

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 25 SEPTEMBER 2018

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

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 Murrhy (Brownbill Ward)

Cr R Nelson (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr A Aitken (Windermere Ward)

Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 25 SEPTEMBER 2018
COMMENCING AT 7.00 PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, E Kontelj, S Mansfield, J Mason, P Murnane, P Murrhiy (*7.53), T Sullivan

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

OPENING: The Mayor declared the meeting open at 7.00pm

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.

Cr Mason acknowledged the National Police Remembrance Day with a service held on 25 September at St. Paul's Anglican Church, Latrobe Terrace, Geelong in recognition of the police who have died in the line of duty.

APOLOGIES: Cr Grzybek and Cr Asher (Leave of Absence), Cr Nelson

LEAVE OF ABSENCE:

Cr Mason moved, Cr Sullivan seconded -

That Leave of Absence be granted to Cr Harwood from 14 to 28 October 2018, inclusive.

Carried.

Cr Kontelj moved, Cr Mansfield seconded -

That Leave of Absence be granted to Cr Asher from 19 September to 6 October 2018, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Sullivan moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 28 August 2018 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Daniel Barnes submitted a question prior to the meeting, but as he was not present at the meeting a written response will be forwarded.

Brian Yule asked questions in relation to the RSL Application to have thirty additional poker machine licences:

- 1) Will Council vigorously oppose this application and oppose it in person before the VCGLR?
- 2) Will Council actively seek changes to relevant Victorian legislation to make it possible for poker machines to be totally withdrawn from circulation?

The Mayor responded that Council has a very strong stand on poker machines in the community. However, they are legal and there are restrictions on what we can and cannot do. Further debate will take place later this evening when considering the report.

Jennifer Bantow addressed Council as follows:

- 1) Could the Council Minutes please record Submissions Review Panel text giving opposite view to the agenda report?

The Mayor responded the text will be adjusted.

- 2) *Spirit of Anzac* sculpture in Jonstone Park, the RSL call this sculpture 'The Evacuation'. The sculptor was William Wallace Anderson, a student of Geelong College then the Gordon Technical College, most famous sculpture is *Man on a Donkey* near the Shrine. He was also the sculptor of the *King George V Statue* in Johnstone Park. Originally the *Spirit of Anzac* was designed for the apse at RSS Woollen Mill, Cnr Pakington and Rutland Streets to be viewed at eye level. It is now low down and obscured by recent plantings and a plumbing wire cage.

In collaboration with the RSL, can the *Spirit of Anzac* please be moved to a better place (perhaps near the Peace Memorial), and lifted up to be at eye level (perhaps on a pedestal) before the Centenary of Anzac celebrations take place on 11 November this year?

- 3) *'Peace Memorial'* in Johnstone Park – designed by architect Percy Everett, before he became Chief Architect for Public Works in Victoria. He was born and educated in Geelong West, before becoming the first architecture graduate of the Gordon. He also designed the Band Rotunda in Johnstone Park.

Could Council please undertake that, in collaboration with the RSL, it is inspected, cleaned, repaired, maintained, and that it is secured from those sleeping rough and making a mess of it, before the Centenary of Anzac celebrations take place on 11 November this year?

Cr Kontelj advised that Andrew Hanns, President of the Geelong RSL, has also recently contacted him via email regarding these issues. Correspondence has also been forwarded to DWELP.

Ms Bantow also congratulated Council on recommendation 7 of the Consolidation of Council's Administrative Offices re future use of City Hall.

PETITIONS: Nil.

1. SUBMISSIONS HEARING PANEL REPORT - SALE OF THE FORMER GEELONG POST OFFICE

Source: Finance & Strategy - Property and Procurement
Director: Peter Anderson
Portfolio: Arts, Culture and Heritage

Purpose

To provide information on the outcome of the Submissions Hearing Panel meeting which was held on 21 August 2018.

Background

A panel of seven Councillors convened the Submissions Hearing Panel on 21 August 2018 to consider the submissions received in response to the public notice of the Council's intent to sell the property at 83 Ryrie Street, Geelong. Submissions were invited and considered in compliance with section 223 of the *Local Government Act (Vic) 1989*.

Three written submissions were received and were provided in full to the panel members and the Councillors. A summary of key points of the submissions is noted below.

Three members of the Geelong and Region Branch National Trust of Australia (Victoria) attended the submissions panel meeting and gave verbal and visual presentations in support of the written submission.

Submission from the public notice of intention to sell the property

Submitter: 1

Summary of key points

- Possibilities should be canvassed and needs to be for genuine benefit of the municipality's people.
- One vision is that it could be restored to house and display historical collections.
- The applicable planning scheme provisions are activity centre zone - precinct 4: civic and culture – listing relevant uses and noting that apartments would not comply.
- The income noted in the council report did not include cost benefits of council staff accommodation.
- The cost of upgrade noted in the council report did not include supporting cost estimates.
- As it is no longer used for council staff, other options should be considered such as making it publicly accessible.
- The best way to protect heritage places is to continue to own them.
- It would be dangerous to sell the building without conditions relating to the future use and development.
- The establishment of a heritage restoration fund has great merit, but the council would need to commit to retaining the properties for public use and access.

Submitter: 2

(Verbatim) Any sale must preserve the streetscape view of this important building. It would be preferable for the building to be put to a use that makes it accessible by the public as opposed to becoming apartments or continuing as offices.

Submitter: 3

(Verbatim) This is a significant building for Geelong and it should always be a place where people can easily visit such as a tourist information centre, council offices, restaurant, museum, education centre, boutique shops, gallery and maker spaces, etc. I think it would be a mistake to turn it into apartments or offices where it would be locked away forever from public access.

Recommendation of the Panel

The Panel recommends that the proposed sale of the property be considered by the Council when the new Conservation Management Plan is available.

Cr Mason moved, Cr Kontelj seconded -

That Council:

- 1) Agree to commission another Conservation Management Plan;**
- 2) Adopt the recommendation of the Submissions Hearing Panel that the proposed sale of the property be considered by the Council when the new Conservation Management Plan is available; and**
- 3) Inform all persons making a submission of the Council's decision.**

Carried.

Attachment 1

Financial Implications

In June 2013 the Minister for Planning advised Council that an interest free loan from 1994-95 of \$670,000 shall be payable upon sale of the property. A similar arrangement is in place for the Old Geelong Gaol which was purchased from the State at the same time. The State Government has approved the redeployment of the loan repayments for both the Gaol and Post Office to building restoration works at Osborne House.

The annual maintenance costs and required capital works to upgrade the building will represent ongoing cost savings to the City.

The property has been identified in Council's Financial Plan as a property for disposal in 2019/20.

The estimated cost of the Conservation Management Plan is \$33K which will be funded from the existing facilities maintenance budget.

Community Engagement

Public notice of the intention to sell the property was published and submissions invited and received from members of the public.

Heritage Victoria and the National Trust Australia were consulted on the Conservation Management Plan for the property and their feedback has been positively received and responded to by the Council commissioning the preparation of a more extensive report.

The State Government has been consulted in respect to the outstanding loan on the property and, subject to an application by Council, seem supportive of the funds being redirected to building restoration works at Osborne House.

Social Equity Considerations

Barwon Child Youth and Family Services operate from the building, however are moving to a new facility. Council has extended their tenure until the new facility is available therefore they will not be impacted by the recommended sale.

Policy/Legal/Statutory Implications

Section 189 of the *Local Government Act (Vic) 1989* requires that a certified valuation be obtained dated not more than six months prior to the sale of the property being the date of the contract of sale. An accepted sale price for the property will be not less than current market valuation.

In compliance with Local Government Best Practise Guidelines, the property will be sold by a public process. The method of sale will be determined in consultation with the agent to ensure the property has maximum market exposure and the best price can be achieved. Sale options include public auction, sale by expressions of interest or listing.

Alignment to Council Plan

The recommendation supports the key priority relating to Organisational Leadership, Strategy and Governance of "proactively managing our assets, including land holdings". The sale of the former Post Office will allow the property to be revitalised for new uses in alternative ownership while enabling funds to be directed to the restoration of Osborne House.

Conflict of Interest

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

Risk Assessment

The proposed sale of the property provides positive management of financial risks by reducing maintenance and capital works costs and also closing the loan to the State Government while providing funds towards restoration of Osborne House.

The sale of the property enables the opportunity for the building and its use to be revitalised in other ownership. Any risk created by building modifications will be addressed through planning and building permits which must meet Heritage Victoria and Council's requirements for a heritage listed building, protecting the integrity of its heritage aspects.

Environmental Implications

No direct environmental implications arise from the recommendations in this report. If the sale of the property results in building works to revitalise the building, green star rating and energy efficiencies could be improved.

2. CONSOLIDATION OF COUNCIL'S ADMINISTRATIVE OFFICES

Source: Finance & Strategy
Director: Peter Anderson
Portfolio: Finance

Purpose

To provide a report and recommendations to Council as a result of investigation and activities undertaken by the Central Administrative Office Project Advisory Committee (Committee).

Background

At the Council meeting on 24 April 2018, Council resolved to establish the Committee and report at a Council meeting in July on the following:

- a) Scope of Project;
- b) Preferred Siting and funding options;
- c) Opportunities for the project to be a catalyst for further CBD revitalisation projects;
- d) Preferred future arrangements for civic and ceremonial functions;
- e) Expansion of the Geelong Gallery to part or all of the existing Geelong Town Hall; and
- f) Opportunities to attract State and Federal Government funding for the project.

At the Council meeting on 22 May 2018, Council resolved to:

- 1) Through its Central Administrative Office Project Advisory Committee only consider locations that are within Central Geelong for the consolidation of its administrative functions to one location;
- 2) Notes 137 Mercer Street, Geelong and 21 Gheringhap Street, Geelong as its two previously identified Council owned sites within Central Geelong for the consolidation of its administrative functions to one location; and
- 3) Seek Expressions of Interest from developers and investors for further potential central administrative office locations within the Central Geelong area.

At the Council meeting on 24 July 2018 Council received the first report from the Advisory Committee and resolved to put the recommendations to the community for comment.

151 submissions were received as a result of the public consultation period and these submissions were further considered by a Panel of Councillors at a meeting on 6 September 2018. The outcome of the Panel consideration as made available to the Project Advisory Committee are included at **Attachment 3**.

Information Received by the Committee

The Committee has met eight times and received information on:

- Siting, sites available and urban design aspects of Council owned sites;
- Project scope;
- Extension of the Art Gallery to City Hall, including possible future use of City Hall for meeting and ceremonial functions;
- Government funding opportunities; and
- Funding strategy.

Project scope

Expressions of Interest From Developers and Investors

The Director Finance and Strategy via a tendering process and in accordance with the Council resolution of 22 May 2018, appointed agents Cushman and Wakefield to progress Expressions of Interest from developers and investors for further potential central administrative office locations within the Central Geelong area.

Under this process the scope of project is larger than Council requires for its own purposes and is specified as:

- 12,000m² of office space;
- Early Learning Centre;
- Active retail space at ground level (allow 300m²); and
- 350 car parks.

Results of this site search were made available to the Advisory Committee on 6 September and considered in framing the final recommendations to Council.

Weighted Site Selection

The Committee considered the site selection criteria as:

- Capacity of site to accommodate a building with a minimum floor plate size of 1,200m²;
- Access to site;
- Site opportunities and constraints;
- Civic presence;
- Economic Development/Revitalisation of Central Geelong; and
- Site availability.

The Committee identified weightings for each of the components.

Agreed Scope Cost

Quantity Surveyors have costed the initial scope. Total build cost of the initial scope is estimated at \$108.7m consisting of:

- Office component including building costs, site costs and fit-out - \$79.5m;
- Early Learning Centre - \$6.6m;
- 120 car parks - \$7.1m;
- Additional 230 car parks - \$13.6m; and
- Retail - \$1.9m.

The initial scope is being used for the site search but is not able to be funded within the approved budget allocation of up to \$91m for the project. Consequently, any inclusions beyond Council's office requirements would need to be provided from the private sector or additional Council funding, subject to the appropriate business case.

The Committee reviewed the scope and decided to recommend a reduction to the scope to just Council's identified office requirements (including an allowance for office accommodation growth). After considering financial capacity within the agreed budget of up to \$91m and after confirming the future requirements of Council, the Committee has considered the appropriate project scope to be:

- 10,000m² of office space (9,000m² net lettable area);
- Active retail space at ground level (allow 300 m²); and
- 120 car parks.

It should be noted that the final budget figure of up to \$91m includes all project costs including, build costs, fit-out, design and construction contingencies, all permits and an allowance for building escalation.

Future Use of City Hall/Geelong Art Gallery Expansion

The Committee has considered and is recommending that the preferred future use of City Hall would be:

- Accommodation for an expanded Art Gallery; and
- Retention of a civic presence for some meeting and ceremonial purposes.

The extension of the Art Gallery to City Hall would be subject to receipt of appropriate Government funding. A Conservation Management Plan would be prepared for the Town Hall to ensure its continued preservation. Plans have not been prepared showing any final 'mix' of Council/Art Gallery usage. It is expected that a final decision on the configuration would be subject to further public consultation.

Government Funding/Catalyst Project.

The Committee considered that the extension of the Art Gallery made possible by the consolidation of Council offices may be an attractive project for Government funding as part of the growth of the existing Arts and Cultural precinct.

The Committee also considered that the sale of Council properties (to partially fund the Office project) will attract additional private sector investment. If some sites are identified within the Central Geelong area and those sites have development potential this would potentially provide a further stimulus for Central Geelong Revitalisation.

The Committee also considered its investment opportunity may attract private sector partnerships or projects – via the site selection process.

Final Site Selection

The Committee is recommending that the preferred site for the new Council Offices be 137 Mercer Street.

All nominated sites as a result of the developer/investor process were assessed against the criteria agreed by the Committee.

Funding Options

The Committee considered the funding options available for the project beyond the borrowings which formed part of the Strategic Resource Plan identified in the 2018-19 budget. The financial analysis assumes the project to be fully funded from borrowings. The analysis was based on the larger project scope.

Having considered the funding strategy the Committee recommends that the funding strategy for the project (to be included in the 10 year draft financial plan) is:

- Initial borrowings of up to \$91m with interest only loans during construction period, repayable over 25 years.
- \$41m of loans to be repaid within 5 years from:

- Sale of surplus properties; and
- Increasing revenue yield from existing commercial properties.

The suggested funding strategy leaves the outstanding loan balance of \$50m repayable over 25 years. The cost of the reduced debt servicing is estimated to be \$3.8m per annum. If it is assumed the asset sales do not diminish current revenues the impact of the \$3.8m could be reduced considerably after accounting for the discontinuance of current rent payments (\$2m pa) and anticipated operational cost reduction from consolidation. The objective being to fund the new office without any adverse impact on rates.

Own and Build and Rental Options

The Committee considered each of the following options:

- Do Nothing;
- Own and Build; or
- Rent.

In a comprehensive financial analysis of each option undertaken for the Committee concluded that over a 25 year period (based on the larger project scope) Council would incur the following net present costs for each option:

- | | |
|-----------------|---------|
| - Do Nothing | \$95.9m |
| - Own and Build | \$40.2m |
| - Rent | \$74.5m |

A summary of the analysis (see attached) assumed Council borrowing the full amount of \$91m and servicing this debt over 25 years. The repayment of part of the \$91m further reduces the net present cost of the Own and Build and the Rental options.

The Committee concluded that the most cost effective method of procurement is to own and build on 137 Mercer Street – a site that Council currently owns. Ideally the new office would be established as part of a precinct containing other buildings funded by the private sector.

With an own and build project the option also still exists for a future Council to fix the ongoing rental rate and sell the building with Council remaining the long term tenant. Proceeds of the sale would go to paying off any outstanding debt and the balance used for future capital works.

Rental Option

If the decision was made to be a tenant, Council will still need to sell assets and repay debt in order to meet the additional rental commitment. Financial analysis suggests the annual rental bill would start at \$6.74m initially and increase over the life of the building.

In a rate capped environment this cost of rental would mean Council would need to sell assets to reduce existing debt servicing or reduce expenditures in other areas to fund the additional rental costs.

The annual costs of renting and owning/building start out to be relatively comparable. Over time however the costs are considerably different (see earlier net present cost statement). An important difference between the own and build option is the annual costs of own and build are constant and after 25 years disappear whereas the annual cost of the rental option increases for the period of the tenancy agreement.

Cr Murnane moved, Cr Harwood seconded -

That Council:

- 1) Reaffirm its commitment to the new Central Administrative Office Accommodation project and approve the scope to be:
 - 1.1) 10,000m² office (gross floor area);**
 - 1.2) 120 car parks; and**
 - 1.3) Active street level retail (allow 300m²).****
- 2) Require any additional scope to the project (e.g. additional car parks and/or early learning centre) be the subject of a separate business case and budget discussion and be considered in the context of any future CBD car parking strategy and/or Social Infrastructure Plan to be completed;**
- 3) Confirm the site selection criteria as:
 - 3.1) Capacity of site to accommodate a building with a minimum floor plate size of 1,200m²;**
 - 3.2) Access to site;**
 - 3.3) Site opportunities and constraints;**
 - 3.4) Civic presence;**
 - 3.5) Economic development/revitalisation of Central Geelong; and**
 - 3.6) Site availability.****
- 4) Confirm the project budget to be up to \$91m (per existing 2018/19 budget and strategic resource plan);**
- 5) Confirm that its preference is to be the owner of the project;**
- 6) Fund the project from borrowings but reduce the net cost of borrowings to \$50m over the first 5 years from sale of surplus property assets and/or by increasing revenue yield from commercial assets (minimum value \$41m);**
- 7) Confirm that the future use of the City Hall should, subject to sufficient Government funding being available, include the extension of the Geelong Art Gallery and part of City Hall be retained for civic meetings and ceremonial functions;**
- 8) Support establishment of the new Central Administrative Office Accommodation project on land owned by the Council at 137 Mercer Street Geelong as part of a larger civic precinct development; and**
- 9) Adopt the Submission Review Panel recommendation in relation to the Central Administrative Office Accommodation Project (see Attachment 3).**

** Cr Murrphy entered the meeting room at 7.53pm.*

AMENDMENT

Cr Aitken moved, Cr Kontelj seconded -

That Council:

- 1) Reaffirm its commitment to the new Central Administrative Office Accommodation project and approve the scope to be:**

- 1.1) 10,000m² office (gross floor area);
- 1.2) 120 car parks; and
- 1.3) Active street level retail (allow 300m²).
- 2) Require any additional scope to the project (e.g. additional car parks and/or early learning centre) be the subject of a separate business case and budget discussion and be considered in the context of any future CBD car parking strategy and/or Social Infrastructure Plan to be completed;
- 3) Confirm the site selection criteria as:
 - 3.1) Capacity of site to accommodate a building with a minimum floor plate size of 1,200m²;
 - 3.2) Access to site;
 - 3.3) Site opportunities and constraints;
 - 3.4) Civic presence;
 - 3.5) Economic development/revitalisation of Central Geelong; and
 - 3.6) Site availability.
- 4) Confirm the project budget to be up to \$91m (per existing 2018/19 budget and strategic resource plan);
- 5) Confirm that its preference is to be the owner of the project;
- 6) Fund the project from borrowings but reduce the net cost of borrowings to \$50m over the first 5 years from *such funding mechanisms as* sale of surplus property assets and/or by increasing revenue yield from commercial assets (minimum value \$41m);
- 7) Confirm that the future use of the City Hall should, subject to sufficient Government funding being available, include the extension of the Geelong Art Gallery and part of City Hall be retained for civic meetings and ceremonial functions;
- 8) Support establishment of the new Central Administrative Office Accommodation project on land owned by the Council at 137 Mercer Street Geelong as part of a larger civic precinct development; and
- 9) Adopt the Submission Review Panel recommendation in relation to the Central Administrative Office Accommodation Project (see Attachment 3).

The amendment was put and lost.

Lost.

The motion was put and carried.

Carried.

Division Requested:

For: Crs Aitken, Kontelj, Mason, Mansfield

Against: Crs Murnane, Sullivan, Murrhy, Harwood

The motion was carried on the casting vote of the Mayor.

Attachment 1

Financial Implications

The financial implications are addressed in the body of the report. Up to \$91m has been allocated for the project which is reflected in the 2018/19 budget and strategic resource plan.

Community Engagement

As the project planning proceeds it will be essential to involve Council staff and the wider community in order to encourage input into the precinct plans and the community aspects of the building itself.

Social Equity Considerations

The consolidation of Council departments into one central location will help to unify the organisation, deliver increased efficiency and productivity and release surplus assets for more economic uses.

Policy/Legal/Statutory Implications

There are no legal or statutory implications for the project at the strategic assessment and business case phases.

A planning and development permit will be required for the new building.

Alignment to Council Plan

This project aligns with the Council Plan - Organisational Leadership, Strategy and Governance – we have identified one of the Key Priorities as being “*Consolidating the City of Greater Geelong offices*”

Conflict of Interest

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

Risk Assessment

The risks associated with the project are able to be managed following normal management procedures and processes.

Environmental Implications

The cost plans for the new buildings have been prepared assuming a minimum 5.5 star Green Star Rating. Council’s current policy for large new buildings require a Green Star rating of 5.

Other environmental implications, if any, will be assessed once a site selection has been made.

27 March 2018 | Version 1.0 (Draft)



5 Current situation

Comparing the cost of new premises against the “Do nothing”

- 1 Purpose
- 2 Available options
- 3 Site selection
- 4 Cost calculation
- 5 Current situation**
- 6 Risks

Key features

The following key metrics outline the breakdown of NPCs and PVs associated with each of the three scenarios.

- ▶ NPC of project prior and post the consideration of the PV of retained assets has been provided due to potential inconsistencies in the realised PV between scenarios

	Do nothing	Build option	Lease option
¹ NPC (Rent, outgoings & capex)	(104,579,174)	(61,238,076)	(151,515,066)
² NPC (Finance costs)	-	(106,138,941)	-
Project NPC prior to PV of retained assets	(104,579,174)	(167,377,016)	(151,515,066)
³ PV of developed asset revenue streams	-	16,179,632	16,179,632
⁴ PV of productivity gains	-	22,283,774	22,283,774
⁵ PV of retained assets	8,616,648 *	50,237,656 #	-
Project NPC post PV of retained assets	(95,962,526)	(40,212,548)	(74,588,254)
PV of asset sales	-	10,341,507	10,341,507

¹ Cost of leasing & owning current property portfolio less revenue generated from ownership

² Relevant to the financing costs associated with funding the new build

³ Revenue generating component of owned assets and new build estimated valuation price

⁴ Assumed productivity and cost reduction gains from consolidation of workforce accommodation

⁵ Council owned property proposed to be sold in 25-yr model horizon at current valuation price

* The PV consider the retained assets at market value that are intended to be sold, in the own and lease option

This value is the PV of the terminal value for the new build asset

Attachment 3

SUBMISSIONS PANEL REPORT

A panel of seven Councillors convened the Submissions Hearing meeting on 6 September 2018 to consider the submissions received in response to the public notice of the Council resolution to advertise the proposed recommendations for Central Administrative Office accommodation project at its meeting on 24 July 2018.

