of a strong female participation base and encouraging gender equity is of paramount importance in the provision and use of community facilities.

The St Joseph's Football and Netball Club currently has 870 members, with 37% of these members being female. The St Joseph's football program has over 100 female participants and the St Joseph's netball program has 248 female participants. The female participants in both of these sports do not currently have facilities that are appropriate to support the level of growth in female participation.

The St Peters Cricket Club currently has no female registered participants.

Policy/Legal/Statutory Implications

There are no known policy, legal or statutory implications associated with this report or the public exhibition of the draft Master Plan.

Alignment to Council Plan

The Herne Hill Reserve Master Plan is consistent with three of the eleven strategic priorities of the Council Plan 2018-2022. The development of Herne Hill will provide:

1. **Improved health and safety for our community** by improving safety of, and user satisfaction with, community infrastructure and by consulting with the community to create more health and fitness options.
2. **Informed social infrastructure and planning** by upgrading community facilities we will make them safe and provide more quality spaces that support active lifestyles, support the growth of localised and regional sporting facilities and deliver accessible and attractive community infrastructure, based on community need.
3. **A more inclusive and diverse community** by supporting activities that improve social connections in our community, promoting gender equality and diversity in our sporting and leisure facilities, and programs and improving access to facilities and programs for people of all abilities.

The Master Plan is also consistent with the *Greater Geelong: A Clever and Creative Future* in developing and inclusive, diverse, healthy and socially connected community through ensuring there is equity in the provision of local infrastructure.

Conflict of Interest

There is no known conflict for any council staff or contractors involved in the preparation of this report and no officer involved in the recommendation of this report has any direct or indirect interest.

Risk Assessment

Escalations

Cost estimates associated with the draft Master Plan are provided at a point in time (as at June 2018) and may be subject to cost escalations if delivery of elements is delayed.

Process

The project governance framework and process calls for the opportunity for the broader public to have their say on the propositions of the draft Master Plan. There is a stakeholder expectation that this step in the process is realised in line with project governance and engagement plan.

Environmental Implications

No environmental implications are evident.

HERNE HILL RESERVE MASTER PLAN

DRAFT REPORT | FOR COMMUNITY CONSULTATION | MAY 2018

LandDesign Partnership

Prepared for:
CITY OF GREATER GEELONG

Prepared by Project Consultants on conjunction with
City of Greater Geelong Project Manager:

LAND DESIGN PARTNERSHIP PTY. LTD
52-54 Rathdowne Street
P.O. Box 1164, Carlton, Victoria 3053
www.landdesign.com.au

CAPIRE CONSULTING PTY LTD
96 Pelham Street,
Carlton Victoria 3053
www.capire.com.au

HASKELL ARCHITECTURE
Level 7, 552 Lonsdale Street
Melbourne Victoria 3000
www.haskell.com.au

TABLE OF CONTENTS

	Page
1 INTRODUCTION	05
1.1 | Purpose	05
1.2 | About This Document	05
1.3 | Key Drivers	05
1.4 | Herne Hill Reserve	06
1.5 | Herne Hill Reserve Master Plan	06
1.6 | Project Area	07
1.7 | Project Methodology	10
1.8 | Project Governance	10
2 CONTEXT AND CONSIDERATIONS	11
2.1 | Policy Considerations	11
2.2 | Planning Considerations	19
2.3 | Site Considerations	21
2.4 | Stakeholder and Community Consultation	41
3 MASTER PLAN PRINCIPLES	49
4 COMPONENTS AND DESIGN BRIEF	50
5 DRAFT Master Plan	52
5.1 | Draft Landscape Plan	53
5.2 | Draft Pavilion Development Concept	54
5.3 | Priority Staging and Cost Estimates (Proposed)	55
6 NEXT STEPS	57

LIST OF FIGURES

	Page
Figure 1 – Herne Hill Reserve, Herne Hill, Geelong Victoria	07
Figure 2 – Study Area	09
Figure 3 – Planning Overlays	19
Figure 4 – Surrounding Open Space Provision (within 1.2km)	21
Figure 5 – Overview of Current Facilities	28
Figure 6 – Buildings and Structures	31
Figure 7 – St Joseph's Football Netball Club – Existing Clubrooms	32
Figure 8 – St Peters Cricket Club – Existing Clubrooms	33
Figure 9 – Site Circulation	38
Figure 10 – Landscape and Passive Recreation Areas	40

LIST OF APPENDICES

Appendix 1 – St Joseph's Football Netball Club – Club Led "Wedge' Concept Design

Appendix 2 – St Peters Cricket Club – Club Led Cricket Pavilion Concept Design

Appendix 3 – Joint Tenant Club Led Shared Pavilion Concept Design

Appendix 4 – Local Resident Survey and Summary Report

Appendix 5 – Herne Hill Reserve – Draft Landscape Plan

Appendix 6 – Herne Hill Reserve – Draft Pavilion Concept Design (preferred option)

1 INTRODUCTION

1.1 PURPOSE

The purpose of this Master Plan is to guide the future development and improvement of Herne Hill Reserve, Herne Hill and ensure that the character and functionality of the open space reserve is enhanced.

1.2 ABOUT THIS DOCUMENT

The Herne Hill Reserve Master Plan Draft Report considers the issues and opportunities as they relate to the development and improvement of Herne Hill Reserve. It brings together the key findings captured throughout the development process and provides the necessary context for the reader to better understand the justification behind the proposed design response, prioritisation and approach to implementation.

The following Draft Master Plan aligns with Council's 30-year vision and ensures that the long-term development aspirations of the tenant clubs, community groups and residents are taken into consideration. The plan addresses functional issues with the existing landscape (such as drainage and safe pedestrian movement) with a focus on passive recreation areas to encourage community use of the reserve.

The Herne Hill Reserve Master Plan Draft Report will be made available for community comment through a public exhibition period, before producing a final report.

1.3 KEY DRIVERS

The City of Greater Geelong provides for a diverse mix of stakeholder groups, infrastructure and services. With the shift in the economic and operating climate, Council will need to critically understand, prioritise and rationalise its infrastructure investment in order to future proof its provision going forward.

Council is currently experiencing an organisation-wide shift in approach to planning and the development of strategic drivers for decision making and prioritisation. Council believes the Greater Geelong community must look beyond the short term to ensure a thriving, inclusive and sustainable future.

In order to create a network of suburbs and towns that make Greater Geelong a desirable place to live, work, invest and visit, there needs to be greater emphasis on improved and sustainable asset planning, investment and delivery.

Council are currently developing the Geelong 2040 Vision project that will address current challenges and highlight future opportunities, recognising what the municipality will look like in 20-30 years. Council recognises that they must better understand and embrace the emerging needs of the community and the challenging environment globally and look at local level influences to ensure better outcomes for everyone now and into the future.

Community health and wellbeing as well as efficient and effective infrastructure provision are key drivers for Council going forward.

The City of Greater Geelong contains a comprehensive network of open space and recreation facilities that are planned within walking distance of homes and workplaces and are linked by a network of trails, walking and cycling paths that contribute to forming a healthy and active community.

Community facilities are focal points for community interaction. They are places where people can build relationships, a community identity and a sense of ownership related to their surroundings. The layout and distribution of these facilities can positively influence sustainable behaviour patterns. Sporting infrastructure provision on public open space needs to be master planned to inform the delivery and development of sporting infrastructure and to enhance opportunities for change and improved wellbeing.

1.4 HERNE HILL RESERVE

Herne Hill Reserve is an active sports reserve located between Finchaven Street, Norwood Street and Edinburgh Avenue in the suburb of Herne Hill, located west of Geelong's CBD.

Herne Hill Reserve has a mix of active uses including football, cricket and netball use. The reserve serves as the home ground for the St Joseph's Football and Netball Club and the St Peters Cricket Club. Provided below is a summary overview of participation associated with the tenant clubs as at 2017/18. Club participation is relatively high and there is a good mix of juniors, seniors, males and females represented at the club.

In addition to sporting clubs, the reserve is used extensively for passive recreation with a number of recreation assets including, a playground and toilet facilities. The reserve is a highly valued open space area and is well utilised by the broader community.

The Herne Hill Reserve Master Plan will guide planning for community sports and social infrastructure that fosters social interaction, health and wellbeing and promote an environmentally sustainable way of living, while delivering on Councils strategic objectives and levels of service obligations, in a coordinated and sustainable manner.

There are five sport and recreation reserves within a 1km radius of Herne Hill Reserve although has a well-documented shortfall of passive open space. Council is always seeking opportunities to enhance informal parkland and the amenity value of sports open space, such as Herne Hill Reserve. This will be a key objective of the Master Plan.

937 ACTIVE SPORTS CLUB MEMBERS

521 MEMBERS

349 MEMBERS

67 MEMBERS

98% OF LOCAL RESIDENTS VISIT THE RESERVE

29.3% VISIT DAILY AND 29.3% VISIT WEEKLY
- Local resident survey (2017)

28% SENIORS

72% JUNIORS

63% MALES

37% FEMALES

1.5 HERNE HILL RESERVE MASTER PLAN

Council has received several requests over the last few years from tenant clubs at the reserve to undertake a host of developments ranging from drainage management, sports lighting, netball courts, car park improvements and additional pavilion developments.

Since 2007, Council has invested $1.6 million in capital works improvements and developments at Herne Hill Reserve, resulting in a series of detached and at times ad-hoc provision of infrastructure across the reserve. There is a need to assess the distribution, functionality and practicality of the built form within the reserve to ensure that it meets, and continues to meet, the needs of the community and its users.

The development of this Master Plan seeks to balance these requests with the need to maintain and enhance the reserve as an important public open space resource for the broader community and provide for the local user groups in a coordinated and sustainable approach.

Council recognises the benefits of clustering recreational uses to diversify and maximise benefits to the community. Community pavilions are taking precedent over traditional sports pavilions, allowing for use by various community groups, including sporting clubs.

The integrated open space network and location of Herne Hill Reserve will provide for:

- residents and visitors to have access to a variety of open spaces for relaxation, sport and recreation;
- public spaces to promote and maintain healthy lifestyles and strong communities;
- sports fields which are to be co-located with, playgrounds, landscaped areas and sports courts, where possible;
- consolidation of built form throughout the reserve where possible; and
- a network of quality and well distributed open space.

1.6 PROJECT AREA

1.6.1 CITY OF GREATER GEELONG

The City of Greater Geelong is located in south-western Victoria, approximately 75 kilometres south west of Melbourne. The City of Greater Geelong is bounded by Wyndham City to the North and the Borough of Queenscliff in the east, Bass Strait in the south and Surf Coast Shire and Golden Plains Shire in the west.

The City of Greater Geelong is a rural, residential, resort, industrial and commercial area. Geelong is the largest regional city in Victoria and the leading commercial centre for south-western Victoria. The City encompasses a total land area of about 1,250 square kilometres. Over two-thirds of the population live in the urban areas.

1.6.2 HERNE HILL - FYANSFORD

Herne Hill - Fyansford is bounded by the Batesford locality boundary, the Old Moorabool River, the Moorabool River, a line running continuous of Church Street in the north, Minerva Road in the east, Autumn Street, McCurdy Road and the Barwon River in the south and Merrawarp Road, Hamilton Highway, Friend In Hand Road and Dog Rocks Road in the west.

The 2016 population forecast for Herne Hill - Fyansford is 3,660 and is forecast to grow to 6,120 (67%) by 2036.

1.6.3 HERNE HILL RESERVE

Herne Hill Reserve is an active sports reserve located between Finchaven Street, Norwood Street and Edinburgh Avenue in the suburb of Herne Hill, located west of Geelong's CBD.

Herne Hill Reserve is bordered by the Geelong Cemetery to the north and residential areas to the east, west and south. The total area of the reserve is approximately 5.4 hectares (0.054 square kilometres).

Herne Hill Reserve is located on Council owned land zoned under the Planning Scheme as a PPRZ – Public Park and Recreation Zone. The Geelong Cemetery located at the northern border is owned by the Geelong Cemeteries Trust and is a PUZ5 – Public Use Zone 5 Cemeteries and Crematoriums.

An aerial photograph of Herne Hill Reserve and its surrounds is shown in Figure 1.

► FIGURE 1: HERNE HILL RESERVE, HERNE HILL, GEELONG, VICTORIA

View north-west to Walker Oval northern goals

View east across netball courts

The master plan study area is indicated in Figure 2 on the following page shows the structures, roads, playing fields and passive landscape areas which comprise the reserve.

► *FIGURE 2: STUDY AREA - HERNE HILL RESERVE*

1.7 PROJECT METHODOLOGY

The preparation of the Herne Hill Reserve Master Plan is being undertaken using the following approach:

1 STAGE 1 – PROJECT ESTABLISHMENT

2 STAGE 2 – ISSUES AND OPPORTUNITIES

3 STAGE 3 – DESIGN AND COST PLAN

4 STAGE 4 – DRAFT MASTER PLAN THIS DOCUMENT

PUBLIC EXHIBITION PERIOD
DRAFT MASTER PLAN

5 STAGE 5 – FINAL MASTER PLAN

1.8 PROJECT GOVERNANCE

To guide the development of the Herne Hill Master Plan and its engagement activity a Project Governance Structure was established with the following roles and representatives:

KS KEY STAKEHOLDERS

Role: To be informed and briefed on the progress of the Herne Hill Reserve Master Plan (including tenant club members, local residents and the broader community).

PRGs PROJECT REFERENCE GROUPS

Role: Provide input, direction and feedback into the project at key stages (including tenant clubs and regional / state sporting associations – AFL Victoria, AFL Barwon, Netball Victoria, Cricket Victoria and Geelong Cricket Association).

PWG PROJECT WORKING GROUP

Role: Provide technical advice and input into the project (including Council officers from various relevant departments).

PCG PROJECT CONTROL GROUP

Role: Provide high-level strategic direction on key issues, opportunities and approve draft reports. Also responsible for contract management (including Council's Social Planning and Investment Department within Community Life Division, Management and Senior Staff).

Note: The Draft Master Plan was developed by independent consultants Land Design Partnerships.

2. CONTEXT

Herne Hill Reserve is an active sports reserve covering approximately 5.4 hectares located between Finchaven Street, Norwood Street and Edinburgh Avenue in the suburb of Herne Hill, located approximately 3km west of Geelong's CBD.

Herne Hill Reserve has a mix of active uses including football, cricket and netball. The reserve serves as the home ground for the St Joseph's Football and Netball Club and the St Peters Cricket Club. In addition to sporting clubs, the reserve is used for passive recreation with a number of recreation assets including a playground and public toilet facilities. The reserve is a highly valued open space area and is well utilised by the broader community.

The Reserve is owned and managed by the City of Greater Geelong, with the tenant clubs undertaking some maintenance activities.

The background assessment as it relates to Herne Hill Reserve comprised a review of the following four foundation areas:

- **Policy Context**

  To understand current State and Local Government policies impacting upon the reserve.

- **Planning Context**

  To understand the planning controls relevant to the reserve.

- **Site Context**

  To understand the existing physical characteristics of the reserve.

- **Stakeholder and Community Context**

  To understand the needs and desires of current reserve users and the surrounding community.

2.1 POLICY CONSIDERATIONS

large number of local and state policies and previous studies have been reviewed in order to inform the Master Plan. A number of strategies and policies have direct relevance to the outcome of this master plan project. Of particular note are:

2.1.1 State Government Policy related to shared community facilities

One of the key government platforms for the development and management of community facilities (including recreational facilities) is the principle of shared use. The Victorian Government's policy framework for shared facilities (including recreational facilities) is largely established by two documents: Growing Victoria Together (2005) and A Fairer Victoria (2008).

One of the five broad visions of the Growing Victoria Together policy is 'Caring Communities' with the high-level goal of 'building friendly, confident and safe communities'. One target of this goal is to increase the 'extent and diversity of participation in community, cultural and recreational organisations' (Government of Victoria 2005a, pp. 16–17).

Because the key characteristics of sharing include greater community engagement, encouraging diversity in activities, improving access to facilities, and increasing the use of facilities, such sharing could potentially contribute to achieving the goals of Growing Victoria Together.

The Government's commitment to stronger communities, efficient investment and enhanced asset utilisation is further outlined in the policy A Fairer Victoria.

A Fairer Victoria identifies five key objectives:

- *improving access to universal services (with a focus on improving services for children, young people and older Victorians)*
- *reducing barriers to opportunities to participate in economic and social life*
- *supporting disadvantaged groups*
- *supporting disadvantaged places (in both new and existing communities)*
- *making it easier to work with government (by developing new ways of working with communities).*

Through the Growing Victoria Together and A Fairer Victoria policies, it is clear that shared facilities is not just a government objective, but is also a means to achieve other, broader social policy objectives (*Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September, 2009).*

Implementation of State Government policy related to shared facilities is investigated and directed by reports and policies such as Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September (2009) and A Guide to Governing Shared Community Facilities DPCD (2010). These documents outline a clear view as to the benefits and responsibilities of shared facilities and the sharing of facilities as a potential basis for grant funding.

The opportunity to integrate and share the currently separate facilities at Herne Hill Reserve should be guided by these policies.

2.1.2 City of Greater Geelong Policy

Greater Geelong Play Strategy: Part 1 A Great Place to Play (2012 -2021) – City of Greater Geelong

The Greater Geelong Play Strategy outlines a range of principles governing the provision and design of places of play within the City of Greater Geelong.

In response to these principles the strategy identifies a number of strategic opportunities which will be relevant to the development of the Herne Hill Reserve master plan, such as:

- *Improve supporting infrastructure at play spaces, such as natural shade, seats and paths.*
- *Create better connections to cycling / walking networks.*
- *Improve play opportunities throughout the municipality by focussing on developing a diversity of opportunities and creating informal, spontaneous play opportunities throughout the City for people of all ages and abilities as well as programs to encourage play in public spaces.*
- *Increase the number of public play spaces to ensure that the majority of residents in the urban area can access a public play space within 400m of their home (approximately a five minute walk).*
- *Provide play opportunities for under-serviced age groups (e.g. 0-2 year old's and young people over 10 years of age).*
- *Increase natural play opportunities and loose materials in play spaces.*
- *Increase the number of play spaces which offer tactile / sound / sensory experiences.*
- *Improve opportunities for people with disabilities to access and use play spaces.*

Urban Forest Strategy (2015 – 2025), City of Greater Geelong

The City of Greater Geelong's Urban Forest Strategy has the stated vision that *"Geelong will be a cool green city for the future".*

The Strategy states that "the City has enormous potential to develop a healthier and more dynamic urban forest and improve canopy cover in our streetscapes, urban growth areas, open spaces and reserves." It outlines a number of opportunities by which this potential could be achieved.

One key objective relevant to the Herne Hill Recreation Reserve Master Plan is:

- *Improving the quality of streetscapes and open space in urban growth areas.*

This objective will have a key application in the development of the master plan.

Greater Geelong Cycle Strategy Volume 1 (March 2008), City of Greater Geelong

The strategy's vision for the future of Geelong includes:

- *increasing the network of on and off-road paths and connecting these paths,*
- *creating a cycle friendly Central Geelong and cycle friendly schools and workplaces throughout the municipality,*
- *maximising opportunities to increase cycle tourism and attract cyclists to the City.*

The potential to develop a shared trail system and integrate this with the local path networks is a key implication of this strategy for the Herne Hill Reserve Master plan.

Geelong Public Health and Wellbeing Plan (2013 – 2017), City of Greater Geelong

The Geelong Health and Wellbeing Plan 2013 – 2017 outlines a range of health and wellbeing priorities and provides an action guide for each priority.

Action Guide 3 – Physical Activity and Active Communities is of most relevance to the Herne Hill Reserve Master Plan and includes objectives that will influence the master plan including:

- *Embed 'Healthy by Design' principles in Council planning processes to support active living in existing and future growth areas.*
- *Review the Open Space Strategy that supports opportunities for physical activity and active living and contributes to the health and wellbeing of the community.*
- *Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).*
- *Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.*

Asset Management Strategy Version 1.09 (May 2016), City of Greater Geelong

The City of Greater Geelong is custodian of approximately $2.2 billion of assets that it provides to facilitate delivery of its services to the community.

The goal of asset management is to meet the required level of service in the most cost-effective way throughout the life cycle of the various assets to provide for existing and future customers.

The objective of the Council Asset Management Strategy is to ensure that Council meets the required level of service, both now and for the future, in the most cost-effective way through the creation, acquisition, maintenance, operation, renewal/disposal of community assets.

The phases through which an asset passes during its life cycle are:

- The identification of need - where the requirement for a new asset is planned for, specified and established;
- The acquisition phase – where the asset is purchased, constructed or otherwise created;
- The operation & maintenance phase – where the asset is used for its intended purpose.
- The renewal phase – where the asset is replaced to its equivalent capacity of performance capability
- The disposal phase – initiated when the economic life of the asset has expired, when its service specification is no longer relevant, or when the need for the service provided by the asset has disappeared

Council infrastructure assets include, but are not limited to;

- Buildings and facilities of various types that provide a focus for services (such as administrative facilities, child care centres, health centres, youth centre, kindergartens, community halls and sports stadiums);
- Parks and recreation facilities, including active and passive recreation areas and sporing centres
- The road & street network;
- Flood protection and stormwater drainage systems;
- Waste management facilities (landfills and waste transfer stations);
- Special high usage precincts such as Waterfront Geelong and the CAA where infrastructure can be at a higher standard than normally used;
- Plant and equipment, including Workshop and Depot facilities;
- Information technology networks (computer & telecommunication systems.

As custodian of these assets, Council is responsible for funding their maintenance and upkeep at a level of service that satisfies both the safety and amenity requirements of the community.

It is therefore contingent upon Council to ensure that there is an appropriate level of funding which enables assets to be maintained to an acceptable standard and balanced against increasing Council's asset base.

Strategic directions may be implemented whereby the service levels of a particular asset group may be increased or decreased depending on the competing priorities of Council and the expectations of the community.

Asset Management Strategy Objectives

- *To provide the service required by our community:*
  - *by determining service levels required by the community*
  - *by focussing on outputs and outcomes with a view to continuously improving the match between service requirements and our service delivery*
  - *by ensuring our assets are appropriately used and maintained*

- *To optimise the service potential of our assets:*
  - *through improved management of our existing assets*
  - *through improved flexibility of our asset base*
  - *through rigorous planning, evaluation and budgetary processes*
  - *by using economies of scale for more cost-effective service delivery*

- *To maximise value for money:*
  - *by taking account of the full costs of holding, using and disposing of assets throughout their life cycles*
  - *by ensuring asset management decisions are responsive to performance measurement and monitoring*
  - *by producing costed options for the delivery of asset services.*

- *To contribute to economic growth:*
  - *by appropriate matching of assets to meet service delivery demands*
  - *by ensuring that all asset management decisions are made within the context of Council's overall resource allocation and management framework*

- *To assign responsibility and accountability:*
  - *by clearly defining ownership and control of assets through asset information systems that meet both government and management decision making requirements*
  - *by determining and communicating accountability and reporting responsibilities throughout each step of the integrated approach to asset management.*

- *To promote balance between development and sustainability:*
  - *by balancing the demand for new assets through the use of non-asset service delivery alternatives where appropriate*
  - *by making asset decisions that consider and protect the needs of future generations*
  - *through consideration of asset renewal and rehabilitation options wherever feasible*

- *To minimise risks to the community and to Council's financial viability:*
  - *through the application of risk assessment and reduction strategies*
  - *by regular condition audits consistent with the criticality of the various asset categories*
  - *through the delivery of appropriate asset maintenance and renewal programs*

Sustainable Communities - Infrastructure Development Guidelines (October 2010), City of Greater Geelong

The Infrastructure Development Guidelines, while directed more to growth areas than established neighbourhoods, do contain a number of objectives and principles which will be relevant to the development of the Herne Hill Reserve master plan. These include:

- *Landscape and Streetscape - Objectives*

  High quality Streetscape and Landscape development, enhancement and protection shall aim to achieve the following goals:

  - *Integration of engineering infrastructure and buildings with the landscape features to create a unified and visually appealing design.*
  - *Creation of aesthetically pleasing landscape environments, increased community enjoyment of everyday life and a greater sense of meaningful connection between people and the environment.*
  - *Fulfilment of the recreational and social needs of the wider and evolving community that reflect the values of the surrounding regional community.*

- *Landscape and Streetscape - Principles*

  Ensure that the planning and design for landscape in Streetscape and Open Space settings is sustainable and follows Councils guidelines and best practice principles, including:

  - *Making open space areas contribute to the health of the local community and provide an experience and landscape that creates opportunity for active and passive recreation.*
  - *Developing a sustainable landscape that is drought tolerant and minimises maintenance requirements.*

- *Sport, Recreation & Open Space - Objectives*

  The provision of quality and accessible sport, recreation and open space in communities is vital to provide for the long-term recreation and sporting needs of an active and healthy community.

  The objectives for the development of sport, recreation and open space are designed to promote 'sense of place' and community for people of all ages, providing opportunities to meet and interact in appropriate spaces in suitable ways and times. They can also give character to an area, define landscapes and provide a focus to connect a community.

  Sport, recreation and open space should provide popular and responsive active (sport and active recreation) and passive (including walking, sitting, contemplating and picnicking) spaces and landscapes. Spaces should be well designed and create places that are 'fit-for-purpose', useable and be located where people want to be. They should maximise active and passive surveillance from adjoining areas and passers-by.

  Active recreation spaces and facilities should be designed to facilitate shared use including schools and different community users.

- *Sport, Recreation & Open Space - Principles*

Council endorsed principles as part of its Study of Open Space Networks (Aug 2001) that are applicable to the provision of sport, recreation and open space. These include:

  - *Conserving and protecting the natural and cultural environment.*
  - *Reflecting community needs.*
  - *Enhancing recreation and tourism opportunities.*
  - *Improving provision and optimising access.*
  - *Ensuring diversity of provision.*
  - *Expanding the network of linkages.*
  - *Providing for people with disabilities.*
  - *Implementing site responsive uses.*

Environment Management Strategy (2014 – 2017), City of Greater Geelong

The Environment Management Strategy 2014-2017 is a key document for guiding planning, decision-making and activities that impact on the Greater Geelong environment and community. The Strategy shapes future planning and growth and provides a framework and roadmap for navigating future environmental challenges and opportunities.

- *One key objective of the Strategy impacting on the Herne Hill Recreation Reserve Master Plan is to "strategically increase vegetation cover in urban areas to reduce heat island impact and increase community amenity and wellbeing".*

Domestic Animal Plan (2013 – 2017), City of Greater Geelong

One aim of the Domestic Animal Plan is to offer the Geelong community a fair and balanced environment – where people can enjoy the many public open spaces of Geelong to their fullest extent, regardless of whether they are a pet owner or not.

Under the Domestic Animal Plan policy, residents will have various dedicated Off Leash 'Supervised' areas, including some beach locations and most sporting grounds.

An objective arising from this policy which will impact the Herne Hill Reserve Master Plan will be:

- *Dogs in Public Places*

  8.3 Promote the availability of all public general waste bins for the disposal of dog litter using any type of bag. Decals to be put on public waste bins, (refer p26 of the policy).

2.1.3 Other Relevant Policy

A range of other policies and guidelines were reviewed, directly relevant to the Herne Hill Reserve Master Plan, and are summarised below.

G21 Physical Activity Strategy (2014 – 2017), G21 Sport and Recreation Pillar

The main body of the strategy report *"provides an overview of the importance of physical activity and the ways in which the G21 region can help to create environments that support physical activity in the community".*

- *The City of Greater Geelong specific action plan within the report has a number of actions which may be embodied within the Herne Hill Reserve master plan, including:*
- *Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).*
- *Develop accessible walking and cycling resources to encourage and support participation in safe active travel.*
- *Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.*
- *Encourage broader community access to tenanted sport and recreation facilities.*
- *Ensure that all active sport and recreation settings such as recreation reserves, stadiums, tennis courts and so on are planned, designed, managed and maintained in such a way as to be accessible and appropriate to the needs of all user groups.*

Community Cricket Facility Guidelines (Version September 2015), Cricket Australia

Cricket Australia guidelines produced by Cricket Australia are predominantly detailed and specific to cricket facilities, they do make some statements relevant to the preparation of the Herne Hill Reserve master plan, such as the following from Guidance Note 6.

Social amenities and cricket ground surrounds

With cricket being a sport played over several hours for juniors and the best part of a day for senior competition, it is important 'family friendly' supporting amenities be incorporated into wider cricket facility precinct design.

Supporting facilities, equipment and amenities to be considered when planning a community friendly facility include:

- *Shade and shelter*
- *Spectator seating incorporated into the park environment*
- *Adequate and accessible car parking*
- *Play equipment, skate or BMX park*
- *Bicycle racks*
- *Shared and connecting pathways or trails*
- *Public BBQ*
- *Access to food and beverage*
- *Public toilet facilities*
- *Drinking fountains*
- *Tree plantings, garden beds and vegetated areas*
- *Landscaped treatments*
- *Venue and club signage*

Netball Victoria National Facilities Policy (2016), Netball Victoria

Netball Australia's National Facilities Policy provides netball in Australia with an overarching framework to guide facility planning and development. These guidelines provide very detailed facility design guidance including core and optional components of a facility along with proposed preferred square metre allowances or estimates for these components.

The key objectives of the Policy are to:

- *Support participation growth and sustainability*
- *Provide key stakeholders with guidance in facility planning and development*
- *Provide a technical manual that can be applied nationally*
- *Improve the overall consistency, quality and accessibility of netball facilities*

Netball facility planning and development is to be focused on supporting the growth of the sport. In order to do this, facilities will be planned and developed with consideration of the following guiding principles:

- *Strategic need, facility demand and participation growth opportunities*
- *Accessibility and inclusion, catering for multiple formats of the sport*
- *Maximising utilisation and improved programming*
- *Best practice technical and design standards*
- *Alignment with the needs of key stakeholders and partners*

In the development of the design brief, the following should be incorporated into the overall facility provision on site (including shared infrastructure):

- *Change rooms and umpires change rooms*
- *Public toilets (including accessible)*
- *Competition / Administration office*
- *First Aid room*
- *Kiosk / canteen*
- *Social area*
- *Storage*

Other functionality such as kitchens, dedicated function space, meeting rooms, warm-up areas, spectator seating and amenities can be considered on a needs basis.
The Policy does not provide specific guidance on court proximity to amenity provision.

AFL Preferred Facility Guidelines for State, Regional and Local Facilities (August 2012), Cricket Australia

The purpose of the preferred facility guidelines is to act as a key tool during used during the planning phase of a project. The document provides relevant guidance, particularly around spatial requirements that can inform concept and/or master plans. While much of the document is detailed and specific as to layout and spatial configuration, the recent Appendix related to Amenities Upgrades for Unisex Use is particularly applicable to the Herne Hill Reserve master plan.

Amenities Upgrade for Unisex Use (July 2015)

This document has been developed to provide more detail around what is considered best practice in the design of unisex football change rooms and amenities.

People often think of female change rooms as separate dedicated change facilities. This is not the case, rather it is about transforming the existing amenities to cater for unisex use, removing urinals and open showers and replacing with toilet cubicles and shower cubicles that allow showering and changing in privacy. In other words, great change facilities cater equally well for both genders.

G21 and Barwon Region AFL Strategy (2015), G21 Strategic Pillar and AFL Victoria

The strategy aims to *"guide the future planning and development of football and netball delivered through football-netball clubs throughout the G21 and AFL Barwon regions. The strategy addresses infrastructure and sports development needs of both sports, as well as establishes clear priorities for local delivery."*

The key findings affecting the preparation of the Herne Hill Reserve Master Plan include:

- *Herne Hill Reserve and associated infrastructure is rated in the top five facilities across the region in terms of overall quality and provision.*
- *Herne Hill Reserve is considered a community level facility.*

2.1.4 Policy Implications and Considerations for the Master Plan

The following policy implications and considerations as they relate to the Herne Hill Reserve Master Plan are summarised below;

- Reserve and facility function is considered community level provision
- Shared use of facilities
- Broad community use of open space through appropriate facilities and amenities
- Encouragement of activity and exercise
- Enhanced tree planting to reduce "urban heat island" impacts
- Enhanced and diverse play opportunities
- Encouragement of active transport – walking and cycling
- Competing priorities and need for investment in like facilities
- Standard provision of facilities commensurate with levels of service
- Sustainable and equitable development and maintenance of facilities across the City
- Design response and recommendations will be subject to Council's Business Drivers
- All decisions subject to Council's overall resource allocation and management framework

2.2 PLANNING CONSIDERATIONS

Herne Hill Reserve is subject to the requirements of the zones and overlays outlined in the Greater Geelong Planning Scheme. Refer to Figure 3: Zoning.

2.2.1 Municipal Planning Framework

Within the Municipal Planning Framework, the Greater Geelong Planning Scheme encourages the development of open space which is safe, is accessible to communities (particularly through proximity by walking), and which contributes to the diversity of recreational experience available to members of the community.

2.2.2 Zoning

Public Park and Recreation Zone (PPRZ)

Herne Hill Reserve is zoned PPRZ. PPRZ recognises areas of public land that are designated as public park and recreation zone and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

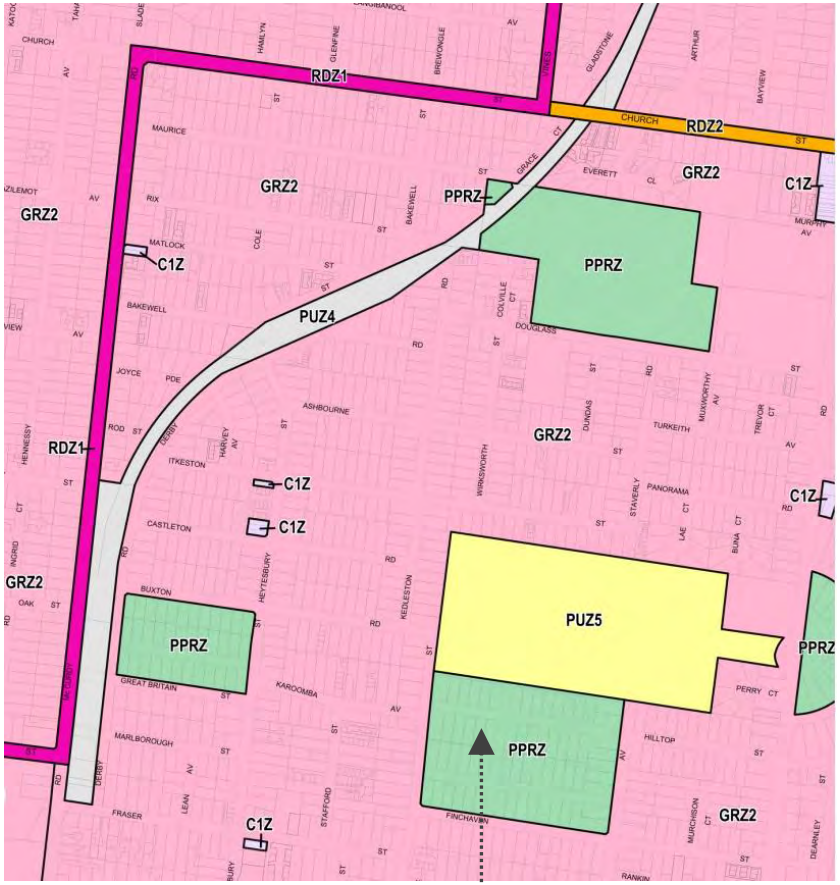
Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
  - Playground equipment or sporting equipment provided these facilities do not occupy more than 10 square metres of parkland.
  - Navigational beacons and aids.
  - Planting or landscaping.
  - Fencing that is 1 metre or less in height above ground level.
  - A building or works shown in an Incorporated plan which applies to the land.
  - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.
- Subdivide land.

2.2.3 Overlays

Herne Hill Reserve is not the subject of any overlays within the City of Greater Geelong Planning Scheme.

► **FIGURE** 3: HERNE HILL RESERVE, PLANNING OVERLAY



2.2.4 Planning Implications and Considerations for the Master Plan

The following planning implications and considerations as they relate to the Herne Hill Reserve Master Plan are summarised below;

- The planning context contained within the Greater Geelong Planning Scheme creates no specific issues for the provision of recreation within the reserve.
- The planning scheme encourages opportunities to increase the diversity of the recreational experience offered by the reserve.
- However, depending on the type and value of proposed works, a planning permit may be required under the Greater Geelong Planning Scheme.
- No constraints upon recreation use of the reserve, although planning permit required for buildings.

2.3 SITE CONSIDERATIONS

2.3.1 Location and Setting

Herne Hill Reserve is located west of Geelong's CBD between Finchaven Street, Norwood Street and Edinburgh Avenue in the suburb of Herne Hill.

The reserve is located in a predominantly residential setting, with each of the surrounding streets characterised by standard residential development on blocks of approximately 700m^2 – 800 m^2 with the exception of the northern boundary of the reserve, adjoining the Geelong Western Cemetery.

There are up to seven other open space land parcels provided within 1.2km of the reserve. These reserves offer a range of recreation opportunities, including;

Name	Distance from Herne Hill Reserve	Provisions
1. Geelong Western Cemetery	Adjoining	Walking trails
2. Kevin Kirby Reserve	260m	Informal recreation spaces, playground, picnic / barbecues and walking
3. Elderslie Reserve	320m	Formal active recreation: AFL / cricket field, tennis courts and pavilions
4. Peter Lowe Reserve	350m	Informal sports field and a public toilet
5. Hurst Reserve	800m	Formal active recreation: AFL / cricket field, netball, pavilion and playground
6. Bakers Reserve	1000m	Formal active recreation: AFL / cricket field, pavilion and a playground
7. Sparrow Park	1200m	Informal active recreation spaces, playground, picnic / barbecues and walking.

Refer to Figure 4 for a visual representation of local open space provision.

The reserve is connected to these open spaces via the local street network. There is no local off-street trail network, other than the Geelong Western Cemetery path system.

► FIGURE 4: SURROUNDING OPEN SPACE PROVISION (WITHIN 1.2KM VICINTY)

2.3.2 Location and Setting Implications and Considerations for the Master Plan

The following location and setting implications and considerations as they relate to the Herne Hill Reserve Master Plan are summarised below;

- The proximity of open space of a similar scale and function to Herne Hill reserve suggests an opportunity to provide a greater diversity of recreation experience.
- The presence of other similar scale community open space within a walkable proximity suggests the potential to see Herne Hill as part of a local open space network rather than a single reserve.
- There is potential to better integrate the reserve with the adjoining cemetery, particularly as part of a local walking network.
- Car parking, either on-site or on-street, is currently constrained. There are opportunities for more integrated parking solutions.
- The location and residential setting of Herne Hill Reserve limits the future development and growth potential at the site but also confirms the appropriateness of a local level recreation facility provision.