The public notice was published in the Geelong Advertiser on 28 July 2018 and again on 11 August 2018.

151 written submissions were received via “Have your Say”, via “Contact Us” and in person. A copy of all submissions were provided in full to the panel members and all the Councillors. A summary of key points of the submissions is noted below.

Two members of the Geelong and Region Branch National Trust of Australia (Victoria) attended the submissions panel meeting and gave verbal and visual presentations in support of the written submission, there were also 7 other members of the public in the gallery.

Submitter	Submission (Verbal)
1.	<p>Summary of key points</p> <ul style="list-style-type: none"> • Pointed out the significance of the Town Hall, designed by Joseph Reed in the 1850’s. • Much of the interior of the Town Hall has been altered but some parts have survived and could be revived. • Agrees that the Geelong Gallery could expand into some part of the Town Hall. • Suggested that the new Civic Administration could consolidate into the Art Gallery, entrance via the steps in Johnstone Park. The Art Gallery could move to the new purpose built location, but the original Art Gallery has the same heritage values of architecture and continued usage as the Town Hall, so therefore this scenario would not be appropriate. • Expressed concerns around the emails from the Gallery to their members, the emails suggested that the Gallery would take over the entire Town Hall. • CONCLUSION : Geelong Region Branch National Trust submits that the old part of the Town Hall is of such significance it deserves a Conservation Management Plan of the highest order, and that its significance of continued use by the elected Council of Greater Geelong be conserved.
2.	<p>Summary of key points</p> <ul style="list-style-type: none"> • Commented on the significant civic and heritage importance of City Hall. • Believes that the civic and ceremonial function of City Hall should remain at this historic building. • Raised concerns around the messaging from the Art Gallery to its member around the Civic Accommodation does not have a balanced account of all issues. • CONCLUSION : Melbourne Town Hall still is the centre of civic functions, lending to them the grace and dignity of its heritage. Geelong has a building set in a civic and cultural precinct which is just as significant. It would be the envy of most other municipalities. I and the Geelong National Trust consider that moving major civic function from this precinct would undermine its value to the community.

SUMMARY OF PUBLIC SUBMISSIONS

Major themes arising from submissions.

Expansion of the Art Gallery into City Hall

Of the 151 submissions received 117 of those agreed that the Geelong Gallery should expand into City Hall:

- Expansion of gallery into Town Hall will achieve the gallery's goal for major exhibitions (2)
- Bigger exhibits at the Gallery will attract more visitors to Geelong (8)
- The Gallery needs more space (10)

Consolidation of Councils Administrative functions into one building:

85 submissions fully supported the consolidation of council administrative functions into one building:

- City of Geelong should be owner of the building(2)
- Easier for the public when all departments are in the one building (4)
- New building should be in CBD (2)
- Should be located in Moorabool / Ryrie Streets (1)
- Should be a clever and creative building which is sustainable / environmental (3)
- Current spread of 8 separate offices is inefficient (2)
- New Council offices should be located out of CBD and in northern suburbs (2)
- Ensure we allow for growth of staff in the new building (2)
- Keep the regional customer service centres (3)
- Concerns that this will increase rates - happy as long as no financial burden on ratepayers (2)
- Concerned about relocation costs (1)
- Town Hall should be a museum and café (2)
- Retain ceremonial functions at City Hall (3)

Carparking

- Concerns around parking in and around the building (11)
- Concerns around traffic management and flow around the building (1)

Ideas

- A town square on Gheringhap street with a fountain.
- A walkway above Little Malop street connecting the Gallery Precinct with GPAC.
- An excellent addition would be to have a dedicated children's gallery, like the Pauline Gandal Children's Gallery at the Melbourne museum.

Quote

"To develop the Town Hall precinct into an extension of the Gallery and Cultural precinct would be welcome. We need to rival Ballarat and Bendigo for attraction. I am sure my grandfather, T.E Bostock (Lord Mayor 1901-1904) would approve of such an outcome."
Andrew Bostock

OFFICER COMMENTS ON THE MAIN POINTS RAISED:

Extension of Gallery into all or part of Town Hall

The great majority of submissions express support for this outcome. Council, via the Project Advisory Committee, is also supporting this outcome subject to sufficient Government funding being made available to enable the extension. Council will continue to be an advocate for the project once it is determined to proceed with the Civic Accommodation consolidation.

Retention of heritage value of Town Hall (Local Government presence)

Planning for the consolidated offices includes provision to retain some municipal use of the existing Town Hall. The extension of the Gallery will be planned so as to allow sufficient areas of the building to be used either exclusively by Council or on a shared usage basis.

Proposed building needs to be able to accommodate future growth

This question is one of timing and investment. The proposed building of 10000m² Gross Floor Area (GFA) is around 8500m² of lettable office space (NLA). Officers have used the current staff numbers as the commencement point (say 800). Assuming a hybrid of activity based working/open plan we have assumed we need to house 80% of the number (640). Using guidelines adopted by recent commercial offices (City of Casey, Worksafe, etc.) we assume 9m² per workstation – say 5800m². If we add say 20% to the figure to allow for growth (10 years) we need a further 1200m² making a total of 7000m². City of Casey occupies 7500m² in its new offices. To our figure we add a further 600m² for Councillor meeting/lounge area, etc. resulting in a requirement of 7600m² (NLA). We have assumed 8500m².

If we wish to be even further conservative we can plan the carpark areas so they are easily convertible to offices in the future and/or we can identify additional commercial/government tenants and build extra floor space with any debt to be serviced from rentals. We haven't taken this step yet but with a positive and certain announcement about the project we can expect to have to consider approaches in the short term.

Not enough car parking

This issue has been raised by several submitters. Current planning policy being administered by the Minister for Planning (as evidence with recent larger office approvals) falls well below the previous 1 park per 30m² ratio. WorkSafe building is 15000m² with 150 car parks.

Council's consolidated office will provide 120 car parking spaces for 10000m² (GFA). Some recent approvals by the Minister (Brougham street and in Ryrie Street) the car park ratio to GFA has been approximately 1 car park for every 200m² of floor space. So for a building of 10000m² of GFA if we were to be consistent with these approvals we would provide 50 carparks. We are well in excess of that by proposing 120.

The Government and Council is promoting reduced car usage in accessing and egressing the City however until public transport becomes more attractive to users many employees will continue to use cars.

As part of Council's new accommodation project thought will be given to incentives to sponsor more use of public transport. A site close to the rail station helps, excellent high level "end of trip" facilities such as shower areas and change rooms, bicycle parking stations and a

strategy to allow employees to freely park on the City periphery with bus access to and from the work place will all help alleviate reliance upon cars and particularly CBD congestion.

At around \$30k per car park construction (podium parking) the project cost of adding an additional 100 free spaces for staff parking is considerable.

Council also owns a number of CBD car parks so if there was a need to transition to more than 120 spaces Council could elect to use some of the existing reserved parking spaces it owns for staff car parking. This would have a minor budget impact on car parking revenues if the parking was freely available.

Impact on rates

Council's current proposal funds the new project from a combination of borrowings and property sales. With the cost of debt servicing being recovered from cost savings on consolidation the objective is to complete this new asset project with no adverse impact on rating levels.

Environment outcomes

The completed building will be designed to include high Environmentally Sustainable outcomes. Reduction of vehicle usage, if achievable, will also help reduce carbon levels.

Recommendation of the Panel

The Panel recommends that Council agree with the concept that Civic and Ceremonial Functions be retained at City Hall and reflect this in planning the Civic Accommodation project.

3. YOUTH COUNCIL ADVISORY COMMITTEE – TERMS OF REFERENCE

Source: Community Life
Acting Director: Robyn Stevens
Portfolio: Leadership and Governance

Purpose

To seek Council endorsement to establish a Youth Council by approving Terms of Reference for the Youth Council Advisory Committee.

Background

The Citizens Jury handed down its report in January 2017, including a recommendation to convene a Junior Council. The Citizens' Jury recommendation noted that Junior Councillors should be nominated from Years 10, 11, 12 students from local private and public schools.

The State Government responded to and endorsed the Citizens' Jury recommendations and the City commenced planning for a Youth Council.

The Youth Council will provide opportunities for young people to be considered in Council decision making, provide advice to Council on specific issues, engage in civic leadership and gain insight into the functions of Council. The Youth Council will also be responsible for planning and holding an annual Greater Geelong Youth Summit.

Key Issues

- The Youth Council will be established as an Advisory Committee of Council and the role of the Junior Mayor will be to report quarterly to Council on the recommendations from the Youth Council meetings.
- A terms of reference has been established to guide the function and operation of the Youth Council (**Attachment 2**).
- Nominations for Youth Council will open between 15 October and 15 November 2018 with the operation of the Youth Council commencing from January 2019 for a one year term.
- Membership will include equal representation across the municipality with 3 members from each Council ward and eligibility for membership includes young people aged between 12 and 17 years of age living in the municipality.
- A Junior Mayor to be elected by the Youth Council at its first meeting.
- Elected members are required to become members of the Youth Advisory Group (YAG) in their ward and the YAG members will vote for their Youth Council representatives in accordance with the Terms of Reference.

Cr Aiken moved, Cr Mansfield seconded -

That Council:

- 1) endorse the Terms of Reference for the Youth Council Advisory Committee;**
- 2) note that officers will commence the engagement of young people for the establishment of a Youth Council to commence in January 2019; and**
- 3) formally reviews the Youth Council Advisory Committee Terms of Reference by 25 September 2019 with a major focus being has the Youth Council Advisory Committee provided a diversity of youth representation in Geelong.**

Carried.

Financial Implications

An allocation of \$20,000 to support the Youth Council has been made in the 2018/2019 budget. Further budget allocations will be required to support the Youth Council in future years.

Community Engagement

Led by our Youth Development Unit, a comprehensive program to engage young people will be developed as part of the establishment of the Youth Council. This will include connection with schools, our existing programs and groups as well as the use of social media platforms.

Social Equity Considerations

The Youth Council will provide increased opportunities for young people to be included and to participate in civic life. The program aimed at building leadership will ensure young people have a voice, can share their insights and concerns and the particular issues for young people are considered in decision making.

Policy/Legal/Statutory Implications

The Citizens' Jury report of January 2017 included a recommendation to convene a Junior Council. The findings of this report were endorsed by the State Government. The establishment of a Youth Council has been made in response to this report.

Alignment to Council Plan

The development of a Youth Council is an action included in the Council Plan to support the priority area of organisational leadership, strategy and governance. In addition the Youth Council will support the creation of a more inclusive and diverse community through the development of a program that supports young people in our community.

Conflict of Interest

No officer involved in the preparation of this report has any conflicts of interest.

Risk Assessment

The Youth Council Advisory Committee will provide advice to Council on issues and priorities pertaining to young people within our communities.

Environmental Implications

Not applicable.

COMMITTEE TERMS OF REFERENCE



Youth Council – Advisory Committee	Document No:	Record Number
	Approval Date:	Draft
	Approved By:	
	Review Date:	
Responsible Officer: Director, Community Life		
	Version No:	
Authorising Officer:	Chief Executive Officer on behalf of the Council	

1. SUMMARY

Youth Council provides opportunities for young people to participate and learn about civic and democratic processes and provides a mechanism for Council to receive advice an input from young people about youth-specific issues.

The Youth Council will be representative of council wards and led by a Youth Mayor who will report periodically to Council.

The Council wishes to introduce a Junior Council as an advisory committee to Council in accordance with these terms of reference.

2. OBJECTIVES

The Committee is established to:

- provide an opportunity for the voice of Geelong’s youth to be considered in decision making of the Council;
- provide advice to Council on specific issues;
- engage youth in civic leadership; and
- provide an opportunity for young people to gain experience of and insight into the functions of Council.

The Committee shall also be responsible for planning and implementing an annual Youth Summit.

3. DEFINITIONS

Chairperson means the person elected in accordance with clause 4.3 herein.

City means the administrative organisation of the Council, led by the Chief Executive Officer.

Committee means the Youth Council Advisory Committee.

Council means the Greater Geelong City Council constituted in accordance with the *Local Government Act (Vic) 1989*.

Eligible People means people who are residents of the municipality of the City of Greater Geelong aged between 12 and 17 years at the time of nomination.

Meeting Procedures Local Law 2017 means the local law adopted by Council in accordance with section 91 of the *Local Government Act (Vic) 1989*.

Member means a member of this Committee.

Terms of Voting means the terms set by the Director, Community Life, from time to time outlining the terms and conditions for conducting a vote for Members from the constituency of the Youth Advisory Reference Groups.

Vote means a vote received which complies with the Terms of Voting.

Ward has the same meaning as the wards determined by the Victorian Government from time to time for the Greater Geelong City Council.

Youth Advisory Reference Group means one or all of the groups established by the City's Community Life directorate from time to time. One Youth Advisory Reference Group shall operate for each Ward.

Youth Council means the collective members of the Committee.

Youth Summit means an open public forum conducted by the City which invites the youth in the community to attend and provide input into issues that matter to them.

Youth Survey means the annual survey of the municipalities' youth conducted by the Director, Community Life, to identify issues and trends which affect the interests of youth in the community.

4. TERMS OF REFERENCE

4.1. Term of the Committee

This Committee commences on 15 January 2019 and will continue unless otherwise determined by the Council.

4.2. Membership of the Committee

4.2.1. The Committee shall consist of three Members from each Ward.

4.2.2. The City shall call for nominations for Members each year. Information and support will be provided by the City to encourage nominations from young people from diverse backgrounds and experiences. The nomination period opens on 15 October 2018 and closes on 15 November. Nominations must be in the form at **attachment 1** (Nomination Form) to these terms and submitted to:

The Executive Manager, Governance and Legal Services

*By mail: City Hall
30 Gheringhap Street
Geelong VIC 3220*

By email: governance@geelongcity.vic.gov.au

4.2.3. Eligible People must submit their own nomination to become Members.

4.2.4. Nominees must submit a parent or guardian consent to participate in the Committee with their nomination (as set out in the Nomination Form).

4.2.5. If more than three nominations for Members are received for a Ward, the members of the Youth Advisory Reference Group in that Ward will be asked to vote for the nominees. Voting must be conducted in accordance with the Terms of Voting at **attachment 2**. The three people who are nominated and who receive the most votes shall automatically become Members.

- 4.2.6. If no more than three nominations for Members are received for any Ward, those Eligible People nominated shall automatically become Members.
- 4.2.7. Members will be appointed for a term of one year.
- 4.2.8. Members may serve for three consecutive terms of one year. After three years continuous service, a Member must retire from the Committee and is no longer eligible to become a Member.
- 4.2.9. Elected Members must become members of the City's Youth Advisory Group for their respective Ward.

4.3. Chairperson to be Junior Mayor

- 4.3.1. A Chairperson of the Committee must be elected by the Members at the first Committee meeting of each year.
- 4.3.2. The election of the Chairperson shall be conducted in accordance with the procedures set out for the election of the Mayor in the *Meeting Procedures Local Law 2017*.
- 4.3.3. The term of appointment of the Chairperson is one year.
- 4.3.4. The Chairperson shall be known as the Mayor of the Youth Council.

4.4. Committee Charter

At its first meeting of the year, the Members must agree on a Committee Charter which will set out the agreed behaviours of Members.

4.5. Authority of the Committee

The Committee is an advisory committee of Council and has no delegated authority to act on behalf of Council.

4.6. Meeting Procedure

- 4.6.1. The Committee shall meet as set out in **attachment 3** to these terms.
- 4.6.2. Meeting agendas shall be set by the Director, Community Life based on the findings of the Youth Survey and the Council Plan, or any other relevant matters at the discretion of the Director, Community Life
- 4.6.3. The Council may request that the Committee consider specific issues or reports at a meeting and provide advice by a report to Council.
- 4.6.4. Meetings of the Committee will be conducted in accordance with the procedures set out in the Council's Meeting Procedures Local Law 2017.

4.7. Reporting Requirements

The Committee through the Junior Mayor shall report to Council to the next Council meeting after 15 April, 15 June, 15 August and 15 October each year.

4.8. Secretariat

- 4.8.1. Secretariat support for the Committee will be provided by the Director, Community Life.
- 4.8.2. Minutes of each Committee meeting shall be published on the City's website.

4.9. Facilities & Resources

- 4.9.1. Meetings of the Committee will be held at City Hall unless otherwise determined by the Director, Community Life.

4.9.2. All necessary administrative resources shall be provided to support the Committee by the Director, Community Life.

5. QUALITY RECORDS

Quality Records shall be retained for at least the period shown below.

Record	Retention/Disposal Responsibility	Retention Period	Location

6. ATTACHMENTS

- 1. Terms of Voting
- 2. Nomination form
- 3. Meeting schedule

Attachment 1 – Terms of Voting

1. Only members of the Youth Advisory Group are eligible to vote.
2. Voting will be Ward-based. A Youth Advisory Group member can only vote for nominees for the Ward that a Youth Advisory Group member resides in.
3. One vote per member of the Youth Advisory Groups.
4. The City will circulate electronic voting forms to members of the Youth Advisory Groups.
5. Votes must be submitted to the City electronically and must be received by 5:00pm on the last day of voting nominated by the City.

Attachment 2 – Nomination Form

Nominee Name:

Date of Birth: / /

Address:

Email Address:

Phone No:

Parent/Guardian Consent

I,....., am the parent/guardian of
..... who has nominated to become a Member of the
Committee. I hereby consent to
becoming a Member of the Committee and participating in the Committee for the year
of nomination.

Signed:

Date: / /

City Use Only

Ward: Bellarine Brownbill Kardinia Windemere

Resident: Y/N

Eligible Member: Y/N

Attachment 3 – Meeting schedule

Date	Meeting type	Purpose	Report to Council
Week 4, January	Induction; Meeting	Introduction to Council; draft Committee Charter; Elect Junior Mayor	N/A
Week 2, March	Workshop 1; Meeting	Develop Youth Council Plan; Adopt Youth Council Plan	15 April
Week 2, May	Workshop 2; Meeting	Consider Youth Priorities 1 & 2; Advice to Council	15 May
Week 2, July	Workshop 3; Meeting	Consider Youth Priorities 3 & 4; Planning for Youth Summit; Advice to Council	15 August
Week 2 September	Workshop 4; Meeting	Planning for Youth Summit; Advice to Council on Youth Council Plan	15 October
15 October	Youth Summit	Graduation and civic recognition of Members	N/A

4. ELECTRONIC GAMING MACHINES APPLICATION - GEELONG RSL

Source: Community Life - Healthy Communities
Acting Director: Robyn Stevens
Portfolio: Community Health and Safety

Purpose

To present a proposed response to the RSL Geelong Sub-branch application for additional electronic gaming machine (EGM) licenses for Council endorsement and submission to the Victorian Commission for Gambling and Liquor Regulation (VCGLR).

Background

The RSL Geelong Sub-branch (the applicant) operates electronic gaming machines (EGMs) at their venue in Belmont and currently holds 42 licenses. They have applied to the VCGLR for an additional 30 licenses. The additional licenses are available due to 100 licenses being returned to the available licenses market by the Geelong Football Club who have divested their machines.

Council adopted its Electronic Gaming Policy in May 2017, which guides Council on how it will respond to applications to the VCGLR.

Council's options in response to this application include making no submission to the VCGLR hearing, making a submission for noting at the hearing or engaging counsel to present and argue the submission at the hearing. In this instance it is proposed that a submission is made for noting at the hearing.

Key Issues

- The applicant's Social and Economic Impact Assessment (SEIA) proposes that there may be some benefits of additional EGMs at the venue to the community. The City has reviewed this SEIA, given the *Electronic Gaming Policy* in May 2017 and community feedback, and has concluded there will be net community detriment should the application be successful for the following reasons:
 - the applicant identifies that gambling losses at the venue will be approximately \$2.9 million in the first twelve months;
 - community members have expressed views that granting the increase will have a negative impact on the community; and
 - the layout of the building does not conform to best practice standards for a gaming venue.
- A proposed response to the RSL Geelong Sub-branch application to the VCGLR, which includes a review of the applicant's SEIA, recommends that the City of Greater Geelong does not support the application for additional EGM licenses at the Geelong RSL Sub-branch (see **Attachment 2**).

Cr Mason moved, Cr Mansfield seconded -

That Council:

- 1) note that the purpose of the *Electronic Gaming Machine Policy 2017* is to guide Council responses to gaming proposals and planning applications within the municipality of Geelong and to reduce the negative impacts of problem gambling resulting from EGMs; and**
- 2) endorse the proposed response to the VCGLR, which does not support an increase to the number of electronic gaming machines at the RSL Geelong Sub-branch, and that this response be forwarded to the VCGLR for noting at the hearing.**

Carried

Division Requested:

For: Crs Aitken, Mansfield, Harwood, Murrihy, Murnane, Mason
Against: Crs Kontelj, Sullivan

Attachment 1

Discussion

The layout of the RSL Geelong Sub-branch building does not conform to best practice standards for gaming venues. In particular, families seated at the bistro can see and hear the EGMs in operation. Communication with the applicant's representative have commenced regarding this matter, however, this issue was not resolved at the time of writing this report.

The venue is adjacent to the Barwon Health – Prevention and Recovery Care (PARC) program, and the Salvation Army - SalvoConnect - Women Services.

The Geelong municipality currently has a total of 1,292 EGMs. This is a ranking of 1 relative to Victorian Local Government Areas, with 334 more EGMs than the next largest municipality.

Community concerns have demonstrated the belief that an increase in licenses will have detrimental effects on the community including but not limited to a number of reasons.

Problem gambling is expected to increase in the community should the application be approved.

Financial Implications

There is no financial cost to Council to make a submission for noting at the hearing other than officer time in preparing the application review.

There is a financial cost to Council to present and argue the proposed response at the VCGLR as it would require engaging counsel and an expert witness to speak on behalf of Council and cross examine the applicant at the Tribunal. The cost for similar action in the Lara Hotel's application in 2011 was just under \$35,000 and the cost in 2018 would be expected to be higher.

There is no budget currently allocated for this expense.

Community Engagement

The City has informed and consulted with residents of the City of Greater Geelong a number of ways.

A 'Have Your Say' survey on Geelong Australia website. There were 500 page views recorded to the 'Have Your Say' page and a total of 87 people completed the survey. 30.3% of respondents completing the survey were recorded as being from 'other' parts of the municipality with the second highest response being from 'Belmont' at 18.4%. 34.5% of respondents were aged between 35-49 years old with 50-59 year age group being the second highest group represented at 19.5%. 58.6% of the respondents were female and 37.9% male, 3.4% of respondents chose not to say their gender.

Face to face public information session held at the Belmont Library on Wednesday 29 August from 11:00am-1:00pm. Council officers were present with two representatives from the applicant as well as one person from their legal team. Two community members attended to ask questions about the application.

Written and verbal communication with affected organisations proximal to the venue, such as the Barwon Health Prevention and Recovery Care (PARC) program, and the Salvation Army – SalvoConnect – Women's Services.

These organisations indicated that they may make individual submissions to the VCGLR official media release and promotion of opportunities to 'Have Your Say' via printed media.

Social Equity Considerations

Council's *Electronic Gaming Policy 2017*, and the outcomes of the assessment of this application, is consistent with the adopted social equity principles.

Policy/Legal/Statutory Implications

The purpose of Council's *Electronic Gaming Policy* (the Policy) is to guide Council responses to gaming proposals and planning applications within the municipality of Geelong. Problem gambling can exist in many gambling contexts, including electronic gaming machines (EGMs), table games, horse racing and sports betting. While recognising some positive impacts from electronic gaming on the community, a key objective of the Policy is to reduce the negative impacts of problem gambling resulting from EGMs by:

- a) influencing the location of EGMs within the City of Greater Geelong municipality;
- b) taking an advocacy role in relation to government policies;
- c) adopting a community development role in terms of engaging and informing the community on issues relating to problem gambling harm; and
- d) facilitating research of the extent and effects of problem gambling in the municipality.

Alignment to Council Plan

This report aligns with the Council Plan 2018-2022 strategic priority area 1 – Improved Health and Safety of Our Community.

Conflict of Interest

No direct or indirect officer conflict of interest exists.

Risk Assessment

If the RSL Geelong Sub-branch is successful there is a risk of increased problem gambling and problem related losses in the local community.

Environmental Implications

There are no environmental implications for the recommendation.

**THE CITY OF
GREATER GEELONG**

**RESPONSE TO THE RSL
GEELONG SUB -
BRANCH APPLICATION
TO THE VICTORIAN
COMMISSION FOR
GAMBLING AND
LIQUOR REGULATION
TO INCREASE
ELECTRONIC GAMING
MACHINES LICENSES**

—

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Executive summary

The RSL Geelong Sub-branch, 50-54 Barwon Heads Rd, Belmont, is seeking approval from the Victorian Commission for Gambling and Liquor Regulation (VCGLR) to increase its Electronic Gaming Machines (EGMs) licences by 30 at the RSL Geelong Sub-branch. The City of Greater Geelong (the City) has undertaken an assessment of the impacts this increase would have on the community and the results of this assessment are contained with this report. The City notes that VCGLR entitlements register indicates the RSL Geelong Sub-branch currently holds forty two (42) Electronic Gaming Machines entitlements.

Sections 2, 3 and 4.1 of this response provide an overview of the application and the City's approach to framework development, and venue and application analysis. Sections 4.2 and 4.3 provide an overview of the legislative and regulatory background, and the remaining sections of the document further explain the City's position on the application.

In considering the impacts of this application the City concludes that increasing EGM licenses would have a detrimental impact on the local community, including but not limited to the following:

- community concerns have demonstrated the belief that an increase in licenses will have a detrimental effect on the community;
- the venue is adjacent to the Barwon Health – Prevention and Recovery Care (PARC) program, and the Salvation Army - SalvoConnect - Women Services;
- The Geelong municipality currently has a total of 1,292 EGMs. This is a ranking of 1 relative to Victorian Local Government Areas; and
- Problem gambling is expected to increase in the community should the application be approved.

The application identifies some benefits to the increase, which include employment increases and a community funding program. These benefits are modest in relation to gambling losses however and remain offset by the expected detrimental effects on the community of any further VCGLR approval of Electronic Gaming Machines licenses.

Introduction

The City received notification from the Commission on Friday 10 August 2018 that the RSL Geelong Sub-branch are applying to increase EGMs from 42 to 72, at the RSL located at 50-54 Barwon Heads Rd, Belmont. A received copy of the application includes the RSL's Social and Economic Impact Statement (SEIS).

In accordance with the Gambling Regulation Act (3.3.6) the City is submitting a response to the application. In developing the response, the City has:

- established and further developed a framework to guide the analysis of the SEIS based on a review of existing evidence relating to the effects of gambling, as well as previous Supreme Court, Victorian Civil and Administrative Tribunal (VCAT) and VCGLR decisions that guide how the social and economic impacts of EGM applications should be considered; and
- Analysed the demographic and socio-economic profile of the venue's catchment and accessibility, alternative recreation opportunities, existing EGM regional densities, and EGM gambling losses.

Overview of proposal

The RSL Geelong Sub-branch in Belmont operates as a standard suburban venue offering a relatively low cost informal dining option and a social meeting place for local community members. It currently includes a 200 seat bistro open daily for meals, a welfare service for members (returned soldiers), and a TAB and sports bar.

The RSL Geelong Sub-branch in the City of Greater Geelong is seeking to operate 30 more EGMs at the venue. A planning permit received 9 July 2018 to the City, outlines the proposed redevelopment and refurbishment of the venue in Belmont at an estimated cost of \$4.4 million. This will include an increased bistro seating capacity to 300 seats, a staged area for entertainment, an upgraded kitchen, an increase in the total area inside the green line (gambling area) and red line (alcohol area), and an external change to the front facing façade.

The RSL Geelong Sub-branch has agreed to donate \$30,000 dollars per year for the next three years to local community programs nominated by the Geelong Football Club.

The RSL Geelong Sub-branch has indicated that approving the licences application will allow for the employment of fifteen permanent staff, and casual entertainers on a regular basis.

Assessment framework

DEFINING SOCIAL IMPACTS

Social impacts can be defined as “the consequence to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organise to meet their needs and generally cope as members of society. This includes cultural impacts involving changes to the norms, values and beliefs that guide and rationalise their thinking about themselves and their society”.¹

Social and Economic Impact Assessment (SEIA) can be defined as “the process of analysing (predicting, evaluating and reflecting) and managing the intended and unintended consequences on the human environment of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions so as to bring about a more sustainable and equitable biophysical and human environment”².

The City’s SEIA has adopted the above definitions in seeking to understand the potential impact of the proposed installation of EGMs on the local community.

The SEIA also seeks to understand the direct economic effects of the proposed installation of EGMs at the Belmont venue. Local economic issues such as employment and local expenditure have social consequences, and therefore were considered as part of the SEIA.

STATUTORY FRAMEWORK

The legislation and policies that regulate the EGM industry are the primary determinant of how the social and economic impacts of a proposal should be assessed and the scope of impacts that should be considered. The regulatory and policy environment is outlined in this section.

GAMING REGULATION

The location of EGMs in Victoria is regulated by the Gaming Regulations Act (2003). The purpose of Chapter 3 of the Act is to establish a system for the regulation, supervision and control of gaming machines and gaming equipment, which includes the aim of fostering responsible gambling in order to: “(i) minimise harm caused by problem gambling; and (ii) accommodate those who gamble without harming themselves or others.”

Chapter 3 of the Act also seeks to: “(a) provide for the allocation of gaming machine entitlements in order to maximise the financial and social benefits to the Victorian community within the regulatory framework applying to the allocation of entitlements.”

Section 3.3.7 of the Act identifies the matters to be considered in determining applications for gaming venues. The VCGLR must not grant an application for approval of premises as suitable for gaming unless satisfied that: “(c) the net economic and social impact of approval will not be detrimental to the well-being of the community of the municipal district in which they are located.”

A number of cases have provided further clarification regarding interpretation of Section 3.3.7 of the Act. In *Branbeau P/L v VCGR* [2005], VCAT noted that: “The test does not require the Commission (or, on review, the tribunal) to be satisfied that there will be a net positive economic and social impact of approval; it is sufficient that the Commission (or, on review, the tribunal) be satisfied that the net economic and social impact of approval will be either neutral or positive.”

In the VCGR’s decision in regard to *Club Italia Sporting Club Inc.* (2010), the Commission accepted the notion that: “it is not fair enough for the Commission to be satisfied that there may be no net detriment or to undertake the assessment on the basis that certain impacts may occur or that they may be positive. The Commission must be satisfied that there will be no net detriment.”

CONSIDERATION OF PROBLEM GAMBLING

Various VCAT cases have reinforced the need to consider the potential incidence of problem gambling when assessing applications for EGMs. Overwhelmingly, recent decisions have supported two broad notions about the incidence of problem gambling. These notions are also generally supported by academic literature (see Section 3.5):

¹ *The Interorganisational Committee on Principles (2003) Guidelines for Social Impact Assessment*

² *Vanclay F (2003) 'International principles for social impact assessment', Impact Assessment and Project Appraisal, vol. 21, no. 1, pp. 5-11.*

- the higher the number of gaming machines in a local area, the higher the likelihood of problem gambling in the local community; and
- The incidence of problem gambling is higher in areas characterised by socioeconomic disadvantage.

In the VCAT case *Branbeau P/L v VCGR* [2005], the tribunal declared: “Recent legislative and government policy concerning the location of gaming in Victoria seems to be based on two theories. First, problem gambling is more likely if an area has a high number of gaming machines per adult person. Second, problem gambling is more likely if an area is relatively poor. Certainly, these theories form the foundation of the regional limits on gaming provided for in Section 3.2.4 of the Act.”

LOCAL POLICY FRAMEWORK

Existing VCGLR and VCAT cases have suggested that local policies be given due consideration in the assessment of EGM proposals.

City of Greater Geelong has a number of local policies that relate directly to the location of new EGMs within the municipality. The sections of these policies that are most relevant to this proposal are outlined below.

Greater Geelong Planning Scheme Clause 22.57

An amendment was made to the City of Greater Geelong Planning Scheme in October 2010 to include a new local gaming policy (Clause 22.57). The clause gives specific guidance as to where gaming machines in the municipality should be located and what venues are considered appropriate.

The content of Clause 22.57 is based upon the recommendations found in the City of Greater Geelong’s Gaming Policy Framework, developed in October 2007. The inclusion of Clause 22.57 in the scheme went through a process of public exhibition and an independent planning panel assessment.

The local Planning Scheme, in Clause 22.57, notes that:

- “Greater Geelong has a high overall density of gaming machines and a level exceeding the Melbourne and State averages.”
- “Although gaming machines may be accessible to the community as a form of entertainment, they should not be convenient, so that a pre-determined decision is required to gamble.”

Clause 22.57 offers guidance regarding the areas that are considered appropriate to locate EGMs. The clause states that gaming machines should be located in areas:

- “Where they will contribute toward a redistribution of gaming machines away from disadvantaged areas as defined by the SEIFA index of Relative Disadvantage.”
- “Where socio-economic disadvantage is relatively lower.”
- “Where the community has a choice of non-gaming entertainment and recreation activities and established social infrastructure, some of which operate during the times that the proposed gaming machines will operate in the local area.”
- “Where the electronic gaming machine density of the locality and its catchment is equal to or below the overall municipal average.”
- “Where the population is growing or expected to grow.”

Clause 22.57 also offers guidance regarding what would be considered as an appropriate site for EGMs. The clause states that gaming machines should be located on sites:

- “That minimise the likelihood of people passing the venue in the course of their usual business or everyday activities.”
- “Near activity centres, or at a sports or recreation club with a land holding of more than 2 hectares.”

Clause 22.57 considers venues that are most appropriate for EGMs to include those that:

- “Promote non-gaming activities that increase net community benefit.”
- “Offer social, entertainment or recreational opportunities other than gaming as the primary purpose of the venue.”
- “Have a range of entertainment and leisure options.”
- “Promote responsible gaming practices.”

Greater Geelong Gaming Policy Framework (2007)

The Greater Geelong Gaming Policy Framework, developed in 2007, provides further detail regarding Council's principles for the preferred location of gaming venues.

Location related principles highlighted in the framework include:

- "Proposals for gaming machines should be able to demonstrate that the chosen location could reasonably be perceived as a destination in its own right. This would be achieved by gaming machines and associated uses being separated from shopping centres, key public transport facilities and major community facilities involving a high concentration of people undertaking daily activities."
- "Gaming machines should not be conveniently accessible to shops."
- "Gaming machines and any associated recreation and entertainment facilities should not be located where these uses will be incompatible with the predominant surrounding land use."
- "It is preferred that gaming machines are located in venues which:
have a range of other entertainment and leisure options;
make non-gaming social and recreational activities the primary purpose of the venue; and
Limit their hours of operation."

Greater Geelong Electronic Gaming Policy (2017)

The City of Greater Geelong Strategic Gaming Policy, approved by Council in May 2017, formalises and communicates the City's approach to gaming in the Greater Geelong community.

The policy articulates when Council will and will not support applications for gaming machines, based on the socio-economic status of the local population. The primary tool for assessing the socio-economic status being the use of Socio-Economic Index of Areas (SEIFA) Index of Relative Socio-Economic Disadvantage (IRSD) data. The policy provides an evidence-based approach to Council decision-making regarding gaming applications.

The RSL Geelong Sub-branch falls in an area that has a SEIFA disadvantage score of 998.0.

The policy prescribes that EGMs should not be located in an area where there is an uneven spread of EGMs in the municipality, Council will discourage an increase in the number of machines in areas where disadvantage scores (SEIFA levels) and EGM/adult density is higher than the State average. Council is also cognisant of the Tribunal's decision in Werribee Football Club, Wyndham, 2009 (application for EGMs), "...under this policy, if rigidly adhered to, there is no ability for the council to assess individual applications on their merits." Council has therefore conducted a social and economic assessment of the proposal to examine the application by the RSL Geelong Sub-branch.

SOCIAL IMPACT ASSESSMENT CONSIDERATIONS

The variables considered in this assessment have been informed by the scope defined in the Gaming Regulations Act 2003, legal precedent, Council's relevant policies and the widely accepted definitions of SEISs. The consideration includes, the impact and incidence of problem gambling in the local community, the direct economic impacts of the proposal, including changes in local employment, the social impact of support funding to be provided to the local community as part of the proposal and the impact on the local community's recreation and entertainment opportunities.

PROBLEM GAMBLING

The Productivity Commission, in its 2010 inquiry into gambling, identified the following definition of problem gambling: "Problem gambling is characterised by difficulties in limiting money and/or time spent on gambling which leads to adverse consequences for the gamblers, others, or for the community."³

The City adopted the Productivity Commission's definition as it sought to understand the impact that the additional EGMs may have on the local community. The Productivity Commission estimates that: between 0.5% and 1.0% of Australian adults can be considered to have severe problems with gambling; another 1.4% to 2.1% of adults are experiencing moderate risks that make them prone to problem gambling; and between 20% and 60% of EGM expenditure comes from those that can be considered problem gamblers.⁴

³ Productivity Commission (2010) "Gambling – Inquiry Report Volume 1", Section 3.8, pp. 140

⁴ Productivity Commission (2010) "Gambling – Inquiry Report Volume 1", Section 5.1

Vulnerable communities

Academic evidence supports the notion that gaming machines are more likely to be located in disadvantaged areas and that expenditure is higher in these areas⁵. Further to this, communities characterised by socio-economic disadvantage are more vulnerable to problem gambling and the negative impacts of gambling.⁶ This view is reinforced in the Productivity Commission's inquiry into Australia's gambling industries.⁷ As noted earlier, the regulation of Victoria's gaming industry is, in part, founded upon this notion.

The Australian Bureau of Statistics (ABS) SEIFA is seen as a valid and reliable measure of general socio-economic advantage or disadvantage in local communities. The SEIFA index has been adopted to help assess the vulnerability of local communities to problem gambling. Specifically, the SEIFA, developed from 2016 ABS Census data, has been used as a proxy for measuring an overall level of socio-economic disadvantage in communities subject to this assessment.

The Productivity Commission has noted that financial stress is the most frequent trigger for problem gambling.⁸ An individual's lack of ability to respond to significant financial change (such as a loss of employment, a rise in housing costs, or significant medical costs) can be seen as an indicator of problem gambling vulnerability. Consequently, this assessment will utilise housing stress data, and data on the proportion of low-income households as an additional proxy for measuring problem gambling vulnerability in local communities. In addition, evidence suggests that members of one parent families are more susceptible to problem gambling.⁹ This assessment will also utilise data on this demographic group to help assess vulnerability to problem gambling.

Witness for applicant states that, as the modest machine net revenue of \$143 per EGM (per day) indicates that problem gambling is not an issue at the venue – a view with which the Commission appears to concur. Old Town 'N Country Tavern, 6 EGMs, Wangaratta, 2014, Approved Pre-2011: The Commission asserts that expenditure on EGMs, rather than density of EGMs, should be the main concern, adding: "It is losses occasioned at EGMs which constitute the worrying factor, rather than the existence of EGMs." Point Cook Hotel, Wyndham, 2007 [venue application].

Pre-2011 Catchments: note that in light of a patron survey (showing that many patrons come from a reasonable distance) it is not wise to place too much emphasis upon residents within 1km of the venue. Matthew Flinders Taverner, Monash, 2009 (application for further EGMs).

EGM accessibility and density

Academic literature supports the notion that accessibility to EGMs is related to a community's vulnerability to problem gambling¹⁰. The literature identifies a number of key variables that influence a community's access to EGMs. These include location, the number of EGMs per adult in the local community (EGM density), number of venues and social accessibility of venues¹¹. The availability of gambling products in the community, often termed accessibility, has frequently been linked to problem gambling.¹²

In its 1999 inquiry into Australia's gambling industries, the Productivity Commission found that there is a positive relationship between increases in EGM density and increases in gambling. The Productivity Commission examined this relationship once again using data from 2006-07 and 2008-09¹³ and also found a positive correlation.

Research undertaken in Australasia by Storer, Abbott and Stubbs (2009) and Judith Stubbs and Associates (2005 & 2007) since the Commission's 1999 inquiry demonstrated a linear relationship between gaming machine density and the prevalence of problem gaming¹⁴.

⁵ Rintoul, AC, Livingstone, C, Mellor, AP & Jolley, D 2012, 'Modelling vulnerability to gambling related harm: how disadvantage predicts gambling losses', *Addiction Research & Theory*, vol. 21, no. 4, pp. 329–38

⁶ Livingston, C (2006). "The Changing EGM Industry and Technology", *Department of Justice*

⁷ *Productivity Commission (1999)*

⁸ *Productivity Commission (1999)*.

⁹ Abbott, M., Hare, S., Jolley, D., Marshall, P., MacMillen, J., Villaneuva, E and Volberg, R. (2011) *The Victorian Gambling Study: a longitudinal study of gambling and public health – wave two findings*. Department of Justice, Melbourne.

¹⁰ Productivity Commission (1999); ANU (2004); KPMG (1999).

¹¹ *ibid*

¹² Vasiliadis, SD, Jackson, AC, Christensen, D & Francis, K 2013, 'Physical accessibility of gaming opportunity and its relationship to gaming involvement and problem gambling: a systematic review', *Journal of Gambling Issues*, vol. 28, pp. 1–46

¹³ The 2008-09 data was largely provided by gambling regulators and indicated a weaker, but still positive relationship between gaming machine density and expenditure. 2008-09 results must be compared with caution as they are from a different source than those between 1998-2007.

¹⁴ Judith Stubbs & Associates (2005 & 2007) noted that the linear relationship was not apparent for low or moderate risk gamblers

A number of Australian studies reviewed in the Productivity Commission's 2010 Inquiry into Gambling (Delfabbro 2002; Stubbs and Storer 2002, 2005 and 2007; Diamond, 2009) have found a positive relationship between gaming machine density and expenditure for smaller area studies (i.e. local government areas, Statistical Local Areas (SLA's) and postcodes). The causal relationship between accessibility and problem gambling has not yet been rigorously tested in smaller areas using longitudinal data.

Relationships between EGM density and problem gambling incidence should be considered carefully. In these populations, existing high levels of gambling expenditure may encourage a greater supply of EGM's to those areas. The Commission observes that an increase in gaming expenditure is a marginal economic benefit, as it is associated with an activity which patrons enjoy, thereby generating consumer surplus. Rubicon Hotel, 9 EGMs, Murrindindi, 2014.

As noted in Section 3.2.2, one of the key assumptions that underpins Victoria's system of EGM regulation is that an increase in the number of EGMs in a local community will increase the incidence of problem gambling. This is the key assumption behind the Victorian Government's system of regional caps.

Convenience and destination venues

An additional issue surrounding the relationship between the accessibility of EGMs and the incidence of problem gambling relates to the distinctions between convenience and destination gaming venues. The Productivity Commission, research from the Department of Justice (DOJ) and recent VCGLR and VCAT decisions (see over page) have differentiated between both the convenience and destination style gambling venues, and the social impacts of these venue types.

The Productivity Commission cites the Australasian Casino Association's definition of differences between destination and convenience gambling venues. Destination venues are defined as having "some barriers to the consumption of gaming products, with a degree of effort required. Destination venues involve a pre-meditated decision to travel to the venue, often over a significant distance". Convenience venues are defined as "providing facilities a consumer may encounter during their daily activities, leading to an impulse decision to gamble. These venues often have a high accessibility to consumers and few barriers to consumption".¹⁵

The Productivity Commission has also noted the relationship between the increase in the number of convenience venues in the 1990s and the increase in the negative effects of problem gambling¹⁶. The Commission pointed to academic literature which argued that community venues provided more of a retreat and escape for problem gamblers than destination style venues (i.e. casinos) "While some features, such as the venue atmosphere and entertainment facilities, appealed to all gamblers, being attracted to venues that provided an escape was positively related to gambling problems. This particularly applied to community venues, and much less to casinos (which were seen as destinations for a special night out)."¹⁷

The 2007 study "Destination-Style Gambling"¹⁸ (DSG), commissioned by the Victorian DOJ and undertaken by Charles Darwin University, found that "in the context of harm minimisation, the principle of convenience gambling reduction through DSG is likely to be a sound policy". The report noted that for the DSG model to be successful the introduction of DSG venues would need to be offset with a proportional reduction in convenience venues.