2.3.3 Sports Facilities

The club-based sporting user groups at Herne Hill Reserve are St Joseph's Football and Netball Club, and St Peters Cricket Club. Figure 5 (page 28) provides an overview of current Sports Facilities.

Ovals

The reserve contains two sports ovals, Walker Oval on the west and NH Drew Oval on the east. Both are used for cricket and football, with Walker Oval (and turf wicket table) being the primary cricket field and NH Drew Oval (and synthetic cricket pitch) being the primary AFL oval.

Both ovals are maintained to a Community 1 standard, the highest community level provision. The provision of two Community 1 ovals at one site is not a common occurrence (standard provision for a two oval facility is a Community 1 and a Community 2 standard oval) and is permitted in recognition of the size and level of usage by tenant clubs.

Key characteristics of Walker Oval:

- Aligned in a north - south orientation
- Approximate playing surface dimensions of 157m x 128m (larger than average size)
- Defined by perimeter rail fence
- Caters for senior cricket competition and training and senior football competition and training
- Includes lighting compliant with current Australian Standards for sports lighting for training (100lux)
- Central 4 pitch turf table for senior cricket competition
- Includes synthetic and turf cricket practice wickets, located on the south-western boundary of the oval
- Two coaches boxes
- Suffers from poor drainage, with the eastern wing subject to occasional inundation, particularly in winter months, leading to soft playing surface conditions. Lack of drainage impacts also on the area between Walker Oval and NH Drew Oval
- Has no spectator amenity or shade apart from the clubrooms.

View west across Walker Oval

View south-east to Walker Oval southern goals

View north to clubrooms with poor drainage on Walker Oval eastern wing

Key characteristics of NH Drew Oval:

- Aligned in a north - south orientation
- Approximate playing surface dimensions of 157m x 128m (larger than average size)
- Defined by perimeter rail fence
- Caters for Senior Cricket competition and Senior Football competition and training
- Has no lighting
- Has a single hard (concrete) cricket pitch
- Has an electronic scoreboard and a now redundant scoreboard
- Has a recently constructed timekeepers and scorers box with storage
- Has had drainage installed in recent years and is well drained
- Has no spectator amenity or shade apart from the clubrooms

View north to clubrooms across NH Drew Oval eastern wing

View south to NH Drew Oval southern goals

NH Drew Oval timekeepers box and storage

Netball Courts

The reserve contains two netball courts, located on its southern (Finchaven Street) boundary. The courts have been constructed in the last five years and have a high quality plexipave playing surface.

Key characteristics of the netball courts:

- Have a south-east / north-west orientation
- Have full run-off areas as required by Association regulations
- Have lighting that complies with current Australian Standards for netball training lighting
- Are separate from the Football and Netball Club rooms, with older storage toilet and scoreboard structures between
- Has courtside players shelters and spectator areas
- Ageing court-side facilities including public toilet, storage and administration space / first aid facilities

South-eastern corner of netball courts, looking towards Finchaven Street

View south-west from eastern edge of netball courts

View across netball courts to Walker Oval southern goals

Cricket Practice Nets

The reserve includes a cricket practice net complex comprising 4 synthetic and 2 turf practice pitches with retractable "soft" fencing and a single turf practice pitch with retractable netting. The practice nets were constructed within the last 5 years in line with the netball court installations.

Key characteristics of the cricket practice nets:

- Located on south-western pocket of Walker Oval
- Have 4 synthetic pitches with fixed fencing and 2 turf practice pitches with retractable netting
- Has run-ups extending onto the oval (not in accordance with Cricket Australia guidelines), leading to wearing of the playing surface
- Has no power for bowling machine or storage area for equipment

AFL Scoreboard

A new electronic scoreboard has been constructed adjacent NH Drew Oval, leaving the previous scoreboard redundant.

Synthetic cricket practice pitches

Turf cricket practice pitches

Electronic AFL scoreboard

Coaches Boxes

NH Drew Oval has two simple coaches' boxes which, while not substantial, are adequate. The oval does not have interchange areas or interchange boxes, as recommended by AFL facility guidelines for local facilities.

Timekeepers Box and Storage Shed

This is a recently constructed 2-storey masonry structure providing storage for ground-keeping equipment at the lower level and a timekeeper's box at the upper level, with a view over NH Drew Oval.

Inspection of the building reveals that:

- It is good condition and appears to meet the needs of the club.
- Its location allows for improved circulation between the netball courts and the clubrooms, compared to the storage shed further to the south.
- Despite being a recent installation, the facility is not considered a accessible as it has no provision for access for all abilities.

NH Drew oval western wing - Northern coaches' box

NH Drew Oval – Redundant Manual AFL scoreboard

NH Drew oval western wing - Northern coaches' box

NH Drew oval western wing – Southern coaches' box

► FIGURE 5: HERNE HILL RESERVE, OVERVIEW OF CURRENT SPORTS FACILITIES

2.3.4 Sports Facility Implications and Considerations for the Master Plan

The following sports facility implications and considerations as they relate to the Herne Hill Reserve Master Plan are summarised below;

While the formal sports facilities at Herne Hill Reserve are generally of a high quality, placing it in the top 3 community sports venues for football within the City of Greater Geelong and the broader G21 region, there are opportunities to improve facilities in areas such as:

- Provision and/or upgrade of appropriate netball courtside support facilities such as shelter, storage and the public toilet.
- Provision of cricket training storage facilities.
- Enhancement of drainage within Walker Oval.
- Provision of coaches and interchange facilities in accordance with AFL guidelines
- Provision of appropriate netball courtside infrastructure.

2.3.5 Buildings and Structures

There are four main buildings located at Herne Hill Reserve, these are:

- St Joseph's Football and Netball Clubrooms
- St Peters Cricket Clubrooms
- Former Scout Hall
- Public Toilets

These buildings are supplemented by a range of support structures such as storage and other coaches boxes).

The buildings and structures are visually located on Figure 6 – *Overview of Buildings and Structures* on the following page.

St **Joseph's Football and Netball Clubrooms**

The St Joseph's Football and Cricket Clubrooms are located against the north-eastern pocket of NH Drew Oval, as indicated on Figure 7. The Clubrooms comprise the following spaces:

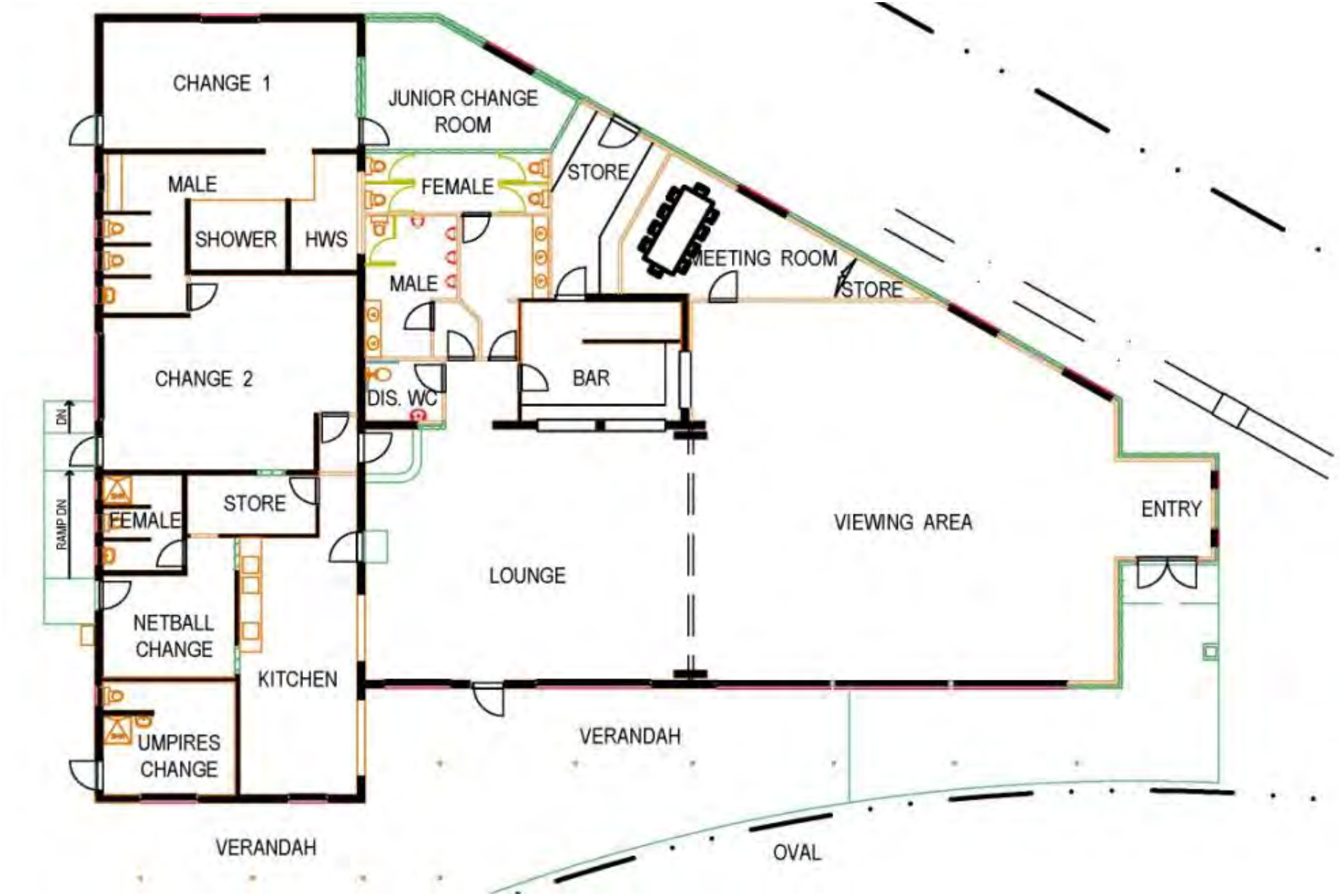
- Social space, consisting of lounge and viewing areas, with operable wall between
- 2 AFL change rooms
- AFL support amenities (toilets, showers)
- 1 Netball change room
- Netball support facilities (toilet)
- Umpires change room
- 1 junior change room
- Kitchen, bar and store rooms
- Meeting room with external veranda looking towards both fields
- Public toilet facilities

Inspection of the building and comparison with current AFL Preferred Facility Guidelines for local facilities reveals the following:

- Social areas, kitchen and bar, and meeting spaces are consistent with current AFL square metre area recommendations.
- Public toilets comply with current AFL square metre area recommendations.
- Internal storage areas comply with current AFL square metre area recommendations.
- AFL change rooms and player amenities are not consistent with current AFL guidelines in relation to square metre area recommendations.
- Umpires change room does not comply with AFL square metre area recommendations.
- There is no nominated first aid / medical room or massage / strapping room within the main building, which are optional features within current AFL area guidlines.
- There is no nominated third umpire / match referee or venue management office, which is an optional space within current AFL area guidelines.
- The current netball change room is adequate but is currently being used for storage.
- There is currently no specific provision for female AFL change or amenities.
- The building does not comply with current general building requirements such as DDA, BCA Section J compliance, OH&S requirements and fire regulations. All such requirements would be likely considerations in the event of any major renovation of the current buildings.

► FIGURE 6: HERNE HILL RESERVE BUILDINGS AND STRUCTURES

► FIGURE 7: **ST JOSEPH'S FOOTBALL** & NETBALL CLUBROOMS (NOT TO SCALE)



St Peters Cricket Clubrooms

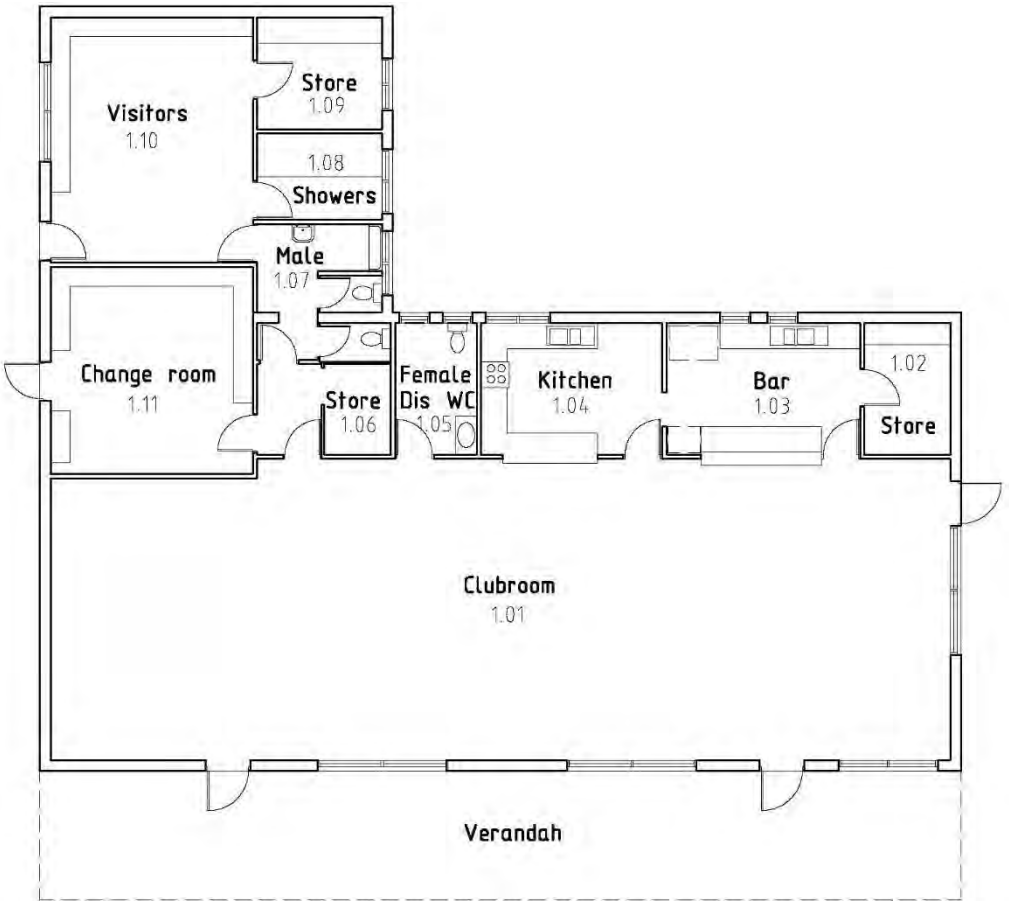
The St Peters Cricket Club rooms are located against the south-eastern pocket of Walker Oval, as indicated in Figure 8. The Cricket Clubrooms comprise the following spaces:

- Social space with external veranda looking towards both fields
- Change rooms for home and visiting teams
- Male Toilet
- Female and disabled toilet
- Kitchen, bar and store rooms

Inspection of the building, and comparison with current Cricket Australia Community Cricket Facility Guidelines reveals the following:

- Social / community areas are consistent with current CA area guidelines
- Change rooms are consistent with current CA area guidelines
- Accessible and public toilets are not consistent with current CA area guidelines
- Kitchen / kiosk and kitchen store areas are not consistent with current CA area guidelines (unless the existing bar area is considered as part of this provision)
- There is no current designated umpires room, medical / first aid room or scorers viewing area as recommended by current CA area guidelines
- Internal and external storage areas are not consistent with current CA area guidelines
- There is no specific provision for female change or amenities except for a female toilet.
- The building will not comply with current general building requirements such as DDA, BCA Section J compliance, OH&S requirements and fire regulations. All such requirements would be likely considerations in the event of any major renovation of the current buildings.

► FIGURE 8: ST PETERS CRICKET CLUBROOMS (NOT TO SCALE)



Former Scout Hall

The former scout hall in the north-east corner of the site has been converted to an AFL training room / gym and home team pre-match room and change facility. It comprises the following spaces:

- A small entry / pre-match address room
- A larger gym / raining room
- Change room with open shower block (capacity for 4 people), 1 toilet and 1 urinal.

The facility has no other amenities such as a first aid room. While it provides a serviceable and functional facility, it suffers from lack of connection with the main club room and from the lack of these facilities.

Former scout hall – current use as home team change and gym.

Public Toilets

The reserve includes a public toilet located between the two ovals, just north of the existing tennis courts, as shown on Figure 6 – Buildings and Structures.

Inspection of the building reveals that it:

- Creates a barrier to easy pedestrian movement and visual connection between the netball courts and the main clubrooms
- Has poor quality and outdated fittings
- Lacks security that may lead to concerns about personal safety

Existing Public Toilet Block

Storage Shed

A brick storage shed is located adjacent to the public toilet block referred to above, as shown on Figure 6.

Inspection of the building reveals that it:

- Contributes to a barrier to easy pedestrian movement and visual connection between the netball courts and the main clubrooms
- Is potentially functionally redundant, having been replaced by the recent structure located closer to the St Peter's Cricket Clubrooms

Existing Time Keepers Box / Storage Shed

2.3.6 Buildings and Structures Implications and Considerations for the Master Plan

- While both current clubroom buildings have served their clubs for a long period of time and remain in serviceable condition, they do not completely meet the current sports association facility guidelines. Opportunities associated with these buildings fall into three categories:
    - accept the buildings as they are and continue to utilise them while they are serviceable;
    - consider upgrades and/or retirement of the existing buildings in order to overcome current limitations;
    - or consider a new facility in place of the current two clubrooms.
- There is an opportunity to remove a number of redundant structures, particularly the existing scoreboard, and potentially the brick storage building and toilet block.
- The existing public toilet block presents significant issues in relation to the condition of the facility and its location. Opportunity for a new facility should be considered within the master plan.
- Due to the building condition, refurbishment as it relates to the St Peter Cricket Club pavilion would not be considered a cost-effective option and does not offer an opportunity to provide for the desired design outcomes.

A series of planning and design considerations have been prepared based on the issues and opportunities presented by the existing buildings at Herne Hill Reserve and these are outlined in Section 4.

2.3.7 Vehicular Access and Car Parking

Key points associated with vehicle access and movement at Herne Hill Reserve are summarised on Figure 9 on page 38. These points include:

- Formal vehicle access into the reserve occurs at two key points as indicated on Figure 9 – Norwood Street near the cemetery entrance, and the corner of Edinburgh Avenue and Hilltop Street.
- Sealed vehicle access is limited to the area around the main club rooms. Asphalt roadways lead from each of the main entry points to sealed but informally laid out parking areas. The larger of these is located to the north-west of the St Peter Cricket Club rooms, nominating the Norwood Street entrance as the most highly used.
- Car parking and access around the ovals is informal and unsealed. The surface of these areas is uneven and subject to ponding in times of heavy rain.
- There are no traffic management devices within the reserve, meaning that vehicle movement and parking is largely uncontrolled, allowing vehicles to park in a haphazard fashion in almost any area of the reserve.

2.3.8 Vehicular Access and Car Parking Issues and Considerations for the Master Plan

- Consideration of the opportunity to formalise car parking around both fields, integrated with drainage to improve ground surfaces and with pedestrian circulation to enhance user amenity
- Consideration of formalised parking along adjoining streets
- Consideration of traffic management measures to control vehicle movement and enhance pedestrian safety in and around the site

Undefined vehicle access and parking around NH Drew Oval

Sealed roadway to north of Walker Oval

Parking east of NH Drew Oval

2.3.9 Pedestrian Access and Circulation

Key points associated with pedestrian movement at Herne Hill Reserve are summarised on Figure 9 on page 38. These points include:

- There are no formal pedestrian paths through the reserve. Pedestrians moving across the reserve or between facilities utilise either sealed roadways and parking areas or the broad unsealed areas around the ovals.
- While there are no formal footpaths on the reserve street boundaries, the path network within the Geelong Western Cemetery leads directly into the reserve, creating an opportunity for improved pedestrian connection with the broader neighbourhood.
- There are currently no footpaths along streets forming the western, southern and eastern boundaries of the site (i.e. Norwood Street, Finchaven Street and Edinburg Avenue.).
- Pedestrian access between the netball courts and the main clubroom buildings is compromised by the location of potentially redundant structures, and by the narrow and poorly drained nature of this connection.

2.3.10 Pedestrian Access Issues and Considerations for the Master Plan

- There is an opportunity to provide a formal pedestrian circulation system, integrated with potential improvements to vehicle circulation and parking to enhance pedestrian safety and amenity.
- The opportunity to improve the connection between the netball courts and the main clubrooms should be investigated.

Poor amenity pedestrian connection between netball courts and buildings

Lack of pedestrian paths around NH Drew Oval

Lack of defined pedestrian paths to north of Walker Oval

No pedestrian connection to street path network.

► FIGURE 9: HERNE HILL RESERVE SITE CIRCULATION

2.3.11 Landscape and Passive Recreation Areas

Key points arising from the review of the existing landscape and passive recreation areas of the reserve are summarised on Figure 10 on page 40. These points include:

- The reserve is lined on each of its street frontages by mature Eucalyptus cladocalyx (Sugar Gum). While these plantations provide a strong definition of the reserve boundary, as well as useful shade, they are mature trees which are close to, or have reached a senescent stage of development. There is evidence of limb drop from a number of specimens.
- Apart from the lines of Sugar Gums there are no established or mature trees within the reserve to provide shade or visual landscape amenity.
- There is a small existing playground near the south-eastern corner of the reserve. The equipment in this playground is old and out of date.
- There is no park furniture or amenities, such as seats, shelters or bicycle racks across the reserve.
- Passive recreation areas are not well defined and are often use for vehicle parking.
- Remnants of three former entry gates into the reserve are located at the corner of Finchaven Street and Edinburgh Avenue, and along Finchaven Street at the locations highlighted on Figure 9.

2.3.12 Landscape and Passive Recreation Issues and Considerations for the Master Plan

- There is an opportunity to re-define the visual landscape of the reserve in line with City of Greater Geelong strategic directions, given the senescent condition of the existing Sugar Gums.
- The potential to provide enhanced opportunities for passive recreation should be explored, in line with the objectives of City of Greater Geelong strategic documents. This would include opportunities for play, walking, seating, group socialising and picnicking.
- Enhancement of the existing landscape and passive recreation opportunities should be considered along with improvement to reserve drainage and vehicle circulation and parking. This extends to the opportunity to redefine areas for quality and safely accessible passive recreation.

Playground in south-eastern corner of reserve

Sugar Gums along Finchaven Street edge of reserve

Sugar Gums along Edinburgh Avenue edge of reserve

► FIGURE 10: HERNE HILL RESERVE LANDSCAPE AND PASSIVE RECREATION AREAS

2.4 STAKEHOLDER AND COMMUNITY CONSULTATION

The first round of community consultation, to inform the identification of needs, issues and opportunities involved four key avenues and as they aligned with the project governance structure:

- Interviews and regular meetings with tenant clubs (Project Reference Group 1)
- Interviews and workshop with governing sports associations (Project Reference Group 2)
- Survey of immediate residents (400 households), and
- Discussions and workshops with relevant technical Council officers and managers (Project Steering Group)

Subject to endorsement of the Draft Master Plan, the next phase of community engagement will involve providing an opportunity for the broader community to have their say:

- Letter drop to all residents within a 400m radius of the Herne Hill Reserve, providing a range of opportunities to provide comment and submission.
- The Draft Herne Hill Master Plan will also be available via the geelongaustralia.com.au website to provide the opportunity for the broader community to make comment.

The following section provides a summary of each stakeholder groups needs and aspirations as they relate to the development and improvement of Herne Hill Reserve.

2.4.1 Tenant Clubs (Project Reference Group 1)

Individual and group meetings were held throughout the process from December 2016 to May 2018 with representative members of each of the tenant clubs. The purpose of these meetings was to understand the current activities of each tenant and, particularly, their needs and aspirations for the future which could be considered within the master plan.

St Joseph's Football and Netball Club was primarily represented by Rob Threlfall (representing the football stream) and Fiona Threlfall (representing the netball stream). St. Peters Cricket Club was represented by Aaron McArthur.

Each of the meetings covered a range of topics and at key stages throughout master plan development. Key directions, ideas and priorities arising from each of the clubs is provided following.

St **Joseph's** Football and Netball Club

The following provides a summary of the football and netball club needs, preferences and aspirations:

Big Ideas

- Opportunity to move netball courts to improve connections / consolidate the number of buildings.
- Audit of existing buildings to provide an understanding of current conditions, lifespan, opportunities for redevelopment (What are the opportunities for renovating?).
- Suggested netball change facility could be integrated and smaller if existing pavilions were upgraded / new.
- Opportunity to improve the connection between the ovals.
- Opportunity to reduce Walker Oval in size to accommodate a wider central connection.
- Improving drainage would improve use of carparking, access to buildings, interchange runout, use of oval 2 (Walker Oval).
- Opportunity to formalise car parking for more efficient use.
- Scout Hall could go if the gym could be relocated.
- Could tender for finals if the reserve was fenced (for ticketing).
- Opportunity to share building with cricket club has been discussed in a preliminary manner.
- No parking around netball – people would need to come back past club rooms.
- Opportunity for swipe access to buildings to address immediate access / security problems.
- Opportunity to improve link through the cemetery.
- Old scoreboard could go as there is a new one recently built.

Primary Priorities

- Netball: change rooms / toilets and showers / storage / administration / umpires rooms / first aid.
- General: improve drainage.
- General: formalisation / improvement of parking.
- Football: opposition coaches box.
- Football: 2 coaches boxes for juniors.

Secondary Priorities

- General: connection of netball facilities with main pavilion.
- Football: gym relocated.

St Joseph's Football Netball Club also submitted plans demonstrating their desired infrastructure outcomes for a standalone netball change facility, known as 'The Wedge', these designs are provided in Appendix 1.

St Peters Cricket Club

The following provides a summary of the cricket club needs, preferences and aspirations:

Big Ideas

- Shelters at the netball courts could be spread out to allow room for scorers' box to service cricket.
- Audit of existing buildings to provide an understanding of current conditions, lifespan, opportunities for redevelopment (What is the potential for renovating / converting?).
- Improve the connection between the ovals and create a thoroughfare.
- Improving drainage would improve use of car parking, access to buildings, interchange run out, use of oval 2 (Walker Oval).
- Formalise car parking for more efficient use.
- Opportunity to build underground car park to provide additional car spaces without compromising open space.
- Opportunity to build a storage shed at the rear of the cricket nets.
- Opportunity to build an indoor / covered training space.
- Opportunity to change the sub-base of the oval to sand.
- Opportunity to re-grade oval to improve its fall.
- Opportunity to install underground drainage to alleviate drainage issues on oval 2 (Walker Oval).
- Opportunity to seal car park and integrate drainage solution.
- Joint building tenants with football netball club. Some discussions with SJFNC about this but very preliminary and concerns raised over what shared use looks like.
- Opportunity to convert cricket pavilion into change facilities and build a second storey social space.
- Opportunity to knock down existing building and build new two storey pavilion that addresses everyone's needs.

Priorities (in order of preference)

- Address drainage solutions on ovals and surrounds.
- Storage shed at cricket nets (min 32sqm).
- Change room refurbishment (of existing).
- Gender neutral change facilities (female friendly and more of them).
- Car park sealing and formalisation and improvements to playground and surrounds.
- Sub-base of ovals, preference for sand.
- New pavilion (including an indoor training space).

St Peters Cricket Club also submitted plans demonstrating their desired infrastructure outcomes for a new cricket pavilion facing Walker Oval, these designs are provided in Appendix 2.

Joint Club Submission

St Joseph's Football and Netball Club and St Peters Cricket Club also met to prepare a joint submission to inform the master plan process. This was submitted in February 2107 and has been appended to this report as Appendix 3 and broadly concurs with the points raised in the individual club summaries.

The key shared priorities arising out of this joint submission were:

- Futureproofing
- Vastly improved drainage
- Contemporary change rooms, training facilities, arenas and lighting which meet the independent criteria for impaired and able-bodied competitors and umpires of both sexes as set by Cricket Australia, Netball Australia and Australian Football League.
- Contemporary, distinct, fit for purpose and accessible allied amenities for each sporting section inclusive of:
    - Administration
    - Storage – Merchandise Equipment
    - Officials – Umpires, Scorers, Timekeepers, Coaches boxes, Interchange
    - Scoreboards
- Engagement – Improved car parking, spectator seating, spectator viewing
- Connectivity and accessibility
- Commercial functionality
- Community Use
- Beautification, and
- Overall affordability to deliver proposed outcomes.

The key potential solutions outlined in the joint submission involved two linked actions:

- 1. Two storey main building incorporating the prioritised amenities identified above, and
- 2. Netball court relocation

2.4.2 Sports Associations (Project Reference Group 2)

A combined meeting and workshop was held on 1st February 2017 with representatives from AFL Barwon, Cricket Victoria and Netball Victoria. The primary purpose of the meetings was to understand the level of facilities which the association would view as appropriate at Herne Hill Reserve, given the level of competition which is played there, as well as any future aspirations the associations may have for the reserve.

In addition to each association facility development guidelines, strategies and specifications, each were represented by their respective regional managers. AFL Barwon was represented by Lee Hartman and Katie Geerings. Netball Victoria was represented by Melanie Taylor and Cricket Victoria was represented by Julie Allan.

Meetings covered a range of topics however, the key directions raised by each association as key considerations for the master plan are summarised below:

AFL Barwon

- Facilities should be provided in accordance with the current AFL Preferred Facility Guidelines for State, Regional and Local facilities – August 2012, including the current Appendix addressing female change facilities.
- Herne Hill Reserve is not considered a regional ground by AFL Barwon. It would not therefore be scheduled for senior finals and does not require permanent fencing. While it is used for junior finals these are not ticketed and so do not require fencing.
- It was noted that there are currently three (3) girls AFL teams fielded by St Joseph's Football and Netball Club, which are growing and are intended to lead into open women's competition in coming years.
- Girls' games are currently scheduled on Sundays, separate from netball and both senior and junior male football competition, although the future direction is leaning towards scheduling boys and girl's games on the same day, therefore requiring greater change room capacity and preference for unisex change facilities.
- The current gym facilities at Herne Hill Reserve are adequate but not ideal.

Netball Victoria

- Facilities should be provided in accordance with current Netball Australia National Facilities Policy (March 2016).
- Change facilities required are home team change, away team change and umpire change and could be part of improved facilities in a central building.
- Required courtside facilities are first aid equipment, accessible toilet, storage area, water and shelter.
- Current facility provision guidelines do not specify change facility proximity to courts.

Cricket Victoria

- Facilities should be provided in accordance with Cricket Australia Community Cricket Guidelines (2015).
- Fencing of reserve not preferred.
- AFL change room provision guidelines will be adequate for cricket requirements.
- Walker Oval could be made marginally smaller, but 50m radius from popping crease remains as minimum playing field dimension (refer Cricket Australia Community Cricket Guidelines, 2015).
- Improved drainage on Walker Oval would lead to an improved turf table.

Sports Association Collection Preferences and Priorities

- Total change room requirement – 2 AFL home team change, 2 AFL away team change, 1 netball home team change, 1 netball away team change – 6 change rooms sufficient, while 8 would be preferred. Suggested mix would be adequate for cricket use also. Note: In recognition of the site and the size of the clubs, the recommended provision is greater than specified in the guidelines for a community level facility.
- Improved connection between netball courts and main pavilion, to provide a wider, more direct and higher amenity access.
- Minor revision of size of ovals (particularly Walker Oval) was seen as raising no obvious issues.
- Highest Priorities - improvement in car parking, improved female friendly amenities and improved drainage (including Walker Oval).

2.4.3 Immediate Residents

A survey of the local community was undertaken between 13th January 2017 and 13th February 2017. A letterbox drop and online survey was distributed to local residents of Herne Hill Reserve to gage the usage behaviours, needs and aspirations of the local community. A postcard advising survey was delivered to 400 households and 46 responses were received. These insights have been included in the development of the Master Plan.

The survey asked simple questions with a view to understanding how the local community views Herne Hill Reserve, especially what they appreciate about the reserve, how the use it and how they would like to see it improved.

In total 46 responses were received. Of these respondents, 7 were members of tenant clubs. A copy of the survey questions along with the summary report is included in Appendix 4.

Overwhelmingly, participants saw the reserve as their backyard and any future design needs to encourage and support informal activities such as walking, sitting, play and exercise, while still balancing the needs of the tenant clubs.

In terms of priorities, some participants raised ideas around improved infrastructure to support a more comfortable environment. Examples were more seating, shade and improved public toilets. A few participants specifically requested that these improvements be provided across the whole reserve, and not just concentrated around the children's play area, to be more inclusive of all ages / activities (including dog walkers). Others talked about the need to improve the landscaping and appearance of the park, car parking and traffic management.

Residents who also access the sporting facilities wanted to see improvements to the playing fields and club infrastructure such toilets, club rooms, car parking and for the drainage to be improved to reduce impacts of flooding.

Overall the key opportunities for the reserve, as identified by local residents, could be grouped into five key themes:

- Improve / upgrade the existing playground
- Increase the amount / quality of seating, shade and walking paths to be more inclusive and welcoming of all ages and activities
- Improve infrastructure to better support sporting club activities
- Improve landscaping and appearance of the reserve, and
- Improve car parking and traffic management

1. Improve/upgrade the existing playground

   Example comments included:

   - *"Definitely a half descent playground to attract more children and families to the reserve. Something more along the lines of Sparrow Park in Geelong West".*
   - *"Improve the playground"*
   - *"Bigger playground with some shelter and a picnic area"*
   - *"More choice with regard to the playground equipment."*

2. Increase the amount/quality of seating, shade and walking paths to be more welcoming and inclusive of all ages and activities

   Example comments included:

   - *"Some seating or even a table somewhere to just sit down and relax. I've just gone down to the park to get some sun and away from the home office and end up on the playground".*
   - *"To keep the reserve dog friendly"*
   - *"dog drinking tap, maybe near toilet block this would be central"*
   - *"update public toilets"*
   - *"roller skating path"*
   - *"Making sure all have access to the grounds for sport and exercise"*

3. Improve infrastructure to better support sporting club activities

   Example comments included:

   - *"Playing surface"*
   - *"Making sure the ground is right for sport"*
   - *"New toilet facilities closer to the netball courts. Current toilets are very old and are not suitable especially for younger girls"*
   - *"The netball players need a modern appropriate building to house change rooms, toilets, showers, and meeting spaces. This needs to be adjacent to the netball courts"*

Continued…

- *"Stop the huge puddles around the oval in winter. Norwood St and Finchaven St sides"*
- *"Making certain that utilities, men's, women's toilets are modern and funding for regular hygiene activities are undertaken".*
- *"Facilities need to be upgraded"*
- *"Changing rooms for the Net Ballers"*

Improve landscaping and appearance of the reserve

Example comments included:

- *"Updating it, it looks worn and old"*
- *"The Reserve as a whole looks dated so anything in the way of an upgrade would do wonders for it."*
- *"Possibly a fence around the reserve or an oval to help keep dogs and kids safe"*
- *"More rubbish bins. I walk passed the reserve 3-4 times per week and there is often rubbish and alcohol bottle left all over the place"*
- *"Keep the gum trees manageable. The road in winter is very muddy"*
- *"getting rid of dangerous trees"*
- *"More planting. Trees and shrubs. Improve drainage Cnr Edinburgh and Hilltop Area gets very muddy after rain"*
- *"Beautifying the surrounds. More trees or shrubs. Better walking paths"*
- *"Trees need changing - the ones here drop branches all the time"*
- *"The Sugar Gums around the perimeter are ageing and frequently drop limbs. Can they be brought back from the brink yet again or should some be replaced with suitable trees for shade etc?"*
- *"Pressure wash the signs. :) They are cool and of an era and shouldn't be removed, but a pressure wash would go a long way. Please keep them though - it's a nice touch and makes it feel homely"*
- *"Lighting"*
- *"Powered lighting and supply is solar power, independent of grid"*

4. Improve car parking and traffic management

Example comments included:

- *"Off street parking"*
- *"Fix the car park drainage"*
- *"Improved parking. When football or cricket is on it is very difficult to drive past as there are usually cars parked on both sides of the road"*
- *"Allocated parking for spectators"*
- *"Traffic flows & parking issues in nearby streets during high peak use, football season"*
- *"To stop vehicles using it as a thoroughfare between Norwood St and Edinburgh Ave"*
- *"More safe walking areas with some seating along the way and make the children's place area safer from traffic."*

2.4.4 Internal Stakeholders and Departments

Several meetings and workshop discussions were held with City of Greater Geelong officers in reviewing the site and understanding the issues and opportunities to be addressed by the master plan.

Discussions were held with representatives of the following Council technical departments that formed the Project Steering Group:

- Recreation and Open Space (Now known as Social Planning and Investment and Connected Communities) – Inclusve of Asset Management
- Engineering Services – Infrastructure Management (Drainage) Unit
- Parks and Gardens
- City Services – Tree Management Unit
- Property and Procurement
- Strategy and Engagement

A summary of key considerations and directions arising from these discussions are provided below:

- Council supports consolidation of buildings and encourages shared uses, over the construction of new single use facilities.
- All recommendations and options need to explore the repurposing and/or enhancement of existing infrastructure, where possible.
- Ensure recommendations consider flexible, multiuser opportunities.
- All recommendations need to be considered in relation to the increasing cost of on-going management of Council assets across the municipality.
- All recommendations need to be considered in relation to equity of asset provision across the municipality. At Herne Hill Reserve this will mean aligning future plans with the standard provision for a community level facility and with associated levels of service, although notwithstanding being fit-for-purpose.
- Acknowledge error in G21 and AFL Barwon Regional Strategy 2015 facility audit and subsequent inventory (page 21) where netball change facilities (netball amenities) are reported as '0' or no provision. The refurbished netball change rooms were opened in 2011 and were misidentified as they were being used as drink fridge storage at the time of the audit. Council has been reassured that this will be corrected in the next facility audit.
- Provision for play should reflect a local catchment. The reserve is not considered a district park and therefore does not technically require a public toilet.
- Drainage of both Walker Oval and the perimeter crushed rock areas is a key issue on the site, impacting both sporting surfaces and general use of the reserve.
- Formalisation of circulation and car parking is an opportunity to resolve drainage issues, control vehicle movement and provide improved pedestrian safety and amenity.
- Formalisation and enhancement of the connection from the netball courts to the clubrooms is an opportunity to enhance circulation and address drainage issues.
- Investigate occupancy status of existing Scout Hall facility to ensure appropriate land lease is in place following disbandment of previous tenant, the Scout Group and recent occupancy of the St Joseph's Football Netball Club.
- Minor revision of the size of ovals (particularly Walker Oval) is an opportunity to enhance circulation and drainage.
- All future and/or improvement of change facilities should be gender neutral, meaning female friendly as standard.
- The existing perimeter Sugar Gums are mature and have a poor Useful Life Expectancy, presenting issues associated with limb drop and grass growth beneath. Replacement of the trees is an opportunity to enhance amenity and formalise circulation. It is recommended that tree replacement program be completed in stages to ensure transition over time.
- Key opportunities to enhance amenity within the reserve include construction of pedestrian paths, provision of shaded seating and enhance of play and passive recreation opportunities.