Previous VCAT and VCGLR decisions have also noted the relationship between convenience style venues and problem gambling incidence, for example: In the VCAT decision in *Drayton Manor Pty Ltd v Greater Bendigo CC* [2011], the Tribunal, in approving the application, noted that the site was more of a destination than convenience venue. The Tribunal concluded that "the location of the proposed gaming machines would (with some revisions) be sufficiently separated from areas of high pedestrian activity and that the location, design and layout would sufficiently minimise opportunities for convenience gaming."¹⁹

In the VCGR's decision in the case of *Koorigal Golf Club* (April 2011) the Commission pointed to the increased location-based risks to problem gamblers of convenience venues "the Commission is satisfied that the geographical location of the Club makes it primarily a 'destination' venue rather than a 'convenience' venue, and hence risks of problem gambling associated with the location aspect are appropriately mitigated."²⁰

In the VCAT decision in *Whittlesea CC v George Adams Pty Ltd* [2011], the Tribunal noted that "Although there are differences between the convenience of a gaming venue located directly between shops in the middle of a strip shopping centre, there is nonetheless a significant level of convenience of access to those walking or driving to the shops, school or the other facilities located within the town centre".

¹⁵ Productivity Commission (2010) "Gambling – Inquiry Report Volume 1", Section 14.5

¹⁶ Productivity Commission (2010) "Gambling – Inquiry Report Volume 1", Section 14.1 (key points)

¹⁷ 14 Productivity Commission (2010) "Gambling – Inquiry Report Volume 1", Section 6.8 (key points)

¹⁸ Victorian Department of Justice (2007) "Destination-Style Gambling", pg. 42

¹⁹ 16 VCAT Case *Drayton Manor Pty Ltd v Greater Bendigo CC* (2011), Section 45

²⁰ VCGR Decision for the *Koorigal Golf Club*, April 2011, Section 41

Social impacts of problem gambling

The impact of problem gambling, on both individuals and communities, is well documented and widely accepted. A brief summary of social impacts associated with problem gambling is provided in the following table, drawing upon a summary developed by the South Australian Centre for Economic Studies for the Tasmanian Government.



Figure 1 Social impacts of problem gambling.

ECONOMIC IMPACTS OF GAMING

It is generally recognised that gaming venues create some level of employment in local communities. Ongoing employment opportunities created by gaming venues are generally in the hospitality sector, and are generally part-time positions.²¹

The VCAT decision in the Laurimar venue case (*Whittlesea CC v George Adams Pty Ltd [2011]*) determined that consideration of employment impacts at a proposed EGM venue should be limited to those that relate specifically to gaming activity. That is, other employment associated with non-gaming activities at a venue club (e.g. bar workers or bistro staff) should not be considered as benefits of a gaming application.

In general, the gaming sector is a capital-intensive sector that provides low levels of employment relative to the revenue (player expenditure) that is generated. A study in Bendigo determined that for every \$1 million spent on EGMs, 6 full-time jobs were generated. This compares to 10 full-time jobs for the equivalent expenditure in the retail sector.²² Another study prepared for the Victorian Department of Justice estimated that the employment generated by gaming venues is 3.2 full-time positions for every \$1 million spent on EGMs. This figure compares to 20 full-time positions in the restaurant and café sector.²³

Research undertaken by the former Victorian Casino and Gaming Authority found that approximately 30% of employees at gaming venues were directly involved in the gaming operations of a venue.²⁴ Research conducted in Victoria has demonstrated that those employed in venues with gaming machines are six times more likely to experience problem gambling than the general Victorian population.²⁵

²¹ Hames Sharley (1997) "Impact of Electronic Gaming Machines on Small Rural Communities"

²² Ian Pinge (2008) "Electronic Gaming Machines in Bendigo – assessing their economic impact"

²³ The South Australian Centre for Economic Studies (2005) "Community Impacts of Electronic Gaming Machine Gambling – Part A"

²⁴ Victorian Casino and Gaming Authority (1997) "The Effect of Gambling on Employment in Victoria"

²⁵ Hing, N (2009) 'Examining gambling by staff from Victorian gaming venues: a comparison with the general Victorian population', *Gambling Research*, vol. 21, no. 2, pp. 35-52.

Venue context

LOCATION AND SURROUNDS

Figure 2 shows the Geelong RSL is located within the suburb of Belmont. The venue is located adjacent to residential and Public Park and residential zones. Natural and constructed borders include the Barwon River to the north, Settlement Road to the east and further south, and McKillop Street / Ormond Road to the north-east.

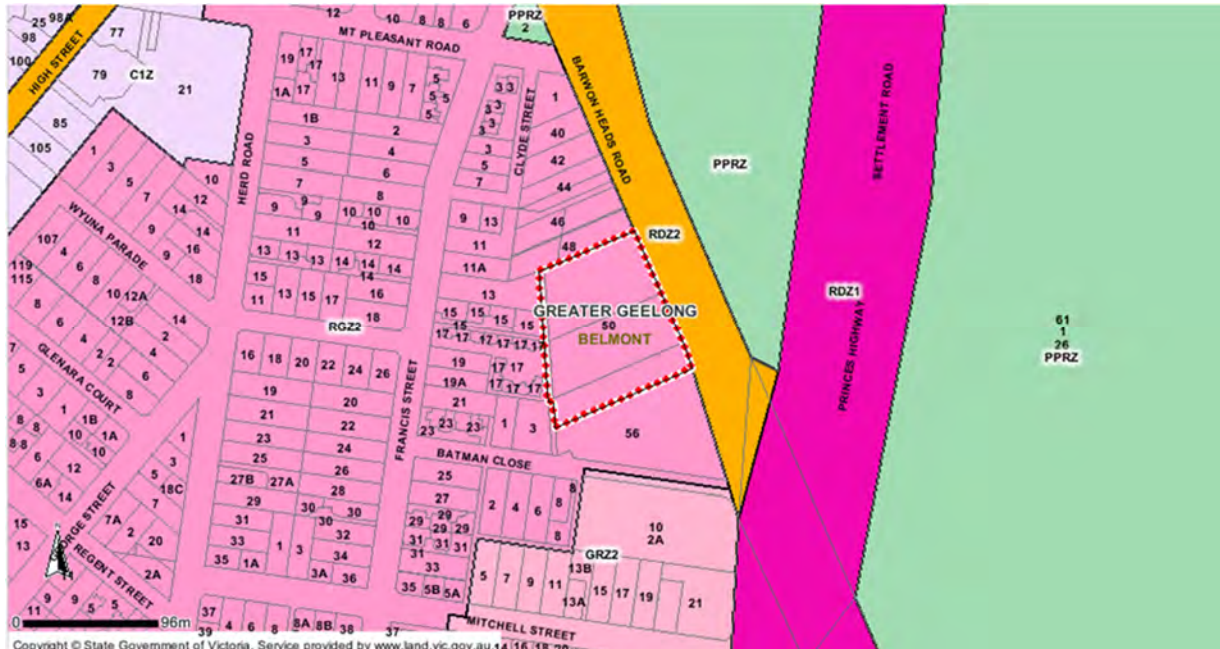


Figure 2 Land use zones within Belmont.

The venue is located in Belmont in the 3216 postcode which also includes the suburbs Grovedale, Grovedale East, Highton, Marshall, and Wandana Heights. The venue is located on Barwon Heads Road. It is adjacent the Barwon Health Prevention and Recovery Care (PARC) Program and the Salvation Army's SalvoConnect Women's Service.

The Barwon Health Prevention and Recovery Care (PARC) Program is a six bed, sub-acute residential program available to people with a lived experience of mental distress for up to 28 days. Individuals can use this service as additional support after a hospital admission prior to returning home, or when additional support is needed in order to avoid a hospital admission. The PARC program is located onsite within the Community Rehabilitation Facility and offers a recovery based program aimed at helping individuals to regain balance in life. The program includes, introduction to therapy, distress tolerance, hearing voices support, engagement in community programs and more.

The Salvation Army SalvoConnect Women's Service provides support and accommodation services to women and children experiencing homelessness. Many of these women are escaping domestic violence. The service provides a model of care based on a relational and strengths based approach that is client directed and assists women to overcome barriers and create sustainable futures.

THE VENUE SITE

The venue is located at 50-54 Barwon Heads Rd, Belmont. It currently includes a bar, bistro providing seating for 200 persons, lawn bowls and meeting space.

PROPOSED LOCAL DEVELOPMENTS

The residential area in which the venue is located is zoned growth residential. It is assumed that there will be a growth in population within the immediate catchment.

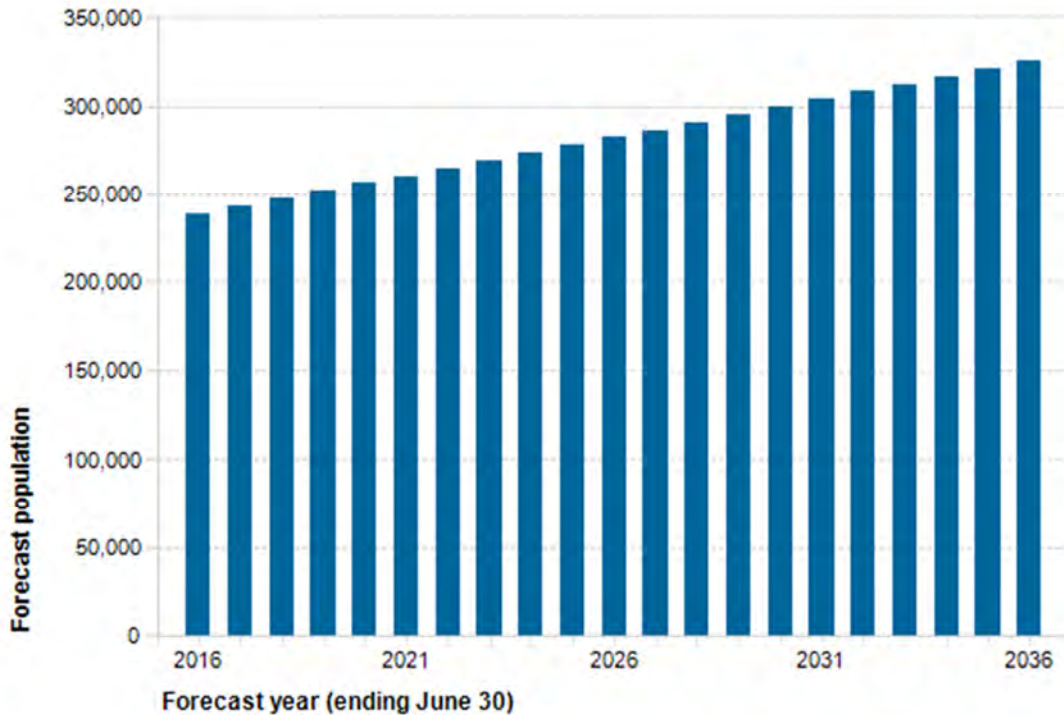
The City of Greater Geelong population forecast for 2018 is 247,068, and is forecast to grow to 325,779 by 2036. The City of Greater Geelong population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2016 and 2036.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

These forecasts were last updated in November 2017 by .id, the population experts, on behalf of the City of Greater Geelong. Forecasts are available for each year from 2016 to 2036.

Forecast population

City of Greater Geelong



Population and household forecasts, 2016 to 2036, prepared by .id, November 2017.



Figure 3 Forecast Population for the City of Greater Geelong.

ACCESSIBILITY

The venue is located on Barwon Heads Road which is a secondary arterial road and is managed by VicRoads. An arterial road typically carries around 12,000-15,000 vehicles per day. According to Council's in-house data base, the Barwon Heads Road was handling over 12,000 vehicles per day in 2004. Due to population growth the figure would now be closer to 15,000. (Asset and Traffic Management Unit).

There is good public transport access to the site. It is located in proximity to local shops amenities. However, across the street (on the north side) there is a sizeable residential community within walking distance of the venue. There is a possibility that residents of suburbs may make a spontaneous decision to gamble while walking or driving past the venue on-route to nearby facilities.

PUBLIC TRANSPORT

The RSL Geelong Sub-branch is proximal to public transport routes with a number of bus stops in the area.

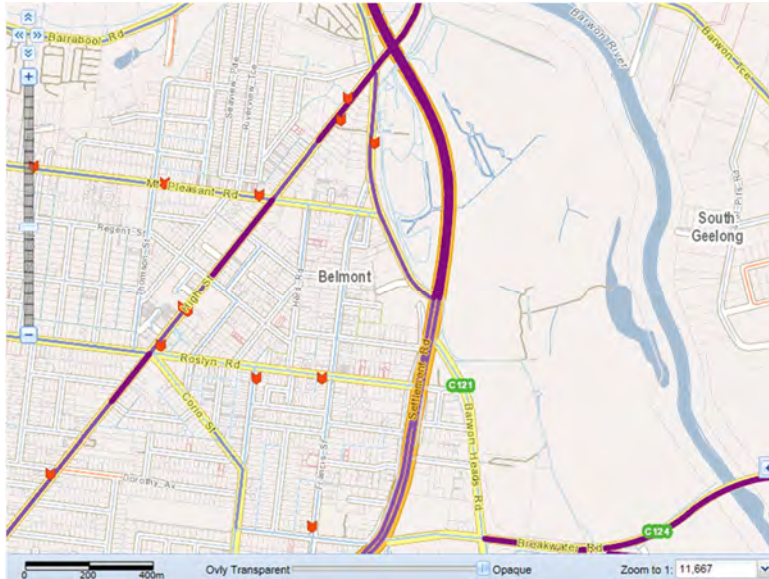


Figure 4 Location of bus stops near the RSL Geelong Sub-branch

COMMUNITY CONTRIBUTIONS

It is noted that the licence application by the RSL Geelong Sub-branch identifies \$30,000 dollars annually will be contributed to Geelong Football Club nominated programs. Table 1 sets out 2005-2006 aggregate data for clubs and hotels within each defined category of community benefit expenditure. It also sets out the proportion of expenditure claimed within each category for each of clubs, hotels and in total.

Table 1 Claimed Community contributions for the RSL Geelong Sub-branch

Venue	1 - Employment expenses	2 - Gifts of funds	3 - Sponsorships	4 - Gifts of goods	5 - Voluntary services	6 - Volunteer expenses	7 - Subsidised activities	8 - Fixed assets	9 - Direct and Indirect costs	Total claimed - \$
GEELONG RSL	494,890	8,664	5,725	2,314	306,362	8,787	13,948	42,732	75,202	958,624

The category 'employment expenses' represents by far the single greatest area of expenditure. The second most significant area of claimed expenditure was for fixed assets and the second largest category by proportion was that of 'direct and indirect costs'. The third largest category for clubs was 'direct and indirect costs' and 'fixed assets'. The combined categories of 'gifts of funds', 'sponsorships' and 'gifts of goods' amounted to 4.1% of the amounts claimed. The categories of 'voluntary services' and 'volunteer expenses' totalled 7.4% of claimed community benefit. Overall these categories accounted for 4.2% of claimed community benefit. From - Understanding the 'community benefit' of electronic gaming machines: an interim analysis of Victorian EGM Community Benefit Statements Charles Livingstone, Department of Health Science. Monash University, 2007.

Socio-economic analysis

VENUE CATCHMENT

The consultant has identified a catchment for the proposed EGMs at the venue. Most people (in an urban environment) will travel up to, on average, 2.5 kilometres to access gaming machines in Victoria²⁶. The consultant's executive summary identifies a venue membership of 6,525 people in 2018, approximately 32% of whom live outside the 'typical' 5km radius for a regional gaming venue.

The City considers the effects of the Electronic Gaming Machines increase application on suburban locations within the 2.5kms radius²⁷. The 3216 postcode which includes the suburbs Belmont (14,285), Grovedale (14,601), Marshall – Charlemont (2,302), Highton and Wandana Heights (21,567), are located within the 2.5km catchment and has a population of 52,755 persons at the 2016 Census.

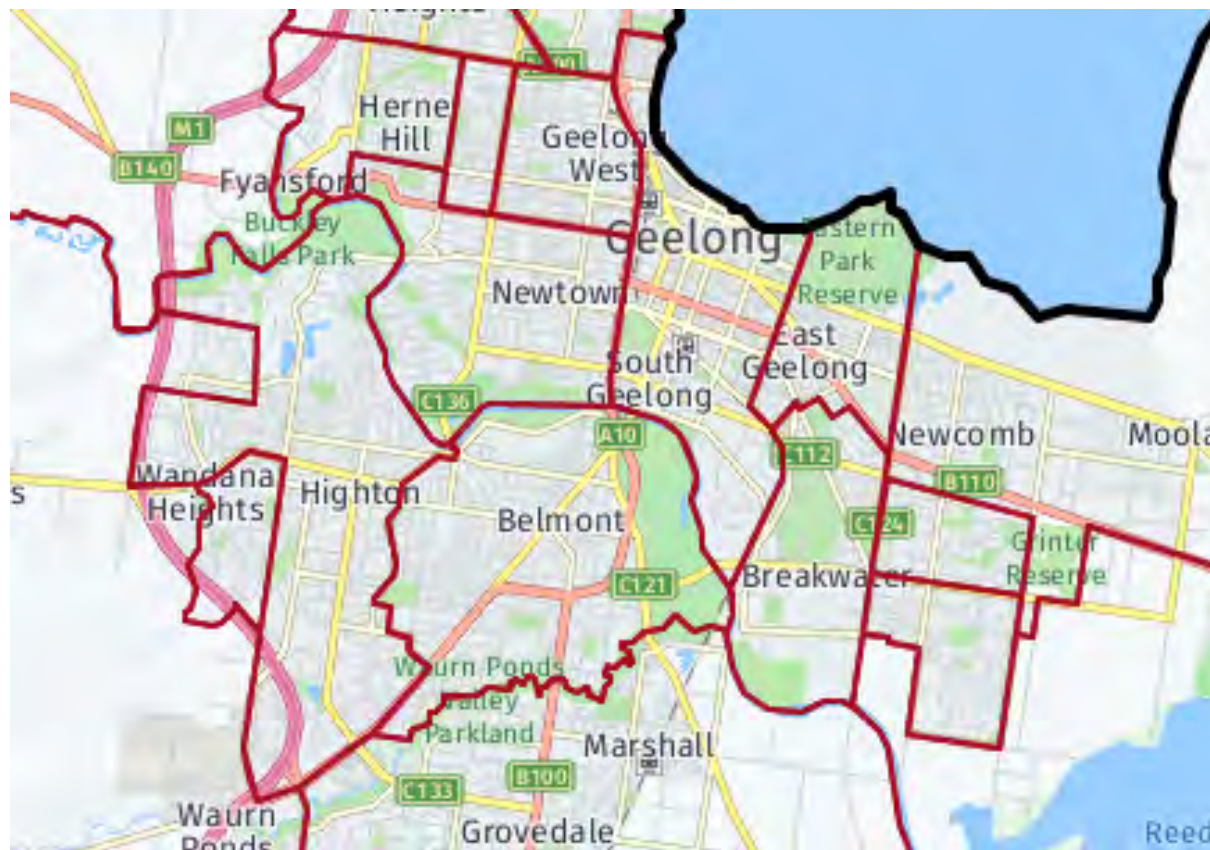


Figure 5 Suburbs included in the 3216 postcode.

Whilst the venue currently has some characteristics of a destination venue, it is conceivable that given the proximity to residential dwellings and key community services it is convenient to significant numbers of people doing their shopping, leading to an impulse decision to gamble.

26 Reference in RSL Geelong Sub-branch Social and Economic Impact Statement undertaken by NBA Group.

27 KPMG Consulting (1999) "Longitudinal Community Impact Study: 1999 Report – Volume 1"

28 The SA1 has been designed for use in the Census of Population and Housing as the smallest unit for the processing and release of Census data

29 From VCGLR, *Gaming Expenditure by venue sheet, featuring EGM numbers and venues as at 2017*. Accessed at Source: <https://www.vcgr.vic.gov.au/CA256F800017E8D4/VCGLR/2C4FB00D26AF1EFFCA257B320078D3F5?OpenDocument> on 23/7/2018

Figure 6 shows the Population of suburbs nearby the RSL Geelong Sub-branch by SA1 ²⁸ category.

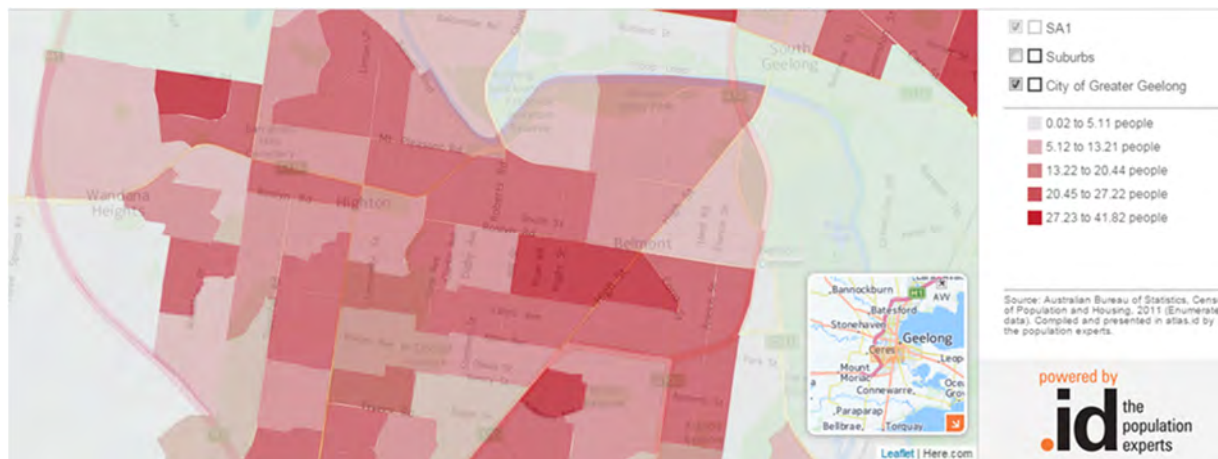


Figure 6 Population of suburbs nearby the RSL Geelong Sub-branch by SA1 category.

Electronic Gaming Machines Density

The City of Greater Geelong currently has 25 venues with Electronic Gaming Machines. Representing \$114,031,168 in gambling losses for the 2017 / 2018 financial year.

Table 2 shows the distribution of Electronic Gaming Machines for the venues in the Greater Geelong Local Government Area. This includes the suburbs of Belmont, Thomson, Breakwater, East Geelong, South Geelong, Geelong and Newtown. Currently the municipality of Greater Geelong has an Electronic Gaming Machines density of 7 per 1,000 adults²⁹.

Table 2 2017 / 2018 Distribution of Electronic Gaming Machines and Gambling losses by venue for Greater Geelong Local Government Area.

Venue Name	Losses 2017/18	EGMs 2018
Australian Croatian National Hall	3,437,955	30
Bell Park Sport & Recreation Club	673,405	28
Clifton Springs Golf Club	3,854,043	40
Fyansford Hotel	1,352,922	27
Gateway Hotel	6,064,314	50
Geelong Combined Leagues Club	9,102,699	105
Geelong RSL	3,369,916	42
Great Western Hotel	4,826,987	36
Grovedale Hotel	11,625,579	80
Jokers On Rynie	4,224,238	47
Lara Hotel	2,640,872	40
Lara Sporting Club	1,953,927	50
Leopold Sportsman's Club	3,338,956	35
Lord Of The Isles Tavern	6,925,548	60
Norlane Hotel	7,421,413	84

Venue Name	Losses 2017/18	EGMs 2018
Ocean Grove Bowling Club	4,493,121	60
Peninsula Hotel Motel	6,499,414	55
Phoenix Hotel	3,136,804	28
Polish Community Assoc In Geelong	1,693,681	35
Portarlinton Golf Club	4,206,590	65
Shell Club	5,935,620	77
Sphinx Entertainment Centre	9,971,511	67
St George Workers Club	3,296,282	35
Valley Inn Hotel	1,458,207	29
Waurm Ponds Hotel	5,965,119	70
Total	114,031,168	1275

SOCIO-ECONOMIC PROFILE

A number of demographic and socio-economic measures have been considered to determine the level of disadvantage in the local community surrounding the proposed venue. Literature suggests that these measures correlate with vulnerability to problem gambling in local communities. The measures utilised in this response include SEIFA scores, as well as the number of single person households and one parent families, the number of low-income households, and the number of households experiencing mortgage or rental stress.

The socio-economic and demographic measures have been analysed for local government area and include the suburbs of Belmont, Geelong, East Geelong, Thomson, South Geelong, Breakwater and Newtown. The data has been collected from the 2016 Census, ABS.

Table 3 Index of Relative Socio-economic Disadvantage

City of Greater Geelong's small areas and benchmark areas		
Area	2016 index	Percentile
Barwon Heads - Connewarre - Breamlea	1,091.9	95
Armstrong Creek - Mount Duneed	1,090.7	94
Waurm Ponds - Ceres	1,083.1	92
Highton - Wandana Heights	1,075.7	89
Rural Bellarine Peninsula	1,072.1	88
Newtown	1,070.0	87
Ocean Grove	1,060.0	82
Geelong	1,045.5	74
Curlewis	1,036.0	67
East Geelong	1,035.0	67
Lara	1,028.0	62
Geelong West - Manifold Heights	1,024.3	60
Drysdale - Bellarine	1,022.8	59
Rural North	1,022.6	59
Greater Melbourne	1,021.0	57
Marshall - Charlemont	1,019.1	57

City of Greater Geelong's small areas and benchmark areas

Leopold	1,019.0	56
Lovely Banks - Batesford - Moorabool	1,012.7	53
Victoria	1,010.0	51
Grovedale	1,007.0	49
G21 Region	1,003.3	47
Hamlyn Heights	1,002.0	46
Australia	1,001.9	46
Belmont	998.0	44
Clifton Springs	997.0	43
City of Greater Geelong	994.0	41
Herne Hill - Fyansford	977.8	33
Regional VIC	977.0	32
North Geelong - Ripplside	976.3	32
St Albans Park	963.0	26
St Leonards - Indented Head	962.3	26
Portarlington	962.0	26
Bell Post Hill	948.0	21
Newcomb - Moolap	932.8	16
Bell Park	925.0	14
South Geelong - Thomson - Breakwater	916.9	13
Corio	832.0	4
Whittington	821.0	3
Norlane - North Shore	731.1	2

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016. Compiled and presented in profile.id by [.id](#), the population experts.
(Usual residence data)

The table includes the suburb of Whittington. It has a high level of disadvantage thereby making it more at risk from the effects of problem gambling.

Figure 7 maps the SA1s that are located within the venue catchment area. The SA1s are shaded according to their SEIFA score and are expressed in quintiles. Notably, the suburbs of Thomson and Breakwater are characterised by high levels of relative disadvantage. The SA1s that incorporate these areas are characterised by populations within the bottom two quintiles of the SEIFA index.

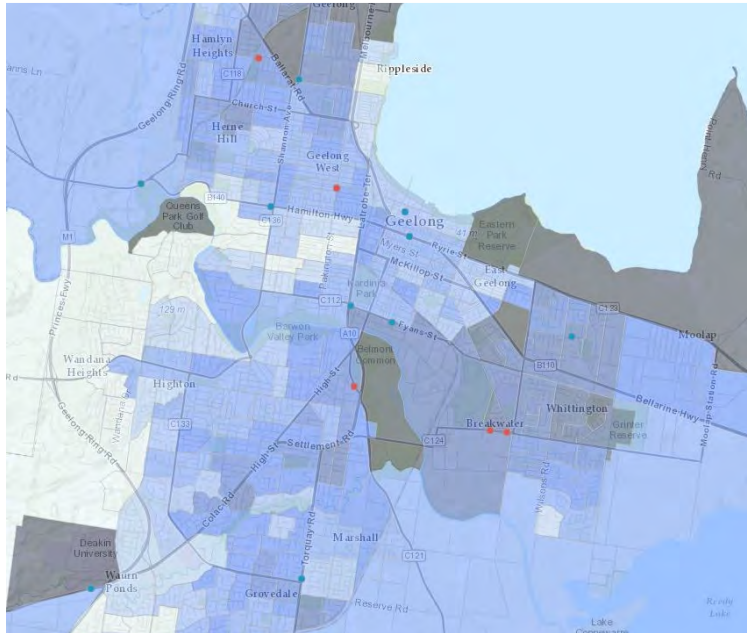


Figure 7 Greater Geelong Index of Relative Socio-Economic Disadvantage, Usual Residence.

ONE PARENT FAMILIES

The number of one parent families³⁰, as a proportion of all families in each of the suburbs within the catchment area, is detailed in Table 4. The proportion of one parent families in the proposed Belmont RSL catchment is compared to the Victorian and City of Greater Geelong averages.

One parent families consist of a lone parent with at least one dependent child (under 15) who usually reside in the family household. The family may also include any number of other related individuals e.g. a sister of the lone parent. Dependent children include adopted, step and foster children. The population for calculation of percentages is all families in the area. The suburb of Whittington has been the subject of intense work by City of Greater Geelong and remains a priority area for Council's Community Development Unit.

Table 4 One Parent families by suburb in 2016.

One parent families with children, 2016			
City of Greater Geelong - Enumerated			
Area	Number	Total households	Percent %
Armstrong Creek - Mount Duneed	170	1,834	9.3
Barwon Heads - Connewarre - Breamlea	147	1,694	8.7
Bell Park	288	2,166	13.3
Bell Post Hill	261	2,018	12.9
Belmont	662	6,066	10.9
Clifton Springs	355	3,064	11.6
Corio	1,106	5,733	19.3
Curlewis	67	535	12.5
Drysdale - Bellarine	140	1,714	8.2
East Geelong	141	1,631	8.6
Geelong	158	2,500	6.3
Geelong West - Manifold Heights	387	4,165	9.3
Grovedale	668	5,598	11.9
Hamlyn Heights	264	2,567	10.3
Herne Hill - Fyansford	173	1,709	10.1
Highton - Wandana Heights	576	7,653	7.5
Lara	611	5,460	11.2

One parent families with children, 2016

Leopold	524	4,804	10.9
Lovely Banks - Batesford - Moorabool	88	890	9.9
Marshall - Charlemont	60	902	6.7
Newcomb - Moolap	325	2,590	12.5
Newtown	324	4,029	8.0
Norlane - North Shore	779	3,914	19.9
North Geelong - Rippleside	179	1,442	12.4
Ocean Grove	495	5,392	9.2
Portarlington	131	1,670	7.8
Rural Bellarine Peninsula	58	962	6.0
Rural North	46	589	7.8
South Geelong - Thomson - Breakwater	221	1,718	12.9
St Albans Park	231	1,961	11.8
St Leonards - Indented Head	130	1,708	7.6
Waurm Ponds - Ceres	88	1,437	6.1
Whittington	313	1,691	18.5
City of Greater Geelong	10,171	91,798	11.1
Greater Melbourne	167,597	1,664,554	10.1
G21 Region	12,511	120,178	10.4
Regional VIC	58,360	577,736	10.1
Victoria	225,964	2,242,285	10.1
Australia	919,133	8,861,642	10.4

LOW INCOME HOUSEHOLDS

The number of low income households in the catchment, as a proportion of all households, is detailed in Table 5. The proportion of low income households in the catchment is compared to the Victorian and City of Greater Geelong averages. Low income households are those households with a combined gross income of less than \$650 per week before tax. This threshold was chosen because it is close to the bottom 25% of households Australia wide. The population for the calculation of percentages is all dwellings containing family, group or lone person households.

The areas of South Geelong / Thomson / Breakwater (29.3%), Newcomb / Moolap (27.8%) and Belmont (22.8%) have a higher level of low income households than that for the City of Greater Geelong, the G21 Region, Victoria, and Australia.

Table 5 Number of low income households by suburb as a proportion of all households.

Low income households (less than \$650 per week), 2016			
City of Greater Geelong - Enumerated			
Area	Number	Total households	Percent %
Armstrong Creek - Mount Duneed	105	1,749	6.0
Barwon Heads - Connewarre - Breamlea	227	1,616	14.0
Bell Park	582	2,091	27.8
Bell Post Hill	469	1,935	24.2
Belmont	1,334	5,839	22.8
Clifton Springs	627	2,948	21.3
Corio	1,570	5,467	28.7
Curlewis	64	508	12.6
Drysdale - Bellarine	400	1,680	23.8

Low income households (less than \$650 per week), 2016			
East Geelong	311	1,568	19.8
Geelong	473	2,370	20.0
Geelong West - Manifold Heights	839	3,927	21.4
Grovedale	1,087	5,442	20.0
Hamlyn Heights	512	2,455	20.9
Herne Hill - Fyansford	392	1,629	24.1
Highton - Wandana Heights	1,104	7,445	14.8
Lara	757	5,297	14.3
Leopold	812	4,625	17.6
Lovely Banks - Batesford - Moorabool	95	839	11.3
Marshall - Charlemont	198	834	23.7
Newcomb - Moolap	692	2,485	27.8
Newtown	610	3,848	15.9
Norlane - North Shore	1,341	3,601	37.2
North Geelong - Rippleside	301	1,363	22.1
Ocean Grove	936	5,237	17.9
Portarlington	465	1,557	29.9
Rural Bellarine Peninsula	141	949	14.8
Rural North	86	512	16.8
South Geelong - Thomson - Breakwater	474	1,616	29.3
St Albans Park	426	1,912	22.3
St Leonards - Indented Head	463	1,617	28.6
Waurm Ponds - Ceres	116	1,343	8.6
Whittington	537	1,540	34.9
City of Greater Geelong	18,587	87,931	21.1
Greater Melbourne	264,804	1,589,875	16.7
G21 Region	23,488	115,072	20.4
Regional VIC	125,658	547,571	22.9
Victoria	390,468	2,137,444	18.3
Australia	1,514,250	8,434,530	18.0

Figure 8 shows that the proportion of low income households varies significantly. Apart from the suburbs as listed above the map shows that SA1s in the northern part of the Belmont suburb have higher levels of low-income households.

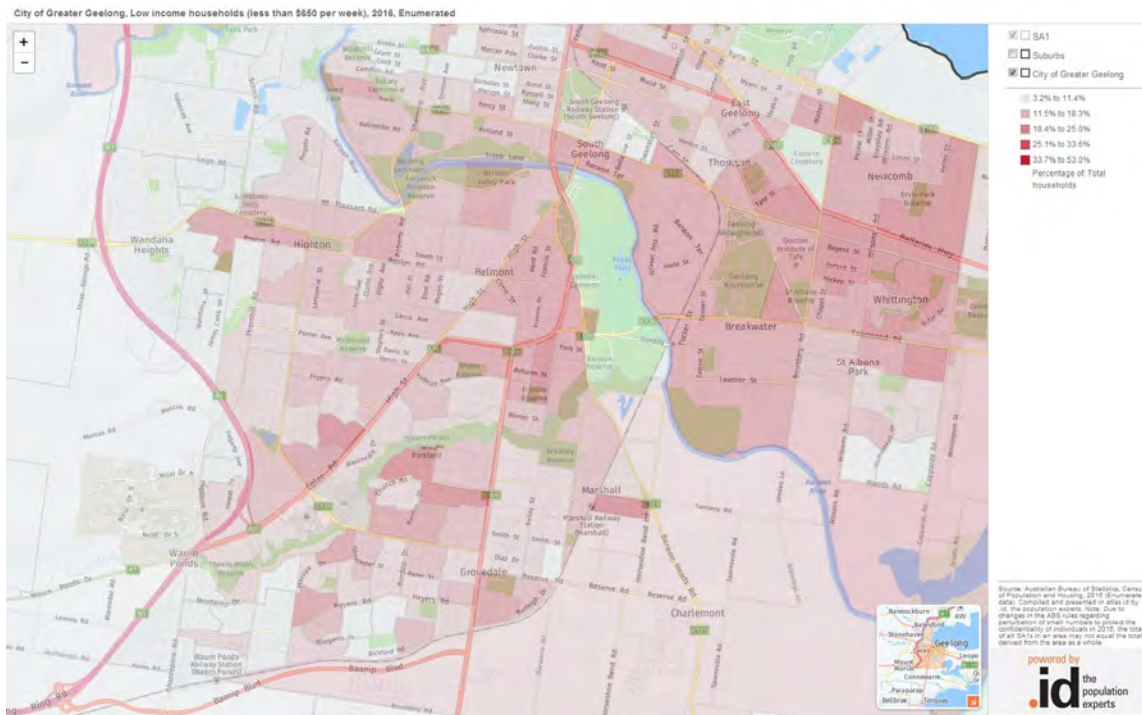


Figure 8 City of Greater Geelong low-income households.

RENTAL AND MORTGAGE STRESS

Rental Stress

Rental stress is defined as per the National Centre for Social and Economic Modelling (NATSEM) model as households in the lowest 40% of equalised incomes (income adjusted using equivalence factors to remove the effect of household size on income) across Australia, who are paying more than 30% of their usual gross weekly income on rent.

Housing affordability has become a significant social and economic problem in recent years, and between 2006 and 2011 rents across Australia increased by close to 50%. While stress can be very dependent on individual circumstances, using Census data to analyse this provides a good indication of the areas in the City of Greater Geelong where households may be having problems meeting their housing commitments.

Table 6 shows the number of households in the City of Greater Geelong Local Government area experiencing rental stress as a percentage of total renting households by suburb for 2011. 2016 data was unavailable at the time of reporting. The suburbs of St Leonards, Drysdale, Portarlington, St Albans Park, Herne Hill / Fyansford, Lovely Banks / Batesford / Moorobal, Newcomb / Moolap, Armstrong Creek, Whittington, Hamlyn Heights and Corio all have percentages of rental stress higher than the City of Greater Geelong Local Government Area, the state of Victoria, and the whole country of Australia.

Table 6 Proportion of households experiencing rental stress by suburb, 2011.

Rental stress, 2011			
City of Greater Geelong - Enumerated			
Area	Number	Total renting households	Percent %
Armstrong Creek - Mount Duneed	11	32	32.5
Barwon Heads - Connewarre - Breamlea	76	345	22.1
Bell Park	149	499	30.0
Bell Post Hill	117	379	30.9
Belmont	534	1,844	28.9
Clifton Springs	134	499	26.8
Corio	592	1,916	30.9
Curlewis	3	10	30.0
Drysdale - Bellarine	93	221	42.2
East Geelong	116	475	24.5
Geelong	201	892	22.5
Geelong West - Manifold Heights	401	1,422	28.2
Grovedale	326	1,136	28.7

Hamlyn Heights	169	541	31.2
Herne Hill - Fyansford	193	506	38.1
Highton - Wandana Heights	365	1,347	27.1
Lara	277	960	28.9
Leopold	155	502	30.9
Lovely Banks - Batesford - Moorabool	48	131	37.1
Marshall - Charlemont	15	76	19.6
Newcomb - Moolap	249	688	36.2
Newtown	289	1,067	27.1
Norlane - North Shore	483	1,668	29.0
North Geelong - Rippleside	98	367	26.6
Ocean Grove	309	1,046	29.5
Portarlington	135	338	40.0
Rural Bellarine Peninsula	24	101	23.7
Rural North	4	60	6.6
South Geelong - Thomson - Breakwater	172	646	26.6
St Albans Park	139	361	38.5
St Leonards - Indented Head	148	315	47.1
Waurm Ponds - Ceres	53	210	25.2
Whittington	191	609	31.3
City of Greater Geelong	6,270	21,229	29.5
Greater Melbourne	98,516	396,024	24.9
G21 Region	7,420	25,895	28.7
Regional VIC	34,615	129,555	26.7
Victoria	133,138	525,579	25.3
Australia	590,163	2,348,901	25.1

Mortgage Stress

Mortgage Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments.

Housing affordability is a significant social problem with many households struggling to afford to buy their dwelling and others buying but spending a large proportion of their income to service the mortgage. While stress can be very dependent on individual circumstances (and macro-economic factors such as interest rates), using Census data to analyse mortgage stress in the City of Greater Geelong provides a good indicator of the likely locations where people are having difficulties meeting their commitments.

Table 7 shows the number of households in the City of Greater Geelong Local Government area experiencing mortgage stress as a percentage of total households by suburb for 2011. 2016 data was unavailable at the time of reporting. The suburbs of Norlane / North Shore, St Leonards, Portarlington, St Albans Park, Lovely Banks / Batesford / Moorabool, South Geelong / Thomson / Breakwater, North Geelong / Rippleside, Armstrong Creek, Marshall / Charlemont, Clifton Springs, Whittington, and Corio all have percentages of mortgage stress higher than the City of Greater Geelong Local Government Area, the state of Victoria, and the whole country of Australia.

Table 7 Proportion of households experiencing mortgage stress by suburb, 2011.

Mortgage Stress, 2011			
City of Greater Geelong - Enumerated			
Area	Number	Total households with a mortgage	Percent %
Armstrong Creek - Mount Duneed	4	31	14.0
Barwon Heads - Connewarre - Breamlea	51	550	9.2
Bell Park	73	614	11.9
Bell Post Hill	51	537	9.5
Belmont	164	1,792	9.1
Clifton Springs	155	1,136	13.7
Corio	257	1,686	15.3
Curlewis	0	30	0.0
Drysdale - Bellarine	50	519	9.6

East Geelong	45	573	7.8
Geelong	32	529	6.0
Geelong West - Manifold Heights	110	1,293	8.5
Grovedale	220	2,095	10.5
Hamlyn Heights	65	791	8.2
Herne Hill - Fyansford	29	463	6.3
Highton - Wandana Heights	186	2,506	7.4
Lara	198	2,156	9.2
Leopold	147	1,617	9.1
Lovely Banks - Batesford - Moorabool	46	383	12.1
Marshall - Charlemont	35	250	13.9
Newcomb - Moolap	77	694	11.1
Newtown	82	1,168	7.0
Norlane - North Shore	132	721	18.4
North Geelong - Rippleside	39	326	12.0
Ocean Grove	177	1,768	10.0
Portarlington	39	317	12.4
Rural Bellarine Peninsula	27	281	9.6
Rural North	30	234	12.8
South Geelong - Thomson - Breakwater	57	476	12.0
St Albans Park	111	864	12.8
St Leonards - Indented Head	44	306	14.5
Waurm Ponds - Ceres	51	675	7.6
Whittington	69	444	15.6
City of Greater Geelong	2,809	27,826	10.1
Greater Melbourne	61,994	528,197	11.7
G21 Region	3,951	37,222	10.6
Regional VIC	20,090	172,365	11.7
Victoria	82,082	700,562	11.7
Australia	288,241	2,723,555	10.6

LONE PERSON HOUSEHOLDS

The household and family structure of the population is an important indicator of the housing markets attracted to the City of Greater Geelong. It is usually indicative of the area's era of settlement and provides key insights into the level of demand for services.

Table 8 shows that Belmont, Newcomb, Whittington, Geelong, Geelong West, Bell Park, East Geelong, Hamlyn Heights and Newtown all have higher levels of lone person households²⁸ than the City of Greater Geelong as whole, the G21 Region, Regional Victoria, and Australia. In 2016, Herne Hill - Fyansford (38.6%) has the highest percentage of lone person households.

Table 8 Lone person households by suburb in 2016.

Lone person households, 2016.			
City of Greater Geelong - Enumerated			
Area	Number	Total households	Percent %
Armstrong Creek - Mount Duneed	199	1,834	10.9
Barwon Heads - Connewarre - Breamlea	358	1,694	21.1
Bell Park	676	2,166	31.2
Bell Post Hill	529	2,018	26.2
Belmont	1,928	6,066	31.8
Clifton Springs	756	3,064	24.7
Corio	1,541	5,733	26.9
Curlewis	70	535	13.1

²⁸ Data for lone person households within the catchment area is derived from the Social Atlas developed for the City of Greater Geelong by id Consulting, based on data from the 2011 (update to 2016 ABS Census figures) Census.

Lone person households, 2016.

Drysdale - Bellarine	428	1,714	25.0
East Geelong	492	1,631	30.2
Geelong	810	2,500	32.4
Geelong West - Manifold Heights	1,305	4,165	31.3
Grovedale	1,427	5,598	25.5
Hamlyn Heights	746	2,567	29.1
Herne Hill - Fyansford	660	1,709	38.6
Highton - Wandana Heights	1,574	7,653	20.6
Lara	987	5,460	18.1
Leopold	1,017	4,804	21.2
Lovely Banks - Batesford - Moorabool	132	890	14.8
Marshall - Charlemont	295	902	32.7
Newcomb - Moolap	860	2,590	33.2
Newtown	1,092	4,029	27.1
Norlane - North Shore	1,358	3,914	34.7
North Geelong - Rippleside	410	1,442	28.4
Ocean Grove	1,291	5,392	23.9
Portarlington	529	1,670	31.7
Rural Bellarine Peninsula	186	962	19.4
Rural North	104	589	17.7
South Geelong - Thomson - Breakwater	626	1,718	36.4
St Albans Park	564	1,961	28.8
St Leonards - Indented Head	508	1,708	29.7
Waurm Ponds - Ceres	171	1,437	11.9
Whittington	551	1,691	32.6
City of Greater Geelong	24,182	91,798	26.3
Greater Melbourne	366,004	1,664,554	22.0
G21 Region	30,518	120,178	25.4
Regional VIC	155,822	577,736	27.0
Victoria	521,826	2,242,285	23.3
Australia	2,023,544	8,861,642	22.8

Gaming context

GAMING IN THE CITY OF GREATER GEELONG

The City of Greater Geelong is located within capped region number 8, under the State Government's Regional Caps system. The cap recognises the high number of EGMs per person in the City of Greater Geelong. A maximum of 1,421 gaming machines are permitted to operate within the combined areas of the City of Greater Geelong and the Borough of Queenscliffe.