2.4.5 Stakeholder Issues and Considerations for the Master Plan

Issues

- Lack of adequate change facilities and amenities for female sport
- Lack of suitable cricket specific storage facilities
- Lack of game day facilities for AFL (i.e. interchange bench and coaches boxes)
- Netball courts not directly connected to clubrooms and amenities
- Poor drainage of Walker Oval and across reserve
- Public toilets in poor condition and unsafe
- Existing playground dated and lacking amenity
- Existing trees senescent and hazardous
- Parking and vehicle movement uncontrolled
- Pedestrian movement not provided for
- No passive recreation amenities

Opportunities

- Provide improved amenity and passive recreation / play opportunities for local neighbourhood
- Enhance connection to other open space and encourage walking
- Enhance the existing landscape to provide shade, habitat and improved landscape character
- Improve all abilities and ages access to recreation
- Provide consolidated shared facilities to meet needs of all users

3. MASTER PLAN PRINCIPLES

In reviewing the planning and policy context, site and facilities considerations along with the needs, preferences and aspirations of key stakeholders, the following principles we developed to guide the preparation of the draft Herne Hill Reserve Master Plan.

CONSOLIDATE BUILT FORM

- New built facilities and improved existing facilities at the reserve should encourage shared use i.e. use by a number of different groups and activities.
- New built facilities should consolidate built form to minimise management and maintenance expense, while providing an enhanced and connected facility for the benefit of all users

IMPROVE ACCESS AND SAFTEY

- On-going development of the reserve should encourage pedestrian access to and within the reserve, while ensuring that required vehicle access remains safe and viable.
- Ongoing development of the reserve should focus on designing infrastructure that increases public safety and amenity.

MAKE FIT FOR PURPOSE

- On-going enhancement of the reserve should balance the range of identified reserve users' needs and identify facilities which are of an appropriate level for year-round use of the reserve (i.e. change facilities that satisfy AFL, cricket and netball guidelines.
- On-going development of the reserve should reflect the core aspirations of the community and key stakeholders, expressed through the consultation process.

PROVIDE AND PROTECT OPEN SPACE

- On-going development of the reserve should focus on the enhancement of facilities and landscape to support both active sport and passive recreation activities.
- On-going enhancement of active and passive recreation facilities and spaces should recognise the broader context of the reserve and contribute to a spectrum of open space uses for the local neighbourhood.

ENSURE FINANCIAL VIABILITY AND SUSTAINBILITY

- On-going development should respond to Council budgets and on-going financial feasibility for management.

4. COMPONENTS AND DESIGN BRIEF

In reviewing the planning and policy context, site and facilities considerations along with the needs, preferences and aspirations of key stakeholders and in response to the agreed principles, the following components and design brief was developed to guide the preparation of the draft Herne Hill Reserve Master Plan.

► TABLE 01 – SITE LAYOUT NEEDS AND RECOMMENDED REPONSE

SITE LAYOUT ISSUES AND OPPORTUNITIES	RECOMMENDED RESPONSE
Sports Facilities and Infrastructure	
► Provision of appropriate netball courtside facilities ► Provision of cricket equipment storage facilities ► Enhancement of drainage within Walker Oval ► Provision of coaches and interchange facilities in accordance with AFL guidelines ► Provision of gender neutral change facilities	► Lockable shelter with first aid, access to water, storage space and dry-change area to eastern side of netball courts ► Space for demountable seating to western side of netball courts ► Lockable storage shed, with access to power, located next to cricket training nets ► Provision of perimeter spoon drainage to both fields, in conjunction with new sealed path (refer below) ► Find alternative fridge storage and reinstate netball change facilities for immediate use. Integrate gender neutral change facilities in all proposed new change facilities and/or retrofit existing change facilities to be gender neutral in provision (at a minimum).
Pedestrian Access and Circulation	
► Provide a formal pedestrian circulation system, integrated with potential improvements to vehicle circulation and parking to enhance pedestrian safety and amenity ► Improve the connection between the netball courts and the main clubrooms	► Provide a sealed path of both ovals, including sealed connection between oval. ► Investigate the potential to remove structures along this connection to provide greater passive surveillance and improve proximity. ► Widen access between ovals through reduction in Walker Oval by 1500mm (noting both ovals are oversized). ► Provide a sealed path adjoining streets to the proposed oval perimeter path network.

SITE LAYOUT ISSUES AND OPPORTUNITIES	RECOMMENDED RESPONSE
Vehicle Access and Parking	
▶ Provide formalised car parking around both fields (where appropriate) ▶ Provide formalised parking along adjoining streets ▶ Consider traffic management measures to control vehicle movement and enhance pedestrian safety	▶ Provide formal parking internally, asphalt surface, drainage to oval edge and integrated with oval perimeter drainage. ▶ Provide formal parking externally, on adjoining streets, asphalt surface, indented parallel parking to create additional capacity while keeping streets clear. ▶ Provide speed humps at intervals along driveways ▶ Provide vehicle intrusion barriers (e.g. low fence or other fixtures) to perimeter of reserve to control vehicle access
Landscape and Passive Recreation	
▶ Opportunity to redefine the visual landscape of the reserve ▶ Remove senescent trees and replace with new high canopy varieties ▶ Provide enhanced opportunities for passive recreation as a priority ▶ Enhancement of the existing landscape and passive recreation should be integrated with reserve drainage and vehicle circulation and parking.	▶ Remove existing trees over time and replace with new planting in response to parking and path layouts. Consider high canopy varieties that provide shade while allowing passive surveillance throughout the reserve ▶ Provide a new passive recreation space in the south-eastern corner of the reserve and on the western edge of the reserve. ▶ Replace playground equipment and provide a new playground in the south-eastern corner ▶ Provide and integrate new seating and shelter locations with path alignments ▶ Retain provision of a public toilet in the reserve and replace existing facilities with a new public toilet integrated with netball courtside facilities.

5. DRAFT MASTER PLAN

In May 2018, the draft Master Plan was completed. The draft considers the issues and opportunities as they relate to the development and improvement of Herne Hill Reserve. It brings together the key findings captured throughout the development process, provides a proposed design response, indicates priorities for implementation and levels of investment.

The draft Master Plan aligns with Council's 30-year vision and ensures that the long-term development aspirations of the tenant clubs, community groups and local residents are taken into consideration. The plan addresses functional issues within the existing landscape (e.g. drainage, safe circulation and fit-for-purpose infrastructure) in addition to a focus on passive recreation areas to encourage community use of the reserve.

The draft Master Plan provides a high-level indication of the scale and types of improvements proposed to the Herne Hill Reserve to meet the future community and club needs for this reserve.

The draft Master Plan is inclusive of two main components representing the preferred options as identified by key stakeholders:

- Draft Landscape Plan – Refer to section 5.1 on page 53 (also provided in Appendix 5)
- Draft Pavilion Concept Plan (preferred option) – Refer to section 5.2 on page 54 (also provided in Appendix 6)

COLLECTIVE PRIORITIES

A number of collective priority focus areas were identified following stakeholder consultation, site assessment and other research activities. These include;

- Drainage in and around the site,
- Suitability and functionality of existing buildings (including female friendly facilities),
- Safe parking and pedestrian movement,
- Quality and availability of open space and other public amenity; and
- Sustainability and viability (i.e. clubs and asset management).

DRAFT MASTER PLAN PRINCIPLES

In response to the needs identified, the following principles were developed that underpin the DRAFT Master Plan, with the view to:

- Consolidate built form
- Improve access and amenity
- Make fit for purpose
- Provide and protect open space, and
- Ensure financial viability and sustainability.

5.1 DRAFT LANDSCAPE PLAN

1. Walker Oval Boundary Adjustment - eastern boundary of Walker Oval moved 1 metre west to provide for improved pedestrian access between the two ovals and to allow for improved drainage on eastern wing.
2. Sports Precinct Connection - space between ovals to be widened and sealed to provide a more generous pedestrian connection between the netball courts and the pavilion. (including removal of existing structures)
3. Cricket Storage - new 30m² storage for cricket training facilities, including bowling machine.
4. Netball Court-side Facilities - lockable storage rooms and first aid structure integrated with new public toilets and broad canopy to provide shade and shelter during summer and winter.
5. Play Area - existing play area to be redefined and ply equipment to be replaced.
6. Oval Boundary Pathway - new sealed path to the perimeter of both ovals, connected into the street footpath network.
7. Indented Street Parking - new indented parking on Norwood Street, Finchaven Street and Edinburgh Avenue to provide a total of 83 sealed parking spaces.
8. Pavilion Refurbishment - existing cricket clubrooms removed and existing football/netball pavilion extended to incorporate new change and support facilities to AFL guidelines - refer to separate architectural concept plans.
9. Off-street Car Parking - new off-street car parking to provide a total of 96 sealed parking spaces.
10. Court-side Seating - two tiered court-side seating to provide for both netball courts.

LEGEND

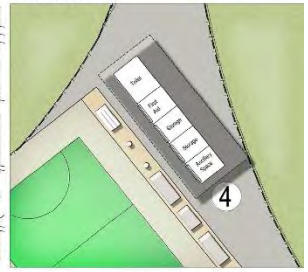
- PRIORITY PROJECTS

1. Walker Oval Boundary Adjustment
2. Sports Precinct Connection
3. Cricket Storage
4. Netball Court-side Facilities (including public toile
5. Play Area
6. Oval Boundary Pathway
7. Indented Street Car Parking (83 spaces)
8. Pavilion Refurbishment
9. Off-Street Car Parking (96 spaces)
10. Court-side Seating (two tiered)

- EXISTING ELEMENTS

A. Synthetic Wicket (to remain on NH Drew OVAL)
B. Turf Table (to remain on Walker oval)
C. Existing Gym (to be retained)
D. Existing Cricket Nets (to be retained)
E. Existing Parking Retained
F. Park Entry
G. Existing Netball Courts
H. Open Grass and Parkland
Existing Trees
Proposed Trees

Netball Facility
Scale: 1:250 @ A1



Land Design Partnership

Herne Hill Reserve
Geelong
LANDSCAPE
MASTER PLAN

52-54 Rathdowne Street
Carlton, 3053
Victoria Australia
Telephone: 03 9348 2788
Fax: 03 9348 1985
Email: info@landdesign.com.au
www.landdesign.com.au

SCALE: 1:1000 @ A3
DATE: 04.05.18
DRAWN BY: LT
CHKD: LF
REV: 0
DRG.NO.: LD01

5.2 DRAFT PAVILION DEVELOPMENT CONCEPT PLAN

5.3 PROPOSED PRIORITY STAGING AND COST ESTIMATES

5.3.1 Priority Staging and Cost Estimates

Table 02 provides a summary of key elements of the overall Master Plan, cost estimates and associated priority staging. As per the visual representation of the Draft Herne Hill Reserve Master Plan and Pavilion Concept Design is provided in section 7.1 and 7.2 respectively.

► TABLE 02 – PRIORITY STAGING AND COST ESTIMATES (PROPOSED)

PRIORITY STAGING	ITEMS	COST ESTIMATE
1	A. Oval boundary, drainage solution and parkland paths*	$100,000
	B. Sports precinct connection (including removal of existing decrepit buildings)	$150,000
	C. Netball courtside support facilities (including public toilet)	$150,000
	D. New cricket net storage (next to cricket nets)	$30,000
2	E. New playground and formalise passive recreational area	$200,000
	F. New street parking and parkland improvement	$200,000
	G. Pavilion refurbishment and significant extension (including removal and integration of St Peter's Cricket Club pavilion)	$3,000,000
	H. New internal parking	$350,000
Total		$4,180,000

**completed as part of the 2017/18 budget*

5.3.2 Interim Measures and Stage One Priority

The key and most significant deliverable is the new pavilion (refer item G in Table 02), to be shared by both clubs during their respective seasons. This will meet the needs of all clubs. A significant element of the new pavilion is the delivery of 6 gender neutral change facilities which will enable the growth and development of female participation in netball, football and cricket.

In response to the immediate pressures experienced by tenant clubs, stage one measures have been allocated in the 2018/19 Council Budget at a cost of $500,000.

The stage one measures include the delivery of:

- Item A - Walker Oval boundary realignment, drainage solution and formalise pathways between ovals (completed as part of 2017/18 budget).
- Items B, C and D - Sports precinct connection (including removal of existing decrepit buildings) and construct netball courtside support facilities (including public toilet). An important note being that this facility will remain a permanent facility for the reserve and clubs (combined cost estimate $300,000, 2018/19 budget). New cricket storage (next to cricket nets). Also, a permanent installation (cost estimate $30,000, 2018/19 budget).

In addition to the following interim measure;

An interim retrofit to meet the immediate needs of the St Joseph's Football and Netball Club to provide gender neutral change facilities in St Joseph's FNC existing change room provision (cost estimate $170,000, 2018/19 budget).

5.3.3 Funding Strategy

An investment of $500K for the delivery of initial priority stages relating to the draft Master Plan has been allocated in the 2018/19 draft Council budget, including some interim works to provide suitable female friendly change facilities.

It is proposed that the delivery of remaining stages would be achieved via a funding partnership between the state government, local sporting clubs and the City of Greater Geelong.

6. NEXT STEPS

Subject to Council endorsement of the draft Herne Hill Reserve Master Plan, the next phase of community engagement will involve providing an opportunity for the broader community to have their say. This is proposed to be delivered using the following methods:

- Letter drop to all residents within a 400m radius of the Herne Hill Reserve, providing a range of opportunities to provide comment and submission.
- The draft Herne Hill Master Plan will be available via the geelongaustralia.com.au website and hard copies will be available in the local library to provide the opportunity for the broader community to make comment.

Note:

The Herne Hill Reserve Master Plan is currently at draft stage, therefore there are no financial commitments associated with the draft Master Plan at the point of releasing it for public exhibition.

Information and propositions outlined in this draft report are subject to change following further community engagement.

APPENDIX

Appendix 1 – St Joseph's Football Netball Club – Club Led "Wedge' Concept Design

Appendix 2 – St Peters Cricket Club – Club Led Cricket Pavilion Concept Design

Appendix 3 – Joint Tenant Club Led Shared Pavilion Concept Design

Appendix 4 – Local Resident Survey and Summary Report

Appendix 5 – Herne Hill Reserve – Draft Landscape Plan

Appendix 6 – Herne Hill Reserve – Draft Pavilion Concept Design (preferred option)

Appendix 1 – St Joseph's Football Netball Club – Club Led "Wedge' Concept Design

NORTH

REVISION	DATE	REVISION NOTE	BY

NOTES
Notes

PROJECT
Netball Pavilion

ADDRESS
Drew Reserve, Herne Hill

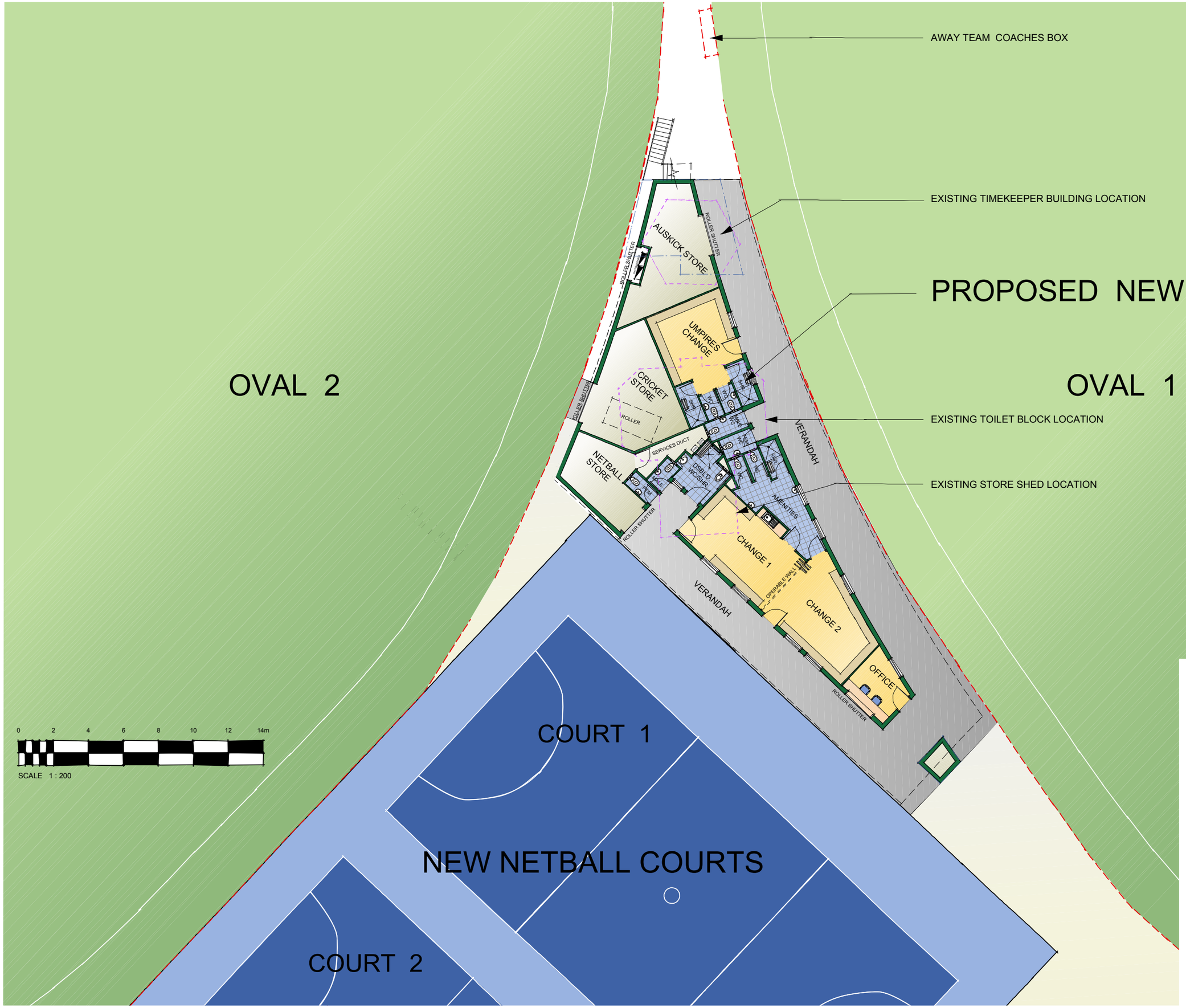
CLIENT
St.Josephs Football and Netball Club

DRAWING
Location Plan - Option 4

Terry Atchison Architect

1 / 7 Retreat Road, Newtown, Vic. 3220
T: 5222 5701 **E**: terry@terryatchison.com.au

PROJECT NO.	14 010	DWG STATUS	Prelim.
DWG DATE	06.04.14	DWG NO.	REVISION
ORIGINAL SHEET SIZE	A3	SK 01	
SCALE @ A3	1:1000		
DRAWN TA	CHKD TA	OF 10	



REVISION	DATE	REVISION NOTE	BY

NOTES
Notes

PROJECT
Netball Pavilion

ADDRESS
Drew Reserve, Herne Hill

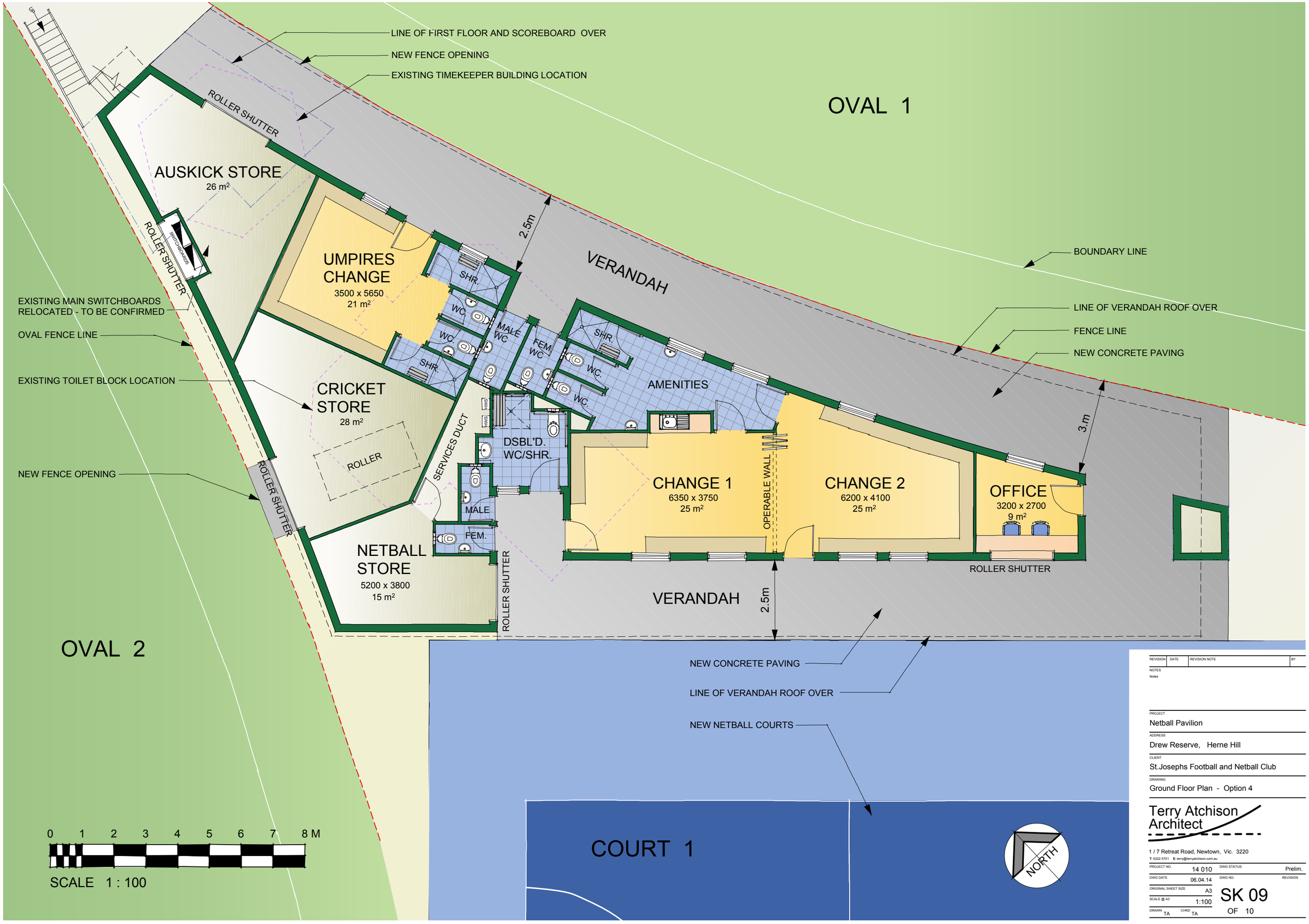
CLIENT
St.Josephs Football and Netball Club

DRAWING
Site Plan - Option 4

Terry Atchison Architect

1 / 7 Retreat Road, Newtown, Vic. 3220
T: 5222 5701 E: terry@terryatchison.com.au

PROJECT NO.	14 010	DWG STATUS	Prelim.
DWG DATE	06.04.14	DWG NO.	REVISION
ORIGINAL SHEET SIZE	A3	SK 02	
SCALE @ A3	1:200		
DRAWN TA	CHKD TA	OF 10	



REVISION	DATE	REVISION NOTE	BY

NOTES
Notes

PROJECT
Netball Pavilion

ADDRESS
Drew Reserve, Herne Hill

CLIENT
St.Josephs Football and Netball Club

DRAWING
Ground Floor Plan - Option 4

Terry Atchison Architect

1 / 7 Retreat Road, Newtown, Vic. 3220
T: 5222 5701 E: terry@terryatchison.com.au

PROJECT NO.	14 010	DWG STATUS	Prelim.
DWG DATE	06.04.14	DWG NO.	REVISION
ORIGINAL SHEET SIZE	A3	SK 09	
SCALE @ A3	1:100		
DRAWN TA	CHKD TA	OF 10	

AWAY TEAM COACHES BOX

ELECTRONIC SCOREBOARD OVER TIMEKEEPERS BOX

VIDEO CAMERA LOCATION

OPENABLE WINDOWS TO CORNER OF BUILDING

LINE OF GROUND FLOOR BELOW

GROUND FLOOR ROOF

UP

T/KP'R. 1
5200 x 2700
14 m²

T/KP'R. 2
4200 x 2600
11 m²

OVAL 1

OVAL 2

0 1 2 3 4 5 6 7 8 9 10 M

SCALE 1 : 100

NORTH

REVISION	DATE	REVISION NOTE	BY

NOTES
Notes

PROJECT
Netball Pavilion

ADDRESS
Drew Reserve, Herne Hill

CLIENT
St.Josephs Football and Netball Club

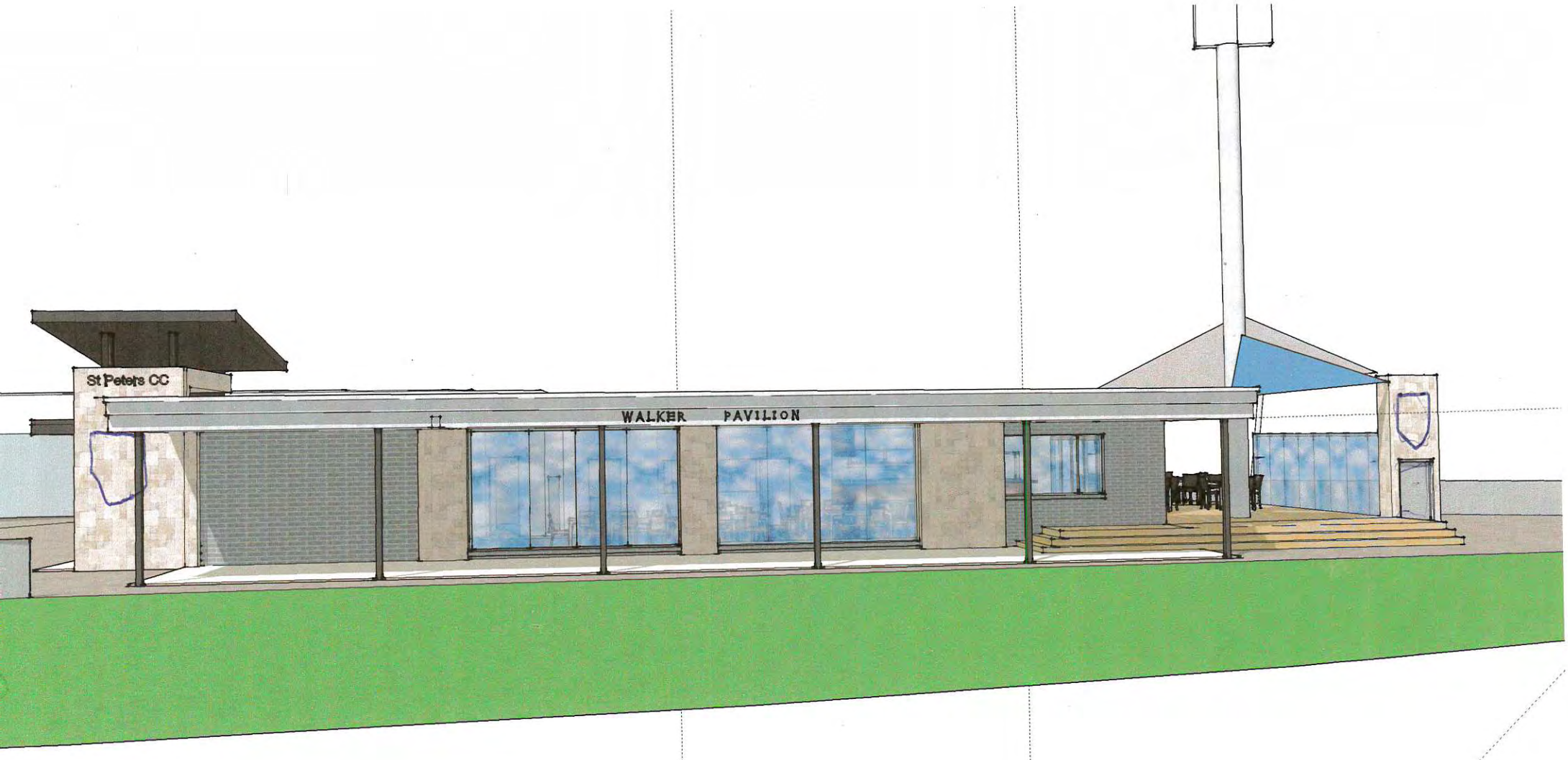
DRAWING
First Floor Plan - Option 4

Terry Atchison Architect

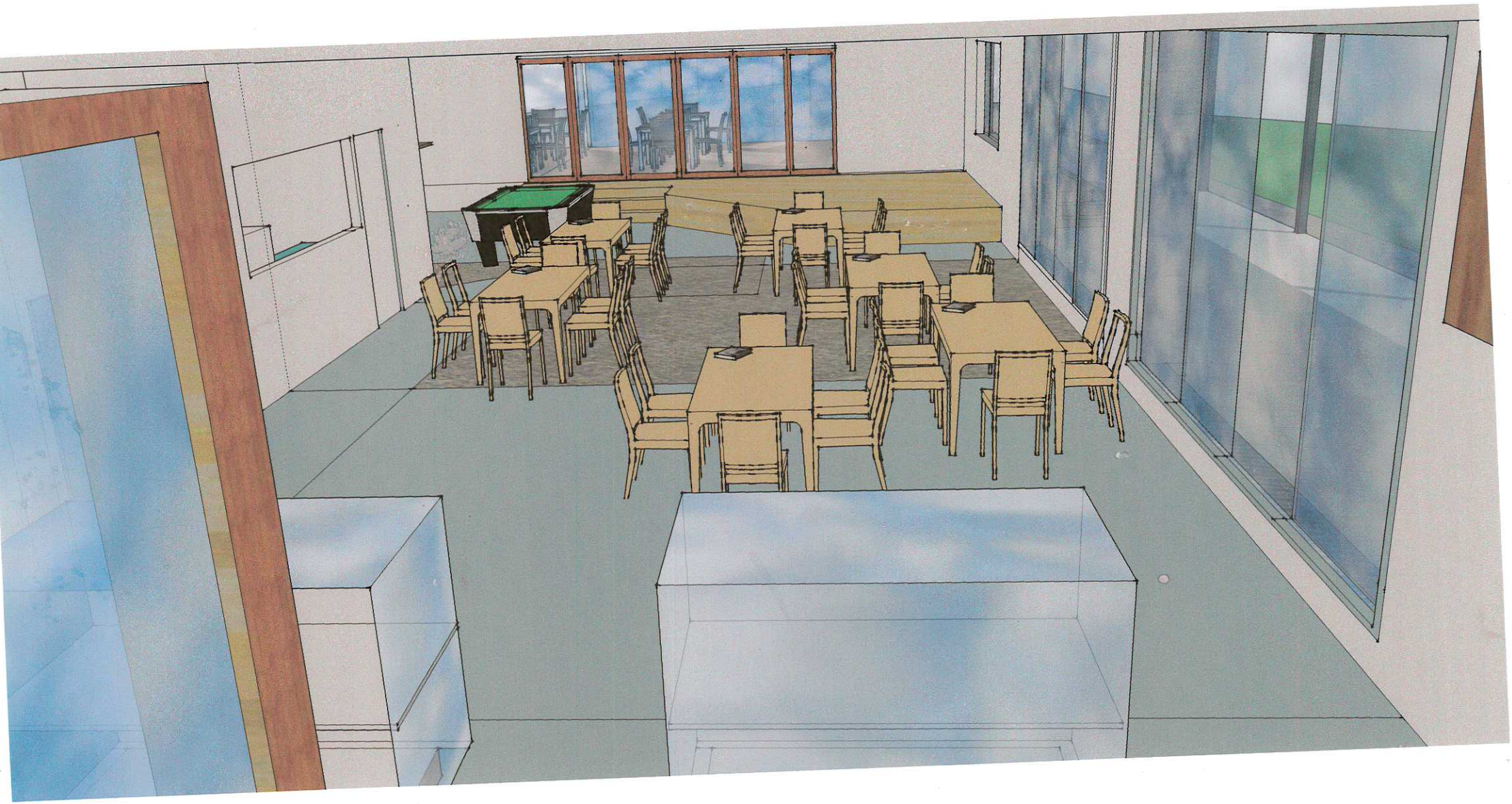
1 / 7 Retreat Road, Newtown, Vic. 3220
T: 5222 5701 E: terry@terryatchison.com.au

PROJECT NO.	14 010	DWG STATUS	Prelim.
DWG DATE	06.04.14	DWG NO.	REVISION
ORIGINAL SHEET SIZE	A3	SK 10	
SCALE @ A3	1:100		
DRAWN TA	CHKD TA	OF 10	

Appendix 2 – St Peters Cricket Club – Club Led Cricket Pavilion Concept Design


St Peters CC
WALKER PAVILION

St Peters CC
St Peters CC



Appendix 3 – Joint Tenant Club Led Shared Pavilion Concept Design

HERNE HILL RESERVE MASTER PLAN 2017

CO-TENANT STRATEGIC FORESIGHT

16 FEBRUARY 2017

INTENT

As custodians at the coalface of each Club's past, present and future, the Herne Hill Reserve Master Plan is not a task entered into lightly.

It should not be lost on the reader that this document has been constructed with a clear intent to accurately inform the City of Greater Geelong Administrators and elected Government representatives with coherent requirements for meaningful outcomes and the best chance of success.

Put another way, what is expected is strategic foresight and leadership to futureproof both Clubs, as opposed to providing minimum standards or simple benchmarking of similar facilities across the district.

APPROACH

The St Peter's Cricket Club and St Joseph's Football Netball Club, the proud long term co-tenants of Herne Hill Reserve, have again collaborated to provide the City of Greater Geelong Master Plan project with a clear and cohesive set of priorities.

The current facilities have serviced both Club's past needs for in excess of 45-years, however the Master Plan provides the almost once in a lifetime opportunity to re-set – to plan and structure the future development of both Clubs in a way that services the evolving player, member, spectator, social and community expectations from both a functionality, performance, engagement and value for money perspective.

The growth and popularity of female participation in all three sports was also pivotal in establishing these priorities and must remain front of mind throughout the Master Plan process.

STRATEGIC FORESIGHT

"Strategic foresight is the ability to create and maintain a high-quality, coherent and functional forward view, and to use the insights arising in useful organisational ways. For example to detect adverse conditions, guide policy, shape strategy, and to explore new markets, products and services. It represents a fusion of futures methods with those of strategic management" (Slaughter (1999), p. 287).

AGREED PRIORITIES

- **Futureproofing**
- **Vastly improved drainage**
- **Contemporary change rooms, training facilities, arenas and lighting which meet the independent criteria for impaired and able bodied competitors and umpires of both sexes as set by:**
    - Cricket Australia
    - Netball Australia
    - Australian Football League

AGREED PRIORITIES

- **Contemporary, distinct, fit for purpose and accessible allied amenities for each sporting section inclusive of:**
    - Administration
    - Storage
        - Merchandise
        - Equipment
    - Officials
        - Umpires
        - Scorers
        - Timekeepers
        - Coaches boxes
        - Interchange
    - Scoreboards

AGREED PRIORITIES

- **Engagement**
  - Improved car parking
  - Spectator seating
  - Spectator viewing
- **Connectivity and accessibility**
- **Commercial functionality**
- **Community Use**
- **Beautification**

BENEFITS

FUTUREPROOFING

While subscribing to a Master Plan which provides value into the distant future for all stakeholders through the quality and durability of materials, futureproofing should also strive to:

- Encourage inclusion and increased participation for females across all three sports and at all levels
- Reduce likelihood of obsolescence
- Incorporate local materials, parts and labour
- Stimulate flexibility and adaptability
- Provide for growth
- Provide for high level showcase events – including at night

BENEFITS

VASTLY IMPROVED DRAINAGE

Vastly improved drainage for arenas and surrounds will bring maintenance efficiencies, improved performance, and spectator comfort while overcoming flooded arenas, walkways and car parking – all of which have led to scheduling, health, safety, and aesthetics issues previously.

The opportunity to re-size, while improving subsoils, arena curvature, irrigation and water recycling should not be missed.

BENEFITS

CHANGE ROOMS, TRAINING FACILITIES, ARENAS & LIGHTING

Contemporary change rooms, all weather training facilities, arenas and lighting which meet independent criteria set for impaired and able bodied competitors and umpires of both sexes as set by: Cricket Australia; Netball Australia; and the Australian Football League. This must include indoor nets and gymnasium for use by all 3 sports.

Independently rated facilities by governing bodies not only provides the opportunity for maximum participation and performance outcomes, but also opportunities for representative, showcase, finals and higher tiered competition use of the reserve – including at night – which in turn inspires interest, higher performance and social interactions.

BENEFITS

ALLIED AMENITIES

Contemporary, distinct, fit for purpose and accessible allied amenities for each sporting section will provide players, supporters, coaches, medical officers, officials and volunteers with the necessary convenience and comfort with which to carry out their duties to maximum effect.

Similarly, amplified professionalism and the increasingly extended seasons will be provided for with year round access to facilities, meeting rooms, machinery, storage items, club records and equipment by volunteers and Club officials.

Honour boards and showcases should be displayed year round.

BENEFITS

ENGAGEMENT

Engagement via increased and well planned car parking as well as spectator seating and viewing will encourage greater participation, interest, social interactions and involvement with the Clubs on all levels and across all stakeholder groups.

The attraction and potential of attracting third party and or increased community activity through these improvements cannot be discounted.

BENEFITS

CONNECTIVITY AND ACCESSIBILITY

Connectivity between facilities within the Reserve will generate performance, participation and interaction benefits across all stakeholder groups.

The design continuum should seamlessly flow to link Reserve access, car parking, change room, training, preparation, playing, post-game, spectator and commercial facilities – both within reasonable distances and with pathways safe for people of all ages, abilities and or impairments such as wheelchairs.

BENEFITS

COMMERCIAL FUNCTIONALITY

Commercial activities such as canteens, kiosks, kitchens, bars and dining rooms are the lifeblood of clubs, generating important and healthy social interactions as well as revenue for reinvestment into Club activities.

This Master Plan provides an opportunity to overhaul the traditional one-stop canteen/bar/kitchen at one end of large room in favour of contemporary spaces such as informal café and alfresco inspired spaces as well as more formal (and flexible) function room offerings which recognise and cater for different hospitality and viewing preferences – increasing community use: eg. funerals and wakes.

BENEFITS

COMMERCIAL FUNCTIONALITY (cont.)

Commercial functionality can also surpass traditional Club revenue centres by the inclusion of space for a commercial standard gymnasium and conditioning facility.

Such a facility can operate commercially to cater for not just the Clubs, their players and Members, but value add to the entire community.

Access to arenas also provides additional value to such a facility for group and outdoor training, schools and other citizen group use.

BENEFITS

COMMUNITY USE

Flexible and functional spaces will build upon existing community use – to encourage, stimulate and broaden the current use by local schools, service clubs, hobby groups and other civic based organisations – including the City of Greater Geelong itself.

A true multi-purpose venue is much needed and can assist in the delivery of important programs.

BENEFITS

BEAUTIFICATION

The opportunity to reduce and or remove redundant surplus buildings will reduce the Reserve's brick and mortar footprint to provide improved connectivity and access, but also better sightlines and landscape offerings.

Of course maintenance should be kept to a minimum, while the effect of shadows and fall from trees needs to be considered from a performance, spectator, safety and maintenance perspective.

The opportunity to improve safety and security should not be missed, including playground improvement and fencing.

SOLUTIONS

1. **Two storey main building incorporating the prioritised amenities**
2. **Netball court relocation**

TWO STOREY MAIN BUILDING

It is difficult to envisage delivery of the agreed specific priorities for football and cricket without accepting that the land-lock and current configuration of the Reserve requires a two storey main building solution.

On this, the co-tenants are “at eadem” – subject to appropriately agreed spectator viewing and seating solutions for both ovals.

Such a building could be designed to incorporate the various change rooms, indoor training facilities, gymnasium, many of the allied amenities and the less formal of the commercial functionality priorities on the ground floor – with the more formal commercial functionality, including spectator viewing and seating upstairs.

TWO STOREY MAIN BUILDING (cont.)

The reconfiguration and or sizing of ovals is another outcome both Clubs agree on – both in terms of playing space/size and to accommodate paths, walkways and improved car parking and spectator viewing.

This solution may also provide improved car parking outcomes, including some spaces under the second storey.

NETBALL COURT RELOCATION

Having heard the less than compelling arguments against establishing even the most basic netball focussed amenities within what most reasonable people would consider a suitable distance from the playing arena – both Clubs feel more consideration must be given to the relocation of the netball courts (and lighting) to a more suitable area.

Options could include on the current scout hall zone or between the current main buildings and the cemetery boundary.

NETBALL COURT RELOCATION (CONT.)

The second option appears suboptimum given accessibility is an agreed priority and a preference for the courts to run north-south.

Non-negotiables (including if remaining as currently sited) include ease of access to change rooms; and the inclusion of permanent administration amenities, medical rooms, running water, toilet(s), electricity, tiered seating, lighting for night games as well as covered courtside interchange and officials shelters.

The existing netball courts could be converted to tennis courts, a hard wicket cricket training facility, bowls, bocce, car parking or other community need.

Appendix 4 – Local Resident Survey and Summary Report

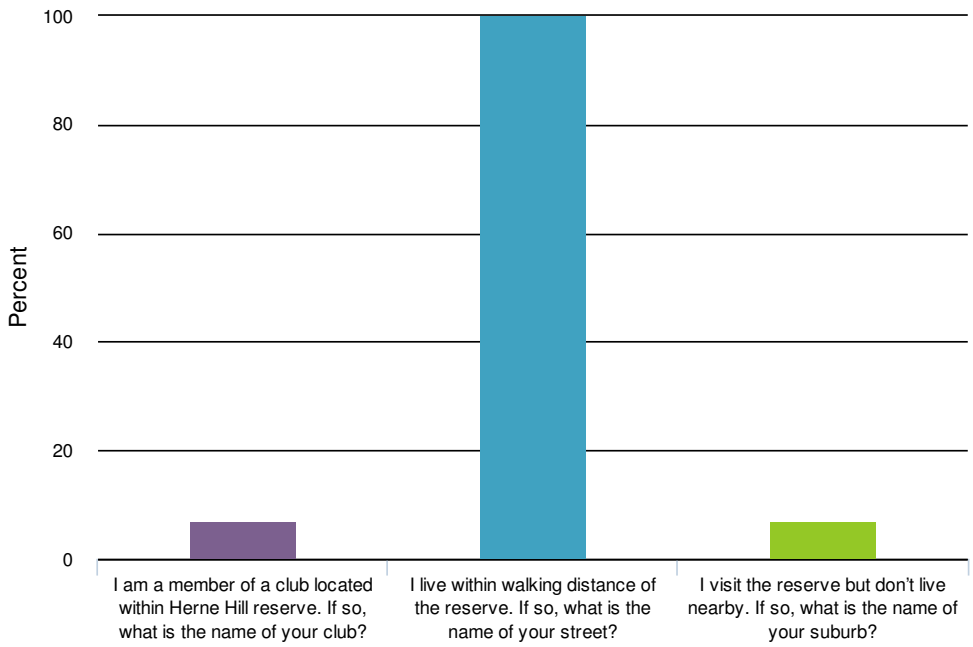
Report for Herne Hill Reserve Masterplan - Local Resident Survey

Response Counts

Completion Rate:	**100%**	
	Complete	46

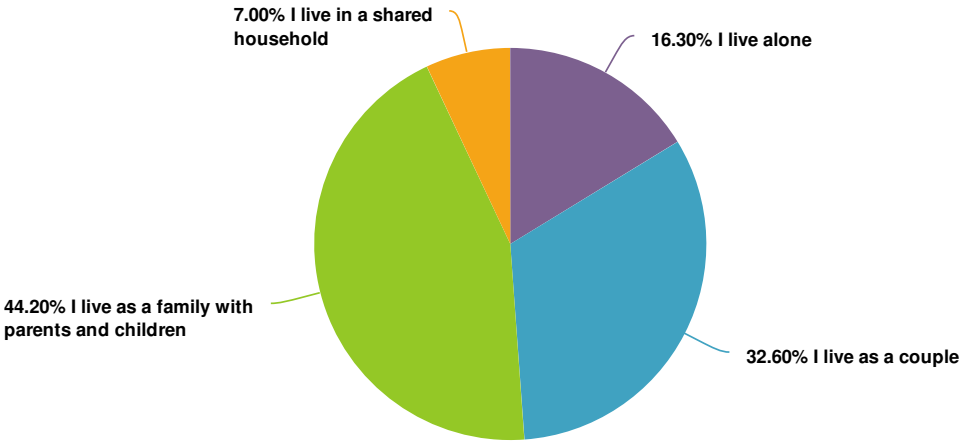
Total: 46

1. Which of the following statements best describes your interest in the park?



Value	Percent	Responses
I am a member of a club located within Herne Hill reserve. If so, what is the name of your club?	7.0%	3
I live within walking distance of the reserve. If so, what is the name of your street?	100.0%	43
I visit the reserve but don't live nearby. If so, what is the name of your suburb?	7.0%	3

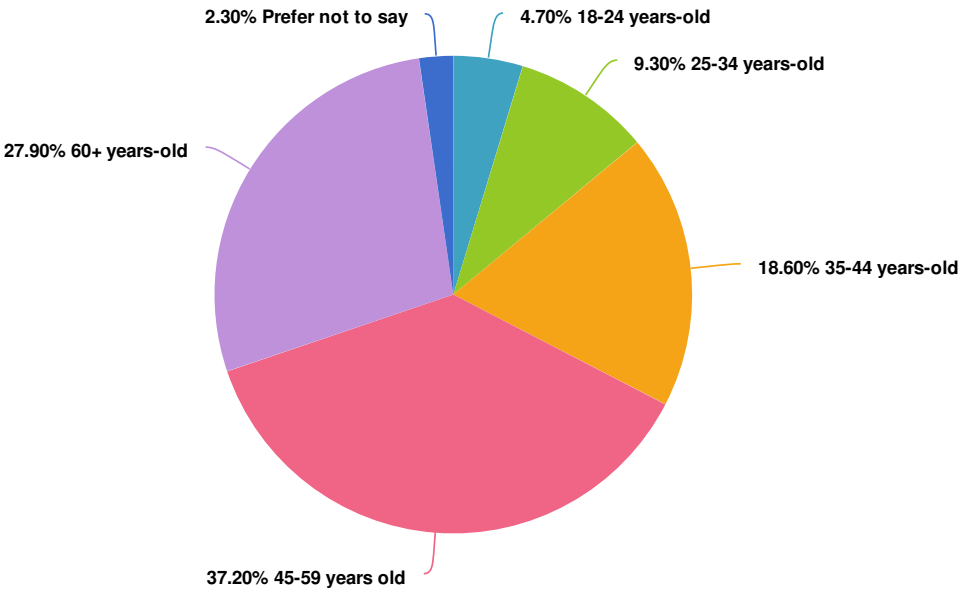
2. Which of the following best describes your household?



Value	Percent	Responses
I live alone	16.3%	7
I live as a couple	32.6%	14
I live as a family with parents and children	44.2%	19
I live in a shared household	7.0%	3

Total: 43

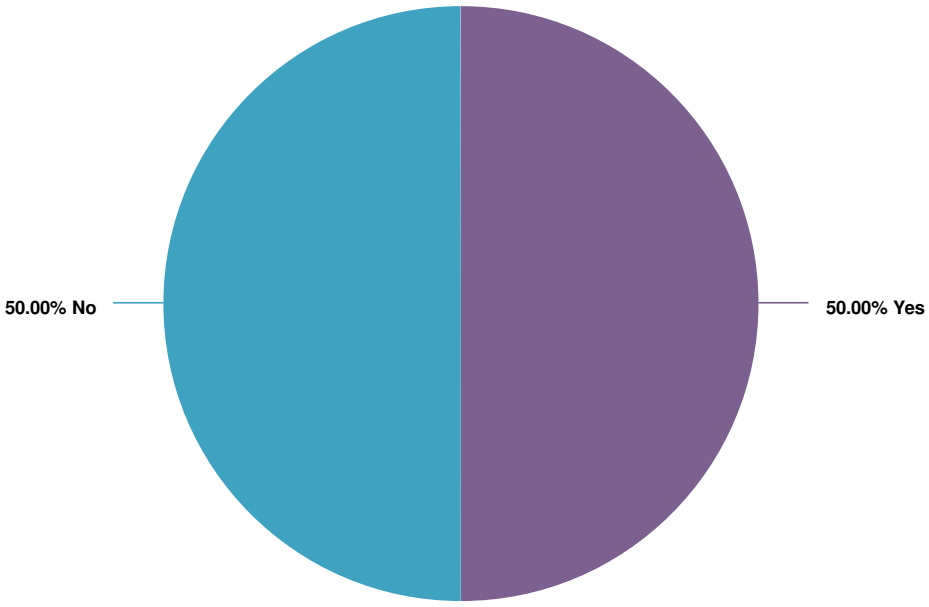
3. Which of the following best describes your age?



Value	Percent	Responses
18-24 years-old	4.7%	2
25-34 years-old	9.3%	4
35-44 years-old	18.6%	8
45-59 years old	37.2%	16
60+ years-old	27.9%	12
Prefer not to say	2.3%	1

Total: 43

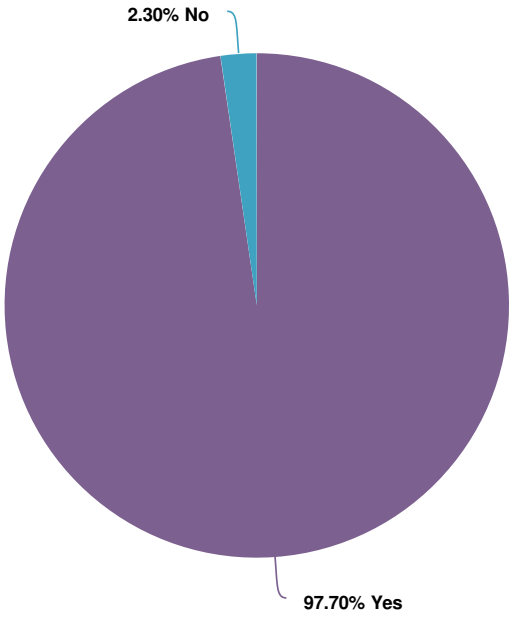
4. Do you own a dog(s)?



Value	Percent	Responses
Yes	50.0%	21
No	50.0%	21

Total: 42

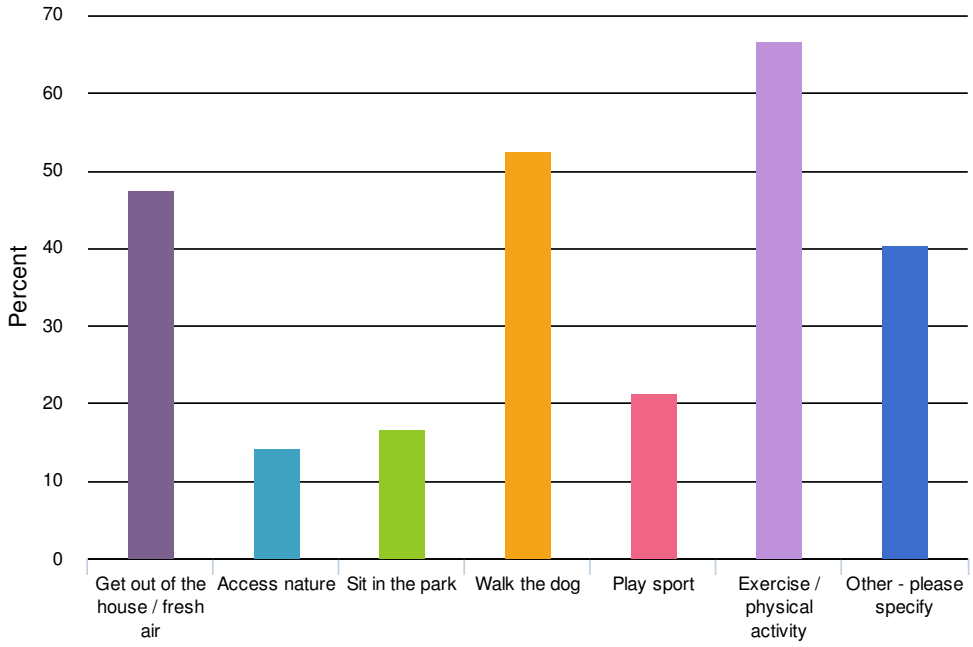
5. Now let's move onto some questions about the Reserve..... Have you ever visited or used Herne Hill Reserve?



Value	Percent	Responses
Yes	97.7%	42
No	2.3%	1

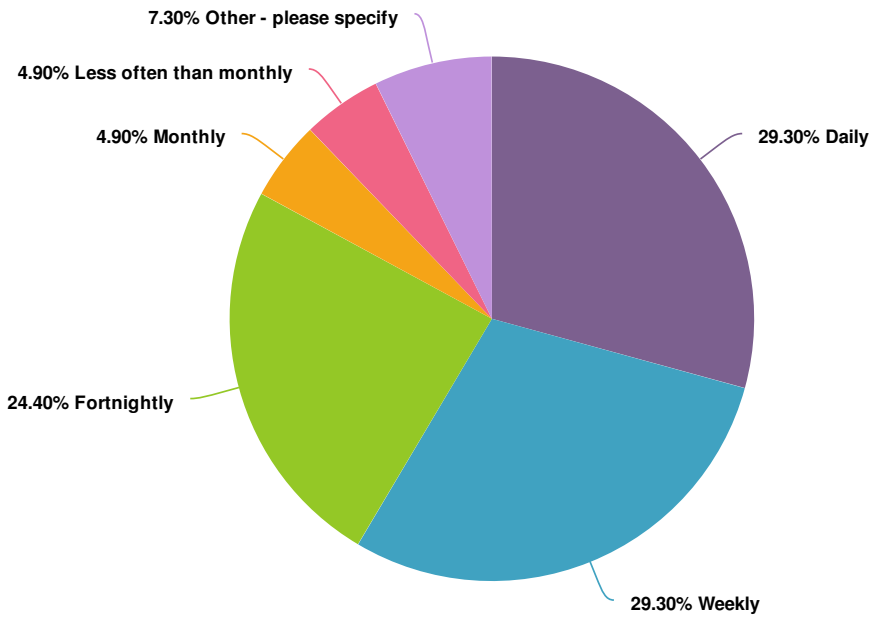
Total: 43

6. Why? To... (choose as many as appropriate)



Value	Percent	Responses
Get out of the house / fresh air	47.6%	20
Access nature	14.3%	6
Sit in the park	16.7%	7
Walk the dog	52.4%	22
Play sport	21.4%	9
Exercise / physical activity	66.7%	28
Other - please specify	40.5%	17

7. How often do you visit?



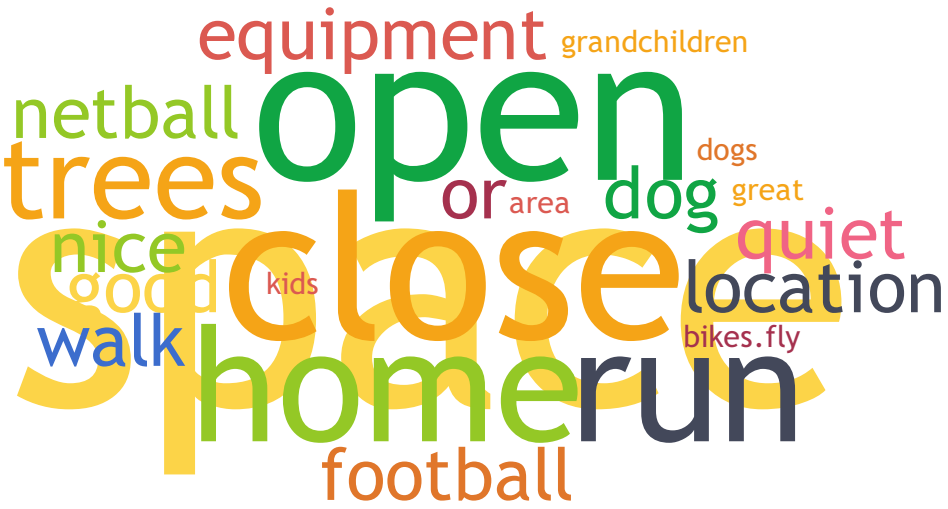
Value	Percent	Responses
Daily	29.3%	12
Weekly	29.3%	12
Fortnightly	24.4%	10
Monthly	4.9%	2
Less often than monthly	4.9%	2
Other - please specify	7.3%	3

Total: 41

8. What is the main reason you don't visit the reserve?

speevents

9. What do you like about the reserve?



10. What would attract you to use the reserve more often?

unsure

11. What do you think are the three top priorities for improving the reserve?

Top three priorities for improving the reserve - Priority 1

Top three priorities for improving the reserve - Priority 2

Top three priorities for improving the reserve - Priority 3

Appendix 5 – Herne Hill Reserve – Draft Landscape Plan

(1) Walker Oval Boundary Adjustment - eastern boundary of Walker Oval moved 1 metre west to provide for improved pedestrian access between the two ovals and to allow for improved drainage on eastern wing.

(2) Sports Precinct Connection - space between ovals to be widened and sealed to provide a more generous pedestrian connection between the netball courts and the pavilion. (including removal of existing structures)

(3) Cricket Storage - new 30m^2 storage for cricket training facilities, including bowling machine.

(4) Netball Court-side Facilities - lockable storage rooms and first aid structure integrated with new public toilets and broad canopy to provide shade and shelter during summer and winter.

(5) Play Area - existing play area to be redefined and ply equipment to be replaced.

(6) Oval Boundary Pathway - new sealed path to the perimeter of both ovals, connected into the street footpath network.

(7) Indented Street Parking - new indented parking on Norwood Street, Finchaven Street and Edinburgh Avenue to provide a total of 83 sealed parking spaces.

(8) Pavilion Refurbishment - existing cricket clubrooms removed and existing football/netball pavilion extended to incorporate new change and support facilities to AFL guidelines - refer to separate architectural concept plans.

(9) Off-street Car Parking - new off-street car parking to provide a total of 96 sealed parking spaces.

(10) Court-side Seating - two tiered court-side seating to provide for both netball courts.

LEGEND

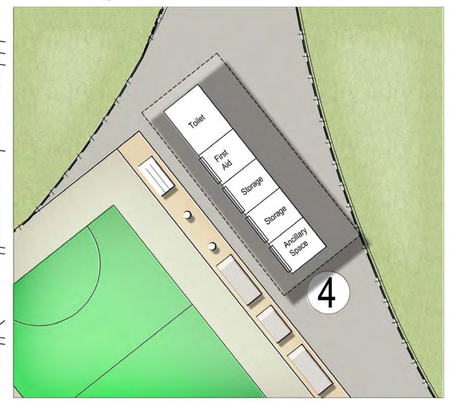
- PRIORITY PROJECTS

(1) Walker Oval Boundary Adjustment
(2) Sports Precinct Connection
(3) Cricket Storage
(4) Netball Court-side Facilities (including public toile
(5) Play Area
(6) Oval Boundary Pathway
(7) Indented Street Car Parking (83 spaces)
(8) Pavilion Refurbishment
(9) Off-Street Car Parking (96 spaces)
(10) Court-side Seating (two tiered)

- EXISTING ELEMENTS

(A) Synthetic Wicket (to remain on NH Drew OVAL)
(B) Turf Table (to remain on Walker oval)
(C) Existing Gym (to be retained)
(D) Existing Cricket Nets (to be retained)
(E) Existing Parking Retained
(F) Park Entry
(G) Existing Netball Courts
(H) Open Grass and Parkland
Existing Trees
Proposed Trees

Netball Facility
Scale: 1:250 @ A1



Land Design Partnership

52-54 Rathdowne Street
Carlton, 3053
Victoria Australia
Telephone: 03 9348 2788
Fax: 03 9348 1965
Email: info@landdesign.com.au
www.landdesign.com.au

Herne Hill Reserve Geelong

LANDSCAPE MASTER PLAN

SCALE	1:1000 @ A3	DATE	04.05.18
DRAWN BY	LT	CHKD	LF
REV.	0		
DRG.NO.	LD01		

Appendix 6 – Herne Hill Reserve – Draft Pavilion Concept Design (preferred option)

DREW RESERVE, HERNE HILL

DESIGN CONCEPT - SPORTS PAVILLION

Haskell
architects
Level 7, 552 Lonsdale Street, Melbourne VIC 3000, Australia
Tel +61 3 8602 0700 Fax +61 3 8602 0701 Email haskell@haskell.com.au

EXISTING CONDITION

Haskell
architects
Level 7, 552 Lonsdale Street, Melbourne VIC 3000, Australia
Tel +61 3 8602 0700 Fax +61 3 8602 0701 Email haskell@haskell.com.au

OPTION A:
UPDATE

REFURBISHMENT
+
EXTENSION

CARPARK

EXTG REST- ROOMS

EXTG ADMIN

EXTG BAR

EXTG VIEW AREA

EXTG LOUNGE

ENTRY

CHANGE / AMENITY 1 70M2

ST 20 M2

UMPIRE 2 25 M2

CHANGE/ AMENITY 3 70 M2

CHANGE / AMENITY 2 70M2

KITCHEN 53 M2

CHANGE/ AMENITY 4 70 M2

CHANGE/ AMENITY 5 70 M2

MULTI- PURPOSE SPACE/ VIEWING AREA 70M2

FIRST AID 30 M2

CHANGE/ AMENITY 6 70 M2

UMPIRE 1 25 M2

PROPOSED UNDERCOVER VIEWING AREA

PROPOSED UNDERCOVER VIEWING AREA

REFURBISH EXISTING BUILDING

RECONFIG. + REFURBISH - EXISTING BUILDING

EXTENSION - NEW BUILDING

WEST OVAL

EAST OVAL

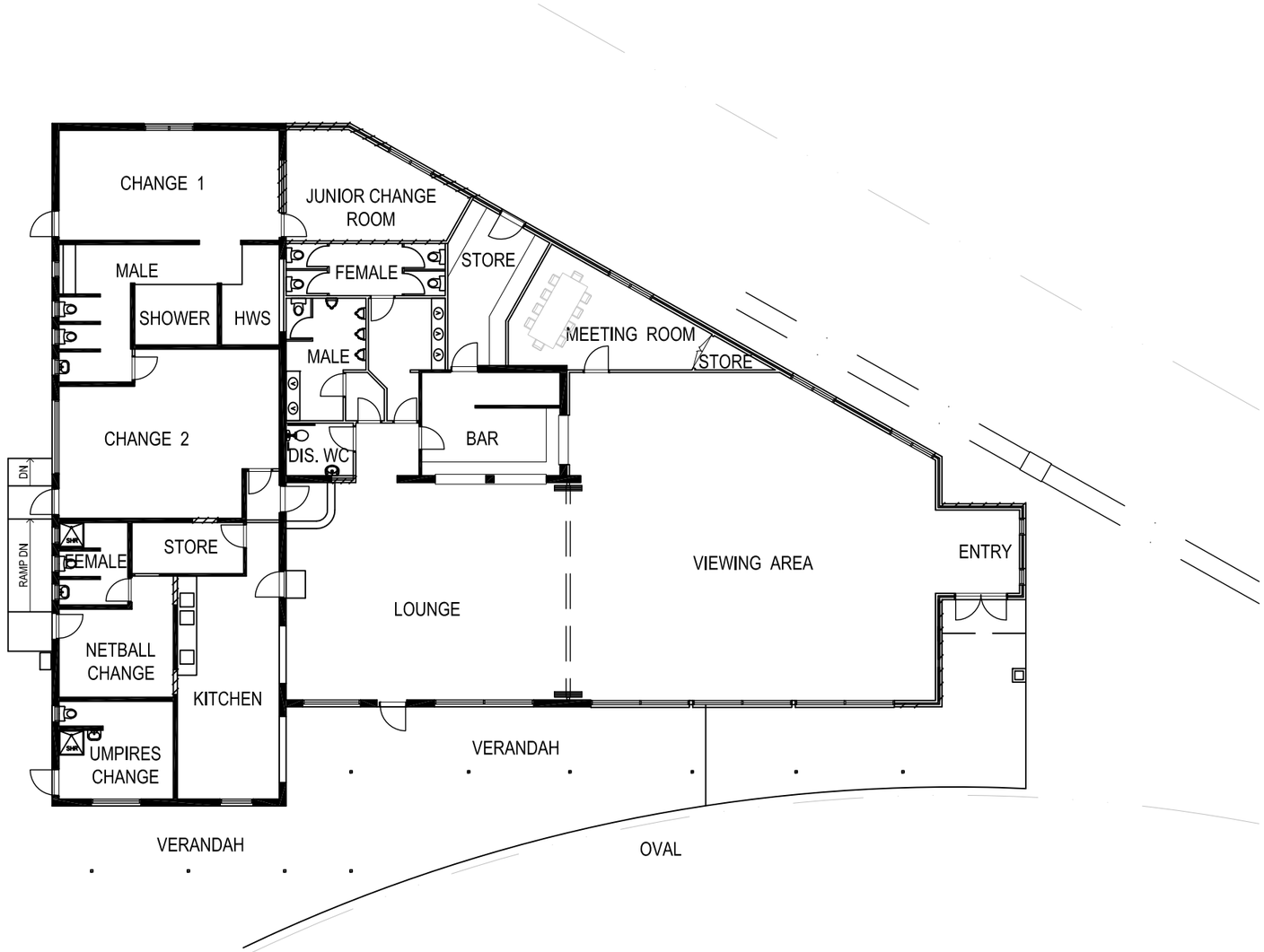
0 1 2 5 10M

SCALE: 1:200 ON A3 PAPER

Haskell
architects
Level 7, 552 Lonsdale Street, Melbourne VIC 3000, Australia
Tel +61 3 8602 0700 Fax +61 3 8602 0701 Email haskell@haskell.com.au

APPENDIX:

EXISTING BUILDING FLOOR PLAN



0 1 2 5 10M

SCALE: 1:200 ON A3 PAPER

3. DRAFT WEST OVAL MASTER PLAN - FOR CONSULTATION

Source:	**Community Life - Social Planning & Investment**
Director:	**Linda Quinn**
Index Reference:	**Sport Leisure and Recreation - Reports**
Portfolio	**Social and Infrastructure Planning**

Purpose

To seek Council endorsement to release the draft West Oval Master Plan for the purpose of undertaking further community consultation.

Background

West Oval is a sports reserve located on the corner of Church Street and Weddell Road, North Geelong and has a mix of active and passive uses. Tenant clubs include the Geelong West Giants Football Netball Club, Geelong West Cricket Club and Geelong Cycling Club.

West Oval is a highly valued open space with over 1,050 club users, along with being well utilised by the broader community. In 2017 a survey conducted of people living within 400m of the reserve indicated that 96.6% of respondents (302 people) use the reserve regularly.

In 2015, an audit of football and netball facilities conducted by independent consultants found that the facilities at West Oval rated in the bottom three of all AFL facilities in the Geelong Region.

In 2016, a shared facility management arrangement was developed for West Oval. This work was an important precursor to undertaking the preparation of the West Oval Master Plan and resulted in the merger of two former senior football clubs - Geelong West St Peters Football Netball Club (Red West) and Geelong West Sporting Club (Blue West).

The West Oval Master Plan aims to significantly improve and consolidate the poor quality facilities to appropriately accommodate the local clubs and also the significant informal community use of the facility. The plan also considers the objectives outlined in the G21 Barwon AFL Strategy 2015 that identifies West Oval as a potential site capable of hosting the region's competition finals and events, including the TAC Cup and AFL Barwon football finals.

In 2017/18 Council budgeted $85,000 to develop a plan for West Oval to investigate the feasibility and estimated costs for redevelopment consistent with the AFL Barwon Strategy 2015.

Key Issues

- The West Oval Master Plan reveals that the latent conditions and constraints of this site provide some limitations that has cost implications for any re-development of this venue (i.e. the pavilion is proposed to be over two-storeys due to limited site area, soil contamination and very poor soil condition).

- The significant opportunities identified in the draft master plan include the provision of a new multi-use club and community building; creation of a new entrance from Weddell Rd including the development of a pedestrian plaza; conversion of existing toilet block in to a fit-for-purpose storage facility; retention and protection of the heritage listed grandstand; provision of appropriate supporting infrastructure, and enhanced seating opportunities for spectators.

- The preliminary cost estimate associated with the draft West Oval Master Plan is approximately $10M total, including a multi-use community pavilion estimated at $7M.
- The project may be able to be staged. This approach would be explored during detailed design.
- The delivery of this project would require a funding partnership between the state government, federal government, AFL, the local sporting clubs and the City of Greater Geelong.
- The purpose of further consultation is to formally seek the views of stakeholders and the broader community with regard to the draft West Oval Master Plan. There are no financial or other commitments to Council associated with the release of the draft master plan.
- No funds have been allocated in the Strategic Resource Plan to complete the project.

Cr Kontelj moved, Cr Aitken seconded -

That Council release the draft West Oval Master Plan for the purpose of broader community consultation for a period of four (4) weeks.

Carried.

Attachment 1

Discussion

Background and Context

West Oval is an active sports reserve located at 66-76 Church Street in North Geelong, located approximately 3km north of Geelong's CBD. West Oval hosts a range of facilities including that already caters for a wide range of uses, including a high quality oval, with a turf wicket, and one of the only cycling velodromes in the region.

West Oval is bordered by residential areas and the total area of the reserve is approximately 3.9 hectares. West Oval has a mix of active uses including football, cricket, netball and cycling. The reserve serves as the home ground for the Geelong West Giants Football and Netball Club (500 football participants and 250 netball participants), Geelong West Cricket Club (71 participants) and Geelong Cycling Club (230 registered members).

West Oval is on Crown land, with the City of Greater Geelong as land manager.

There are six main buildings located at West Oval:

- Flowers Family Stand (Heritage listed);
- Geelong West Giants Football and Netball Club social rooms;
- Geelong Cycling Clubrooms;
- Geelong West Giants Netball Pavilion;
- Public Toilets (northern);
- Public Toilets (southern).

In addition, the reserve also includes a neighbourhood scale playground and picnic space that are used for passive recreation.

These buildings are supplemented by a range of support structures including kiosks and storage sheds.

At present the facilities and infrastructure at West Oval are ageing and disconnected (spread over 6 buildings) and with the exception of the netball pavilion, are one of the highest priorities for asset renewal based on the poor quality of infrastructure and the high level of participation at the reserve.

In 2015, an audit of football and netball facilities conducted by independent consultants during the development of the *G21 AFL Barwon Regional Strategy* found that West Oval rated in the bottom three of all AFL facilities with a score of 28 points out of a potential 60, following Bakers Oval (23/60) and Anakie Reserve (27/60). Conversely, West Oval rated 40 out of 40 points for its overall netball provision.

The anticipated major changes in the function of the reserve will be associated with football, with the ground identified in the 2015 AFL Barwon Strategy as being the preferred location in Geelong for hosting regional events and finals, including TAC cup and AFLW games.

Management Model Review

The first step in developing a master plan at West Oval was to address shared management arrangements to ensure fair and equitable access for all users. This work was undertaken in 2016 and resulted in the formation of the Geelong West Giants, resulting from the recent merger of Geelong West St Peters Football Netball Club (Red West) and Geelong West Sporting Club (Blue West), traditionally based at nearby Bakers Oval (a smaller active sports reserve, located in Geelong West).

The merger of the two clubs and their size meant that they now play in two different divisions requiring the facility to be used every weekend as opposed to every other

weekend like many other clubs, therefore maximising any potential future investment. Facility development and improvements proposed are in recognition of the facilities existing capacity and increased use, and based on both the CoGG and AFL guidelines for facility development .

Key Master Plan Drivers & Constraints

A number of key drivers for renewal were identified throughout consultation with tenant clubs, members, local residents and other key stakeholders and is summarised below:

- *Existing building size and condition not fit-for-purpose* – Given the considerable number of participants and current level of community sporting activity at West Oval, the size and condition of the existing buildings is not suitable or fit-for-purpose and will require an upgrade.
- *Parking and traffic management* - Most survey respondents are concerned with and want to see parking and traffic management addressed before allowing more regional events. Local residents have requested more information to understand the likely impact increased activities might have on their home.
- *Safety and cleanliness is high on the agenda for local residents* - Local residents want to see improved lighting and amenities to ensure the environment remains safe and clean.
- *Diversity of use is encouraged* - The local community desire some diversity in use at the reserve to incorporate a wider range of activities and spaces.
- *Velodrome presents an initial but significant constraint* – The velodrome presents a significant constraint upon the development and functioning of the site as a regional AFL venue, compromising playability (i.e. limiting adequate runoffs suitable for VFL standard competition) and compromising spectator viewing and access to the ground. Nevertheless, it is still in use and it is recognised that the relocation of the velodrome will be required in the longer term but should be retained until this can occur. The draft master plan proposes working within the constraint of the velodrome.
- *Reserve is subject to two heritage overlays* – West Oval is subject to two heritage overlays H0777 and HO 92. Ho777 refers to the Western Grandstand (also known as the Flowers Family Stand) and may have some impact on the adaptive use of the grandstand in the context of a regional facility but presents no obstruction to internal modifications.
- *Site Constraints* – Site investigations have revealed some limitations and considerations associated with development (e.g. the need for a two-storey dwelling due to limited space, soil contamination and ground stabilisation works). Site considerations have been factored into the draft plans. It should be noted that any development on the site will likely attract the same constraints and associated costs.

The following key opportunities were identified for improvement as part of the master plan process:

- The provision of a new multi-use club and community building providing facilities and areas aligning with AFL regional facility guidelines;
- The relocation of the existing Geelong Cycling Club velodrome, once a viable alternate location is identified and once redundant, repurposing of the existing velodrome to include tiered spectator seating and slight widening of the oval to provide adequate runoffs;
- The creation of a new entrance from Weddell Rd including the development of a pedestrian plaza;

- The conversion of existing toilet block in to a fit-for-purpose storage facility;
- The provision of additional formalised car parking to provide for enlarged spectator crowds in a regional facility context;
- The retention and protection of the heritage listed grandstand with provision of some internal modifications to improve the overall function and amenity;
- The provision of appropriate supporting infrastructure, such as coaches boxes, interchange areas, as required by AFL regional facility guidelines, as well as enhanced seating opportunities for spectators of all sports, including formalised spectator seating at the netball courts;
- The provision of pedestrian access and circulation which is compliant with relevant Disability Discrimination Act (DDA) access standards and Australian Standard requirements.

Financial Implications

Final cost estimates will be refined further should the master plan proceed to a more detailed design phase following community consultation.

The preliminary estimate for total investment to deliver the draft West Oval Master Plan is up to $10M. A new club and community building, including pedestrian access, contingencies and fees represents the major component of the anticipated cost, estimated at $7M. The remaining supporting infrastructure and features make up the remaining $3M of expected works.

The West Oval Master Plan is currently at draft stage, therefore there are no financial commitments associated with the draft Plan at the point of releasing it for public exhibition.

An investment of $100K is allocated in Council's 2018/19 Budget to undertake further detailed design and cost testing of the draft Plan.

There is no allocation of funding in the Strategic Resource Plan.

It is expected that the delivery of the West Oval Master Plan would be achieved via a funding partnership between the federal and state governments, local sporting clubs and City of Greater Geelong.

Community Engagement

To guide the development of the West Oval Master Plan and its engagement activity a Project Governance Structure was established that included a Project Control Group and Reference Group with representatives from key stakeholders and local users.

In late 2017 a letterbox drop and online survey was distributed to local residents across almost 500 properties near the West Oval. The postcard included information about the project and a weblink to the survey. The purpose of the survey was to gauge the usage behaviours, needs and aspirations of the local community. The survey was open for four-weeks and 302 responses were received. These insights have been included in the development of the West Oval Master Plan.

The draft West Oval Master Plan as presented, has been endorsed by the tenant clubs as represented in the Project Reference Group.

Subject to Council endorsement of the draft West Oval Master Plan, the next phase of community engagement will involve providing an opportunity for the broader community to have their say:

- Letter drop to all residents within a 400m radius of the reserve (West Oval), providing a range of opportunities to provide comment and submission.
- The draft West Oval Master Plan will be available via the geelongaustralia.com.au website and hard copies will be available in the local library to provide the opportunity for the broader community to make comment.

Social Equity Considerations

West Oval is the home of a strong female participation base and a focus on inclusive participation. Encouraging gender equity and all abilities inclusiveness is of paramount importance in the provision and use of community facilities.

The Geelong West Giants Football and Netball Club currently has 750 members, with approximately 47% of these members being female. The Geelong West Giants football program has almost 100 female participants and the netball program has 250 female participants. The Geelong West Giants netball program also includes one all abilities netball team.

The Geelong West Cricket Club currently has one female registered participant out of a total of 71 players.

The Geelong Cycling Club has 230 registered members and although it is known that female participants make up a portion of this member base, the exact percentage is unknown at the time of writing this report.

Policy/Legal/Statutory Implications

There are no known policy, legal or statutory implications associated with this report or the public exhibition of the draft West Oval Master Plan.