There are currently 1,292 attached Electronic Gaming Machines licenses within the City of Greater Geelong. The VCGLR identifies seven gaming machines for every 1,000 adults residing in the City of Greater Geelong, this compares to six gaming machines for every 1,000 adults in the state of Victoria. Player losses on Electronic Gaming Machines in the City of Greater Geelong have increased from the 2016 / 2017 financial year by approximately \$3 million dollars to \$118 million dollars in the 2017 / 2018 financial year.



Victorian Commission for
Gambling and Liquor Regulation

Electronic Gaming Machine LGA Level Expenditure

NOTE: Yellow highlight below represent filterable fields. Place cursor on field to access filter options.

LGA SELECTION: **CITY OF GREATER GEELONG**

MONTH	2018 / 2019			2017 / 2018			2016 / 2017		
	Expenditure	No of Egms	No of Venues	Expenditure	No of Egms	No of Venues	Expenditure	No of Egms	No of Venues
JULY	\$ 10,670,474	1,302	26	\$ 9,967,075	1302	27	\$ 9,970,678	1294	26
AUGUST	\$ -	0	0	\$ 10,032,240	1304	27	\$ 9,971,415	1295	26
SEPTEMBER	\$ -	0	0	\$ 9,791,185	1304	27	\$ 9,901,734	1295	26
OCTOBER	\$ -	0	0	\$ 9,956,588	1295	27	\$ 10,181,862	1295	26
NOVEMBER	\$ -	0	0	\$ 9,650,418	1290	27	\$ 9,704,044	1286	27
DECEMBER	\$ -	0	0	\$ 10,321,097	1300	27	\$ 9,954,004	1302	27
JANUARY	\$ -	0	0	\$ 10,194,105	1305	26	\$ 9,835,729	1305	27
FEBRUARY	\$ -	0	0	\$ 9,152,600	1305	26	\$ 8,715,713	1305	27
MARCH	\$ -	0	0	\$ 9,909,761	1304	26	\$ 9,417,176	1304	27
APRIL	\$ -	0	0	\$ 9,872,582	1305	26	\$ 9,278,985	1305	27
MAY	\$ -	0	0	\$ 9,947,257	1305	26	\$ 9,324,395	1302	27
JUNE	\$ -	0	0	\$ 10,037,534	1305	26	\$ 9,163,108	1305	27
TOTAL:	\$ 10,670,474			\$ 118,832,443			\$ 115,418,844		

Figure 9 EGM Expenditure for the City of Greater Geelong from 2016 to 2018.

The annual EGM losses in the City of Greater Geelong equate to \$625 per adult residing in the City. This figure compares to \$553 per annum, per adult, in the state of Victoria. Overall, the City of Greater Geelong is characterised by a large number of gaming machines, and large player losses, relative to the size of the local population. The large number of gaming machines and higher level of player losses in the City of Greater Geelong is not necessarily explained by Geelong's role as a regional centre. While Geelong is a regional centre, it primarily serves the large population contained within the municipal boundaries.

The RSL Geelong Sub-branch's application will result in an increase in Electronic Gaming Machines density at the location, which is not supported by Council's Strategic Gaming Policy.

GAMING IN THE CATCHMENT AREA

Council is awaiting confirmation that the Geelong Football Club will be permanently closing its gaming venue, which equates to 100 EGMs. This may reduce the number of EGMs. There are also three venues within direct proximity (within a few hundred metres) of the catchment area, operating a total of 176 machines. A number of venues are located on the very edges of the catchment area. The patrons of these venues are likely to come from both outside and inside the venue's catchment area. Measuring the EGM expenditure or EGM density within the catchment area of the venue would provide only abstract figures that would be unreliable in determining accessibility to gaming machines in the catchment area. It can be said that the population within the catchment area has ready access to existing gaming venues.

ALTERNATIVE RECREATION OPPORTUNITIES

The opportunity for a local community to access alternative social and recreational activities and venues that do not incorporate gambling, is seen to reduce local vulnerability to problem gambling. The alternative opportunities available to the local community during day time hours are substantial.

Social and recreational venues that may serve as alternatives to the proposed Electronic Gaming Machines at the RSL Geelong Sub-branch during night time hours are shown in Figure 9.

Figure 9 shows access to alternative recreational opportunities where gaming activities are not part of the venue. These venues include pubs, restaurants and cinemas.



Figure 10 Alternative night time recreation and social venues within the catchment area

The eastern areas of the catchment area, in contrast, have a much lower provision of alternative venues without gaming machines. Council has some concern that parts of the catchment area lack access to alternative night time recreational opportunities that do not include gaming machines. Residents in the suburbs of Thomson / Breakwater and Newcomb / Moolap have limited existing access to venues other than those venues or clubs with Electronic Gaming Machines. The lack of alternative venues in these areas is of particular concern because of the comparatively low SEIFA scores of these areas.

PROBLEM GAMBLING SERVICES

Gamblers Help Service data is not available at the time writing this report.

PROPOSED COMMUNITY CONTRIBUTION

Research undertaken by Uniting Care analysed the proportion of player losses, at EGM venues, that are redirected as community benefits (inclusive of community funding). Uniting Care analysed these figures for the various Commonwealth Electoral Divisions (CEDs), including the two electoral divisions that fall within the catchment area of the proposed venue (Corangamite and Corio). The research shows that in the CED

of Corio, 2.2% of player's losses are redirected into community benefits and, 3.8% of player's losses in Corangamite are redirected into community benefits. In Victoria, the average is for 2.4% of player losses to be redirected into community benefits.²⁹

The community funding proposed by the venue (as a proportion of gambling losses) is equivalent to losses that are claimed by EGM venues as a community benefit, in Victoria as a whole. The RSL Geelong Sub-branch has proposed that should the installation of EGMs at the venue be approved, the company will donate \$30,000 per annum in community contributions, not including staff salaries.

The details of the proposed community funding program are unclear. No specific detail is given as to who will select projects under the program, who would be eligible to apply for funding and what criteria may be utilised in determining projects to be funded.

²⁹ C Livingstone, C Kipsaina, A Rintoul (2012) "Assessment of poker machine expenditure and community benefit claims in selected Commonwealth Electoral Divisions"

Assessment of impacts

This response reviews the social and economic impacts that the proposed installation of 30 more Electronic Gaming Machines at the RSL Geelong Sub-branch may have on the local community. Potential impacts are considered in this response. The response makes a determination as to the “net economic and social impact” on the local community, in light of Section 3.3.7 of the Gaming Regulations Act. The assessment framework informs the variables that are considered in the impact assessment.

PROBLEM GAMBLING

The Victorian Responsible Gambling Foundation states - Our mission is to improve the health and wellbeing of Victorians by working with communities to deliver effective, evidence-based initiatives to prevent gambling harm and provide support for those seeking help. We take a public health approach to our work, which means we focus on prevention, early intervention and support.

Harm from gambling can happen much earlier than people realise and affect the health, wellbeing and financial security of even those who gamble infrequently. By partnering with others, the Foundation is working to raise awareness of gambling harm and provide access to a range of effective help services. Our prevention initiatives include state-wide advertising campaigns and community programs and we work with venues to help create safer gambling environments.

Council Policy for Electronic Gaming states - The purpose of the Electronic Gaming Policy (the Policy) is to guide Council responses to gaming proposals and planning applications within the municipality of Geelong. Problem gambling can exist in many gambling contexts, including Electronic Gaming Machines, table games, horse racing and sports betting.

While recognising some positive impacts from electronic gaming on the community, a key objective of the Policy is to reduce the negative impacts of problem gambling resulting from Electronic Gaming Machines by: influencing the location of Electronic Gaming Machines within the City of Greater Geelong municipality; taking an advocacy role in relation to government policies; adopting a community development role in terms of engaging and informing the community on issues relating to problem gambling harm; and facilitating research of the extent and effects of problem gambling in the municipality.

Venue character and accessibility

The venue, has the characteristics of a convenience venue. Whilst on the one hand the venue is located on a secondary arterial road (Barwon Heads Rd) and borders a recreational reserve it also borders residential dwellings and is proximate to mental health and welfare services.

Disadvantage and problem gambling vulnerability

The catchment as a whole does not show a low SEIFA disadvantage score compared to the Victorian and City of Greater Geelong averages. However the most proximate suburb in the catchment area (Belmont) has a lower SEIFA score for disadvantage than that of the state of Victoria.

RECREATIONAL AND SOCIAL OPPORTUNITIES

Recreational and social benefits of the Electronic Gaming Machines will be negligible. The City has a higher number of Electronic Gaming Machines per 1000 adults than the Victorian average, implying that ready access to existing Electronic Gaming Machines already exists. There is cause for concern regarding the lack of access to alternative venues and activities, which do not incorporate gaming machines, for some sections of the local community.

There are sections of the catchment area that are characterised by low SEIFA disadvantage scores. The submission highlights the lack of access to adequate night time venues and activities without gaming machines. The application has the potential to increase the incidence of problem gambling within this section of the catchment area by decreasing non-gambling options available to disadvantaged persons in the community.

EMPLOYMENT

The VCAT decision regarding the Laurimar venue case (Whittlesea CC v George Adams Pty Ltd [2011]) highlighted that consideration of employment impacts at a proposed EGM venue should be limited to those that relate specifically to gaming activity at the venue.

In the application to the VCGLR by the RSL Geelong Sub-branch, it is stated that one equivalent full time direct gaming employment position will be created, with two employees to improve surveillance in the gaming room, three chefs, and an additional seven waiting, bar and reception staff. Neither the application

submitted to the Commission, nor the witness statement of the applicant's manager, Mr Ricky Cole, provide any further detail as to how the equivalent full-time position has been calculated.

The gambling related components of venues are generally low generators of employment. Research supports that gambling generates as few as 3.2 full-time positions for every \$1 million in player expenditure. It is difficult to see how 30 additional machines with an expected net gaming machine expenditure of approximately \$3.3 million would directly generate seven permanent, gaming-related positions. This contrasts poorly with other hospitality sectors (e.g. restaurants and cafes).

Research has found that those employed in gaming venues are more likely to develop problem gambling issues themselves. The employment benefits of the additional positions at the RSL Geelong Sub-branch will be proportionally offset by the increased potential for problem gambling amongst employees. The social and economic benefit related to increased, ongoing employment at the venue is modest. It is further unclear whether proposed employment represents an improvement on the current situation due to the absence of detailed employment data.

COMMUNITY FUNDING

The proponent has indicated that \$30,000 per annum for three years in community donations will be provided should the 30 EGMs be approved. This figure represents a very small percentage of annual player losses forecast at the venue. This figure is similar to the average expenditure on gaming machines that is attributed to community benefits in Victoria generally (2.4% for the state of Victoria).

There is insufficient information regarding the focus and administration of the proposed community funding program to make definitive conclusions in regards to the benefit of this program.

NET SOCIAL AND ECONOMIC IMPACT

The following provides a summary of the social and economic impacts associated with the proposal as described above. Giving consideration to these factors the application will be detrimental to the local community. While there may be some benefits to the community, such as employment and community funding benefits, these could be seen as modest in comparison to the detrimental impacts associated with the current application. In particular, there is concern with the potential for the proposed venue to increase the incidence of problem gambling in some sections of the community.

Social and economic impacts of the RSL Geelong Sub-branch Electronic Gaming Machines licenses application.

The installation of EGMs at the venue is likely to increase problem gambling vulnerability amongst existing and new staff members. This will detract from some of the benefits of increased employment attributed to the development.

Some of Belmont lacks access to alternative, recreational and social opportunities without EGMs during night time hours. These factors will combine to increase the risk of problem gambling in this area of the catchment. There are also concerns regarding future residential development surrounding the venue, which may transform the character of the venue into more of a convenience venue.

Modest employment benefits may be attributed to the gaming activities at the venue. Given the reduction in bistro seats, it is unknown as to whether this will adversely affect current employment conditions at the venue and to what extent this will reduce the employment benefits of the proposal. It is unlikely that the employment generated by the gaming activities is equal to the number of positions attributed by the proponent.

The RSL Geelong Sub-branch has indicated that \$30,000 for three years will be contributed to local programs. The specific detail of this proposal remains unclear. It is therefore difficult to definitively assess any benefits associated with the proposal without further certainty about how it may be utilised. In any case, the proposed funding is of benefit to the local community. It is equivalent to approximately 2.4% of annual player losses at the venue.

Community engagement – perceptions and attitudes.

The Supreme Court decision in *Macedon Ranges Shire Council v Romsey Hotel Pty Ltd 2008* notes the need for the VCGLR and VCAT to consider community perceptions and attitudes regarding the potential impact of EGM movements or applications. The Supreme Court noted that perceptions of impacts can, in and of themselves, be considered social impacts on the community. This view is consistent with general SIA theory and literature.

As a part of the SEIA, The City of Greater Geelong provide the public with a Have Your Say Engagement through the City's website. The objective of the engagement was to allow the community to identify their perceptions of the impacts of the RSL Geelong Sub-Branch application, particularly on health and wellbeing and harm minimisation. The need to consult the Community regarding well-being is reflective of the wording of the Supreme Court decision for the Romsey case.

An engagement was available for all community members to comment via the City's 'Have your say' section of Geelongaustralia.com. The engagement was open from 22nd August 2018 and closed 4th September 2018. The engagement was promoted via a media release and in printed media on two occasions in the City's community information update.

The engagement allowed respondents to complete some basic demographic information such as age, gender, and suburb and then provided a range of statements with Likert scale response options. An open text section was available for respondents to add any comments they wished. The City acknowledges that the following limitations in the design of the engagement; The single cross sectional design is not good at following trends in real time or over short periods of time; Insecurity limiting access to the population of concern; The lack of funding and time restraints to carry out a more in depth robust survey; and A specific focus on health and well-being and harm minimisation aspects of the application.

There were 500 page views recorded to the 'Have Your Say' engagement and a total of 87 people completed the engagement. The highest number of responses were from the suburb of Belmont, in which the RSL Geelong Sub-branch resides. The largest distribution of respondents (34.5%) were aged between 35-49 years. The 50-59 year age group were the second highest group represented at 19.5%. Respondents ranged from Under 18 to 70-84 years.

A summary of responses identified the following themes as of particular concern to respondents. Most responses identified the themes of reducing community harm and community safety, followed respectively by gambling losses, a reduction in EGMs, gambling losses used to help support veterans, and problem gamblers. To a lesser extent respondents identified concerns relating to a removal of all machines, financially supporting sporting clubs in the community, addiction, and finding other ways to encourage venue use. Appendix 2 is the summary report for the RSL Geelong Sub-branch Have Your Say Engagement detailing all responses.

Appendices

APPENDIX 1

RSL GEELONG SUB-BRANCH LOCATION WITHIN THE CITY OF GREATER GEELONG AND SURROUNDING SUBURBS.

City of Greater Geelong population is 244,798. Population density is 1.95 persons per hectare. Land area is 125,242 hectares. The venue's catchment (based on a 2.5k radius) includes the suburbs of Belmont, Newtown, Geelong, East Geelong, and Highton – Wandana Heights.

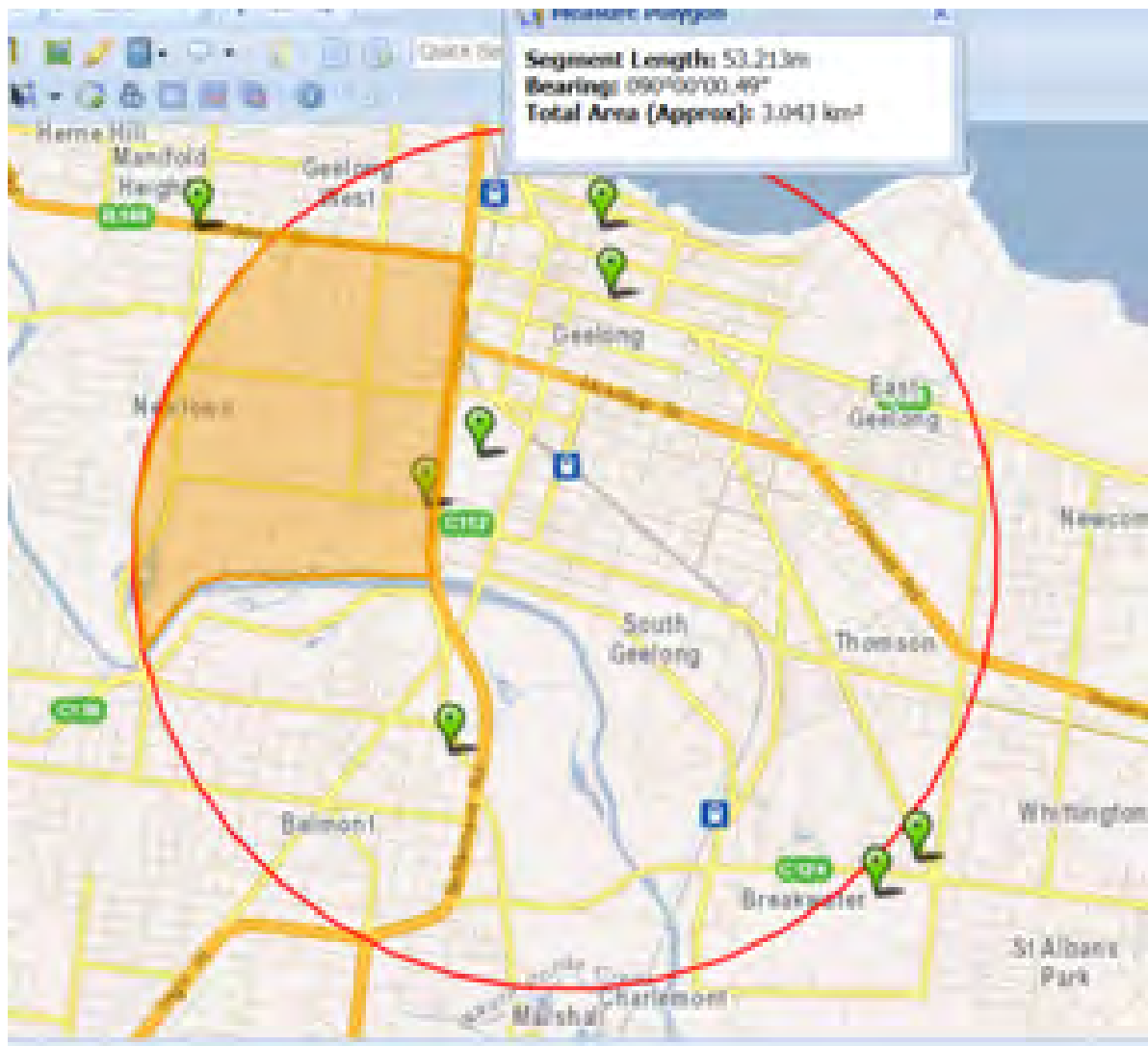
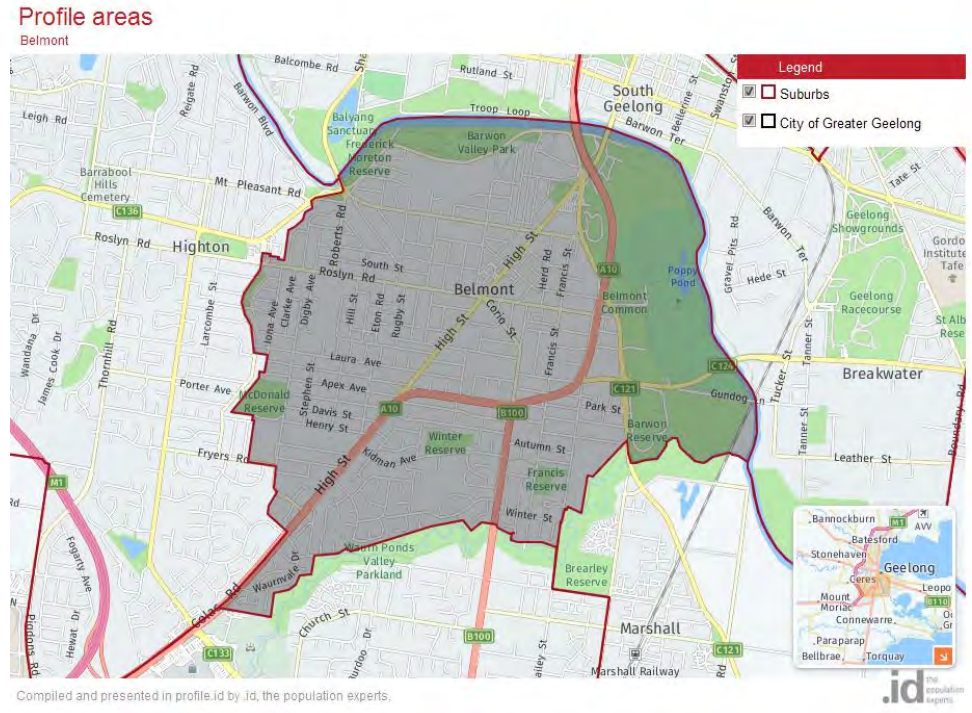


Figure 11 Map indicating 2.5km radius from RSL Geelong Sub-branch.

Belmont population is 14,496. Population density is 16.23 persons per hectare. Land area is 893 hectares.

Figure 12 Map of the suburb of Belmont.



Newtown population is 10,651. Population density is 18.35 persons per hectare. Land area is 580 hectares.



Figure 13 Map of the suburb of Newtown.

Geelong population is 6,058. Population density is 17.10 persons per hectare. Land area is 354 hectares.

Profile areas

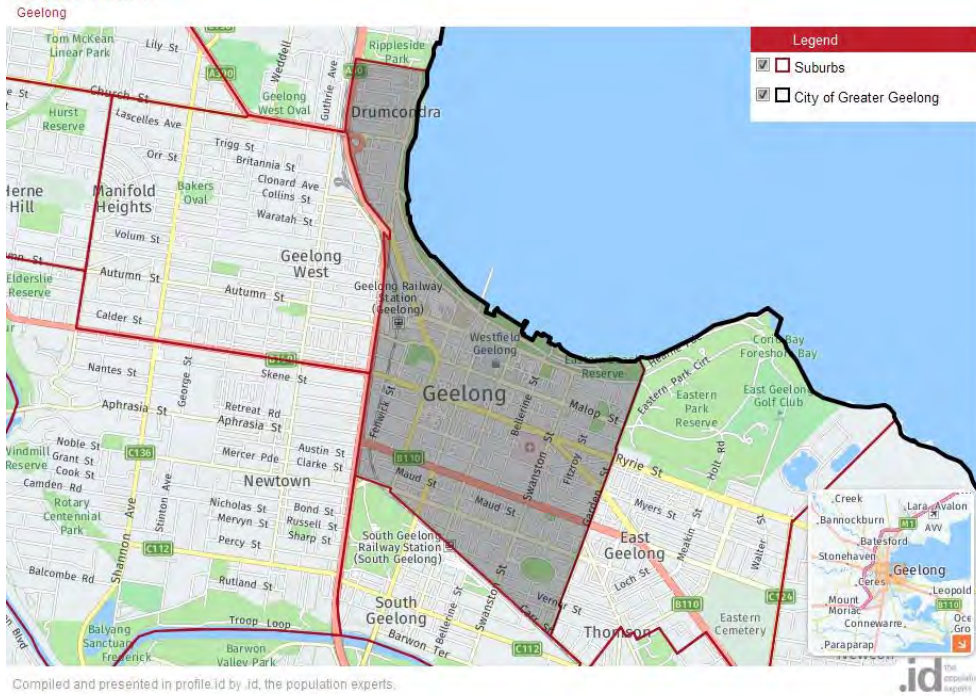


Figure 14 Map of the suburb of Geelong.

East Geelong population is 10,651. Population density is 18.35 persons per hectare. Land area is 580 hectares.

Profile areas



Figure 15 Map of the suburb of East Geelong.

Highton – Wandana Heights population is 21,822. Population density is 15.47 persons per hectare. Land area is 1411 hectares.

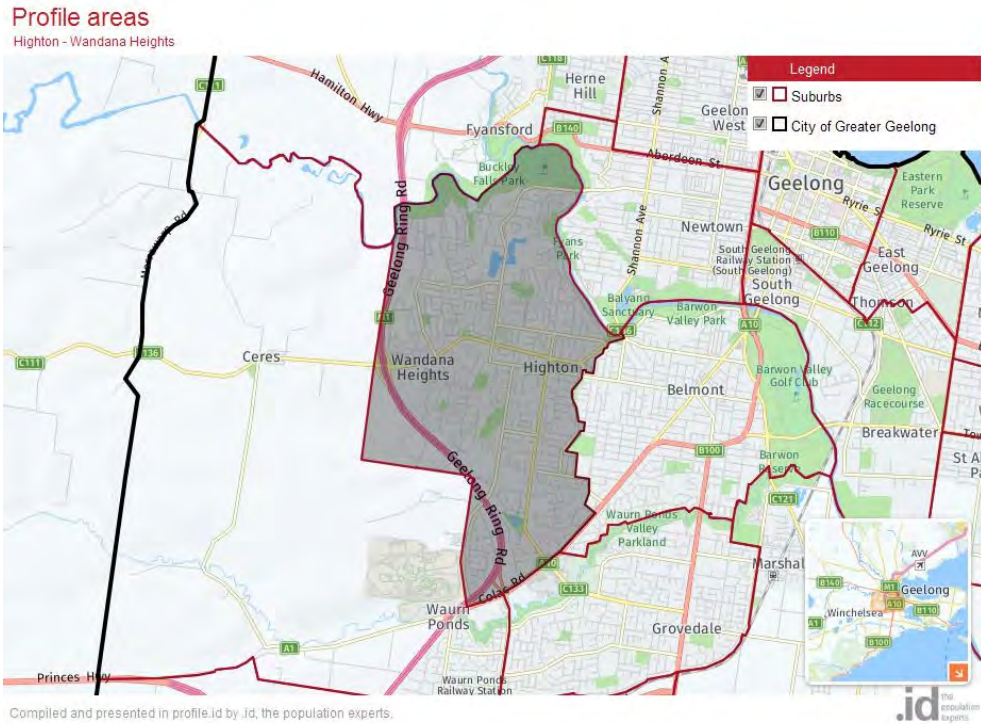
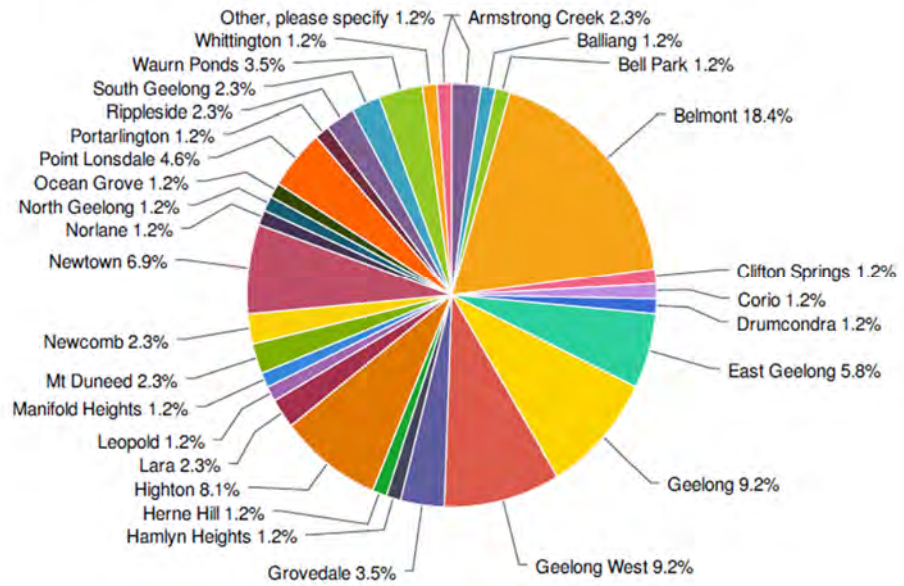


Figure 16 Map of the Suburb of Highton – Wandana Heights.

APPENDIX 2

RSL GEELONG SUB-BRANCH ENGAGEMENT SUMMARY REPORT - 11 SEPTEMBER 2018

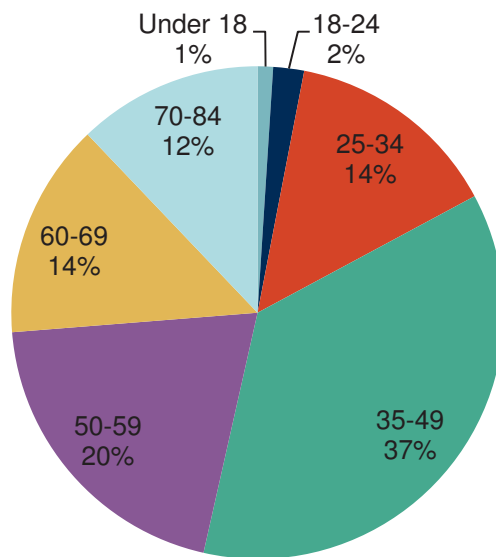
1. In which suburb do you live?



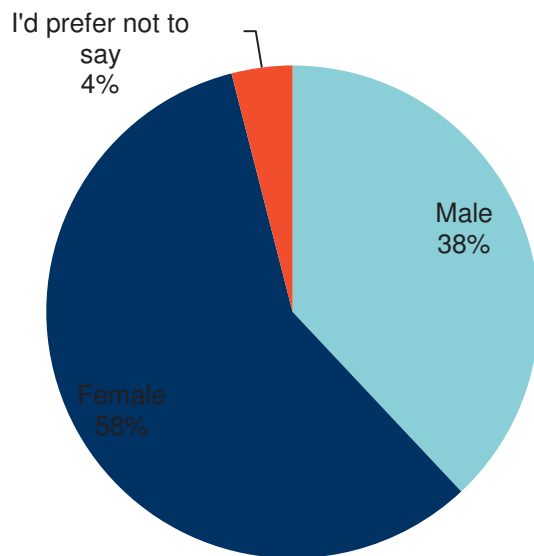
2. If Other, please specify.

Torquay.

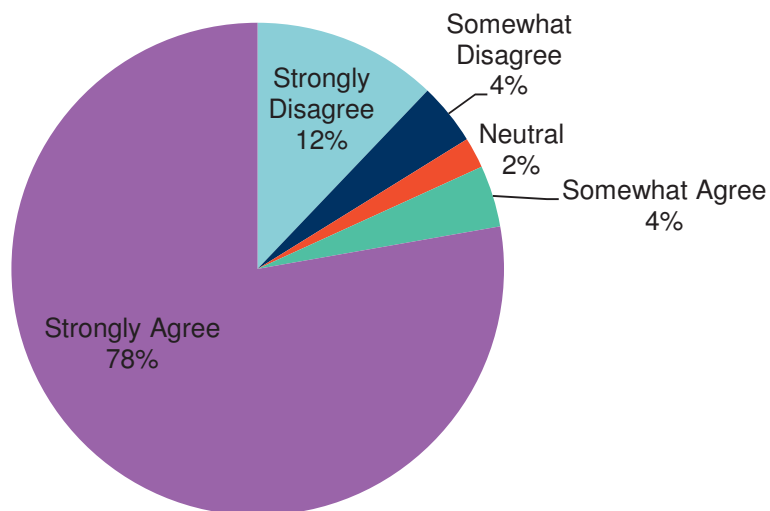
3. What is your age group?



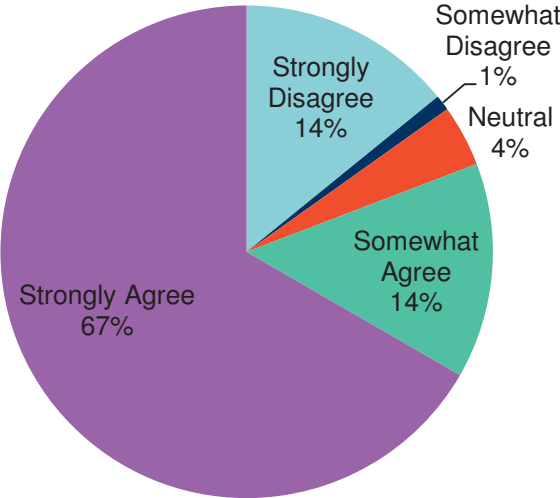
4. What is your gender?



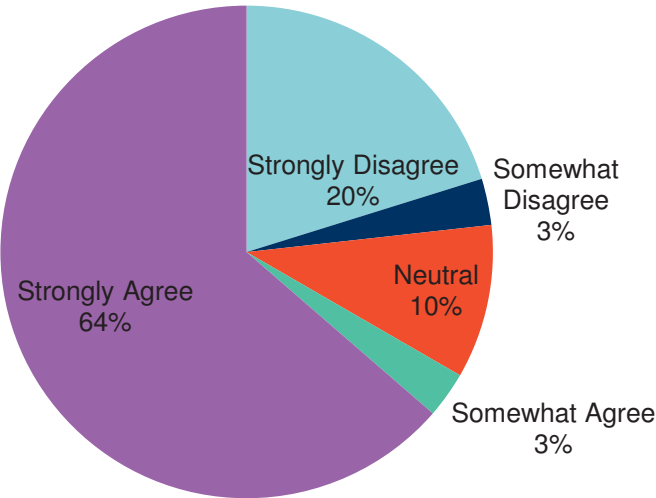
5. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will have a detrimental effect on my community.



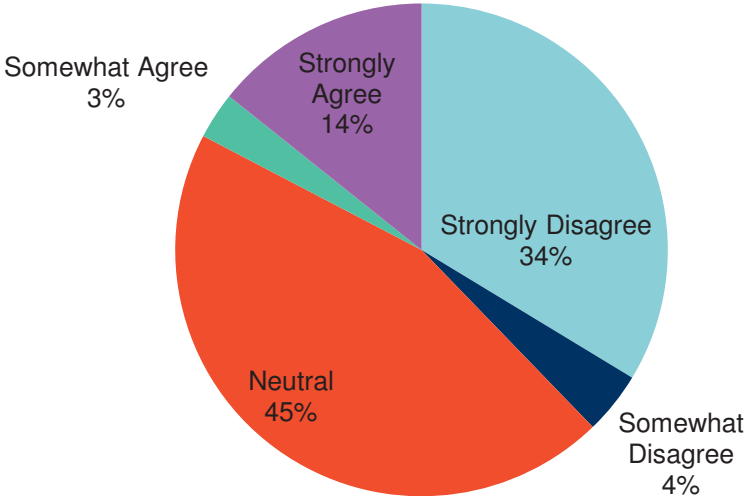
6. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will have a detrimental effect on children in my Community.



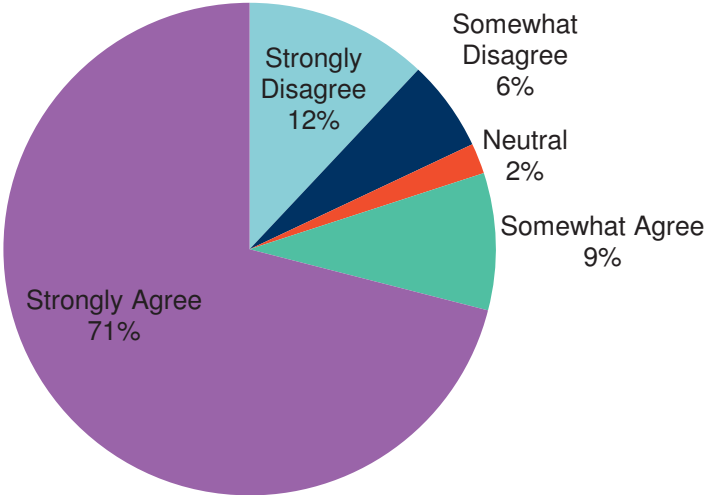
7. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will decrease my likelihood of attending that venue for non-gambling activities.



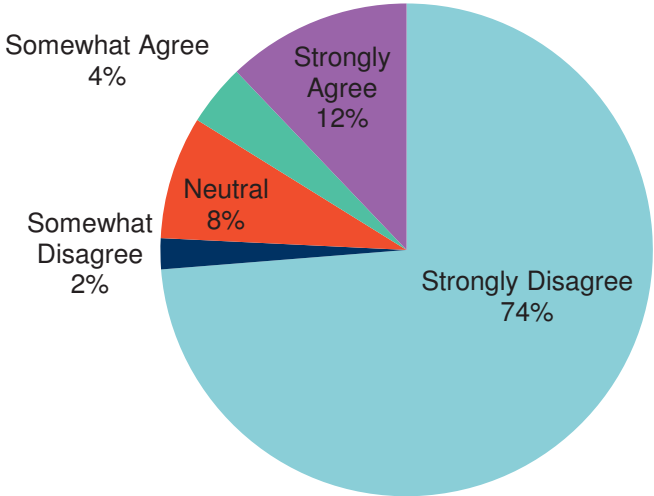
8. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase my gambling losses.



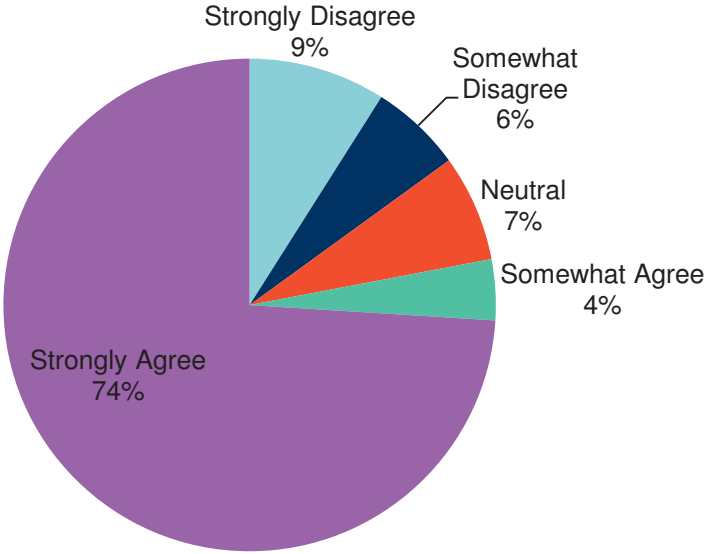
9. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase the social disadvantage of my community.



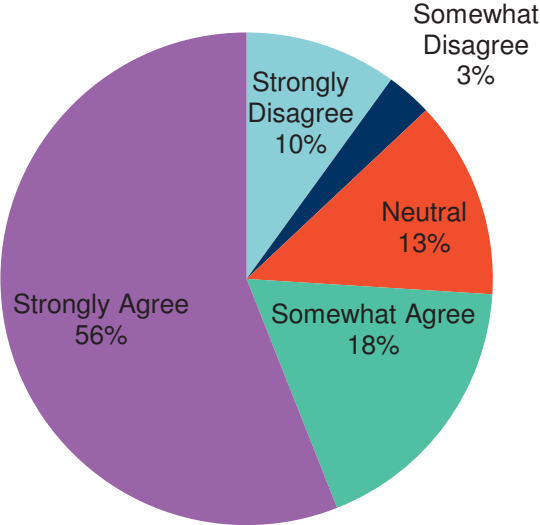
10. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will decrease the financial harm experienced by my community.



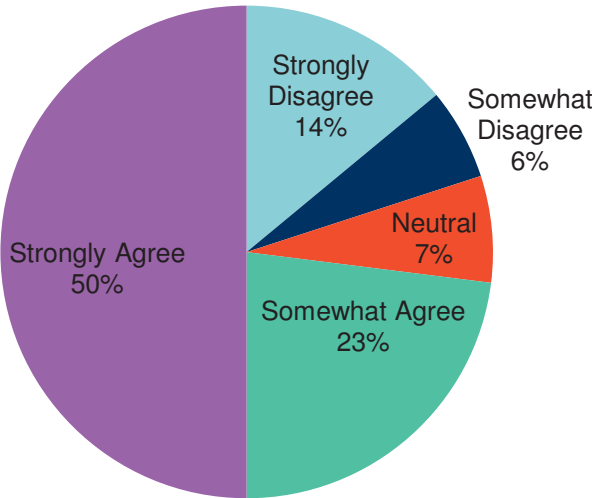
11. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase the likelihood of problem gambling in my community.



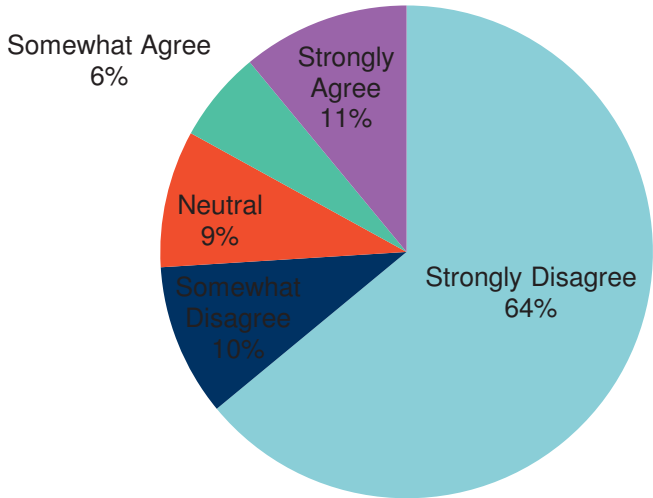
12. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase the community's experience of shame associated with problem gambling.



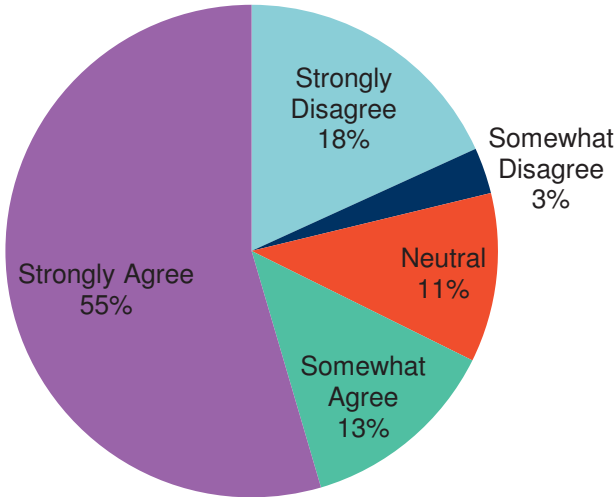
13. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will decrease the social connectedness of my community.



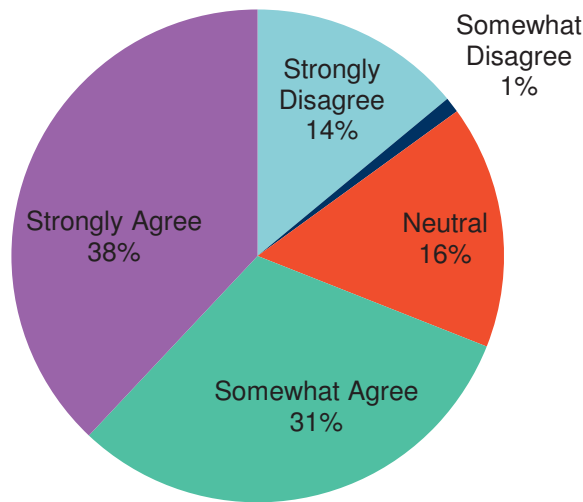
14. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase my community's ability to enjoy non-gambling activities.



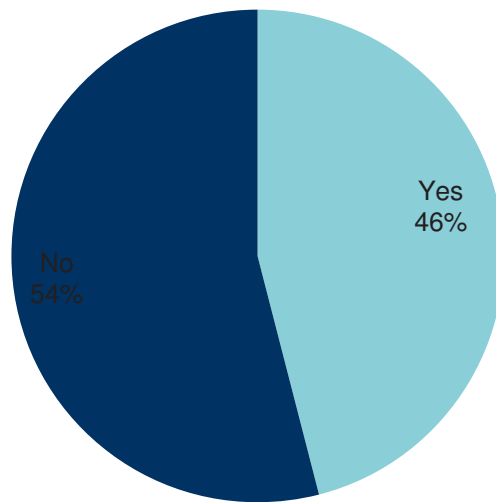
15. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will stop my attendance at the venue.



16. An increase in Electronic Gaming Machines at the RSL Geelong Sub Branch will increase my community's experience of crime.



17. I was aware that the 2017 / 2018 financial year EGM gambling losses for the RSL Geelong Sub Branch were in excess of \$3.3 million dollars.



18. Please add any further comments here.

Response
Gambling is an addiction and we should be helping people fight this.
Gaming machines are needed to help support veterans in need.
I will be cancelling my RSL membership at the Geelong RSL as a result of their proposal.
I will be happy if all the existing gambling machine will be shot down .
Let's reduce harm from gambling, to increase!

Life is hard enough without gambling losses to add to it.

N

N/a

NO MORE MACHINES

No more pokies in Geelong, they destroy families

Not helpful for communities at all. Increases problem gamblers

Please keep our community safe!

Support rsl

Thank you for the opportunity to take this survey.

The all community doesn't need more pokies machines but a reduction should be a priority !

The increase is excessive. EGM create more harm than good. We have enough in Geelong

This is none of councils business just get on with the job you're elected to do ie garbage etc

This survey is unfair

We do not need any additional machines in Geelong. They are detrimental to our community.

we should be removing gaming machines not adding more.