Alignment to Council Plan

The West Oval Master Plan is consistent with three of the eleven strategic priorities of the Council Plan 2018-2022. The development of the West Oval will provide:

1. **Improved health and safety for our community** by improving safety of, and user satisfaction with, community infrastructure and by consulting with the community to create more health and fitness options.

2. **Informed social infrastructure and planning** by upgrading community facilities we will make them safe and provide more quality spaces that support active lifestyles, support the growth of localised and regional sporting facilities and deliver accessible and attractive community infrastructure, based on community need.

3. **A more inclusive and diverse community** by supporting activities that improve social connections in our community, promoting gender equality and diversity in our sporting and leisure facilities, and programs and improving access to facilities and programs for people of all abilities.

The Master Plan is also consistent with the *Greater Geelong: A Clever and Creative Future* in developing and inclusive, diverse, healthy and socially connected community through ensuring there is equity in the provision of local infrastructure.

Conflict of Interest

There is no known conflict for any council staff or contractors involved in the preparation of this report and no officer involved in the recommendation of this report has any direct or indirect interest.

Risk Assessment

Final Cost Estimates and Escalations

Preliminary cost estimates associated with the draft West Oval Master Plan are provided at a point in time (as at June 2018) and are to be used as a guide only. Preliminary cost estimates are subject to change based on further detailed design and pending the outcome of further community consultation. Cost estimates may be subject to cost escalations if delivery of elements is delayed.

Process

The project governance framework and process calls for the opportunity for the broader public to have their say on the propositions of the draft West Oval Master Plan. There is a stakeholder expectation that this step in the process is realised in line with project governance and engagement plan.

Environmental Implications

No environmental implications are evident.

WEST OVAL MASTER PLAN

DRAFT REPORT | FOR COMMUNITY CONSULTATION | MAY 2018

Land Design Partnership

Prepared for:
CITY OF GREATER GEELONG

Prepared by Project Consultants on conjunction with
City of Greater Geelong Project Manager:

LAND DESIGN PARTNERSHIP PTY. LTD
52-54 Rathdowne Street
P.O. Box 1164, Carlton, Victoria 3053
www.landdesign.com.au

CAPIRE CONSULTING PTY LTD
96 Pelham Street,
Carlton Victoria 3053
www.capire.com.au

HASKELL ARCHITECTURE
Level 7, 552 Lonsdale Street
Melbourne Victoria 3000
www.haskell.com.au

TABLE OF CONTENTS

Page

1 ABOUT THIS DOCUMENT 05

1.1 | Purpose 05
1.2 | Definition 05
1.3 | About This Document 05
1.4 | Key Drivers 05

2 EXECUTIVE SUMMARY 06

2.1 | Drivers and Function 06
2.2 | West Oval Master Plan 06
2.3 | West Oval 07
2.4 | Key Issues and Considerations 08
2.5 | Proposed Recommendations and Infrastructure Components 09
2.6 | Preliminary Cost Estimates and Funding Strategy 09
2.7 | Project Area 10
2.8 | Project Methodology 12
2.9 | Project Governance 12

3 BACKGROUND AND CONTEXT 13

3.1 | Introduction 13
3.2 | Policy Considerations 14
3.3 | Planning Considerations 22
3.4 | Site Considerations 25
3.5 | Stakeholder Consultation 45

Page

4 RECOMMENDATIONS 52

4.1 | Buildings 54
4.2 | Sports Facilities 57
4.3 | Vehicle Circulation and Parking 59
4.4 | Pedestrian Spaces 60
4.5 | Potential Financial Implications 61

5 NEXT STEPS 62

LIST OF FIGURES

	Page
Figure 1 – West Oval, North Geelong, Victoria	10
Figure 2 – Study Area	11
Figure 3 – Zoning	22
Figure 4 – Heritage Overlay	23
Figure 5 – West Oval Buildings and Structures (Existing)	33
Figure 6 – Flowers Family Stand Plan	34
Figure 7 – Main Club Room Facilities Floor Plan	35
Figure 8 – Cycling Club Room Facilities Floor Plan	36
Figure 9 – Bakers Oval Buildings and Structures (Existing)	39
Figure 10 – Bakers Oval Club Room Facilities	40
Figure 11 – West Oval Pedestrian Access and Circulation	41
Figure 12 – West Oval Vehicle Access and Circulation	43
Figure 13 – Key Recommendations Site Plan	53
Figure 14 – Area Schedule – Multipurpose Pavilion	54
Figure 15 – Club and Community Building Floor Plan	55

LIST OF APPENDICES

Appendix 1 – Key Recommendations Site Plan

Appendix 2 – Area Schedule for Club and Community Pavilion

Appendix 3 – Club and Community Building Floor Plan

1 ABOUT THIS DOCUMENT

1.1 PURPOSE

The purpose of this Master Plan is to guide the future development and improvement of West Oval, North Geelong and ensure that the character and functionality of the open space reserve is enhanced.

1.2 DEFINITION

For the purposes of this report, the term 'Regional Facility' relates to the infrastructure guidelines and basic requirements to perform the function of a regional finals and events venue to service the Greater Geelong and G21 region. It does not refer to a Regional Centre which would require greater provision to service broader regional functions such as the sport's regional administration base and multi-field activity. The Regional Centre for AFL is likely, at this point in time, to be provided at a future site in Armstrong Creek.

1.3 ABOUT THIS DOCUMENT

The West Oval Master Plan considers the issues and opportunities as they relate to the development and improvement of West Oval. It brings together the key findings captured throughout the development process and provides the necessary context for the reader to better understand the justification behind the proposed design response, prioritisation and approach to implementation.

The following Draft Master Plan aligns with Council's 30-year vision and ensures that the long-term development aspirations of the tenant clubs, community groups and local residents are taken into consideration. The plan addresses functional issues with the existing landscape with a focus on facility improvement, passive recreation areas which will ultimately encourage increased community use.

The West Oval Master Plan will be made available for community comment through a public exhibition period, before producing a final report.

1.4 KEY DRIVERS

The City of Greater Geelong provides for a diverse mix of stakeholder groups, infrastructure and services. With the shift in the economic and operating climate, Council will need to critically understand, prioritise and rationalise its infrastructure investment in order to future proof its provision going forward.

Council is currently experiencing an organisation-wide shift in approach to planning and the development of strategic drivers for decision making and prioritisation. Council believes the Greater Geelong community must look beyond the short term to ensure a thriving, inclusive and sustainable future.

In order to create a network of suburbs and towns that make Greater Geelong a desirable place to live, work, invest and visit, there needs to be greater emphasis on improved and sustainable asset planning, investment and delivery.

Council are currently developing the Geelong 2040 Vision project that will address current challenges and highlight future opportunities, recognising what the municipality will look like in 20-30 years. Council recognises that they must better understand and embrace the emerging needs of the community and the challenging environment globally and look at local level influences to ensure better outcomes for everyone now and into the future.

Community health and wellbeing as well as efficient and effective infrastructure provision are key drivers for Council going forward.

The City of Greater Geelong contains a comprehensive network of open space and recreation facilities that are planned within walking distance of homes and workplaces and are linked by a network of trails, walking and cycling paths that contribute to forming a healthy and active community.

Community facilities are focal points for community interaction. They are places where people can build relationships, a community identity and a sense of ownership related to their surroundings. The layout and distribution of these facilities can positively influence sustainable behaviour patterns. Sporting infrastructure provision on public open space needs to be master planned to inform the delivery and development of sporting infrastructure and to enhance opportunities for change and improved wellbeing.

2 EXECUTIVE SUMMARY

West Oval is a local and regionally significant reserve based in North Geelong. Following adoption of the G21 and AFL Barwon Regional Strategy (2015), the City of Greater Geelong commenced preparation of a Master Plan for West Oval in June 2017.

2.1 DRIVERS AND FUNCTION

The G21 AFL Barwon Regional Strategy (endorsed in 2015 by all five G21 Council's) guides the future planning and development of football and netball across the region. West Oval is reported as being one of the worst facilities in Greater Geelong in terms of overall condition for AFL. At present the facilities and infrastructure at West Oval are ageing and disconnected (spread over 6 dwellings) and, with the exception of the netball pavilion, are in need of renewal to continue to cater for the reserves significant community sport use. West Oval is considered the City's highest priority for pavilion development.

It is highlighted within the G21 AFL Barwon Regional Strategy (2015) that oval usage at the current finals venue, Kardinia Park, is generally restricted to elite level activities which limits community access and affordability. Since the Victorian State Government takeover of the stadium from Council in 2016, there has been a heightened need for alternate venues to cater for regional level competitions for both men and women. Conversely, the current regional facility provision for outdoor netball at Kardinia Park, retained by Council, meets the current needs and future requirements of this format of the sport.

West Oval is highlighted as one of a network of three facilities to be upgraded to regional level standards within the G21 region (others located in Torquay and Colac). The strategy recognised investment was required at West Oval to provide not only adequate community facilities for tenant user groups but also regional level amenities for the football community, and the wider G21 region.

It is proposed that West Oval is a venue capable of supporting two AFL clubs and hosting the region's competition finals and events, attracting participation from across the region including the TAC Cup, AFL Barwon football finals. Although West Oval has the potential capacity to cater for VFLW, it would be expected that the highest women's competition will be afforded the same opportunities as the men to play at GMHBA Stadium.

2.2 WEST OVAL MASTER PLAN

The draft West Oval Master Plan identifies a model for the reserve which ensures fair and equitable access for all users and which could adequately support redevelopment of the facility to a regional level into the future. It identifies the development and improvement needs of West Oval as a Regional Facility and considers impacts on the function and role of Bakers Oval as potential support venue. Bakers Oval was however, found to not be contingent to the development of West Oval as a regional facility.

West Oval provides for more than 1,050 active participants and is the home of the Geelong West Giants, a club formed from the recent joint venture of Geelong West St Peters Football Netball Club (Red West), which was traditionally based at West Oval, and Geelong West Sporting Club (Blue West), traditionally based at nearby Bakers Oval (a smaller active sports reserve, located in Geelong West).

The joint venture between the two clubs and their size meant that they now play in two different divisions requiring the facility to be used every weekend as opposed to every other weekend like many other clubs. Facility development and improvements proposed are in recognition of the facilities existing capacity and increased use.

The draft Plan aligns with Council's 30-year vision and will ensure that the long-term development aspirations of the tenant clubs, community groups and local residents are taken into consideration and the character and functionality of the open space reserve is enhanced.

2.3 WEST OVAL

West Oval is bordered by residential areas and the total area of the reserve is approximately 3.9 hectares.

West Oval has a mix of active uses including football, cricket and netball. The reserve serves as the home ground for the Geelong West Giants Football and Netball Club (500 football participants and 250 netball participants), Geelong West Cricket Club (71 participants) and Geelong Cycling Club (230 registered members).

In addition, the reserve also includes a neighbourhood scale playground and picnic space and is used extensively for passive recreation. It is a highly valued open space area that is well utilised by the broader community with 96.6% of local residents surveyed had visited the reserve.

SPORTS CLUB MEMBERS

500 MEMBERS

250 MEMBERS

71 MEMBERS

230 MEMBERS

1,050+ TOTAL ACTIVE PARTICIPANTS

96.6% OF LOCAL RESIDENTS SURVEYED VISIT THE RESERVE

West Oval is Crown Land, with the City of Greater Geelong as land manager. The City of Greater Geelong also assumes maintenance responsibilities.

There are six main buildings located at West Oval:

- Flowers Family Stand
- Geelong West Giants Football and Netball Club social rooms
- Geelong Cycling Clubrooms
- Geelong West Giants Netball Pavilion
- Public Toilets (northern)
- Public Toilets (southern)

These buildings are supplemented by a range of support structures including kiosks and storage sheds.

In 2015, an audit of football and netball facilities conducted by independent consultants during the development of the G21 AFL Barwon Regional Strategy found that West Oval rated in the bottom three of all AFL facilities with a score of 28 points out of a potential 60. Despite its basic provision rated so poorly, West Oval has a number of existing attributes that are conducive with regional facility expectations. Future infrastructure provision identified within the draft Plan will aim to guide this development. In addition, the upgrade to West Oval will provide economic benefits to the wider community, encourage player pathways and continue to highlight the G21 region as a leader in football.

The anticipated major changes in the function of the reserve will be associated with football, with the ground likely to host regional finals, leading to a significant increase in spectator visitation at such times, and a requirement to align with AFL regional facility guidelines.

The first step in developing a regional facility at West Oval, as per the G21 AFL Barwon Regional Strategy (2015), was to address shared management arrangements to ensure fair and equitable access for all users. This work was undertaken in 2016 with agreed outcomes including the joint venture of two existing senior football clubs to form the Geelong West Giants. The completion of the management model triggered the subsequent infrastructure component by way of a Master Plan.

2.4 KEY ISSUES AND CONSIDERATIONS

A number of key issues and considerations were identified throughout consultation with tenant clubs, members, local residents and other key stakeholders and is summarised below:

- GMHBA Stadium restrictive and costs prohibitive – Use of the current finals venue, GMHBA Stadium (Kardinia Park), is generally restricted to elite level activities which limits community access and affordability. Since the Victorian State Government takeover of the stadium from Council in 2016, there has been a heightened need for alternate venues to cater for regional level competitions for both men and women.
- Existing building size and condition not fit-for-purpose – Given the considerable number of participants and current level of community sporting activity at West Oval, the size and condition of the existing buildings is not suitable or fit-for-purpose and will require an upgrade.
- Strong support through club and member consultation - Most participants saw the benefits of increasing the capacity of West Oval to provide more regional events. Some saw increased events as offering an asset to the wider community, maximising the utilisation and economic and social benefit for the clubs.
- Parking and traffic management a concern - Most survey respondents are concerned with and want to see parking and traffic management addressed before allowing more regional events. Local residents have requested more information to understand the likely impact increased activities might have on their home.
- Safety and cleanliness is high on the agenda for local residents - Local residents want to see improved lighting and amenities to ensure the environment remains safe and clean.
- Diversity of use is encouraged - The local community desire some diversity in use at the reserve to incorporate a wider range of activities and spaces.
- Netball and cricket regional provision not required at West Oval - current regional provision for netball and cricket at Kardinia Park (regional facility in South Geelong) meets the needs and requirements for these sports.
- Velodrome presents an initial but significant constraint – The velodrome presents a significant constraint upon the development and functioning of the site as it relates to a true a regional AFL venue, compromising playability (i.e. limiting adequate runoffs suitable for VFL standard competition) and compromising spectator viewing and access to the ground. Nevertheless, it is still in use and it is recognised that the relocation of the velodrome will be required but should be retained until this can occur.
- Reserve is subject to two heritage overlays – West Oval is subject to two heritage overlays H0777 and HO 92. Ho777 refers to the Western Grandstand (also known as the Flowers Family Stand) and may have some impact on the adaptive use of the grandstand in the context of a regional facility but presents no obstruction to internal modifications.
- Any development will likely attract same site constraints – Site investigations have revealed some limitations and considerations associated with development (e.g. the need for a two-story dwelling due to limited space, soil contamination and ground stabilisation works). Site considerations have been factored into the draft plans. It must be noted that any development on the site will likely attract the same constraints and associated costs.

2.5 PROPOSED RECOMMENDATIONS AND INFRASTRUCTURE COMPONENTS

The following key areas have been identified for improvement in order for West Oval to function as a regional AFL facility as envisaged by the G21 and AFL Barwon Regional Strategy.

- The provision of a new multiuse club and community building providing facilities and areas aligning with AFL regional facility guidelines;
- The relocation of the existing Geelong Cycling Club velodrome, once a viable alternate location is identified and once redundant, repurposing of the existing velodrome to include tiered spectator seating and slight widening of the oval to provide adequate runoffs;
- The creation of a new entrance from Weddell Rd including the development of a pedestrian plaza;
- The conversion of existing toilet block in to a fit-for-purpose storage facility;
- The provision of additional formalised car parking to provide for enlarged spectator crowds in a regional facility context;
- The retention and protection of the heritage listed grandstand with provision of some internal modifications to improve the overall function and amenity;
- The provision of appropriate supporting infrastructure, such as coaches boxes, interchange areas, as required by AFL regional facility guidelines, as well as enhanced seating opportunities for spectators of all sports, including formalised spectator seating at the netball courts;
- The provision of pedestrian access and circulation which is compliant with relevant Disability Discrimination Act (DDA) access standards and Australian Standard requirements.

In addition, the development of the regional facility at West Oval will provide the incentive for a range of complementary improvements at both West Oval and Bakers Oval which will enhance community use of both facilities.

2.6 PRELIMINARY COST ESTIMATES AND FUNDING STRATEGY

Based on the recommendations and concepts outlined in the West Oval Master Plan, the following costs estimates have been identified for the development of West Oval as a regional facility. Final cost estimates will be refined based on more detailed design following further community consultation.

The preliminary estimate for total investment to deliver the draft West Oval Master Plan is up to $10M. A new club and community building, including pedestrian access, contingencies and fees represents the major component of the anticipated cost, estimated at $7M. The remaining supporting infrastructure and features make up the remaining $3M of expected works.

It is expected that the delivery of the West Oval Master Plan would be achieved via a funding partnership between the Federal and/or State Government, the AFL, local sporting clubs and the City of Greater Geelong. It is expected that if regional functions are required of West Oval that a substantial contribution be made towards the project by the AFL and/or State Government.

2.7 PROJECT AREA

2.7.1 CITY OF GREATER GEELONG

The City of Greater Geelong is located in south-western Victoria, approximately 75 kilometres south west of Melbourne. The City of Greater Geelong is bounded by Wyndham City to the North and the Borough of Queenscliff in the east, Bass Strait in the south and Surf Coast Shire and Golden Plains Shire in the west.

The City of Greater Geelong is a rural, residential, resort, industrial and commercial area. Geelong is the largest regional city in Victoria and the leading commercial centre for south-western Victoria. The City encompasses a total land area of about 1,250 square kilometres. Over two-thirds of the population live in the urban areas.

2.7.2 WEST OVAL

West Oval is an active sports reserve located at 66-76 Church Street in the suburb of North Geelong, located approximately 3km from Geelong's CBD. West Oval is a regionally significant reserve and boasts a well-developed oval with a turf wicket, velodrome, playground, club facilities and passive open space.

West Oval is located on Council owned land zoned under the Planning Scheme as a PPRZ – Public Park and Recreation Zone.

An aerial photograph of West Oval and its surrounds is shown in Figure 1.

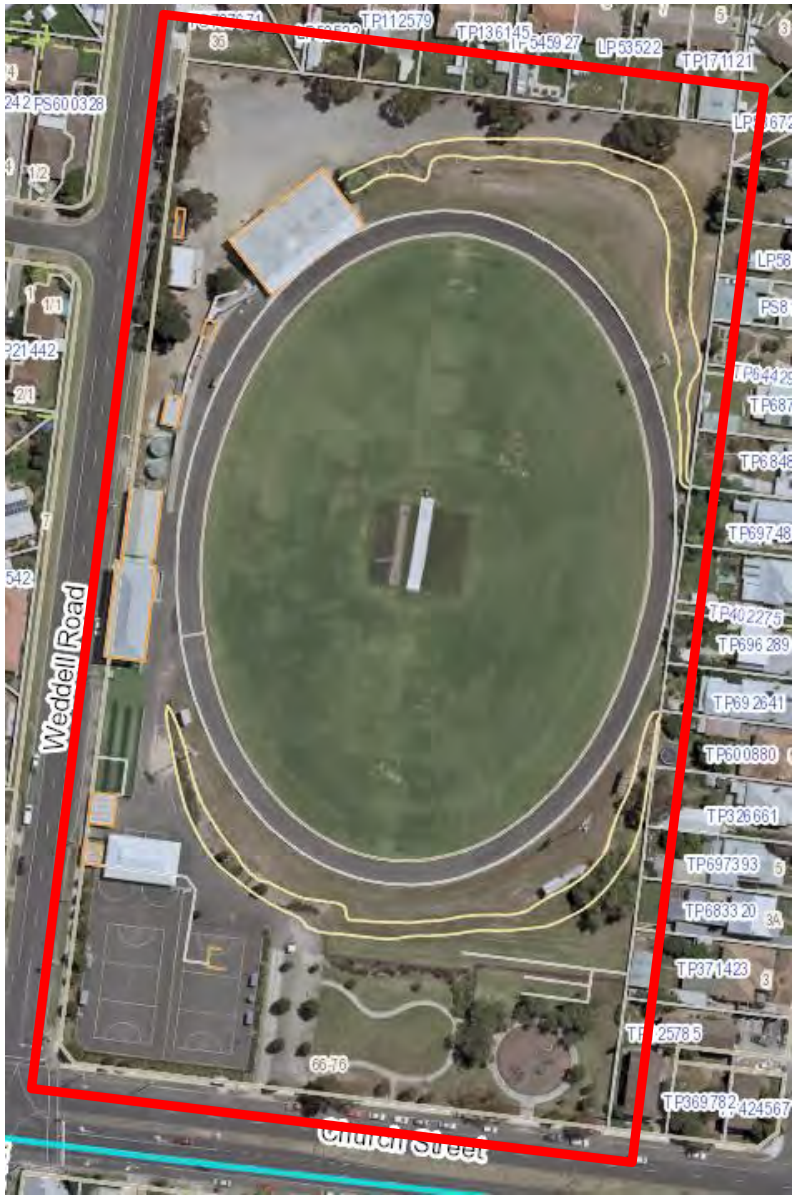
► FIGURE 1: WEST OVAL, NORTH GEELONG

West Oval North-west Pocket

View to Flowers Family Stand

The facility development plan study area is indicated in Figure 2 on the following page shows the structures, roads, playing fields and passive landscape areas which comprise the reserve.

► FIGURE 2: STUDY AREA – WEST OVAL



2.8 PROJECT METHODOLOGY

The preparation of the West Oval Master Plan is being undertaken using the following approach:

1 STAGE 1 – PROJECT ESTABLISHMENT

2 STAGE 2 – ISSUES AND OPPORTUNITIES

3 STAGE 3 – DESIGN AND COST PLAN

4 STAGE 4 – DRAFT MASTER PLAN — THIS DOCUMENT

PUBLIC EXHIBITION PERIOD
DRAFT MASTER PLAN

5 STAGE 5 – FINAL MASTER PLAN AND ADVOCACY DCOUMENT

2.9 PROJECT GOVERNANCE

To guide the development of the West Oval Master Plan and its engagement activity a Project Governance Structure was established with the following roles and representatives:

KS KEY STAKEHOLDERS

Role: Role: To be informed and briefed on the progress of the West Oval Master Plan (including tenant club members and broader community).

PRG PROJECT REFERENCE GROUP

Role: Provide input, direction and feedback into the project at key stages (including representatives from each tenant club).

PWG PROJECT WORKING GROUP

Role: Provide technical advice and input into the project (including Council officers from various relevant departments).

PCG PROJECT CONTROL GROUP

Role: Provide high-level strategic direction on key issues, opportunities and approve draft reports. Also responsible for contract management (including regional / state sporting associations - AFL Barwon, Netball Victoria, Cricket Victoria and Geelong Cricket Association, Council's Social Planning and Investment department in Community Life Division, management and senior staff). Note: The draft West Oval Master Plan was developed by independent consultants, Land Design Partnerships.

Note: The Draft Master Plan was developed by independent consultants Land Design Partnerships.

3. BACKGROUND AND CONTEXT

3.1 INTRODUCTION

West Oval is a sports reserve located on the corner of Church St and Weddell Rd, North Geelong and has a mix of active and passive uses. Tenant clubs include two football clubs, cricket club, netball club and cycling club, providing for over 1,050 active participants combined, in addition to broader community use.

The G21 AFL Barwon Regional Strategy (endorsed in 2015 by all five G21 Council's) guides the future planning and development of football and netball across the region. Within the Strategy, West Oval is reported as being one of the worst facilities in Greater Geelong in terms of overall condition for AFL use. At present the facilities and infrastructure at West Oval are disconnected (spread over 6 dwellings) and, with the exception of the netball pavilion, are in need of renewal to continue to cater for the reserves significant community sport use. West Oval is considered the City's highest priority for pavilion development.

It is highlighted within the G21 AFL Barwon Regional Strategy (2015) that oval usage at Kardinia Park is generally restricted to elite level activities and is cost prohibitive which limits community access and affordability. Since the Victorian State Government takeover of the stadium from Council in 2016, there has been a heightened need for alternate venues to cater for regional level competitions for both men and women.

West Oval is highlighted within the G21 AFL Barwon Regional Strategy as one of a network of three facilities to be upgraded to regional level facility standards. This is to serve as a dedicated finals and events venue within the G21 region (others are located in Torquay and Colac).

It is proposed that West Oval is a venue capable of supporting two senior football clubs, hosting the region's competition finals and events and attracting participation from across the region including the TAC Cup and AFL Barwon football finals.

The first step in developing a facility at West Oval with regional functions, as per the G21 AFL Barwon Regional Strategy, was to address shared facility management arrangements to ensure fair and equitable access for all users. This work was undertaken in 2016 with agreed outcomes including the joint venture of two existing senior football clubs to form the Geelong West Giants.

The completion of the management model triggered the subsequent 2017/18 Council budget allocation to investigate the infrastructure components required for facility development by way of a Master Plan.

The background assessment as it relates to the West Oval Master Plan comprised a review of the following four foundation areas:

- **Policy Context**
  To understand current State and Local Government policies impacting upon the reserve.
- **Planning Context**
  To understand the planning controls relevant to the reserve.
- **Site Context**
  To understand the existing physical characteristics of the reserve.
- **Stakeholder and Community Context**
  To understand the needs and desires of current reserve users and the surrounding community.

DRAFT

3.2 POLICY CONSIDERATIONS

A large number of local and state policies and previous studies have been reviewed in order to inform the Master Plan. A number of strategies and policies have direct relevance to the outcome of this facility plan project. Of particular note are:

3.2.1 State Government Policy related to shared community facilities

One of the key government platforms for the development and management of community facilities (including recreational facilities) is the principle of shared use. The Victorian Government's policy framework for shared facilities (including recreational facilities) is largely established by two documents: Growing Victoria Together (2005) and A Fairer Victoria (2008).

One of the five broad visions of the Growing Victoria Together policy is 'Caring Communities' with the high-level goal of 'building friendly, confident and safe communities'. One target of this goal is to increase the 'extent and diversity of participation in community, cultural and recreational organisations' (Government of Victoria 2005a, pp. 16–17).

Because the key characteristics of sharing include greater community engagement, encouraging diversity in activities, improving access to facilities, and increasing the use of facilities, such sharing could potentially contribute to achieving the goals of Growing Victoria Together.

The Government's commitment to stronger communities, efficient investment and enhanced asset utilisation is further outlined in the policy A Fairer Victoria.

A Fairer Victoria identifies five key objectives:

- *improving access to universal services (with a focus on improving services for children, young people and older Victorians)*
- *reducing barriers to opportunities to participate in economic and social life*
- *supporting disadvantaged groups*
- *supporting disadvantaged places (in both new and existing communities)*
- *making it easier to work with government (by developing new ways of working with communities).*

Through the Growing Victoria Together and A Fairer Victoria policies, it is clear that shared facilities is not just a government objective, but is also a means to achieve other, broader social policy objectives (*Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September, 2009).*

Implementation of State Government policy related to shared facilities is investigated and directed by reports and policies such as Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September (2009) and A Guide to Governing Shared Community Facilities DPCD (2010). These documents outline a clear view as to the benefits and responsibilities of shared facilities and the sharing of facilities as a potential basis for grant funding.

The opportunity to integrate and share the currently separate facilities at West Oval should be guided by these policies.

DRAFT

3.2.2 City of Greater Geelong Policy

Greater Geelong Play Strategy: Part 1 A Great Place to Play (2012 -2021) – City of Greater Geelong

The Greater Geelong Play Strategy outlines a range of principles governing the provision and design of places of play within the City of Greater Geelong.

In response to these principles the strategy identifies a number of strategic opportunities which will be relevant to the development of the West Oval Master Plan, such as:

- *Improve supporting infrastructure at play spaces, such as natural shade, seats and paths.*
- *Create better connections to cycling / walking networks.*
- *Improve play opportunities throughout the municipality by focussing on developing a diversity of opportunities and creating informal, spontaneous play opportunities throughout the City for people of all ages and abilities as well as programs to encourage play in public spaces.*
- *Increase the number of public play spaces to ensure that the majority of residents in the urban area can access a public play space within 400m of their home (approximately a five minute walk).*
- *Provide play opportunities for under-serviced age groups (e.g. 0-2 year old's and young people over 10 years of age).*
- *Increase natural play opportunities and loose materials in play spaces.*
- *Increase the number of play spaces which offer tactile / sound / sensory experiences.*
- *Improve opportunities for people with disabilities to access and use play spaces.*

Greater Geelong Cycle Strategy Volume 1 (March 2008), City of Greater Geelong

The strategy's vision for the future of Geelong includes:

- *increasing the network of on and off-road paths and connecting these paths,*
- *creating a cycle friendly Central Geelong and cycle friendly schools and workplaces throughout the municipality,*
- *maximising opportunities to increase cycle tourism and attract cyclists to the City.*

Geelong Public Health and Wellbeing Plan (2013 – 2017), City of Greater Geelong

The Geelong Health and Wellbeing Plan 2013 – 2017 outlines a range of health and wellbeing priorities and provides an action guide for each priority.

Action Guide 3 – Physical Activity and Active Communities is of most relevance to the West Oval Master Plan and includes objectives that will influence the facility plan including:

- *Embed 'Healthy by Design' principles in Council planning processes to support active living in existing and future growth areas.*
- *Review the Open Space Strategy that supports opportunities for physical activity and active living and contributes to the health and wellbeing of the community.*
- *Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).*
- *Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.*

Asset Management Strategy Version 1.09 (May 2016), City of Greater Geelong

DRAFT

The City of Greater Geelong is custodian of approximately $2.2 billion of assets that it provides to facilitate delivery of its services to the community.

The goal of asset management is to meet the required level of service in the most cost-effective way throughout the life cycle of the various assets to provide for existing and future customers.

The objective of the Council Asset Management Strategy is to ensure that Council meets the required level of service, both now and for the future, in the most cost-effective way through the creation, acquisition, maintenance, operation, renewal/disposal of community assets.

The phases through which an asset passes during its life cycle are:

- The identification of need - where the requirement for a new asset is planned for, specified and established;
- The acquisition phase – where the asset is purchased, constructed or otherwise created;
- The operation & maintenance phase – where the asset is used for its intended purpose.
- The renewal phase – where the asset is replaced to its equivalent capacity of performance capability
- The disposal phase – initiated when the economic life of the asset has expired, when its service specification is no longer relevant, or when the need for the service provided by the asset has disappeared

Council infrastructure assets include, but are not limited to;

- Buildings and facilities of various types that provide a focus for services (such as administrative facilities, child care centres, health centres, youth centre, kindergartens, community halls and sports stadiums);
- Parks and recreation facilities, including active and passive recreation areas and sporing centres
- The road & street network;
- Flood protection and stormwater drainage systems;
- Waste management facilities (landfills and waste transfer stations);
- Special high usage precincts such as Waterfront Geelong and the CAA where infrastructure can be at a higher standard than normally used;
- Plant and equipment, including Workshop and Depot facilities;
- Information technology networks (computer & telecommunication systems.

As custodian of these assets, Council is responsible for funding their maintenance and upkeep at a level of service that satisfies both the safety and amenity requirements of the community.

It is therefore contingent upon Council to ensure that there is an appropriate level of funding which enables assets to be maintained to an acceptable standard and balanced against increasing Council's asset base.

Strategic directions may be implemented whereby the service levels of a particular asset group may be increased or decreased depending on the competing priorities of Council and the expectations of the community.

Asset Management Strategy Objectives

- *To provide the service required by our community:*
    - *by determining service levels required by the community*
    - *by focussing on outputs and outcomes with a view to continuously improving the match between service requirements and our service delivery*
    - *by ensuring our assets are appropriately used and maintained*
- *To optimise the service potential of our assets:*
    - *through improved management of our existing assets*
    - *through improved flexibility of our asset base*
    - *through rigorous planning, evaluation and budgetary processes*
    - *by using economies of scale for more cost-effective service delivery*

DRAFT

- *To maximise value for money:*
    - *by taking account of the full costs of holding, using and disposing of assets throughout their life cycles*
    - *by ensuring asset management decisions are responsive to performance measurement and monitoring*
    - *by producing costed options for the delivery of asset services.*

- *To contribute to economic growth:*
    - *by appropriate matching of assets to meet service delivery demands*
    - *by ensuring that all asset management decisions are made within the context of Council's overall resource allocation and management framework*

- *To assign responsibility and accountability:*
    - *by clearly defining ownership and control of assets through asset information systems that meet both government and management decision making requirements*
    - *by determining and communicating accountability and reporting responsibilities throughout each step of the integrated approach to asset management.*

- *To promote balance between development and sustainability:*
    - *by balancing the demand for new assets through the use of non-asset service delivery alternatives where appropriate*
    - *by making asset decisions that consider and protect the needs of future generations*
    - *through consideration of asset renewal and rehabilitation options wherever feasible*

- *To minimise risks to the community and to Council's financial viability:*
    - *through the application of risk assessment and reduction strategies*
    - *by regular condition audits consistent with the criticality of the various asset categories*
    - *through the delivery of appropriate asset maintenance and renewal programs*

DRAFT

Sustainable Communities - Infrastructure Development Guidelines (October 2010), City of Greater Geelong

The Infrastructure Development Guidelines, while directed more to growth areas than established neighbourhoods, do contain a number of objectives and principles which will be relevant to the development of the West Oval Master Plan. These include:

- *Landscape and Streetscape - Objectives*

  High quality Streetscape and Landscape development, enhancement and protection shall aim to achieve the following goals:

  - *Integration of engineering infrastructure and buildings with the landscape features to create a unified and visually appealing design.*
  - *Creation of aesthetically pleasing landscape environments, increased community enjoyment of everyday life and a greater sense of meaningful connection between people and the environment.*
  - *Fulfilment of the recreational and social needs of the wider and evolving community that reflect the values of the surrounding regional community.*

- *Landscape and Streetscape - Principles*

  Ensure that the planning and design for landscape in Streetscape and Open Space settings is sustainable and follows Councils guidelines and best practice principles, including:

  - *Making open space areas contribute to the health of the local community and provide an experience and landscape that creates opportunity for active and passive recreation.*
  - *Developing a sustainable landscape that is drought tolerant and minimises maintenance requirements.*

- *Sport, Recreation & Open Space - Objectives*

  The provision of quality and accessible sport, recreation and open space in communities is vital to provide for the long-term recreation and sporting needs of an active and healthy community.

  The objectives for the development of sport, recreation and open space are designed to promote 'sense of place' and community for people of all ages, providing opportunities to meet and interact in appropriate spaces in suitable ways and times. They can also give character to an area, define landscapes and provide a focus to connect a community.

  Sport, recreation and open space should provide popular and responsive active (sport and active recreation) and passive (including walking, sitting, contemplating and picnicking) spaces and landscapes. Spaces should be well designed and create places that are 'fit-for-purpose', useable and be located where people want to be. They should maximise active and passive surveillance from adjoining areas and passers-by.

  Active recreation spaces and facilities should be designed to facilitate shared use including schools and different community users.

- *Sport, Recreation & Open Space - Principles*

Council endorsed principles as part of its Study of Open Space Networks (Aug 2001) that are applicable to the provision of sport, recreation and open space. These include:

  - *Conserving and protecting the natural and cultural environment.*
  - *Reflecting community needs.*
  - *Enhancing recreation and tourism opportunities.*
  - *Improving provision and optimising access.*
  - *Ensuring diversity of provision.*
  - *Expanding the network of linkages.*
  - *Providing for people with disabilities.*
  - *Implementing site responsive uses.*

Environment Management Strategy (2014 – 2017), City of Greater Geelong

DRAFT

The Environment Management Strategy 2014-2017 is a key document for guiding planning, decision-making and activities that impact on the Greater Geelong environment and community. The Strategy shapes future planning and growth and provides a framework and roadmap for navigating future environmental challenges and opportunities.

Domestic Animal Plan (2013 – 2017), City of Greater Geelong

One aim of the Domestic Animal Plan is to offer the Geelong community a fair and balanced environment – where people can enjoy the many public open spaces of Geelong to their fullest extent, regardless of whether they are a pet owner or not.

Under the Domestic Animal Plan policy, residents will have various dedicated Off Leash 'Supervised' areas, including some beach locations and most sporting grounds.

An objective arising from this policy which will impact the West Oval Master Plan will be:

- *Dogs in Public Places*

  8.3 Promote the availability of all public general waste bins for the disposal of dog litter using any type of bag. Decals to be put on public waste bins, (refer p26 of the policy).

3.2.3 Other Relevant Policy

A range of other policies and guidelines were reviewed, directly relevant to the West Oval Master Plan, and are summarised below.

G21 Physical Activity Strategy (2014 – 2017), G21 Sport and Recreation Pillar

The main body of the strategy report *"provides an overview of the importance of physical activity and the ways in which the G21 region can help to create environments that support physical activity in the community".*

- *The City of Greater Geelong specific action plan within the report has a number of actions which may be embodied within the West Oval Master Plan, including:*
- *Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).*
- *Develop accessible walking and cycling resources to encourage and support participation in safe active travel.*
- *Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.*
- *Encourage broader community access to tenanted sport and recreation facilities.*
- *Ensure that all active sport and recreation settings such as recreation reserves, stadiums, tennis courts and so on are planned, designed, managed and maintained in such a way as to be accessible and appropriate to the needs of all user groups.*

Community Cricket Facility Guidelines (Version September 2015), Cricket Australia

DRAFT

Cricket Australia guidelines produced by Cricket Australia are predominantly detailed and specific to cricket facilities, they do make some statements relevant to the preparation of the West Oval Master Plan, such as the following from Guidance Note 6.

Social amenities and cricket ground surrounds

With cricket being a sport played over several hours for juniors and the best part of a day for senior competition, it is important 'family friendly' supporting amenities be incorporated into wider cricket facility precinct design.

Supporting facilities, equipment and amenities to be considered when planning a community friendly facility include:

- *Shade and shelter*
- *Spectator seating incorporated into the park environment*
- *Adequate and accessible car parking*
- *Play equipment, skate or BMX park*
- *Bicycle racks*
- *Shared and connecting pathways or trails*
- *Public BBQ*
- *Access to food and beverage*
- *Public toilet facilities*
- *Drinking fountains*
- *Tree plantings, garden beds and vegetated areas*
- *Landscaped treatments*
- *Venue and club signage*

Netball Victoria National Facilities Policy (2016), Netball Victoria

Netball Australia's National Facilities Policy provides netball in Australia with an overarching framework to guide facility planning and development. These guidelines provide very detailed facility design guidance including core and optional components of a facility along with proposed preferred square metre allowances or estimates for these components.

The key objectives of the Policy are to:

- *Support participation growth and sustainability*
- *Provide key stakeholders with guidance in facility planning and development*
- *Provide a technical manual that can be applied nationally*
- *Improve the overall consistency, quality and accessibility of netball facilities*

Netball facility planning and development is to be focused on supporting the growth of the sport. In order to do this, facilities will be planned and developed with consideration of the following guiding principles:

- *Strategic need, facility demand and participation growth opportunities*
- *Accessibility and inclusion, catering for multiple formats of the sport*
- *Maximising utilisation and improved programming*
- *Best practice technical and design standards*
- *Alignment with the needs of key stakeholders and partners*

In the development of the design brief, the following should be incorporated into the overall facility provision on site (including shared infrastructure):

- *Change rooms and umpires change rooms*
- *Public toilets (including accessible)*
- *Competition / Administration office*
- *First Aid room*
- *Kiosk / canteen*
- *Social area*
- *Storage*

Other functionality such as kitchens, dedicated function space, meeting rooms, warm-up areas, spectator seating and amenities can be considered on a needs basis.
The Policy does not provide specific guidance on court proximity to amenity provision.

DRAFT

AFL Preferred Facility Guidelines for State, Regional and Local Facilities (August 2012), Cricket Australia

The purpose of the preferred facility guidelines is to act as a key tool during used during the planning phase of a project. The document provides relevant guidance, particularly around spatial requirements that can inform concept and/or master plans. While much of the document is detailed and specific as to layout and spatial configuration, the recent Appendix related to Amenities Upgrades for Unisex Use is particularly applicable to the West Oval Master Plan.

Amenities Upgrade for Unisex Use (July 2015)

This document has been developed to provide more detail around what is considered best practice in the design of unisex football change rooms and amenities.

People often think of female change rooms as separate dedicated change facilities. This is not the case, rather it is about transforming the existing amenities to cater for unisex use, removing urinals and open showers and replacing with toilet cubicles and shower cubicles that allow showering and changing in privacy. In other words, great change facilities cater equally well for both genders.

G21 and Barwon Region AFL Strategy (2015), G21 Strategic Pillar and AFL Victoria

The strategy aims to *"guide the future planning and development of football and netball delivered through football-netball clubs throughout the G21 and AFL Barwon regions. The strategy addresses infrastructure and sports development needs of both sports, as well as establishes clear priorities for delivery.*

The key findings affecting the preparation of the West Oval Master Plan include:

- *Regional level upgrades planned for the region to host elite competition include Spring Creek Reserve in Torquay, West Oval located in Geelong West and Colac Central Reserve in Colac.*
- *As a traditional football finals venue, West Oval has 'limiting aspects and requires facility improvements to better cater for finals requirements'.*
- *Strategic Direction 2.5: in order to progress planned facility upgrades, the City of Greater Geelong, AFL Barwon and relevant clubs partner to address shared management arrangements at West Oval and agree on a management model that ensures effective use of the venue for home and away finals purposes.*

3.2.4 Policy Implications and Considerations for the Master Plan

The following policy implications and considerations as they relate to the West Oval Master Plan are summarised below;

- Reserve and facility function is considered community level provision with capacity to provide some functions of a regional facility
- Shared use of facilities
- Broad community use of open space through appropriate facilities and amenities
- Encouragement of activity and exercise
- Enhanced tree planting to reduce "urban heat island" impacts
- Enhanced and diverse play opportunities
- Encouragement of active transport – walking and cycling
- Competing priorities and need for investment in like facilities
- Standard provision of facilities commensurate with levels of service
- Sustainable and equitable development and maintenance of facilities across the City
- Design response and recommendations will be subject to Council's Business Drivers
- All decisions subject to Council's overall resource allocation and management framework

DRAFT

3.3 PLANNING CONSIDERATIONS

West Oval is subject to the requirements of the zones and overlays outlined in the Greater Geelong Planning Scheme. Refer to Figure 3: Zoning.

3.3.1 Municipal Planning Framework

Within the Municipal Planning Framework, the Greater Geelong Planning Scheme encourages the development of open space which is safe, is accessible to communities (particularly through proximity by walking), and which contributes to the diversity of recreational experience available to members of the community.

3.3.2 Zoning

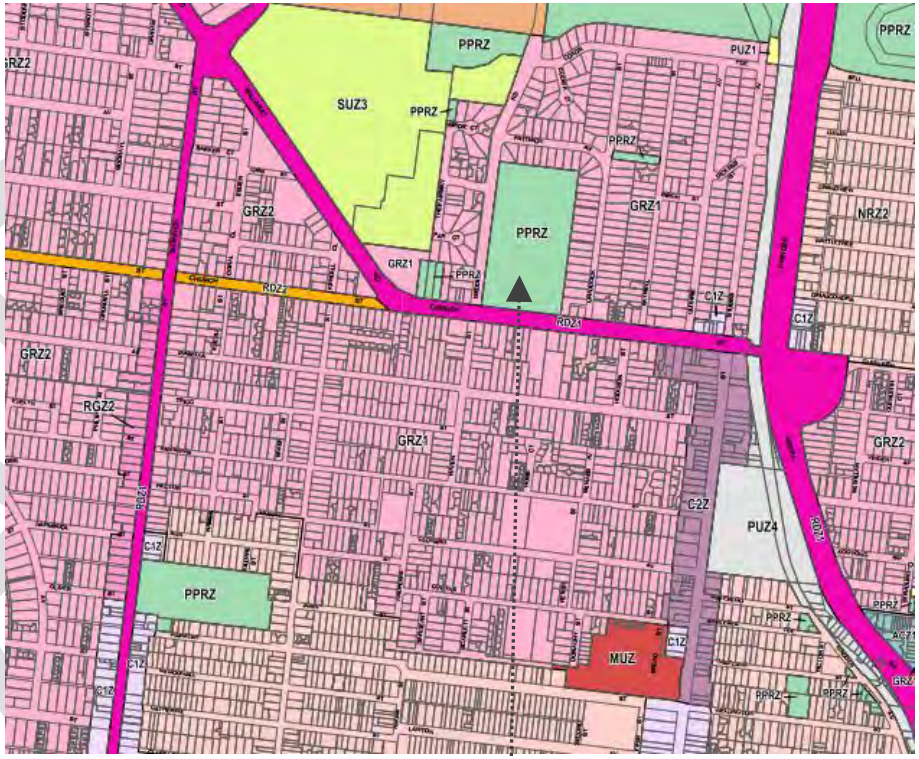
Public Park and Recreation Zone (PPRZ)

West Oval is zoned PPRZ. PPRZ recognises areas of public land that are designated as public park and recreation zone and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
  - Playground equipment or sporting equipment provided these facilities do not occupy more than 10 square metres of parkland.
  - Navigational beacons and aids.
  - Planting or landscaping.
  - Fencing that is 1 metre or less in height above ground level.
  - A building or works shown in an Incorporated plan which applies to the land.
  - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.
- Subdivide land.

► **FIGURE** 3: WEST OVAL ZONING



DRAFT

3.3.3 Overlays

West Oval is subject to two heritage overlays – HO 777 and HO 92. Note that HO777 refers to the *Western Grandstand,* however this is referred to as the Flowers Family Stand throughout this report.

- HO777 applies to:

  The Western Grandstand West Oval, Weddell Road, Geelong West, to the extent of all the land within 10 metres of the grandstand, excluding the road reservation

Within the schedule to the overlay, specific control is placed upon external paint colours, but there is no control upon internal alterations.

The grandstand is not included in the Victorian Heritage Register, and so is not subject to the requirements of the Heritage Act 2017.

- HO92 applies to:

  The J.F. Archibald Memorial 66-76 Church Street, Geelong West, to the extent of all the land within 5 metres of the plaque.

Within the schedule to the overlay, specific control is placed upon external paint colours.

The Memorial is not included in the Victorian Heritage Register and so is not subject to the requirements of the Heritage Act 2017.

Bakers Oval is also subject to a heritage overlay – HO 1960 – which applies to the general surroundings of the reserve. The details of the overlay are outlined below.

- HO 1960 applies to:

  The Milton Heritage Area, generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West.

Within the schedule to the overlay, there appears to be no specific control which would affect the outcomes of the Master Plan.

The Memorial is not included in the Victorian Heritage Register and so is not subject to the requirements of the Heritage Act 2017.

The details of these overlays are outlined below and shown on the below figure

► FIGURE 4: WEST OVAL HERITAGE OVERLAY

DRAFT

3.3.4 Planning Implications and Considerations for the Master Plan

- The planning context contained within the Greater Geelong Planning Scheme creates no specific issues for the provision of recreation within the reserve, including recreation at a regional level.
- The planning scheme encourage opportunities to increase the diversity of the recreational experience offered by the reserve.
- The Heritage Overlay HO777 may have some impact upon the adaptive re-use of the Flowers Family Stand in the context of a regional facility but presents no impediment to internal modifications.
- The fact that none of the elements included under heritage overlays are included on the Victorian Heritage Register means that no application is required to Heritage Victoria.

3.4 SITE CONSIDERATIONS

3.4.1 Location and Setting

West Oval is located on the north-eastern corner of Weddell Road and Church Street, Geelong North.

The setting of the reserve comprises a range of uses, but is predominantly residential. Other nearby uses include:

- Geelong Golf Course, located to the west of the site, on the western side of Weddell Road
- Geelong Saleyards, located approximately 300 – 400m to the north-east of the site, on the western side of Weddell Road. Following a Council resolution to cease operations at this location in 2017, there is opportunity to explore future development opportunities for this site to include overflow, casual parking for West Oval.
- Drainage Reserve, located 400m to the north of the site and running in an east-west direction to ultimately connect with Rippleside Park and so to Corio Bay.
- Aged Care, a residential aged care facility located 400m to the north of the site .

Bakers Oval is located on the eastern side of Shannon Avenue, Geelong West.

- The setting of the reserve is residential, with each of the surrounding streets characterised by standard residential development on blocks of approximately 500 – 700 m2.
- The development of the regional facility at West Oval will provide the incentive for a range of complementary improvements at both West Oval and Bakers Oval which will enhance community use of both facilities, although
- The redevelopment of West Oval to a regional scale facility is not contingent on improvements to Bakers Oval.

3.4.2 Location and Setting Implications and Considerations for the Master Plan

- The immediate residential context of West Oval may be impacted by increased traffic, and particularly parking during a regional level event at the reserve.
- The presence of the Geelong Saleyards to the north of West Oval may present a potential opportunity for use synergies, particularly related to car parking. Complementing the activity at West Oval should be a consideration in the Master Plan of the Geelong Saleyards site.
- The residential context and limited building capacity of Bakers Oval (in regard to AFL facility guidelines) suggests an opportunity for a local and neighbourhood use focus at the reserve, perhaps as a junior hub supporting a regional facility at West Oval.

3.4.3 Overview of Current Facilities

OVALS

West Oval contains a single sports oval. The oval is used for cricket and football. The key characteristics of West Oval sporting field are:

- Aligned in a north-south orientation
- Aligned in a north - south orientation
- Approximate playing surface dimensions of 165m x 117m (including run-off areas)
- Defined by perimeter asphalt velodrome, with no fence between the turf playing surface and the velodrome surface
- Caters for senior and junior cricket competition and training and senior and junior football competition and training
- Includes lighting compliant with current Australian Standards for sports lighting for training (100lux)
- Central 9 pitch turf table for senior cricket competition
- Has an electronic scoreboard which is of an older style and is likely to be inadequate for regional finals
- Has relocatable coaches' boxes

West Oval Northern Goals

View to Flowers Family Stand

Bakers Oval contains a single sports oval. The oval is used for cricket and football.

Key characteristics of the Bakers Oval sport field:

- Aligned in an east-west orientation, although the cricket pitch is oriented northwest – southeast, across the narrow dimension of the oval.
- Approximate playing surface dimensions of 165m x 95m (including run-off areas)
- Defined by perimeter chain mesh fence
- Caters for Junior Cricket competition and Junior Football competition and training
- Includes 50lux lighting for training uses
- Has a single hard (concrete) cricket pitch
- Has two coaches boxes on the southern wing of the oval
- Has no spectator amenity or shade apart from the clubrooms

View across Bakers Oval

Bakers Oval perimeter path and fence

Bakers Oval seating

NETBALL COURTS

West Oval contains two netball courts, located on its south eastern corner. The courts have been constructed in the last ten years and have an asphalt playing surface. The courts are used for both training and competition, including finals. Additional terraced seating is temporarily installed to the north of the courts during finals.

Key characteristics of the netball courts:

- Have a north / south orientation.
- Have full run-off areas as required by Association regulations.
- Have lighting that complies with current Australian Standards for netball training lighting.
- Are contained within an 1800mm high steel picket fence, which is in good condition
- Have a clubroom building which has been constructed in the last ten years.
- Have two coaches' boxes to the edges of both courts.

There are no netball courts at Bakers Oval.

West Oval netball courts

West Oval netball courts

West Oval netball pavilion

VELODROME

The oval at West Oval is surrounded by a perimeter velodrome. The velodrome is used for both training and competition by the Geelong Cycling Club, and also for informal and occasional use by the general public. The velodrome is the only such facility within the City, although other cycling facilities and a cycling clubhouse have been built in at the Belmont Island, Belmont in Geelong.

Key characteristics of the velodrome:

-
- Asphalt surface.
- Approximately 6.5m width.
- Camber to outer edge of track ranges from 450mm to 1200mm above playing field level.
- Unfenced on inner edge, leaving no permanent barrier between sports field playing surface and asphalt track.
- Camber of track influences floor levels of adjacent buildings, with impact upon accessibility to buildings.
- The width of the track limits the proximity of spectator to the playing field, without the addition of temporary fencing at the edge of the field.

West Oval Velodrome – south east pocket

West Oval Velodrome – south east pocket

West Oval Velodrome – north west pocket

CRICKET PRACTICE NETS

West Oval includes a cricket practice net complex comprising 3 synthetic pitches with “hard” fencing between pitches. There are no turf training nets at West Oval.

Key characteristics of the cricket practice nets:

- Located on south-western pocket of oval, against Weddell Road boundary.
- Have 3 synthetic pitches with fixed fencing.
- Are 24m in length, with 8m additional run-up space, and so are not in accordance with Cricket Australia guidelines.
- Limited storage for equipment.

West Oval synthetic cricket practice pitches

Bakers Oval includes an older style cricket practice net complex comprising 2 concrete pitches with a small area of synthetic turf and with “hard” fencing between pitches.

Key characteristics of the cricket practice nets:

- Located on north-western pocket of the oval.
- Have 2 synthetic pitches with fixed fencing.
- Are 12m in length, requiring run-up from the oval surface, which is not in accordance with current Cricket Australia guidelines.
- No storage area for equipment

Bakers Oval concrete cricket practice pitches

SCOREBOARD

West Oval has an electronic scoreboard located on the south-eastern pocket of the oval.

COACHES BOXES

- West Oval has no permanent coaches' boxes, due to the presence of the cycling velodrome. Relocatable coaches' boxes are put in place and removed as required. The coaches' boxes are not compliant in size with the AFL facility guidelines.
- The oval does not have formal interchange areas or interchange boxes, as required by AFL facility guidelines for regional facilities.
- Bakers Oval has two simple but permanent coaches' boxes against the south-western pocket of the oval.

West Oval scoreboard

West Oval coaches' boxes

West Oval coaches' boxes

3.4.4 Sports Facilities Implications and Considerations for the Master Plan

While the formal sports facilities at West Oval, particularly the sports field and turf table surfaces, are generally of high quality for local competition, there will be a requirement to enhance these facilities for regional level use in areas such as:

- Provision of appropriate oval support facilities including timekeepers' boxes, coaches boxes and interchange areas aligning with AFL guidelines;
- Safety for run-off from West Oval. (There is no fence to prevent players from running onto the asphalt velodrome surface);
- Upgrade of scoreboard to present day standards for high definition broadcast and visibility;
- Potential reduction of the width of the existing turf table to improve the quality of the AFL playing surface;

While still currently in use, the velodrome presents a constraint to the development of West Oval as a regional AFL facility, by reducing the capacity to host high level football matches. This particularly relates to:

- Limiting the space available for spectator viewing of games;
- Constraining the location and floor level of potential adjacent buildings, with
- Corresponding impacts upon accessibility and building form;
- Limiting the installation of required support facilities at the edge of the playing fields, such as coaches' boxes and interchange zones.

At Bakers Oval, sports facilities are generally of an adequate standard for local junior competition and training. With West Oval nominated as a regional facility, Bakers Oval has the potential to act as a junior and community hub in a supplementary and supportive relationship with West Oval.

Provision of future supporting infrastructure to upgrade existing facilities at Bakers Oval may be considered to also enhance its role as community open space, such as additional netball courts and cricket net improvements

3.4.5 Buildings and Structures at West Oval

WEST OVAL

There are six main buildings located at West Oval:

- Flowers Family Stand
- Geelong West Giants Football and Netball Club social rooms
- Geelong Cycling Clubrooms
- Geelong West Giants Netball Pavilion
- Public Toilets (northern)
- Public Toilets (southern)

The buildings and structures are located on Figure 5.

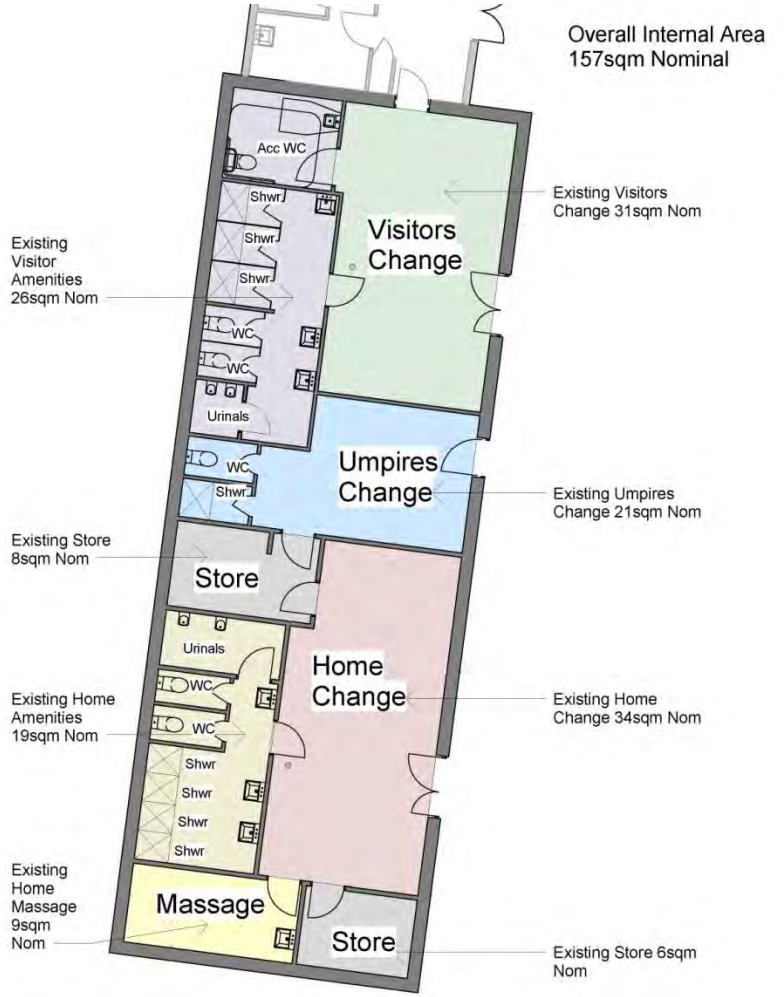
► FIGURE 5: WEST OVAL BUILDINGS AND STRUCTURES (EXISTING)

THE FLOWERS FAMILY STAND

The Flowers Family Stand is located on the western boundary of the reserve. The floor plan of the stand is indicated in Figure 6.

Review of the building reveals the following:

- The shell of the building and the various fixtures are in reasonable physical condition, having been upgraded in 2011.
- The size and range of spaces provided do not align with the AFL facility guideline recommendations for either a local or a regional level facility.
- The change rooms may have the potential to operate as overflow facilities to support the operation of West Oval during a multi-team final event but are insufficient as a stand-alone facility.



► FIGURE 6: FLOWERS FAMILY STAND PLAN (NOT TO SCALE)

MAIN CLUB ROOM FACILITIES

The Club Rooms are located in the north-western corner of the site. The floorplan of the building is indicated in Figure 7.

- The capacity of the social room is compromised by an operable wall which needs to be closed to provide adequate change room facilities. In this regard neither the change rooms nor the social room areas align with AFL regional level facility guidelines.
- The fit out of the club rooms needs to be upgraded, requiring new floor finishes, new kitchen and bar fit out; and upgrade of toilets to DDA compliance).
- The floor level of the existing building, determine by its location in relation to the camber of the adjacent velodrome means that it does not have access which is compliant with DDA and Australian Standards.

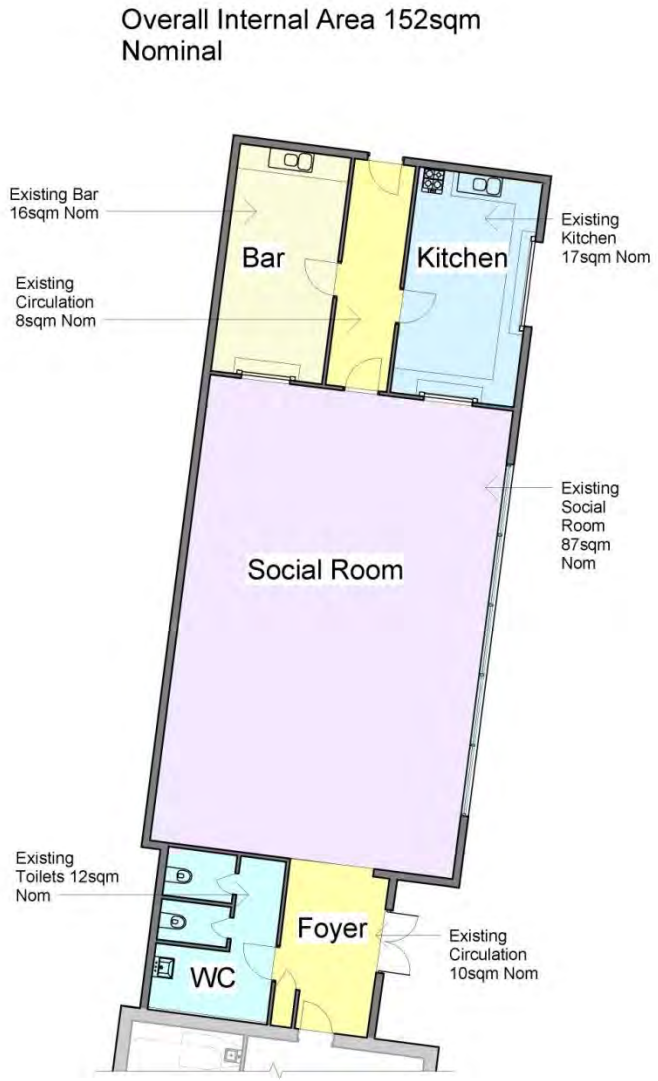
► FIGURE 7: MAIN CLUB ROOM FACILITIES FLOOR PLAN (NOT TO SCALE)

CYCLING CLUB ROOMS

The current floor plan of the Cycling Clubrooms is indicated in Figure 8.

Review of the existing cycling clubrooms reveals the following:

- The character of the building is not complementary to the adjoining Flowers family Stand and provides an uncomfortable contrast in terms of style and material.
- The fit out is not in a very good condition. Recognising that the Geelong Cycling Club have recently constructed clubrooms at Belmont Island, if the building was to be retained it would require significant upgrade including:
    - Kitchen and bar area reconfigured with new joinery, appliances, new floor, ceiling and wall finishes including painting and new lighting.
    - Social rooms refreshed with new floor finishes, new ceiling and wall paint, new window coverings, new lighting and new furniture. New entry doors would be required.
    - Toilets reconfigured to be DDA or BCA compliant with the correct number of male, female and accessible fixtures.
- Should the building be retained but not required for club use, it could be used for storage or similar.



► **FIGURE** 8: CYCLING CLUB ROOM FACILITIES FLOOR PLAN (NOT TO SCALE)

NETBALL PAVILION

- The Netball Pavilion is a relatively recent building. It provides for change room and game day facilities and administration spaces. Both the shell and the fit out of the building are in good condition and area fit for purpose. The development of West Oval as a regional facility should require no change to the building.

STORAGE SHEDS

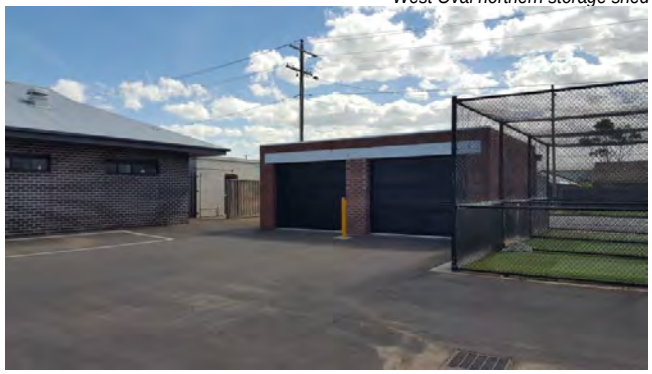
- A brick garage / storage shed is located adjacent to the public toilet block. The building is used for club storage sheds. A second garage / storage shed is located near the netball pavilion and is used for storage of ground maintenance equipment. Access to the oval from this building is therefore essential.

PUBLIC TOILETS

- West Oval contains two existing public toilet blocks, located next to the Netball Pavilion and to the west of the Geelong West Giants Social Room. Both are older facilities which are non-compliant with current DDA or BCA requirements. The block near the netball pavilion is rarely open, apart from game times.
- There is an opportunity to retain the southern public toilet block to reconfigure and retrofit for the use of storage into the future.

West Oval southern toilets

West Oval northern storage shed



West Oval southern maintenance equipment shed

West Oval northern toilets

KIOSKS

Two small kiosks are located between the Geelong West Giants Football and Netball Club social rooms and the Geelong Cycling Clubrooms. These appear to provide for food / beverage and timekeepers functions. The structures, while stable, are not to the standard expected of such current facilities and should be integrated with any new buildings to be constructed on the site in the future.

West Oval kiosks

3.4.6 West Oval Issues and Considerations for the Master Plan

- The existing site layout includes a range of scattered buildings providing for training, change and social room functions, as well as a range of support buildings. A new building would present the opportunity to consolidate the functions of these buildings into a single structure.
- All current football facilities fall short of the current AFL guidelines for local level facilities, and therefore also for regional level facilities;
- Existing public toilets do not meet current DDA and BCA requirements;
- the presence of the velodrome, and the subsequent relationship of the clubroom to it, means that compliant DDA access is not able to be achieved to this building;

3.3.5 Buildings and Structures at Bakers Oval

BAKERS OVAL

There are four main buildings located at Bakers Oval

- Bakers Oval Pavilion
- Public Toilet
- Scout Hall
- Community Building

► FIGURE 9: BAKERS OVAL BUILDINGS AND STRUCTURES (EXISTING) (NOT TO SCALE)

BAKERS OVAL MAIN CLUB ROOM FACILITIES

Review of the existing Bakers Oval pavilion reveals the following:

- The building is quite old and has not been updated for some time. Nevertheless, its shell is in reasonable physical condition.
- The existing change rooms and amenities do not align with the requirements for a local level facility within the AFL preferred facility guidelines, and do not comply with DDA and BCA requirements.
- Secondary spaces such as first aid and timekeepers' rooms do not align with the requirements for a local level facility within the AFL preferred facility guidelines.
- The social space aligns with the requirements of a local level facility.
- Umpires' change rooms are not present.

3.4.7 Bakers Oval Issues and Considerations for the Regional Facility Development Plan

- The current Bakers Oval club rooms can be modified to achieve the requirements of junior training facilities aligning with AFL community facility guidelines, through an addition of approximately 118m2.

FIGURE 10: BAKERS OVAL CLUB ROOM FACILITIES (NOT TO SCALE)

3.4.8 Pedestrian Access and Circulation

Key points associated with pedestrian movement at West Oval are summarised on Figure 13 below. These points include:

- Formal pedestrian paths through the reserve are limited to a single path linking the southern car park off Church Street with the playground in the south-eastern corner of the site. Other than this, pedestrians moving across the reserve or between facilities utilise broad areas, either sealed or unsealed, which also serve as roadways and parking areas.
- Both street frontages (Weddell Road and Church Street) have formal footpaths which connect with reserve entries.
- The earth form around West Oval means that DDA compliant access to a number of key locations, such as the Geelong West Giants Football and Netball Club Social Rooms, external viewing areas between the Flowers Family Stand and the Social Rooms, and the majority of the edge of the oval, is not available.

3.4.9 Pedestrian Access Issues and Considerations for the Regional Facility Development Plan

- There is limited opportunity to provide a formal pedestrian circulation system at West Oval, due to the size of the reserve and limited space around the main oval, however clear and defined pedestrian paths of travel, where possible, would be of benefit to pedestrian safety and amenity
- The provision of a formal circulation system would also suggest the opportunity for a new primary pedestrian entry into the reserve.

▶FIGURE 11 -WEST OVAL PEDESTRIAN ACCESS AND CIRCULATION (NOT TO SCALE)

3.4.10 Vehicular Access and Car Parking

Key points associated with pedestrian movement at West Oval are summarised on Figure 15 below. These points include:

WEST OVAL

- Formal vehicle access into the reserve occurs at two key points as indicated on Figure 9 – from Church Street, between the netball courts and the playground, and from Weddell Road, at the rear of the existing clubrooms.
- Sealed vehicle access is provided from Church Street. An asphalt roadway leads from this point to the north-western corner of the netball courts where the roadway becomes a broad paved space providing for vehicle and pedestrian circulation as well as limited parking.
- Unsealed access is provided from Weddell Road. This acts as the main vehicle access into the reserve and leads to a broad informal and unsealed parking area which extends to the north of the oval. This area is uneven and poorly drained.
- Car parking space across the reserve is limited. Defined parking on sealed areas accessed from Church Street is provided for 12 - 14.vehciels. Undefined parking in the north of the reserve is provided for approximately 60 -70 vehicles.
- There are no traffic management devices within the reserve, meaning that vehicle movement and parking is largely uncontrolled, allowing vehicles to park in a haphazard fashion, particularly in the north of the reserve.

Key points associated with pedestrian movement at Bakers Oval are summarised on Figure 16 below. These points include:

Consideration of these points leads to a number of issues and opportunities to be addressed in the plan.

3.4.11 Vehicular Access and Car Parking Issues and Considerations for the Master Plan

- Change in the role of the reserve from a local to a regional facility will mean that the existing amount of available parking space will be inadequate for demand.
- Formalisation of car parking to the north of the oval, integrated with drainage, will likely lead to more efficient and effective use of the parking area.
- The opportunity for new parking areas to meet increased demand is limited to and modification of some existing mounding to the north and south of the oval. The extent of this modification and the resultant capacity for parking may depend on the retention or removal of the existing velodrome.
- Additional formal parking in the existing parkland area on Church Street would lead to an unacceptable loss of parkland.
- With limited potential for new parking within the site, consideration of traffic management measures in neighbouring streets will be required on major event days;
- Investigation into off-site parking will need to be considered to cater for demand on major event days. This may include consideration of the Geelong Saleyards and their future use

► FIGURE 12: WEST OVAL VEHICLE ACCESS AND CIRCULATION (NOT TO SCALE)

3.4.12 Landscape and Passive Recreation Areas

Key points arising from the review of the existing landscape and passive recreation areas of the reserve are summarised below. These points include:

WEST OVAL

- The reserve has little positive landscape character and amenity. Mature trees are limited to a number of Schinus molle (Peppercorn) which provide shade to the south-eastern playground. Other mature trees consist of a scattering of Eucalyptus spp. across the reserve.
- The southern playground is a pleasant space with seating, barbecues and open grassed "kick-about" area and a well-developed local playground. It provides amenity for the local neighbourhood and visitors to the reserve during sporting events.
- Apart from the playground area, there is no park furniture or amenities, such as seats, drinking fountains, shelters or bicycle racks across the reserve.

3.4.13 Landscape and Passive Recreation Issues and Considerations for the Master Plan

- There is some opportunity to re-define the visual landscape of each reserve in line with City of Greater Geelong strategic directions, given the extent of "soft" areas (such as the southern and northern grass mounds at West Oval) which have little or no existing tree planting.
- The potential to provide enhanced opportunities for passive recreation, outside of sports times, should be explored, in line with the objectives of City of Greater Geelong strategic documents. This would include enhanced opportunities for play, walking, seating, group socialising, picnicking and so on.

3.5 STAKEHOLDER CONSULTATION

3.5.1 Engagement Framework

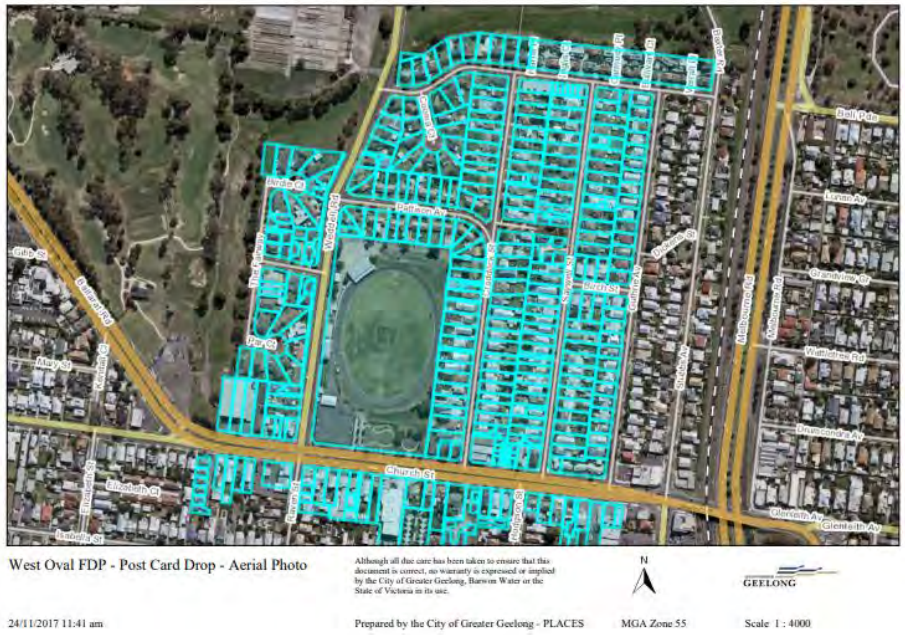
Engagement with community and stakeholders to inform the issues and opportunities discussion paper has included the following tools and activities.

	Objectives	Activity
Engagement tool #1: Postcard and online survey	The engagement objectives for this project are: ► To inform key stakeholders about the project ► To build an understanding of the general key issues and opportunities for existing club and park user who visit or use the reserve ► To test the opportunities and constraints of the site becoming a regional facility ► To understand where, within the site, improvements can be made.	A link to the online survey will be distributed through existing Council and club networks
Engagement tool #2: Interviews with key stakeholders	► To inform key stakeholders about the project ► To understand the breath of general issues and opportunities of stakeholders to inform the development of the Master Plan ► To build a deeper understanding of the key issues, opportunities and needs of existing clubs operating on the site. ► To understand where, within the site, improvements can be made.	Meetings / interviews will be undertaken by Land Design Partnership.

3.5.2 Promotion and Distribution

A postcard was distributed to just under 500 properties near the West Oval on Saturday 21st December 2017.The postcard included information about the project and a weblink to the survey. The survey was open for four-weeks and respondents were encouraged to submit their responses by the middle of January 2018.

A copy of the distribution areas is outlined below:



3.5.3 A Summary of Respondents

The survey was completed by 302 respondents.

The following tables outlines key information regarding respondent demographic profile.

Completion Rate:	Respondent details	Household types
Complete 213 (70.5%)	Associated with a club-179 (69.1%)	Lone house 26 (10.1%)
Partial - 89 (29.5%)	Within walking distance of park-88 (34%)	Group household – 24 (9.3%)
Totals: 302 respondents	Visitors- 35 (13.5%)	Couple- 154 (20.2%
	Other-(8.1%) - detailed review of these peoples suggests most are visitors or people associated with the clubs (umpires)	Family 154 (59.7%)
		Others included single parent and widow.

Age	Dog ownership	Visitation to West Oval
Under 18 years -30 (11.36 %)	No 38%	Yes, have visited 254 (96.6%)
Adults 18-59 years -206 (76.8 %)	Yes 62%	No- never visited - 9 (3.4 %)
Oder 60-84 years- 21 (8.1%)		
Frail Aged 85 years – 1 (0.4%)		

3.5.4 Overall Summary

Overall, the survey was completed by 302 people (89 respondents did not complete every question) and there was a strong representation from clubs and sporting groups.

West Oval is popular, and respondents are generally happy with the quality of the park. Most respondents use the park to watch or play sport, exercise or walk their dog.

Most participants visit the park at least once a week with many visiting more regularly.

The fields and oval were the most important features of the park, with the club facilities rating second. The play spaces and walking paths were of least importance, most likely reflecting the strong representation of respondents connected to a club or sporting group.

Respondents valued the local nature of the park, thought it was clean and well maintained and enjoyed the amenity of the green spaces, trees and landscaping. Access to playing or spectating club-based sport was also highly valued.

Improvements

Updating club facilities and improved parking were popular requests for improvements. Other requests included improved amenities and landscaping within the reserve, maintaining the large trees and providing more rubbish bins, toilets, seating, shade, walking paths and lighting.

Some specific recommendations included diversifying the use and activities of the reserve, including an alternative open space to use while sport is being played. Some respondents want to see more non-sport activities in the park too- such as a farmer's market, music concerts and general community events.

Many respondents saw the opportunities for improved landscaping, improvement to the play areas and the interface with the nearby public housing areas to increase safety and use of the area.

One respondent suggested additional childcare and space for indoor playgroups within the site. There was a comment about the need for more environmental design to be incorporated within the park (Water reuse/solar lighting).

Regional role of the facility

Most respondents acknowledged the economic and community benefits by providing more regional sporting events at the oval.

Overwhelming, most respondents are concerned and want to see parking and traffic management addressed before allowing more regional events to reduce the impact on their neighbourhood amenity. Others want to see improved lighting and local amenities (seating, toilets, shade, lighting) to ensure the environment remains safe and clean.

3.5.5 Summary of Responses

A summary of engagement findings is provided below:

Q: Why do you visit West Oval?

Responses indicate that most people use the reserve for formal sporting activities, walking their dog or local exercise.

The "other" responses predominately included activities relating to "watching or spectating sport", which reflects the high number of respondents associated with the clubs. Other activities included watching children play sport (with a club or practicing) and bike riding.

Q: How often do you visit the oval?

Responses indicate that most participants visit the park regularly with 65.3% of respondents visiting either once to a few times a week. This suggests that respondents use the park for a range of activities, from watching sport to walking to more informal recreation.

Q: What features do you value most in the park?

The fields and oval were the most important feature of the park, with the club facilities rating second. The play spaces and walking paths were of least importance.

Q: What do you like about the reserve?

The club facilities and spaces are important features. Participants also commented on the love of trees, open space and opportunities for physical activities.

Q: What are your top priorities for the reserve?

Updating club facilities and improved parking were popular responses. The general amenity of the space was also important with many people commenting on the need for improved seating, toilets and paths.

Some specific recommendations included diversifying the use and activities of the precinct and including an alternative space to use while sport is being played. Some respondents want to see more non-sport activities in the park too- such as famers market, music concerts, community events. Others saw the opportunity to improve the play area and landscaping and the design and integration with the nearby public housing development.

Q: What do you see are the benefits of increasing the capacity of West Oval to allow it to host larger, regional sporting events?

Most participants saw the benefits of increasing the capacity of West Oval to provide more regional events. Parking and traffic management a concern and some residents requested more information to understand the likely impact increased activities might have on their home. Some saw increase events as offering an asset to the wider community, maximising the utilisation and economic and social benefit for the clubs.

Q: What limitations/issues would need to be addressed in order to hold larger, regional events at this reserve?

Overwhelming, most respondents are concerned with and want to see parking and traffic management addressed before allowing more regional events. Others want to see improved lighting and amenities to ensure the environment remains safe and clean.

Q: What is missing or what is the main reason you don't visit the reserve and what would attract you to this park more often?

Only a small proportion of respondents (3 respondents) were people who currently don't visit the park, resulting in a very small sample size. The responses suggest that the oval is not used because it doesn't offer the sports people want to participate in. Providing more information about areas suitable for dog walking and access to a reasonably priced gym were other factors that might attract more people to the park in the future.

3.5.6 Community / Residents Issues and Considerations for the Master Plan

Key issues and opportunities arising from the community survey are summarised below:

- Club members were focussed on upgrades to the existing club facilities;
- Club members were focussed on maintaining or improving the quality of sport facilities, particularly the playing field at West Oval;
- Provision of adequate car parking with a good quality surface is an important issue;
- The local community desire some diversity in use at the reserve to incorporate a wider range of activities and spaces;

3.5.7 Tenant Club Interviews

Representatives from tenanting sporting clubs formed the Project Reference Group for the West Oval Master Plan to provide input, direction and feedback. The initial meeting of the Project Reference Group was held in December 2017 to discuss issues and opportunities as presented by the existing site conditions and use, particularly at West Oval. The following summarises the comments provided by each tenant club.

Geelong West Cricket Club (GWCC)

Needs

- GWCC are comfortable with their access arrangements to the current facility (being the cycling club rooms) over the summer season.
- Current playing surface at West Oval is in good condition for cricket training and competition
- Current hard wicket practice nets are in good condition following upgrade however run-up distances do not align with preferred guidelines for cricket facilities

Issues

- GWCC would like to ensure that if there are multiple users of a new facility, that they would still be able to get equal access to the pavilion, particularly during their summer season.
- Should the turf playing table be reduced to 6 or 7 wickets rather than the current size, this may have impacts on the level of maintenance that GWCC has to provide in order to achieve the desire playing quality of the wicket(s).

Aspirations

- If space permits, GWCC would like the provision of turf training nets
- If space permits, increased run up distance to practice nets to align with Cricket Australia Facility Guidelines.

Geelong West Giants Football Netball Club (Netball)

Needs

- Current court provision is not enough for growing membership

Issues

- Current courts are close to capacity in terms of usage

Aspirations

- GWGFNC would like to provision of an additional netball court (or two) if space permits
- If entrance was moved to Weddell Rd, there may be potential to utilize part of current entrance for provision of additional court if feasible
- Possibility to include additional netball court at Bakers Oval if feasible

Geelong West Giants Football Netball Club (GWG) - Football

Needs

- The joint venture of the two senior football clubs to form the Geelong West Giants is tracking well with membership steadily increasing
- Due to high numbers of membership, due to both the joint venture and increased new membership (including a high percentage of women), there is pressure on the facility, particularly club rooms, to adequately serve this growth
- Following the joint venture, games are being played at the facility every weekend, as opposed to every other weekend at other venues.
- Bakers Oval is being primarily used for training and for juniors
- Proposed new facility must be compliant for female football

Issues

- West Oval is seeing greater hours of usage following the joint venture and increased membership and would continue to grow if the regional facility is realized.
- Increased usage would also need to be managed appropriately to minimize wear on ground
- Current change facilities at West Oval, particularly within the main club rooms, are outdated, not suitable for females, lacking appropriate accessibility compliance.
- Club requires suitable change facilities to support growing participation along with existing large participation
- Current social facility at West Oval is not big enough to cater for current Thursday night meals

Aspirations

- GWG would like to see Bakers Oval used as a junior hub
- Given limited size of the existing social facility at West Oval, GWG would like to see this increased with, potentially, flexible change or meeting rooms which could be adapted to increase social space. They also see potential for a terrace to create provide for this via an increased indoor/outdoor space.
- Gaelic Football also use Bakers Oval. Noted that COGG are currently installing sleeves at West Oval for Gaelic football goals
- The Flowers Family Stand has good existing change facilities which GWG would like to retain

Geelong Cycling Club (GCC)

Needs

- GCC currently trains on a Monday night with racing on Wednesday night
- Current velodrome track is in good condition and connects to the heritage of the reserve
- Would like to retain usage of velodrome in lieu of a velodrome at Belmont Island Criterium Track or identified suitable site
- GCC understands that velodrome currently presents obstacles for the development of West Oval as a regional facility.

Issues

- GCC has a long history at West Oval and would not want to forego use of facility if another velodrome option is not available

Aspirations

- There is an alternate a home for GCC at the Belmont Island Criterium Track and so the need for facilities at West Oval is primarily storage and access to change facilities on training/racing days
- Should an alternate location for the velodrome be found, GCC would only require the provision of an asphalt surface for the velodrome at that location

3.5.7 Tenant Club Issues and Considerations for the Master Plan

Key issues and opportunities arising from tenant club discussions are summarised below:

- Current change amenities and associated club facilities are outdated, not suitable for females and not consistent with AFL preferred facility guidelines
- Current facilities at West Oval are not adequate for a growing club which is a result from growing membership and the joint venture of two senior football clubs.
- It would be desirable to provide cricket training nets which align with Cricket Australia guidelines;
- The provision of additional netball courts would allow for future growth in membership and activity if feasible, otherwise possibility of additional netball court at Bakers Oval should be explored;
- Any upgrade of AFL facilities must allow for female usage, particularly in terms of change rooms;
- Additional social space for Football and Netball Club usage is desirable;
- The existing Flowers Family Stand change rooms are seen as good despite not aligning with AFL regional facility guidelines;
- The velodrome is a facility which is currently used and should either be retained or a new facility built elsewhere.

4. RECOMMENDATIONS

Review of the Issues and Opportunities summarised above confirms the following key areas where improvements are required in order for West Oval to function as a regional AFL facility as envisaged by the G21 and AFL Barwon Regional Strategy.

- The provision of a new club and community building providing facilities and areas aligning with AFL regional facility guidelines;
- The relocation of the existing Geelong Cycling Club velodrome, once a viable alternate location is identified;
- The provision of additional formalised car parking to provide for enlarged spectator crowds in a regional facility context
- The provision of appropriate supporting infrastructure, such as coaches boxes, interchange areas etc as required by AFL regional facility guidelines, as well as enhanced seating opportunities for spectators of all sports;
- The provision of pedestrian access and circulation which is compliant with relevant DDA and Australian Standard requirements.

In addition, the development of the regional facility at West Oval will provide the impetus for a range of complementary improvements at both West Oval and Bakers Oval which will enhance community use of both facilities.

Design recommendations addressing both built facilities and site works were developed in response to the identified Issues and Opportunities. The development of these recommendations was reviewed and refined by both the Project Reference Group and the Project Control Group prior to finalisation.

Key recommendations are highlighted on Figure 13 and summarised in the sections following.

► FIGURE 13: KEY RECOMMENDATIONS : SITE PLAN (NOT TO SCALE)
– REFER APPENDIX 1

4.1 BUILDINGS

4.1.1 West Oval - New Club and Community Building

The new club and community building will replace a number of existing buildings which are either redundant or inadequate in the context of a regional facility.

These buildings include:

- Existing Geelong West Giants club rooms
- Existing Geelong Cycling Club rooms (now redundant)
- Existing public toilets
- Existing storage sheds
- Existing kiosk

In place of these facilities, the new club and community building will be a two-storey facility providing:

- Home and away change rooms, including accessible change rooms (aligning with AFL regional facility guidelines)
- Home and away amenities (aligning with AFL regional facility guidelines)
- Home and away address rooms (aligning with AFL regional facility guidelines)
- Home and away game day and recovery rooms including strapping / first aid rooms, ice rooms (aligning with AFL regional facility guidelines)
- Umpires change rooms (aligning with AFL regional facility guidelines)
- Store rooms (aligning with AFL regional facility guidelines)
- Social / function room (aligning with AFL regional facility guidelines)
- Timekeepers room (aligning with AFL regional facility guidelines)
- Kitchen, bar and kiosk (aligning with AFL regional facility guidelines)
- Gym, suitable for player and club member use
- Public toilets, including accessible toilets
- Community and club meeting room
- Flexible lobby space suitable for informal functions and meetings

Conceptual floor plans for both levels of the proposed building are shown in figure 14

A schedule of floor area for all rooms is indicated below and attached in Appendix 2.

▶ FIGURE 14: AREA SCHEDULE – MULTIPURPOSE PAVILION – REFER APPENDIX 2

City of Greater Geelong (For Discussion)

Project : West Oval Regional Football Facility
Title : Areas Schedule - Final
Date : 05-Jun-18

	No.	Name	Comparison SK	Comparison DD	Proposed Facility Occupants	Proposed Facility Size	Proposed Facility Area	Proposed Facility External	Remarks
AREA 1 - Entry	1-01	Alt-lock	0.0	0.0			0.0		
	1-02	Lobby	0.0	0.0			58.0		
	1-03	Stair (main)	0.0	0.0			18.0		
	1-04	Lift	0.0	0.0			14.0		Includes adjacent passage
		SUB-TOTAL	0.0	0.0	0.0		90.0	0.0	
AREA 2 - Spectator Amenities	2-01	Womens toilet - Ground	0.0	0.0			29.0		
	2-02	Mens toilet - Ground	0.0	0.0			27.0		
	2-03	Acc. WC - No.1	0.0	0.0			8.0		
	2-04	Acc. WC - No.2					8.0		
	2-05	Kiosk/Prep	0.0	0.0			24.0		
	2-06	Kiosk Store	0.0	0.0			7.0		
	2-07	Social Room (Shared)	0.0	0.0			0.0		Deleted
	2-08	Waste	0.0	0.0			8.0		
	2-09	Store (General)					31.0		
		SUB-TOTAL	0.0	0.0	0.0		138.0	0.0	
AREA 3 - Player Change Facilities	3-01	Home Change	0.0	0.0			93.0		includes briefing area (25sq m)
	3-02	Home Amenity	0.0	0.0			29.0		4 showers, 4 pans, 3 basins, plus eight lock
	3-03	Ice Baths (Home)					9.0		
	3-04	Strapping (Home)					18.0		
	3-05	Store (Home)					4.0		
	3-06	Acc. Change (Home)					9.0		
	3-07	Home - Circulation					17.0		
	3-08	Away Change	0.0	0.0			93.0		includes briefing area (25sq m)
	3-09	Away Amenity	0.0	0.0			32.0		
	3-10	Ice Baths (Away)					11.0		
	3-11	Strapping (Away)					15.0		
	3-12	Store (Away)					4.0		
	3-13	Acc. Change (Away)	0.0	0.0			9.0		
	3-14	Away - Circulation					19.0		
	3-15	Referee Change 1					20.0		
	3-16	Referee Change 2					20.0		
	3-17	Referee access					13.0		
		SUB-TOTAL	0.0	0.0	0.0		363.0	0.0	
AREA 4 - Ancillary Sports Areas	4-01	Gym	0.0	0.0			44.0		
	4-02	Home - Briefing	0.0	0.0			0.0		Included in change area
	4-03	Home - Coaches Office	0.0	0.0			0.0		Deleted at agreed/directed
	4-04	Match Review	0.0	0.0			0.0		Deleted at agreed/directed
	4-05	Time Keeper	0.0	0.0			11.0		Located at level 1
	4-06	Meeting Room	0.0	0.0			22.0		
		SUB-TOTAL	0.0	0.0			77.0	0.0	
AREA 5 - Multi-Purpose Social Area	5-01	Social Room	0.0	0.0			217.0		
	5-02	L1 Lobby	0.0	0.0			47.0		
	5-03	Stair (main)					14.0		
	5-04	Commercial Kitchen	0.0	0.0			24.0		
	5-05	Bar	0.0	0.0			14.0		Includes Bar store
	5-06	Cool Rm & Store	0.0	0.0			0.0		
	5-07	Furniture Store	0.0	0.0			28.0		
	5-08	Falcon Amenities (M)	0.0	0.0			20.0		
	5-09	Falcon Amenities (F)	0.0	0.0			20.0		
	5-10	Accessible Toilet	0.0	0.0			6.0		
	5-11	Lift	0.0	0.0			8.0		
	5-12	Waste					9.0		
	5-13	Cleaner					5.0		
	5-14	Balcony						106.0	
	5-15								
		SUB-TOTAL	0.0	0.0			605.0	106.0	
AREA 6 - BUILDING SERVICES	6-01	Mechanical Plant	0.0	0.0				53.0	
	6-02	Waste Management	0.0	0.0				0.0	Bin waste to be located elsewhere
	6-03	Hot Water Service	0.0	0.0				0.0	Included in 6-01
	6-06	Elec & Comms	0.0	0.0			8.0		Allowance
	6-07	Fire Hose reels	0.0	0.0			4.0		Allowance
		SUB-TOTAL	0.0	0.0			12.0	53.0	
		Sub-total	0.0	0.0			1105.0	159.0	
		Circulation (10%)					33		Included above
		Walls Grossing Factor (3%)					33.1		
		TOTAL					1141.1		

► FIGURE 15: CLUB AND COMMUNITY BUILDING: FLOOR PLAN (NOT TO SCALE) – Refer to Appendix 3

4.1.2 West Oval – Flower Family Stand

The space beneath the Flowers Family Stand currently; houses change rooms which have been recently upgraded in support of the local level of sport which currently occurs at West Oval. However, as summarised in the issues and opportunities above, these rooms do not align with AFL regional facility guidelines, which will instead be provided in the new Club and community building.

The existing change rooms will, however, be retained in their current arrangement as overflow or junior change rooms as required.

4.1.3 West Oval – Geelong West Giants netball clubrooms

The netball clubrooms are of recent construction and do not require renovation as part of the Master Plan.

While building upgrade is not required, the management of the clubroom toilets should be revised to provide open public toilets at appropriate times and during key events.

4.1.4 West Oval – Existing southern toilet block

The southern public toilet block, located on Weddell Street near the netball clubrooms, does not comply with current DDA and BCA requirements and will be upgraded as additional storage for reserve tenants.

4.4.5 Bakers Oval Pavilion

With the development of the club and community building at West Oval as outlined above, all regional facility requirements will be met at West Oval and will not be reliant upon Bakers Oval facilities.

In this regard, the existing Bakers Oval pavilion should be upgraded to provide facilities aligning with AFL community facility guidelines, particularly in relation to the provision of suitable change rooms. The re-design of the existing social space and some ancillary spaces may make this achievable within the current building footprint. This would be a future action and is not required to achieve a suitable regional facility at West Oval.

4.2 SPORTS FACILITIES

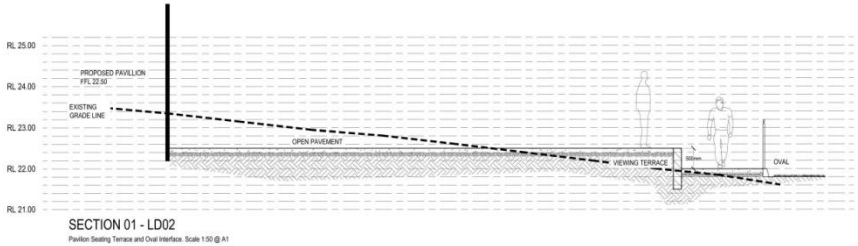
4.2.1 West Oval - Velodrome

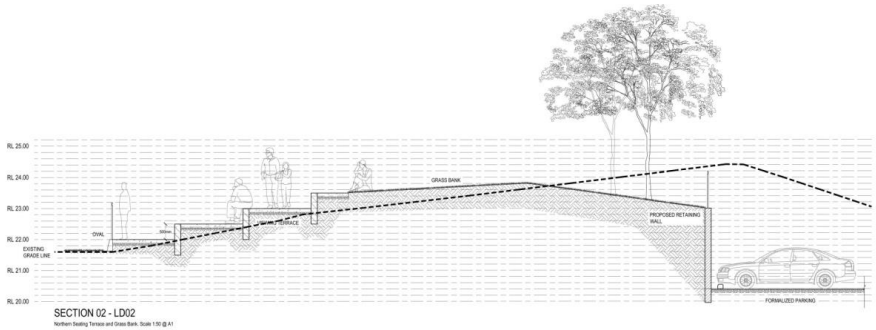
As identified though the issues and opportunities phase, the velodrome presents a significant constraint upon the development and functioning of the site as a regional AFL venue, compromising play ability and spectator viewing and access from the club and community building to the oval playing surface.

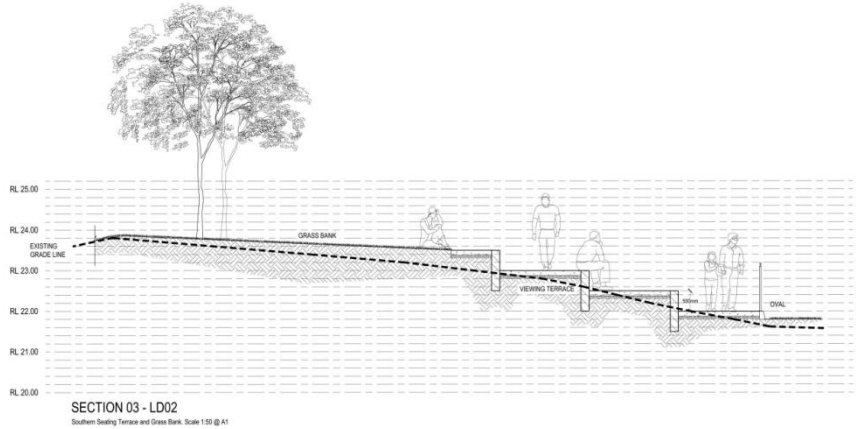
It is recommended therefore, that an alternate location for a new velodrome be identified and that the velodrome be relocated from the site once a suitable alternate location is found and developed, but that it be retained in the short term and the required regional facilities, particularly the club an community building be designed to reflect the current velodrome level and form. The current building floor plan and layout concept reflects these conditions.

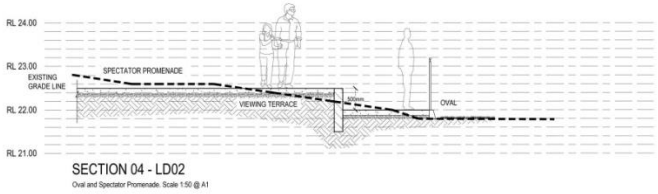
Once the velodrome is relocated, it is recommended that that its current width and grade be used to form terraces to increase the seating capacity of the oval. In this way a formal spectator zone will be provided around the perimeter of the oval from the north-east pocket to the south-east pocket. The variable grade of the velodrome will allow for a comparatively flat zone on the west of the oval, in front of the Flowers Family Stand and the new club and community building and increased terraces at either end of the oval.

Sections showing terraces through the reconfigured velodrome space are included below.









4.2.2 West Oval - Playing Field

With the retention of the velodrome in the short term, the size of the oval will be fixed.

Once the velodrome is relocated and the proposed spectator zone developed, it is recommended that the oval be widened marginally to provide an overall width of 118m, allowing for a 110m wide playing and 4m boundary zones, aligning with AFL regional facility guidelines.

4.2.3 West Oval - Netball Courts

It is recommended that the existing netball courts located in the south-east corner of the West Oval reserve be retained in their current configuration and condition, being compliant with currently required standards.

It is recognised, however, that spectator facilities are inadequate, and that temporary bleacher seating is provided to the north of the eastern court during finals matches. In response it is recommended that the existing driveway and garden bed to the west of the courts be reconfigured to provide for the installation of up to 5 rows of permanent bleacher seating.

4.2.4 West Oval - Support Infrastructure

With the development of West Oval as a regional AFL facility, it is recommended that a range of additional support infrastructure, required to align with AFL regional facility guidelines, be provided.

This infrastructure will include:

- Two coaches boxes / interchange benches located on the western wing of the playing field, aligning with AFL regional facility guidelines;
- One interchange steward / officials / umpires box located on the western wing of the playing field, aligning with AFL regional facility guidelines;
- Oval perimeter fencing, 900mm high black chain mesh, allowing for a minimum 4m run-off zone between playing field boundary and fencing.
- Upgraded scoreboard for high definition broadcast and enhanced spectator visibility;

4.3 VEHICLE CIRCULATION AND PARKING

4.3.1 West Oval – Access

It is recommended that, in the context of a regional facility, vehicle access at West Oval be limited to two points:

- Entry from Weddell Road at the existing point near the north-west corner of the site. This will be the primary public access into the main car park.
- Entry from Church Street relocated slightly to the east from the existing entry point. The existing entry will removed to allow for bleacher seating as described above. This new entry will provide access to the both the existing parkland / playspace, to the netball courts and to the oval for maintenance and management vehicles.

4.3.2 West Oval – Northern Car Park

It is anticipated that spectator crowds visiting West Oval for regional AFL finals, are likely to be in the order of 3,000 – 4,000, and that this level of visitation is likely to occur on 2 -3 occasions per year. It is expected that other regional competitions and events will attract additional events per year.

While it is recognised that the size of the site is insufficient to cater fully for the car parking generated by this level of visitation, it is recommended that the existing car park to the north of the site be expanded and formalised to optimise the site capacity for parking.

The existing car park would be enlarged by excavation into the northern side of the grass mound to the north of the oval, in order to provide a space adequate for two rows of parking and circulation space. The enlarged car park would be asphalt paved and line marked to make most efficient use of the increased space.

Note - Preliminary soil investigations have revealed low levels of soil contamination within the northern and southern mounds, it is anticipated that that rectification works associated with development on these areas will likely attract significant costs.

It is estimated that the existing unsealed car park holds in the order of 60 -70 vehicles. The enlarged and formalised car park is estimated to provide parking for around 135 vehicles.

As noted above, construction of the enlarged car park will require excavation into the northern grassed mounds. This will require removal / disposal of Category C contaminated soil to an approved site in accordance with EPA requirements. The volume of soil to be removed will be subject to details design of the car park.

4.3.3 West Oval – Southern Car Park

The existing southern car park of Church Street provides parking for 12 – 14 vehicles. It is recommended to be retained in its current form, with a new driveway as noted above. This car park will continue to primarily provide access for actual users of the reserve and netball players and spectators.

4.4 PEDESTRIAN SPACES

4.4.1 West Oval - Access

Pedestrian circulation in the context of a regional facility is primarily related to achieving access from the Weddell Road and Church Street frontage and from the enlarged northern car park.

Three pedestrian access points will be provided:

- From Weddell Road in the north –western corner of the site, combined with the main vehicle entry
- From Church Street in the south of the site, combined with vehicle entry
- From Weddell Street between the Flowers Family Stand and the new club and community building, providing a dedicated pedestrian entry into the site, with direct views to the playing oval.

4.4.2 West Oval – Club and Community Building Access

The elevated nature of the proposed club and community building, resulting from meeting the levels of the existing velodrome, will necessitate a long sloping walkway from the northern entry to the new building.

This will be treated as a broad promenade, achieving required grades for all-abilities and providing for movement of groups of people. It will provide access to both eastern and western entry points into the proposed building and will be integrated with appropriate site furniture such as bins and seats. It will be treated as a positive urban element providing introduction into the site, and not simple as a path.

4.4.3 West Oval – Southern Access

Pedestrian access from Church Street will be provided via the same entry point as vehicles, onto a shared driveway. This will lead to the netball pavilion and from there to the broad plaza connecting the Flowers Family Stand and the club and community building.

Control of pedestrians during AFL finals times, where entry to football will be ticketed will be provided adjacent the north-eastern corner of the netball pavilion. A small ticket box and temporary fencing will be provided at this point to direct non-paying netball spectator toward the netball courts and paying football spectators to the north. Permanent fencing will extend from the ticket box to existing fencing along the northern edge of the local parkland to provide a security when required.

4.4.4 West Oval - Pedestrian Plaza

The proposed club and community building will be constructed at a similar floor level to the existing Flowers Family Stand, creating the potential for a single level pedestrian plaza space linking the netball pavilion, the Stand and the new building at a common level.

This will be a board and open space to provide for large groups of spectators, as well as providing the stage for marquees, food vans and temporary installations during key events and finals.

The new entry from Weddell Road will lead directly into this plaza space, and so will be the key point of ticketing for pedestrians.

The netball precinct, including the pavilion and courts, will be better integrated into the plaza, and will have stronger visual and physical connection with the Flowers Family Stand and the club and community building, through modification of existing mounding immediately east of the existing cricket nets.

4.4.5 West Oval – Soft Spaces.

In addition to the pedestrian plaza and the spectator terraces described above, grassed mounds will be retained to both the north and the south priding both for spectator viewing and for passive recreation during non-game days.

The southern local parkland and playspace will be retained as existing providing for both community use and supplementary passive activity during sports times.

4.5 POTENTIAL FINANCIAL IMPLICATIONS

Based on the recommendations and concepts outlined in the West Oval Master Plan the following costs estimates have been identified for the development of West Oval as a regional facility. Final cost estimates will be refined based on more detailed design following further community consultation.

- The preliminary estimate for total investment to deliver the draft West Oval Master Plan is up to $10M. A new club and community building, including pedestrian access, contingencies and fees represents the major component of the anticipated cost, estimated at $7M. The remaining supporting infrastructure and features make up the remaining $3M of expected works.
- The West Oval Master Plan is currently at draft stage, therefore there are no financial commitments associated with the draft Plan at the point of releasing it for public exhibition.
- An investment of $100K is allocated in Council's 2018/19 Budget to undertake further detailed design and cost testing of the draft Plan.
- It is expected that the delivery of the West Oval Master Plan would be achieved via a funding partnership between the Federal and State governments, local sporting clubs and City of Greater Geelong.

5. NEXT STEPS

Subject to Council endorsement of the draft West Oval Master Plan, the next phase of community engagement will involve providing an opportunity for the broader community to have their say. This is proposed to be delivered using the following methods:

4 Letter drop to all residents within a 400m radius of the West Oval, providing a range of opportunities to provide comment and submission.

5 The draft West Oval Master Plan will be available via the geelongaustralia.com.au website and hard copies will be available in the local library to provide the opportunity for the broader community to make comment.

Note:

The West Oval Master Plan is currently at draft stage, therefore there are no financial commitments associated with the draft Master Plan at the point of releasing it for public exhibition.

Information and propositions outlined in this draft report are subject to change following further community engagement.

APPENDIX

LIST OF APPENDICES

Appendix 1 – Key Recommendations Site Plan

Appendix 2 – Area Schedule for Club and Community Pavilion

Appendix 3 – Club and Community Building Floor Plan

Appendix 1 – Key Recommendations Site Plan

Appendix 2 – Area Schedule for Club and Community Pavilion

Appendix 3 – Club and Community Building Floor Plan

4. CENTRAL GEELONG COMMUNITY INFRASTRUCTURE REPORT

Source:	**Investment & Attraction / Central Geelong & Waterfront**
Director:	**Brett Luxford**
Index Reference:	**Central Geelong Revitalisation**
Portfolio:	**Social and Infrastructure Planning**

Purpose

To advise Council on a project completed by the Revitalising Central Geelong Partnership team to identify the community infrastructure needed to support the targeted population of 10,000 residents living in Central Geelong.

Background

In 2013, Council endorsed the Central Geelong Action Plan, a 15 year plan to increase the number of people living, working, studying and visiting Central Geelong. The plan sets a target of at least 10,000 people living in Central Geelong by 2028.

In 2016, the State Government released the Revitalising Central Geelong Action Plan. A partnership team, made of officers from Council and the Department of Environment, Land, Water and Planning has been established to implement the State's Action Plan.

One of the actions from the Revitalising Central Geelong Action Plan is to:

'Identify community infrastructure requirements (facilities and services) to support projected central city population targets'

Council's municipal Social Infrastructure Plan 2014-2031 (SIP) identifies the community need for access to a range of services and facilities in the future. In June 2017, Council resolved to review the current SIP including a broad community engagement process.

Key Issues

- In planning for a revitalised Central Geelong it is important to ensure the provision of future community facilities from the outset in order to support the development of the projected future population.
- Providing a range of quality community infrastructure in Central Geelong will attract and retain a diverse population. The Central Geelong Community Infrastructure Final Report (Attachment 2) identifies the need for; a primary school, early years facility, youth facilities and spaces, community health centre; supported accommodation, large multipurpose community space, community office space, community meeting space and creative spaces.
- The State Government is the lead agency for a primary school and community health centre. The Revitalising Central Geelong Partnership team and Geelong Authority will advocate for this infrastructure. Council and non-profit organisations are the lead agency for all of the other community infrastructure identified for Central Geelong.
- The Central Geelong Community Infrastructure Final Report will inform the review of the SIP, which once adopted by Council, will set the strategic direction and guide Council decision making, prioritising and investing in future social infrastructure.

Cr Aitken moved, Cr Mansfield seconded -

That Council endorses the Central Geelong Community Infrastructure Final Report and:

1) **Notes that any items to be funded by Council will be considered as part of the Social Infrastructure Plan; and**

2) **Supports the implementation of the findings of the report and supports the Partnership's engagement with the relevant lead agencies.**

Carried.

Attachment 1

Financial Implications

There is no impact to budget in noting this report. The responsibility of providing and funding community infrastructure rests with various stakeholders. As a land and building owner, Council has the potential to develop or use its holdings for community infrastructure (solely or as a joint venture).

Community Engagement

- ***Central Geelong Community Infrastructure report***
  An initial survey seeking the community's views on the existing community infrastructure in Central Geelong and the need for additional infrastructure was undertaken from 27 March to 7 April 2017.

  265 survey responses were received, which together with a review of the existing community services and facilities informed the development of a draft Central Geelong Community Infrastructure report.

  The draft report was made available for public comment in June 2017. Targeted stakeholder engagement and interviews were also conducted.

  A summary of the community consultation is included in Appendix B of the Central Geelong Community Infrastructure Final Report.

- ***Social Infrastructure Plan 2014-2031***
  A progress report on the SIP review and associated community engagement plan were noted by Council in April 2018.

  Community engagement on the SIP is scheduled to occur in August / September 2018. The findings of the Central Geelong Community Infrastructure report will be tested during this engagement to confirm the community infrastructure needs for the CBD and if any new infrastructure gaps have been identified since the consultation undertaken in 2017.

Social Equity Considerations

The Central Geelong Community Infrastructure Final Report addresses social inequity by identifying the places and spaces needed to support the Central Geelong community to function effectively.

Policy/Legal/Statutory Implications

There are no legal or statutory implications related to the recommendation in this Council report.

Alignment to City Plan

This report aligns with the following strategic priorities of Council Plan 2018 – 2022:

- Improved Health and Safety of our community;
- Informed Social Infrastructure and Planning;
- A more inclusive and diverse community.

In the '*Greater Geelong; A Clever and Creative Future'*, a key objective is an inclusive, diverse, healthy and socially connected community. It states that success will be achieved by ensuring that public areas and local services are accessible to all levels of ability and that there is equity in the provision of community infrastructure.

Conflict of Interest

No officer involved in the preparation of this report has any direct or indirect conflict of interest in relation to this report.

Risk Assessment

There is a risk that the targeted Central Geelong population will not be achieved in the absence of a strategic direction for community infrastructure in the CBD.

Environmental Implications

There are no environmental impacts in noting this report.

5. BA-GURRK GENDER EQUITY FRAMEWORK

Source:	**Community Life**
Director:	**Linda Quinn**
Index Reference:	**Gender Equity**
Portfolio	**An Inclusive and Diverse Community**

Purpose

To present the draft *Ba-gurrk Gender Equity Framework* (**Attachment 2**) to Council prior to public comment.

Background

Gender equity is the process of being fair to men and women and providing fair access to the same opportunities to enable equal outcomes.

Achieving gender equity has emerged as a community priority as awareness of the contribution gender equality makes to achieving a civil, safe and healthy society has increased. International evidence demonstrates that countries with higher levels of gender equity have lower levels of violence against women and children.

Gender equity recognises that men and women have different life experiences, levels of power and access to decision-making, therefore different approaches are needed to provide equitable outcomes for all.

To ensure fairness, strategies and measures must often be available to compensate for women's historical and social disadvantages that prevent women and men from otherwise operating on a 'level playing field'.

The development of the *Ba-gurrk Gender Equity Framework* (the Framework) builds on the work and recommendations of the Women in Community Life Advisory Committee and the City of Greater Geelong's Family Violence Action Group. The Framework will guide the City's community based activities and responses, as well as the City's internal policies and procedures.

Key Issues

- The Framework is based on consultation with community members, government and non-government organisations and council staff. It provides the context from which an action plan will be developed. The action plan will incorporate the requirement for all policies, plans, services and programs with an organisational-wide and community-wide impact to commit to gender equity principles to achieve a fair and inclusive community.
- The Framework identifies principles and four key themes that focus on community; leadership; language and organisational policies and procedures.
- The final Framework and action plan will return to Council for consideration and, pending endorsement, will be launched in October 2018 as part of the Month of Action, which raises awareness of violence against women and children.

Cr Mansfield moved, Cr Asher seconded -

That Council note the draft *Ba-gurrk Gender Equity Framework* and release it for public comment, with a view to informing the development of an action plan.

Carried.

Attachment 1

Financial Implications

$40,000 was expended in the development of the Framework, this included extensive stakeholder engagement. Future expenditure will be within existing budget. Grant applications will be submitted when the opportunity arises.

Community Engagement

The framework is underpinned by engaging with the whole community. This will occur both with organisations and groups external to the City as well as internal departments. There is well established and ongoing engagement with existing community organisations and relevant services.

Social Equity Considerations

The Framework will contribute to addressing all the adopted Social Equity principles. The focus on addressing inequality, inequity and social exclusion for women is key to achieving social equity in Geelong.

Policy/Legal/Statutory Implications

The Framework contribution to addressing family violence is a requirement of the public health and wellbeing plan. Additionally, the Victorian state government Gender Equality Strategy 2016 identifies a strategic outcome of 50:50 by 2025 women to elected positions. Actions directly aimed at achieving gender equity are within the remit of the Human Rights Charter.

Alignment to Council Plan

The achievement of gender equality within the City will positively contribute and underpin all ten of the Council Plan strategic priorities. In particular improved health and safety of our community; informed social infrastructure and planning; a more inclusive and diverse community; vibrant arts and culture; a thriving and sustainable economy; and organisational leadership, strategy and governance. A City focussed on gender equity positively supports and complements all aspects of the Clever and Creative Future vision in particular the achievement of an inclusive, diverse, healthy and socially connected community; a community where people feel safe; and a prosperous economy that supports jobs and education opportunities.

Conflict of Interest

No conflict of interest was identified in the development of this report.

Risk Assessment

There is an increased risk to Councils reputation by not actively addressing gender equity.

Environmental Implications

Not applicable.

Ba-gurrk

A Gender Equity Framework
For the City of Greater Geelong

June 2018

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

BA-GURRK is Wadawurrung for Woman

By naming this framework in First Nations language, Council pays homage to Wadawurrung Traditional Owners

"All Victorians live in a safe and equal society, have access to equal power, resources and opportunities, and are treated with dignity, respect and fairness.

All Victorians recognise that gender equality is essential to economic prosperity and that gender inequality has significant economic cost.

Victoria leads the way in gender equality with sustained, enduring and measurable action[1]"

State Government Vision 2016

"No one individual, community, organisation or government can prevent violence against women alone. However, through a shared, consistent and mutually reinforcing approach, we can all contribute to creating a safer Australia built upon respect and equality"

Our Watch, 2015

"We need to dismantle the stereotypes and relationships which limit the social and professional realities of girls and boys (and ultimately men and women) if we're to achieve genuine and lasting change[2]"

Elizabeth Broderick, Sex Discrimination Commissioner, Australia 2010

[1] *Safe and Strong: A Victorian Gender Equality Strategy*, State of Victoria, 2016
[2] *New Men New Women New Economy*, The Federation Press, 2015

Contents

Executive Summary 5
What is Gender Equity and why develop a Framework? 8
The Evidence Base – Presenting the Case for Gender Equity 9
Guiding Principles 13
The Framework 15
The Action Plan 18

Executive Summary

What is Gender equity and why develop a Framework?

The City of Greater Geelong is the local government body responsible for the 'peace, order and good government of their municipal districts'[3].

Gender equity is the process of being fair to men and women; fair access to the same opportunities to enable shared outcomes. Equity needs to occur before we can enjoy equality. Treating everyone equally assumes that every person is the same and they are starting from an equal position in our community.

The City of Greater Geelong's Gender Equity Framework addresses gender equity as a community and organisational issue and will provide a guide to develop, implement and monitor actions.

The Evidence Base – Presenting the Case for Gender Equity

Council's *Women in Community Life Advisory Group* identified the need for a Gender Equity Framework. The need for this work was subsequently highlighted by the Victorian Royal Commission into Family Violence in 2016. The Royal Commission concluded that if we are serious about ending violence against women, then we must begin by addressing gender inequality in our homes, workplaces, schools and on our sporting fields.

In early 2017, the City of Greater Geelong's Family Violence Action Group identified the need to progress this important work through the development of a Gender Equity Framework that acknowledged a two layered approach for the City with both the community and the organisation.

Guiding Principles

- There is a journey from Gender Equity to Gender Equality;
- The social and economic benefits of gender equality should be accepted, promoted and celebrated;
- Gender is an inclusive concept;
- Sexism and harassment in the community is real;
- Unconscious bias needs to be recognised;
- 'Work' is a gendered structure;
- Pay equity must be addressed; and
- Acknowledge the gendered nature of family violence.

The Framework

The Framework aims to:

- Acknowledge and respect that gender refers to whether a person identifies as a woman, man or transgender, regardless of their sex;
- Focus on the development and support of the community and employees of the City;

[3] Local Government Act, 1989, section 1

- Harness the energy and momentum across the City, and externally, to achieve gender equality;
- Provide background to how social expectations about gender are reinforced in our lives every day;
- Recognise existing social stereotypes of gender, leading to a culture where women and men, girls and boys, are treated with respect and equality;
- Utilise and strengthen organisational values of the City of Greater Geelong; and
- Provide evidence-based direction to gender equality.

The City contracted Deakin University and tandemVox Pty Ltd in 2017 to undertake desktop research, as well as a series of one-on-one interviews with community members, Government and non-government organisations and Council staff. The consultations discussed the status and roles of women, priority challenges facing women as well as the principles and mechanisms to achieve equality for women.

This process of stakeholder engagement provided a rich source of information. It encouraged community members, government and non-government organisations and council staff to be part of the Framework's development and created value and ownership in the development of the principles and concepts which will transfer into communities, organisations and networks for the long term.

The Framework has four key themes. These themes were used as the parameters on which the desktop research and interview questions with stakeholders were designed and include;

- Community;
- Leadership;
- Language; and
- Organisational policies and procedures.

The Action Plan

The Framework provides the foundational context on which the Action Plan will be developed. The Action Plan will incorporate the requirement for all policies, plans, services and programs with an organisational-wide and community-wide impact to commit to gender equity principles, with the aim to be a fair and inclusive community.

With the Framework set, the next step is to develop the Action Plan in collaboration with key stakeholders across the Geelong community. This will include a broader conversation with groups that experience the compounding nature of inequality and discrimination such as Aboriginal women, women from culturally diverse communities, migrant and refugee women, rural and regional women, women living with a disability, and trans and gender diverse people.

In addition, the City has identified the need to address its small numbers of women in leadership and management positions[4]. During the next stage, actions to support a more welcoming and flexible working environment within City of Greater Geelong and provide leadership pathways for women into executive positions.

The action plan will articulate the actions, timelines, responsibilities and measurable outcomes that will be implemented to achieve gender equality in the City of Greater

[4] City of Greater Geelong, Gender Equity Audit Report 2016

Geelong. The Action Plan will be based on the key themes of the Framework with a focus on target populations and life stages. The plan will clearly identify actions that have organisational as well as community outcomes.

Acknowledge Risks - Changing something as entrenched as gender inequality will not happen quickly or easily. Sometimes efforts to make change of this magnitude and complexity are met with resistance.

Just as it took 25 years of focused, sustained action to build community support for the effort to reduce the road toll and curb smoking rates in Victoria, it will also take time and focus to change poor behaviours and attitudes towards women[5]

[5] Safe and Strong, A Victorian Gender Equity Strategy, State of Victoria, 2106. P.16.

What is Gender Equity and why develop a Framework?

Gender equity is the process of being fair to men and women; fair access to the same opportunities to enable shared outcomes. Equity needs to occur before we can enjoy equality. Treating everyone equally assumes that every person is the same and they are starting from an equal position in our community.

Gender equity recognises that men and women have different life experiences, levels of power and access to decision-making, therefore different approaches are needed to provide equitable outcomes for all.

To ensure fairness, strategies and measures are needed to compensate for historical and social disadvantages that prevent women and men from otherwise operating on a 'level playing field.'

The City of Greater Geelong's Gender Equity Framework addresses gender equity as a community and organisational issue and will provide a guide to develop, implement and monitor actions.

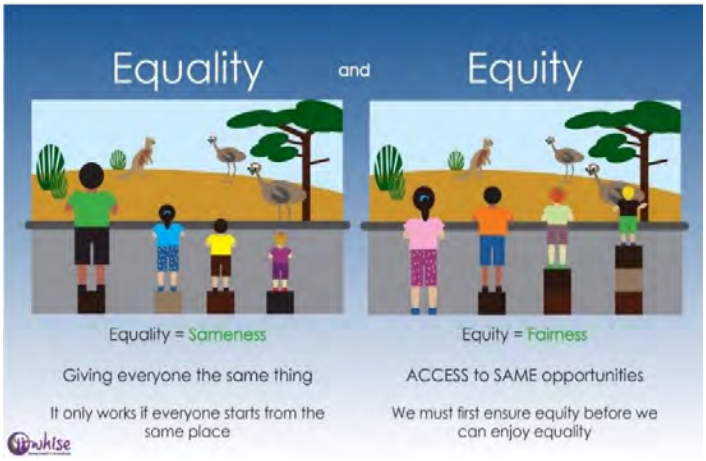
Council's Women in Community Life Advisory Group identified the need for a Gender Equity Framework. The need for this work was subsequently highlighted by the Victorian Royal Commission into Family Violence (2016). The Royal Commission concluded that if we are serious about ending violence against women, then we must begin by addressing gender inequality in our homes, workplaces, schools and on our sporting fields.

Developing a Gender Equity Framework has provided the City of Greater Geelong with an opportunity to identify current research, policy and community expectations to address gender equity.

This is consistent with the Victorian Government's *Safe and Strong, Victoria's Gender Equality Strategy* (2016) which notes that building a culture of respect and equality requires the involvement of individuals, families, communities, work places, businesses, sporting associations, the media and the arts.

This framework was developed in consultation with community members, government and non-government organisations and council staff.

Gender equality is the outcome reached through gender equity: giving everyone access to the same opportunities…



The Evidence Base – Presenting the Case for Gender Equity

While there have been significant changes in women being able to access opportunities in Australia over several decades, many women are still restricted in their ability to participate in aspects of community life.

Gender inequality is identifiable at all stages of life and is compounded for women in particular population groups.

Recent research by Our Watch also demonstrates how important gender equality is in preventing violence against women and children.

Gender Inequity Through Life

Safe and Strong: A Victorian Gender Equality Strategy provides a snapshot of key data showing the prevalent nature of gender inequality across our life cycle. The following examples illustrate how gender inequity plays out for girls and women at different life stages:

Children

- Gender stereotypes and norms start shaping children's sense of self and impact on young lives immediately;
- Children quickly define jobs and activities as specific to boys or girls;
- On average, girls receive 11 per cent less pocket money than boys; and
- Boys receive eight times more attention in the classroom than girls.

Young people

- Young girls are less likely to participate in organised sport;
- Behaviours, study choices, ambitions and views about relationships are all affected by gender norms;
- Girls are more likely to opt out of intensive maths subjects in the final years of school; and
- One in three Australian women over 15 has experienced physical violence.

Adults

- Victorian women undertake nearly twice as much unpaid work as men;
- More women than men graduate from higher learning but receive a lower-than-average graduate salary;
- Victorian women now earn 87.6 cents to every dollar earned by men; and
- One in every two mothers experience discrimination during pregnancy, on parental leave or when returning to work

Older People

- The cumulative effects of the gender pay gap, and fewer employment opportunities, mean that women retire with just half the superannuation savings of men; and
- This impacts on women's financial security, health and wellbeing, with more older women at risk of homelessness.

Compounding Inequity in Diverse Groups

Addressing gender inequity is one part of how we need to look at supporting all people in our society to have an equal chance to participate. Through the journey of understanding the impact of inequality, there must also be a recognition of the compounding nature of disadvantage and discrimination on a range of people.

The following examples illustrate how gender inequity compounds for girls and women from different population groups:

Aboriginal women

- Consultation with Aboriginal Victorians emphasised the connection between gender inequality and dispossession; the intergenerational consequences of a lost connection to land; and the importance of recognition and respect for culture and healing for Aboriginal people. Practices of forced removal of children from their families by successive governments were explored and the connection between racism, sexism and colonialism exposed. Consultations also brought out the need to support and promote Aboriginal self-determination.[7]
- The prevalence of violence against Aboriginal women is vastly disproportionate and has devastating effects on the community. Aboriginal women:
    - Are 34 times more likely to be hospitalised from family violence;[6]
    - Are almost 11 times more likely to be killed as a result of violent assault [7]; and
    - Aboriginal women have been identified as the most legally disadvantaged group in Australia.[8]
- It should also be acknowledged that Aboriginal women are not one homogenous group. It is essential to recognise the complexity of identity, and the diversity of all Aboriginal and Torres Strait Islander peoples that include land/country, colonial histories, rural/remote/urban, life experiences, cultural knowledge, kinship and languages[9].

Women from culturally diverse communities

The following additional barriers to education and employment are experienced by women from culturally diverse backgrounds:

- Language barriers, racism and discrimination;
- Lack of culturally responsive services and access to information about their rights;
- Separation from family and other support networks;
- Insecure visa status; and

[6] The Australian Productivity Commission (2014) Overcoming Indigenous Disadvantage—Key Indicators 2014, 4.93 table 4A.11.22

[7] Australian Institute of Health and Welfare (2006) Family Violence among Aboriginal and Torres Strait Islander people, Cat. no. IHW 17, p.71

[8] Aboriginal and Torres Strait Islander Commission (ATSIC) (2003) Submission to the Senate Legal and Constitutional References Committee, Parliament of Australia, Inquiry into Legal Aid and Access to Justice, 13 November 2003, p.4

[9] Gender Impact Assessment: Implementing the Netherlands Model, p.6

- Migrant and refugee women are over-represented in casual and low-paid work.

Rural and regional women

Rural and regional women are at risk of poorer health outcomes and have greater vulnerability to family violence, due to limited telecommunications and lack of connection to public services.

Women with a disability

Women with Disabilities Victoria released a paper titled *Voices against Violence*[10]. The executive summary tells us that:

- Gender-based and disability-based discrimination intersects and increases the risk of violence and women with disabilities. They are less likely to be in paid employment and are paid comparatively less than men with a disability or women without a disability;
- Women with disabilities experience high levels of family and sexual violence; and
- Women with disabilities experience the same kinds of violence experienced by other women but also 'disability-based violence'.

Trans and gender diverse people

Trans and gender diverse people may feel forced to hide their gender identity when accessing services, when in the workplace and in social settings. They are more likely to experience mental illness, verbal abuse and physical abuse, as well as cyberbullying and social exclusion.

[10] Voices Against Violence Paper One, Women with Disabilities Victoria, 2014

Prevention of Violence Against Women and Girls

The evidence indicates that gender equality prevents violence against women and girls.

International evidence shows the following expressions of gender inequality are most consistently associated with higher levels of violence against women[11]:

- Condoning of violence against women;
- Men's control of decision-making and limits to women's independence;
- Rigid gender roles and identities; and
- Male peer relations that emphasise aggression and disrespect towards women.

The *Strategic Plan: Preventing and Addressing Violence Against Women and Children in the G21 Region: 2016-2020* was launched in December 2016 as a facilitated by a partnership between the Barwon Area Integrated Family Violence Committee (BAIFVC), the City of Greater Geelong (CoGG), G21 Regional Alliance (G21) and Women's Health and Wellbeing Barwon South West. It takes a direct approach based on the fundamental premise that violence against women and children is unacceptable. It articulates a commitment to strategic and collaborative action across the continuum to:

- Prevent violence against women and children from ever occurring (primary prevention);
- Intervene early to identify and support women and children who are at risk of violence (early intervention); and
- Respond to violence by holding perpetrators to account, ensure connected services are available for women and their children (response).

"Talking about diversity and gender needs to be explained as a pathway to make us all stronger and that it gives us a competitive edge. Let's be greater and better and that only comes from being inclusive. Diversity in the organisation needs to be business as usual, not the exceptional effort"…..

Quote from Interviewee….

[11] Our Watch, p.23

Guiding Principles

Every day that we fail to deliver gender equality,
we pay the economic price.

Consultation with community members, government and non-government organisations and council staff informed the development of this framework and the following guiding principles are based on evidence gathered as part of this project.

They will be used to develop an Action Plan for the Greater Geelong community and for the City of Greater Geelong as the second phase of this Framework's development:

There is a journey from gender equity to gender equality

Equity needs to occur before we can enjoy equality. Gender equity, however, recognises that men and women have different life experiences, levels of power and access to decision-making, so different approaches are needed to provide equitable outcomes for all.

The social and economic benefits of gender equality should be accepted, promoted and celebrated

The most unequal societies also tend to be the least cohesive, with higher rates of anti-social behaviour and violence. We also know that discrimination can lead to exclusion and those who find themselves on the fringes are more likely to encounter discrimination. In contrast, countries that maintain greater equality between men and women also experience a range of social benefits, including increased social cohesion, connectivity and greater health and wellbeing.

Gender is an inclusive concept

Gender may be referred to as a binary concept which we recognise may make some people to feel excluded. Gender is known to change over time and between cultures and is not biologically determined. This Framework should be considered as one which seeks to develop a culture which is inclusive of all people.

Sexism and harassment in the community is real

More than two-thirds of working women are likely to face gendered discrimination, workplace violence or sexual harassment over a five-year period. Casual sexism is also prevalent in the workplace. Importantly, many workforces turn a blind eye, but these frequent, less intensive behaviours are just as harmful as single instances of sexual coercion or unwanted sexual attention[12].

In 2016, the Victorian Trades Hall Union published its '*Stop Gendered Violence at Work*' report. This report provides an insight into the pervasiveness of gendered

[12] Safe and Strong: A Victorian Gender Equality Strategy, State of Victoria, 2016, p.24

violence in Australian society. It highlights this violence as "a serious every day health and safety issue for many Victorian workers."

Unconscious bias needs to be recognised

Bias against women may be consciously held and openly expressed. However, most people are aware that the open expression of bias against women is not socially acceptable. What they are less aware of is the impact of their unconscious bias, which affects decisions without awareness. It is important to be clear that having unconscious beliefs is not the problem. The problem is:

- Having unconscious beliefs and not knowing you do;
- Having them and not acknowledging them; or
- Knowing you have them and not seeking to challenge them.

Mindful attention to the likelihood of bias in a range of situations, such as selection and development processes, sets up the opportunity to minimise unconscious bias[13].

'Work' is a gendered structure

Victoria's labour markets remain divided along gender lines. Victoria's gender gap in workforce participation sits at 14%. The strongest contributor to this gap is unpaid care, especially of children. Victorian women undertake nearly twice the amount of unpaid work and care compared to Victorian men, making it more difficult to remain in the workforce. Variable access to flexible working conditions, paid parental leave, poor child care options and workplace discrimination all contribute to this problem.

Pay equity must be addressed

Victorian women currently earn only 87.6 cents for every dollar earned by Victorian men. The strongest contributor to this disparity is gender discrimination. As a result, Victorian women aged 55-64 years are more likely to have inadequate superannuation coverage compared to men, and to experience poverty.

Acknowledge the gendered nature of family violence

According to Our Watch, "The latest international evidence shows there are certain factors that consistently predict - or drive - higher levels of violence against women. These include beliefs and behaviours reflecting disrespect for women, low support for gender equality and adherence to rigid or stereotypical gender roles, relations and identities[14]."

"Many local organisations don't see it. A brave bloke to take on sexist jokes. There's a real lack of real leadership - we need to be brave. Staying silent is consent…."

Quote from Interviewee

[13] Understanding Gender Bias And How What We Don't Know Affects What We Do, Gender Worx

[14] Change Our Story, A shared framework for the primary prevention of violence against women and their children in Australia, Our Watch p.3

The Framework

Consultation with community members, government and non-government organisations and Council staff informed the development of this Gender Equity Framework and identified the following four key themes for further consideration in the development of the Action Plan.

"It's really important to understand that gender equity isn't just about counting the number of women in leadership positions or crunching the numbers on pay equity. It's about how it feels at work. Do I feel valued? Am I wanted in that meeting? It's not enough to be invited to the table, you want to feel accepted as an equal"

Quote from Interviewee

Key Theme 1: Community

The City has a primary focus on the Geelong community and to identify and challenge gender inequality across the region. In this Framework, 'community' encompasses people from the not for profit, business, government and sporting sectors. Key questions include:

- What are the most effective ways to achieve long term culture shifts through organisational leadership and driven via grassroots organisations and people?
- How can leaders support the community to embed gender equity throughout the community?

As the arm of government closest to the community, the City can utilise local and regional structures, networks and partnerships to promote gender equity and prevent violence against women through a whole-of-community approach.

Actions based on this theme need to consider:

- Planning and designing community infrastructure reflecting the needs of women and men and being inclusive of the way infrastructure is used and could be used in the future.
- Considering the operating model and use of community facilities from a gender perspective for diverse programming, availability of female staff, opening hours and visual images associated with promoting venues and programs.

Key Theme 2: Leadership

The importance of supporting women to pursue leadership positions in community, business and civic life is a key theme for action. Key questions include:

- How can women be supported to take on and thrive in positions of leadership and support diversity in local government both in management and as potential Councillors and community leaders?
- How can we best support and promote existing diversity in community leadership across the region?

Our supports need to be available to women across our diverse community. They need to take account of women at different stages of life and be relevant irrespective of disability, cultural diversity or Aboriginal status.

Actions based on this theme need to consider:

- Mentoring, coaching and networks.
- Identifying local women and men who can become champions of change to lead the narrative in the community and with City of Greater Geelong support.
- Supporting and collaborating across the region for current and new opportunities for women to step into or further advance leadership roles.
- Increasing women on boards because boards are the key influencing body of private and public companies and entities. In 2015, the Victorian Government has set a 50 percent quota for all government board appointments with the quota also applying to the courts in a bid to encourage more women to join the judiciary.
- Setting targets for leadership that are supported by programs that create a pipeline of talented women leaders to choose from, training and networking opportunities, mentoring programs and scholarships[15].

Key Theme 3: Language

The importance of language, and its use and abuse in the context of 'gender fair language', is a key theme for action. Key questions include:

- How do we communicate and engage the community and organisation on the issues and opportunities regarding gender equity?
- What are the key messages that will have greatest impact over the long term?

Our language needs to be clear and jargon free. It also needs to show the tremendous opportunity for economic and social impacts to Geelong if we can achieve true gender equality.

Actions based on this theme need to acknowledge that:

- Language is powerful;
- Language can be unfair; and
- Use of gender-unfair language highlights sexist attitudes.

Key Theme 4: Organisational policies and procedures

As a large employer in our local community, the City can drive workplace change to enhance gender equity. Key questions include:

- How can all staff reach their full potential and help strengthen organisational capability?
- How can we ensure that our culture and practices are non-discriminatory?

All internal workplace policies and procedures need to be developed with a gender lens and embrace an inclusive approach to hiring, internal promotion, wages and workplace culture.

Actions based on this theme need to consider that:

[15] p26, Safe and Strong: A Victorian Gender Equality Strategy

- Research shows that organisations with greater gender equality have better organisational performance[16];
- Flexible workplace conditions for male and female employees lead to gender equity; and
- An equitable approach to recruitment and promotion creates a culture of equality and respect, is more likely to attract top candidates and retain staff.

"Workforce flexibility is not just a gender issue. It is ultimately about productivity. That said, the strategy is also about promoting gender equality and ensuring our culture and practices are non-discriminatory. Change will require not just new policy approaches, but committed and accountable leadership[17]."

"Local governments can integrate prevention of violence work in schools with other activities across the community such as in sporting clubs, and broker relationships between schools and community organisations at the local level[18]"

[16] Workplace Gender Equality Agency (2013) , http://www.wgea.gov.au/learn/about-workplace-gender-equality
[17] Women in Leadership Strategy, Department of Foreign Affairs and Trade, Australian Government 2015, p.4
[18] Our Watch, p.53

The Action Plan

Following Council consideration of the Gender Equity Framework, further comments will be sought from community members, government and non-government organisations and Council staff.

The Action Plan will be developed in collaboration with key stakeholders across the Geelong community. This will include a broader conversation with groups that experience the compounding nature of inequality and discrimination such as Aboriginal women, women from culturally diverse communities, migrant and refugee women, rural and regional women, women living with a disability, and trans and gender diverse people.

The action plan will articulate the actions, timelines, responsibilities and measurable outcomes that will be implemented to achieve gender equality in the City of Greater Geelong. The Action Plan will be based on the key themes of the Framework with a focus on target populations and life stages. The plan will clearly identify actions that have organisational as well as community outcomes.

6. EXCHANGE OF LAND - BATMAN ROAD INDENTED HEAD

Source:	**Finance & Strategy - Property and Procurement**
Director:	**Peter Anderson**
Index Reference:	**SUB-17-3539**
Portfolio	**Leadership and Governance**

Purpose

The purpose of this report is to recommend that Council consider the submissions received to the proposed exchange of land at Indented Head and to recommend that Council proceed with the land exchange.

Background

Mira Ira Pty Ltd ("the developer") has been developing the Seabreeze residential estate at Indented Head for a number of years. As development moves to the west it is approaching land of high ecological significance which contains a non perennial watercourse. There are no specific zones or overlays on the Planning Scheme offering protection for the land.

The Council is the beneficial owner of a 3.917ha municipal reserve at 690 Batman Road. The land was set aside as a municipal reserve in 1988 however it is vacant land. It is adjacent to the Seabreeze residential estate, and is of lower ecological significance than the remaining land owned by the developer.

The Bellarine Peninsula Recreation and Leisure Needs Study (2005) recommended the Council should actively pursue a land exchange in line with the current proposal. This view was supported by an assessment undertaken in 2014 which identified large areas of high ecological value in the land the Council seeks to acquire and protect.

In May 2016, having completed the statutory procedures for the land of sale under s189 of the Local Government Act 1989, Council approved the exchange of 3.917ha of Council land for 13.63 ha of land owned by the developer for a payment to Council of $95,000 being the difference in valuations for the respective land parcels.

Due to delays in obtaining a planning permit for development of Council's land, the exchange of land agreement was not executed. Recent valuations identified that the current market value of the 13.63 hectares that Council will acquire is $2,830,000 while the 3.917ha at 690 Batman Road is valued $2,940,000, resulting in $110,000 payable to the Council.

A revised notice of intention to exchange land was re published in March and May 2018 and at the close of the submissions period two submissions were received, being one objecting submission from the Geelong Ratepayers Inc. and another supporting submission from the Wathaurung Aboriginal Corporation.

Key Issues

- The developer has obtained a planning permit 447/2016 to develop 70 residential allotments on Council's land and land currently owned by the developer.
- The objecting submission on behalf of the Geelong Ratepayers Inc. raised issues relating to the content of the statutory notice, the cost of maintaining the land Council is to receive, Council not having to own land to preserve it and fire risk.

- The supporting submission by the Wathaurung Aboriginal Corporation raises issues relating to future planning and management of the land and future communications.
- These submissions are addressed in the ***Consideration of Submission in*** **Attachment 1.**
- The exchange of land which has been discussed with the community and the developer for many years has broad community support and will over time become a significant defining feature for the western boundary of the township. Community support is reflected in the 37 supporting submissions received to the May 2016 notice of intention to sell Council's land.
- The land Council is to obtain is one of the two remaining privately owned significant parcels of remnant vegetation on the Bellarine Peninsula which can be managed for a modest cost for significant community benefit.
- In parallel with the sale/exchange of land process there are two planning permit actions on foot to vest the land to be sold by Council in Council's name and delete a redundant s173 agreement relating to drainage from Council's land.
- It is recommended that Council considers the submissions received and proceed with the exchange of land for a payment to Council of $110,000 being the difference in the current valuations of the respective land parcels.

Cr Mason moved, Cr Nelson seconded -

That Council in respect to an exchange of Council's land of 3.917ha at 690 Batman Road Indented Head being Reserve 2 on LP210545A for 13.63ha of the developer's land being Lot B on PS811067U:

1) **Considers submissions received under s189 and s223 of the Local Government Act 1989;**
2) **Proceeds with the exchange of land;**
3) **Advises the Wathaurung Aboriginal Corporation that they will have the opportunity to be actively involved in the development of a master plan for the land Council is to acquire;**
4) **Notes the consideration for the exchange of land being $110,000 plus GST payable to the Council;**
5) **Authorises the CEO to sign all documents relevant to the exchange of land;**
6) **Notifies each person making a submission of the decision and reasons for the decision; and**
7) **Refer the preparation of a land management plan for consideration in the 2019-2020 budget.**

Carried.

Attachment 1

Consideration of Submissions

The following is a summary of the submission received from Denis O'Bryan Secretary Geelong Ratepayers Inc., along with the officer's response.

- *Submission*: The notice of intention to sell or exchange land is misleading and illegal.

  Response: The notice published in March 2018 set out a description of the land to be exchanged and provided an accurate drawing of the respective parcels. The notice did however incorrectly describe the area of the land to be acquired by Council as 3.6ha rather than 13.6ha. For this reason the notice was republished in May 2018.

- *Submission*: Council should reconsider the land exchange against its current priorities and policies and reconsider the financial implications for the land exchange and maintenance.

  Response: New valuations have been obtained on the current market value of both sites and the agreement with the developer reflects these. Updated planning and current annual maintenance costs are provided below.

- *Submission*: While the ecological values of the land Council is to obtain are significant it is not necessary for Council to own the land to protect those values.

  Response: At present the land of ecological value that Council is to obtain has no statutory protection under the current planning scheme as it is currently zoned General Residential Zone 2 without any overlays. There may however be controls at state and national level for individual species. It would be possible for the developer to apply for a planning permit to develop the land.

  In public ownership a proactive management and enhancement plan can be implemented to ensure the ecological values remain permanently protected and access to sensitive parts of the land controlled as appropriate.

- *Submission*: If Council buys the developer's land and manages it at a high fuel load it will be responsible for a fire hazard under Australian Standard 3959 and will cause higher costs for adjacent houses. Managing the land at a low fuel load can be done without Council ownership.

  Response: Under AS 3959 fire prone areas include all rural areas on the Bellarine Peninsula as well as land generally included within the first row of building lots bordering all towns which are at the interface between rural and urban areas. Heavily timbered urban areas are also included. The first row of lots bordering the land of ecological value that Council is to obtain, including Seascape and Annmaree Drives, are designated fire prone. This designation triggers implementation of a range of building standards under AS3959 aimed at reducing risk from bushfire.

  Council is capable of responsibly managing the land it will obtain to protect its ecological values and control fire risk at the urban interface.

The following is a summary of the submission received from the Wathaurung Aboriginal Corporation along with the officer's response. Overall the Wadawurrung (trading name of Wathaurung Aboriginal Corporation) is supportive of Council's efforts to preserve and protect the land it intends to acquire as part of the land exchange.

- *Submission*: The land the Council is to acquire must be zoned for Conservation purposes.

  Response: The land Council is to acquire has been the subject of an Ecological Assessment prepared for Council by Okologie Consulting in 2014, and the assessment identified areas of high, moderate and low ecological value as well as developable land. This suggests that a range of conservation, recreational and other uses may be appropriate for the land, and the foreshadowed management plan will determine the most appropriate future uses of its various parts which will generate an appropriate zoning structure for the Planning Scheme.

- *Submission*: Council must take all possible steps to protect and preserve the native flora and fauna on the land it is to acquire.

  Response: One of the main purposes for Council's involvement in the land exchange is to ensure the protection and enhancement of the ecological values of the land.

- *Submission*: Council works with Wadawurrung to play a positive and active role in the protection and preservation of conservation and Aboriginal values on the land Council is to acquire.

- *Submission*: Council partners with Wadawurrung in the development of a master plan for the land.

  Response: The Wadawurrung will be involved in the preparation of the management plan which will include involvement from all relevant community groups. The master plan will also establish a framework for on-going management of the land and the role of all community groups.

- *Submission*: Council ensures that Wadawurrung is always actively consulted and engaged in advance of any land exchange.

  Response: In September 2017 Council adopted the Municipal Heritage Strategy 2017-2021 which recognises cultural heritage and includes a strategy action plan providing for meeting with the Wadawurrung (RAP) to identify cultural heritage actions and engagement where there are impacts on cultural heritage or sites. This action plan will continue to be implemented in relation to property sales and exchanges.

Financial Implications

The proceeds from the sale of the land will be non-recurrent income for which provision is made in the 2017/18 budget. As property assets are disposed of the written down value is adjusted on the asset register.

Estimates for capital and recurrent costs for the Council in relation to the future ownership of the land of high ecological significance are:

Preparation of management plan	$18,000
Fencing, gates, paths	$38,000
Other including signage, community event	$8,000
Annual maintenance including mowing	$16,000 pa

Community Engagement

Opportunities for community engagement have been available in both the notice of intention to sell land and planning permit processes. The land exchange appears to have broad community support.

Social Equity Considerations

There are no social equity considerations associated with the recommendations of this report.

Policy/Legal/Statutory Implications

All procedures for the sale of land set out in s189 and s223 of the Local Government Act 1989 have been complied with.

The land exchange complies with the requirement of the Subdivision Act 1988, section 20(2)(a) that the proceeds from the sale of public open space are applied to buy land for the use of public recreation or public resort, as parkland or for similar purposes.

Alignment to Council Plan

The recommendation supports the action priority relating to proactively managing our assets, including land holdings where the sale of assets no longer required will support the identified progress indicators.

Conflict of Interest

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

Risk Assessment

The risks involved in the ownership and management of the land of high ecological value are able to be adequately managed using standard management procedures.

Environmental Implications

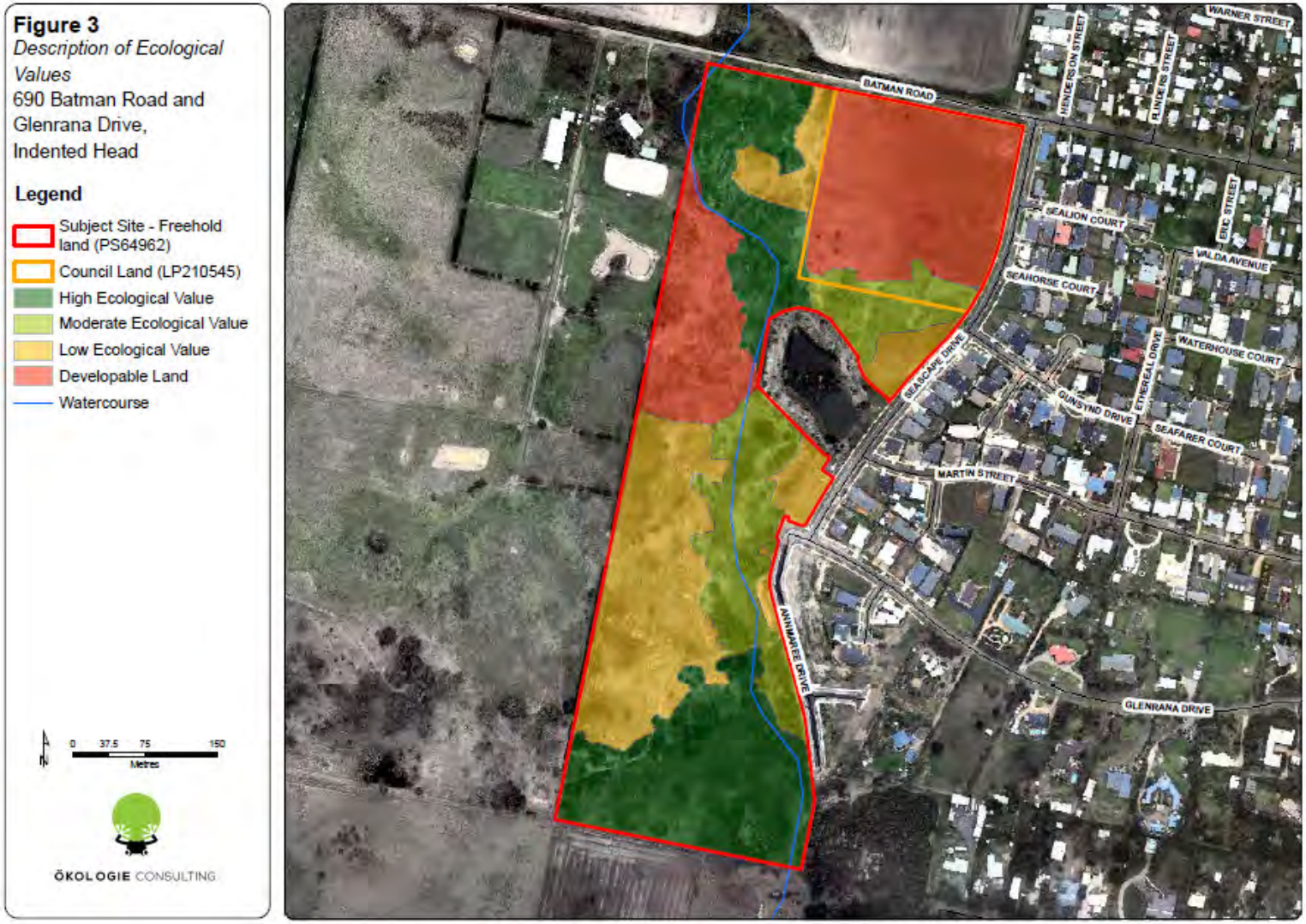
The proposed land exchange presents an opportunity for the Council to own and preserve one of the two most significant parcels of remnant vegetation that remain in private ownership on the Bellarine Peninsula. Parts of the land of lesser ecological value may be able to be used for alternative more active recreation use as appropriate.

Attachment 2

Plan of Land Exchange

Attachment 3

Excerpt from Indented Head Ecological Assessment 2014



7. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT ASHBURY, STAGES 4 AND 5

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson- Browne**
Index Reference:	**SUB-16-3161**
Portfolio:	**Sustainable Development**

Purpose

For Council to consider revoking its designation of 12 December 2006 of flood affected land Ashbury, Stage 4 and 5 as liable to flooding pursuant to Regulation 802 (2) of the Building Regulations 2006.

Background

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

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

The subject of this report is the residential land at Ashbury fronting 282 – 400 Horseshoe Bend Road, Armstrong Creek. Prior to subdivision the parent lot was used primarily as farmland.

Key Issues

- The flood mapping is subject to a revision due to the subdivision and development at 282 – 400 Horseshoe Bend Road, Armstrong Creek. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Ashbury, Stages 4 and 5, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the road network (refer **Attachment 3**).
- It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of this development, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

Cr Murnane moved, Cr Nelson seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land Ashbury, Stage 4 and 5 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Attachment 1

Financial Implications

No impact to budget.

Community Engagement

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

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

Social Equity Considerations

Council have a responsibility to the community to provide the best possible information on areas that are flood prone.

Policy/Legal/Statutory Implications

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

Alignment to City Plan

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

Conflict of Interest

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

Risk Assessment

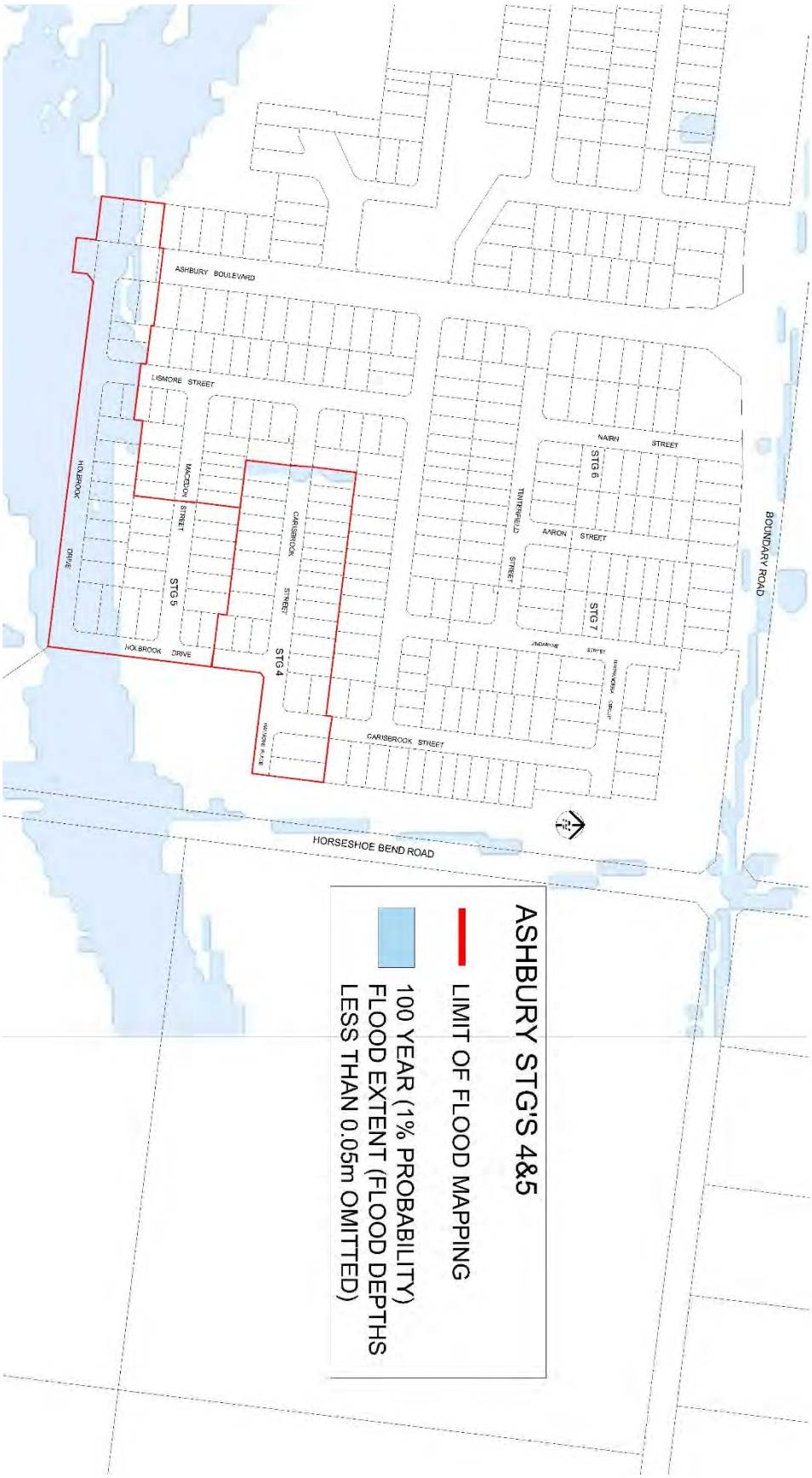
Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

The revocation of the designation is the final step in minimising Council's risk.

Environmental Implications

The revocation of flood-prone areas designation and designation of revised flood data through the design of this stage is considered unlikely to result in any known adverse environmental impacts.

Attachment 2
CURRENT FLOOD MAP



Attachment 3
REVISED FLOOD MAP

CLOSE OF MEETING

As there was no further business the meeting closed at 9.01pm. Tuesday, 10 July 2018.

Signed: _____
Cr Peter Murrihy (Acting Mayor)

Date of Confirmation: _____.