Pokies take money disproportionately out of the pockets of the most disadvantaged members of a community. It is unconscionable for a local government to support or validate their increase. Say no and take a stand for the people who need it the most

I hear that the main reason that the Geelong RSL is increasing their gaming is to put more money back into the community, examples are junior and grass root sporting clubs

I am concerned about the increase in gambling losses for the Geelong community in the past ten years as outlined in the Geelong Advertiser 28 August. And the negative impact this has on individuals, their families and community.

I am utterly opposed to any increase in pokies at the RSL. In fact I want those they already have to be removed. They are a blight on our community and cause enormous harm. The RSL is supposed to look after ex servicemen and yet they are happy to assist in destroying their community. SHAME!

This is madness. And it is the charities that have to deal with the disaster that problem gambling causes. I am very cross about this.

wow, that is a massive amount of money lost here by the community. Isn't this an indication to reduce the number of machines instead of increasing it??

RSL is just being greedy to take more money from local people in the community. There are too many Poker machines in Geelong as it is.

Strongly disagree with this decision and there is evidence to support and increase will lead to negative consequences in the community, particularly for individuals who already face social disadvantage

Gambling in our community is a disgrace and adds to the misery of many in our community especially children who are always the ones most at risk

There are too many Pokie machines in Geelong already. We need to reducing their number not increasing them. Gambling destroys lives and the poor suffer the most.

Some of the income received from additional EGM at the Geelong RSL will be spent on providing more welfare benefits to members. Money is also needed to update the facility

This proposal has no positive community benefit and only increases revenue for RSL on the back of social pain for the wider community

in reading their financial annual report, it shows that they have spent over \$100,000 in welfare, which supports veterans with utility bills and food vouchers. They also help families with school fees and paying rent

This venue has a sufficient number of machines and should not be allowed to procure more. This will not benefit our community but will impact negatively on our community's health and wellbeing.

There is no need for more pokies in our community. There are plenty of venues that offer pokies in the 3216 area.

The money earned from the gaming machines go towards the welfare of veterans and there families. If gaming machines are not increased at the Geelong RSL many veterans with mental and physical injuries can not be supported.

Geelong already loses \$118m annually to pokie machines. We just don't need this. Poker machines do not offer anything of value to our community. They are there to make private profits at the expense of individuals. Just think what our community could do with an additional \$118m each year.

Gambling is causing so many problems already in our community, there is no reason to increase the availability of EG machines.

Management and Staff of Geelong RSL Club are committed to the Responsible Conduct of Gaming services. Geelong RSL implement measures to ensure that we encourage a responsible, caring and professional approach to the Responsible Conduct of Gambling. An increased number of poker machines in the Geelong RSL's location will support Geelong RSL sub-branch's welfare services to veterans

Poke machines are made to be addictive and have no place in the community. I wonder how many returned veterans have a gambling problem because their club continues to provide these machines.

Having more machines at the RSL will not entice more people to become Problem Gamblers. I am going through separation now due to being married to a Problem Gambler. She found many, many more Venues in Geelong to waste our money at and the RSL was not one. Unfortunately for me and many other men I have spoken to, there is not a law that will deny

these people from losing everything behind our backs. Also there is no court that takes this into account.

The article in the advertiser bought me here, just wanted to say, they recently banned online poker in Australia, which is widely considered a game of skill, but it wasn't being taxed here. So increasing the amount of pokie machines, which are not a game of skill, makes no sense

Not a problem gambler myself, but still work in an area where I see the impacts. It's documented in the neuroscientific literature that egms induce reward hypersensitivity in individuals which literally means that they have no capacity to resist the urge to gamble. It is impossible that the designers of these machines are not aware of this and foolish to think they don't design their machines accordingly. Why are we as a community seeking to further exacerbate the harm done to susceptible people and by extension to the entire community (save the few who are profiting from the machines)?

Surely we have learned something from past experience of loss, dislocation, depression and crime increase. I say NO to more pokies!

It is extremely saddening to hear the statistic of point 16 and without even regard for this the proposition of more gambling machines seems outrageous. People who attend the RSL do require social activities and connectedness but when that occurs under the guise of 'friendly flutter' the rot is set in for lonesome losses and isolation and potential for gambling addiction to take root. This would further alienate people and cause priorities to be shifted away from family and people to satisfy the ever tempting need for cash for machines. Please do not do this, instead invest in other community promoting activities. Thank you.

Electronic Gaming Machines are intended to make profit for venues and machine owners. The main users are those who can ill afford to risk their income. EGMs do not bring a community together - which Geelong should be aiming for. More community feeling - not less.

If the RSL think that by increasing the number of machines their supposed \$ losses in 2017/18 will be fixed they are delusional. These deliberately addictive machines are a blight upon our society - Geelong in particular! This State government is addicted to \$ revenue from gaming machines - I for one would like to see less - certainly not more machines in our local community.

I think the RSL and other poker machine venues look at other ways to encourage use of their venues e.g. a lot of people who like to watch football do not have FOXTEL and these venues could put football matches. Buckley does this OK and they have their poker machine room separate from the sporting screens. I have gone there to watch football and you buy a meal and drink and the venue makes money that way. One problem is that Geelong supporters get priority with sound over others like Collingwood supporters if these two teams are playing at the same time. Also the RSL could look at things on a Sunday afternoon to appeal to seniors such as Scottish dancing, folk music etc.

More gambling options will increase financial hardship, mental health problems, suicide rates, crime and marriage breakups.

It is my understanding that the increase will not affect the community. As the increase will give a choice of new games. The small profit the RSL receives will go into the community. It's a win-win for all.

There is no need for more poker machines anywhere. All they do is prey on the vulnerable. We should be decreasing the amount, not increasing them.

The insidious harm that an increase in gaming machines will have on our community causes repercussions for years to come on the most vulnerable people in our community. Please Geelong City Council reject this application!!!

In the end of the day it is everyone's responsibility to be responsible for themselves. It is never a good idea to increase gambling opportunities for the weak. We all know of the many problems that arise from that. If we try to stop people from smoking and taking drugs, we should also try to do our very best to not give a gambler what he/she desire.

Your survey is deliberately designed to achieve negative responses. Why was a similar survey not circulated in respect of other venues ? Why have you not indicated that these machines came from the Football Club and that there has been no overall increase in the number of machines in Geelong

The money earned from the gaming machines go towards the welfare of veterans and there families. This needs to happen

As some enlightened clubs are removing these machines because of the know harm that they cause this RSL will be wise to follow their example.

Problem gambling statistics continue to increase. The effect on families is enormous. Young people are very active in gambling. More machines lead to more problems in families, the community, services for addiction etc. Having seen these effects first hand I write from that position.

Gambling addictions and their parallel issues of crime, domestic violence and homelessness are not endorsed by my agreeing to an increase in gaming machines by the RSL Geelong Sub Branch. Like the odds to win, the Community is assured to lose and we cannot afford this in our current suffering community.

Not sure why you are surveying! Gambling hurts communities! Recent figures of losses of \$10m monthly in our community are evidence. Be shameful for CoGG to agree to any increase.

**5. AMENDMENT C368 AND PLANNING PERMIT 11/2017 – 143-179
FLINDERS AVENUE LARA - CONSIDERATION OF PANEL REPORT AND
ADOPTION**

Source: Planning and Development – Strategic
Implementation
Acting Director: Joanne van Slageren
Portfolio: Sustainable Development

Purpose

To consider the Panel Report about Amendment C368 and PP11/2017 and to adopt the Amendment and recommend to the Minister that he approve the Amendment and Planning Permit.

Background

The Amendment re-zones land at 143 – 179 Flinders Avenue, Lara from the Rural Living Zone (RLZ) to the General Residential Zone, schedule 1 (GRZ1). The Planning Permit PP11/2017 allows the staged subdivision of the re-zoned land into conventional residential lots.

The Amendment was exhibited between 9 November and 11 December 2017.

Fifty (50) submissions were received in response to the exhibition of the Amendment and Planning Permit application.

All submissions were referred to an independent Panel, appointed by the Minister for Planning. A Directions Hearing was held on Monday 9 March 2018. The Panel hearing was held on 23 April 2018 and the Panel Report received on 13 June 2018.

Key Issues

The Panel conclusions included that:

- 1) The Amendment is supported by and implements the relevant sections of the State and Local Planning Policy Frameworks and is consistent with the relevant Ministerial Directions and Practice Notes.
- 2) The proposed General Residential Zoning of part of the land is a logical inclusion of conventional residential land.
- 3) The Rural Living Zone 200 metre buffer along the northern part of the site, south of Serendip Sanctuary, is appropriate.
- 4) The Structure Plan Map in the Lara Structure Plan (2011) should be updated to show the 200 metre buffer.
- 5) Pedestrian access to both Spoonbill Court and Firetail Way is appropriate.
- 6) The Planning Scheme Amendment and Planning Permit will be consistent with the bushfire policy at Clause 13.05 of the Planning Scheme subject to the requirements and recommendations of the bushfire risk assessment being given effect through the Planning Permit for the subdivision of the land.
- 7) The requirement for a financial contribution for the public open space contribution for the subdivision is appropriate.

- 8) Flinders Avenue is to be constructed along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) to comprise a traffic lane in each direction, kerb and channel, a parking lane, cycle lane, and a sealed pedestrian path on the north-western side of Flinders Avenue, and a table drain on the south-east side.
- 9) The conditions of the draft Planning Permit as exhibited should be amended in accordance with the conclusions and recommendations of this report.
- 10) Council officers agree with the Panel's findings and recommend that the Amendment and Planning Permit be adopted with minor changes to the permit conditions.

Cr Mason moved, Cr Aitken seconded -

That Council:

- 1) Adopt Amendment C368 in the form as outlined in Attachment 6 of this report;**
- 2) Submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**
- 3) Recommend to the Minister for Planning that Planning Permit 11/2017 be approved in the form outlined in Attachment 5 of this report.**

Carried.

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 is consistent with the following clauses of the Planning Policy Framework and supports its implementation by:

- Clause 11.01-1S Settlement - The amendment supports this policy as it will facilitate residential growth in an orderly manner located close to educational and community services in a broader established residential context.
- Clause 11.01-1R Settlement Geelong (G21) - The amendment supports this policy as Lara is identified as an area to support planned growth and reinforce the role of distinct towns and to optimise the use of existing infrastructure and services.
- Clause 15 Built Environment - The amendment supports this policy as the subdivision design will enable the creation of a safe, functional and high quality environment with a sense of place and cultural identity in keeping with the surrounding residential character.
- Clause 16 Housing - The amendment is considered to accord with this policy as it will facilitate a serviced diverse housing development in an existing developed residential context in close walking distance to town services.
- Clause 19.03-4S Stormwater - The amendment supports this policy via the management of stormwater from the site through Lara Central Estate via incorporation of water-sensitive urban design techniques to reduce run-off and peak flows and integrate stormwater treatment.

Alignment to Council Plan

The amendment supports the Sustainable Built and Natural Environment strategic direction of Council 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.

Environmental Implications

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

Discussion

The Amendment proposes to rezone part of the land at 143-179 Flinders Avenue, Lara from the Rural Living Zone (RLZ) to the General Residential Zone 1 (GRZ1).

In addition, the Amendment alters Clause 21.13 Lara Structure Plan Map to show land at 143-179 Flinders Avenue, Lara as 'Conventional Residential'.

The draft Planning Permit allows for the staged multi-lot subdivision of the land proposed to be re-zoned.

Fifty submissions were received in response to the exhibition of the Amendment and draft Planning Permit. The submissions included three from referral authorities which supported or did not object to the amendment and Planning Permit and/or specified Planning Permit conditions, four from nearby landowners and a local environmental group which supported the amendment as exhibited but which expressed concerns with regard to aspects of the draft Planning Permit and one from a nearby landowner which made no comment in relation to the Amendment, but which expressed concern with regard to perceived impacts arising from increased traffic related to the development. Thirty two submissions in support of the Amendment were received from individuals who indicated that they hoped to purchase land within the proposed subdivision.

Ten submissions were received which opposed or sought changes to the Amendment and draft permit as exhibited. These submissions predominantly addressed matters related to the merits of the proposed Planning Permit, rather than the re-zoning of the land.

Submissions expressing concern primarily related to proposed lot sizes, vehicle and pedestrian connectivity and off-site traffic impacts.

On 12 January 2018 the City's delegate considered a report on the submissions and made the following decision:

That Council having considered all submissions to Amendment C368 resolves to:

- 1) *Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider submissions relating to the amendment;*
- 2) *Refer all submissions to the Panel; and*
- 3) *Submit to the Panel its response to the submissions generally as outlined in this report.*

A two-person Panel, chaired by Ms Lucinda Peterson, conducted the Hearing on 23 April 2018. An officer from the Strategic Implementation Unit, assisted by an officer from the Statutory Planning Unit, represented the City and reflected the delegated authority resolutions and argued that the Amendment is strategically justified and that the draft Planning Permit should be supported.

The Panel Report, received on 13 June 2018, supports the City's position on all aspects of the Amendment, and has recommended some changes to the exhibited draft Planning Permit. The Panel Report's Executive Summary and Recommendations is at **Attachment 3**.

Attachment 4 is a tracked changes version of the Draft Planning Permit which includes the changes suggested by the Planning Panel.

Attachment 5 is a revised version of the draft permit conditions which incorporates wording changes agreed between Council officers and the applicant's consultants, as a result of matters raised by the parties in the course of their submissions to the Panel.

Attachment 6 contains the Amendment documentation in accordance with the recommendation contained in this report.

Attachment 7 contains the revised Plan of Subdivision submitted by the applicant at the Panel Hearing, on which the Plan of Subdivision referred to in the draft permit will be based.

Key Panel findings and Officer response

A) Re-zoning

Basis of Objections.

A number of submitters said that they had previously been given undertakings that the land would not be developed or subdivided.

The Township of Lara Care Group Inc. (Submitter 17) opposed the extent of the rezoning on the basis of increased cat numbers, traffic, open space, and the existing land 'over supply' of residential zoned land. They submitted that there is no justification to rezone this land as the existing residential land is well in excess of the minimum 15 year land supply requirement in the Planning Scheme. They expressed preference for the Low Density Residential Zone (LDRZ) with a single dwelling per acre, with 8 to 10 dwellings in total.

Several submitters stated that there is not a lack of zoned land within the Lara area to justify rezoning more land to General Residential Zone.

Panel Response:

The Panel considers that the land proposed to be rezoned to General Residential Zone is a logical extension of the existing conventional residential area as it is wedged between existing residential land to the west and a sealed road to the east and will utilise and build upon existing infrastructure. The addition of (approximately) 23 lots will not compromise the development of other land that has been zoned or designated for development.

Officer Response:

Council officers concur with the view of the Panel in relation to the suitability of the land for re-zoning to GRZ1.

B) Planning Permit

Basis of Objections.

Matters raised by objecting submitters included:

- that the lots should be between 1000 and 4000 square metres;
- that the properties facing Flinders Avenue are too small, and that this will result in children playing on the street or not playing at all because of the small lot sizes and the lack of open space areas close by; and
- concerns in relation to vehicle and pedestrian access and connectivity, as well as increasing traffic on surrounding roads.

Panel Response:

The Panel is satisfied that the proposed lots are conventionally sized residential lots that are generally consistent with state and local planning policies, the purposes and provisions of the General Residential Zone, and the Clause 56 residential subdivision provisions.

The lots that are less than 600 square metres are mostly lots of around 540 square metres in area. To the extent that these lots provide relatively smaller land areas the

Panel is satisfied that they respond to the emerging demand for smaller dwelling types and lower maintenance dwellings identified in Clause 21.06-1 of the Planning Scheme.

The vehicle access arrangements for the proposed subdivision in the amended Plan of Subdivision (TGM plan dated 24/04/18) are acceptable.

Pedestrian access to both Spoonbill Court and Firetail Way is appropriate and important to support walkable, integrated neighbourhoods.

Officer Response:

Council officers concur with the view of the Panel in relation to the proposed plan of subdivision and this is reflected in the draft Permit Conditions contained in **Attachment 5**.

Attachment 3 - Panel Report Executive Summary & Recommendations

Greater Geelong Planning Scheme Amendment C368 and Planning Permit Application 11/2017 | Panel Report | 13 June 2018

Executive summary

(i) Summary

Greater Geelong Planning Scheme Amendment C368 (the Amendment) and Planning Permit Application 11/2017 is a combined rezoning and subdivision of land at 143-179 Flinders Avenue, Lara.

The Amendment seeks to rezone the southern part of the site from the Rural Living Zone to the General Residential Zone – Schedule 1. The planning permit application seeks to create a multi-lot conventional residential subdivision on the southern part of the land. The northern part of the land is to be retained as Rural Living Zone to provide a 200 metre buffer to the Serendip Sanctuary to the north.

The land was identified as a potential candidate for residential zoning following the exhibition of Amendment C293 that rezoned adjacent land to the west from the Rural Living Zone to the General Residential Zone. However, the subject site was not considered for rezoning as part of Amendment C293 as it was not included in the exhibited amendment and was not supported by a landowner submission. However, the Structure Plan Map in Clause 21.13 'Lara' of the Greater Geelong Planning Scheme (Planning Scheme) was amended through Amendment C293 to change the designation of the subject land from 'Conventional residential' to 'Retain existing rural living zone'.

The current owner of the subject site has sought the proposed rezoning and planning permit.

In response to public exhibition of the proposed amendment 50 submissions were received.

The key issues for the Council are the provision of residential land and a preference for a cash-in-lieu contribution for public open space.

The key issues for the Proponent are the status of the proposed Barwon Water reserve as part of the public open space contribution and the details of infrastructure provision.

The key issues raised in other submissions, include, in summary:

- density and lot sizes of the proposed development
- impact on rural amenity
- pedestrian connection between the existing and proposed court bowls
- safety concerns regarding the vehicle access to lots fronting Flinders Avenue
- potential increase in volume of vehicles using the nearby Lewton Road
- lack of provision of physical public open space
- proximity of the development to the Serendip Sanctuary reserve
- potential increase in cats in the area
- support for the provision of more residential land.

Prior to the Hearing an amended Plan of Subdivision (dated 24/04/18) was submitted by the Proponent applying a 19 metre building setback to the lots along the northern boundary of the proposed General Residential Zone in response to a Bushfire Assessment undertaken in accordance with the Clause 13.05 'Bushfire' policy under the Planning Scheme.

The Panel concludes:

- The Amendment is supported by and implements the relevant sections of the State and Local Planning Policy Frameworks and is consistent with the relevant Ministerial Directions and Practice Notes.
- The proposed General Residential Zoning of part of the land is a logical inclusion of conventional residential land.
- The Rural Living Zone 200 metre buffer along the northern part of the site, south of Serendip Sanctuary, is appropriate.
- The Structure Plan Map in the Lara Structure Plan (2011) should be updated to show the 200 metre buffer.
- The proposed lot sizes are acceptable.
- The proposed lots should not be limited to development for single dwellings only.
- The vehicle access arrangements are acceptable.
- Pedestrian access to both Spoonbill Court and Firetail Way is appropriate.
- The Planning Scheme amendment and planning permit will be consistent with the bushfire policy at Clause 13.05 of the Planning Scheme subject to the requirements and recommendations of the bushfire risk assessment being given effect through the planning permit for the subdivision of the land.
- The requirement for a financial contribution for the public open space contribution for the subdivision is appropriate.
- The Barwon Water reserve should not form part of the public open space contribution.
- Flinders Avenue is to be constructed along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) to comprise a traffic lane in each direction, kerb and channel, a parking lane, cycle lane, and a sealed pedestrian path on the on the north-western side of Flinders Avenue, and a table drain on the south-east side.
- The flood modelling is adequate.
- The relevant EPA noise publication provides the appropriate mechanism to regulate any potential noise impacts of the sewer pump and no additional requirements are required under the planning permit for the proposed subdivision.
- The prohibition on keeping cats and the mechanisms to apply this are appropriate.
- The conditions of the draft planning permit as exhibited should be amended in accordance with the conclusions and recommendations of this report.

(ii) Recommendations

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

1. **Greater Geelong Planning Scheme Amendment C368 be adopted as exhibited**
2. **Planning Permit Application 11/2017 be issued as exhibited subject to the following:**
 - a) **The road layout of the proposed subdivision to be in accordance with the Plan of Subdivision prepared by TGM Group dated 24/04/2018.**
 - b) **Amend Condition 25 requiring a landscaping plan to include that the plan show:**

- the boundaries between the subject site and Spoonbill Court and Firetail Way to be unfenced
 - a footpath connection between the new northern court and Spoonbill Court.
- c) Include a condition that the requirement for dwellings to be set back a minimum distance of 19 metres from the northern boundary of the proposed conventional residential subdivision is applied as a restriction in the Plan of Subdivision.
- d) Include a condition that the bushfire mitigation measures recommended in section 6.2 of the bushfire risk assessment (South Coast Bushfire Consultants, 26 April 2018) be applied to the affected lots through an agreement under section 173 of the *Planning and Environment Act 1987*.
- e) Amend conditions 5 and 7 to require the construction of Flinders Avenue along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue).
- f) Amend condition 7 requiring engineering road construction plans to specify that the cross section of Flinders Avenue include:
- a traffic lane in each direction
 - kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
 - a table drain on the south-east side of Flinders Avenue.
- g) Amend condition 10 to require the drainage management plan to be amended to include the changes to the design of the underground pipe network in accordance with the Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions.
- h) Amend Condition 2 that requires an agreement under Section 173 of the *Planning and Environment Act 1987* between the Council and the owner of the land, to provide that:
- No cats are to be kept on the new lots created
 - Prospective purchasers are to be informed about the prohibition by the vendor prior to purchase of a lot or lots within the subdivision
 - The Council is to enforce the prohibition until such time that it is superseded by a similar local law.
- i) Otherwise amend the conditions of the exhibited draft planning permit in accordance with the Panel version set out in Appendix C.

The Panel has provided a marked-up version of the permit conditions in accordance with the above recommendations, in Appendix C.

Attachment 4 – Panel Suggested Draft Permit Conditions

Greater Geelong Planning Scheme Amendment C368 and Planning Permit Application 11/2017 | Panel Report | 13 June 2018

Appendix C Planning Permit conditions – Panel preferred version

Permit conditions

DRAFT PLANNING PERMIT

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

Permit No.: PP-11-2017

Planning scheme: Greater Geelong Planning Scheme

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 143-179 Flinders Avenue, Lara, Vic 3212

THE PERMIT ALLOWS: Staged Multi Lot Subdivision (~~23 lots~~)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the Plan of Proposed Subdivision prepared by TGM Group, dated 24/04/18, Drawing reference 4986-108-PP01V12, Revision 4, but modified to show:
 - a) The staging of the subdivision.
 - b) Any lot within 19 metres of the northern boundary of the subdivision to include a restriction on title that no dwelling may be constructed within 19 metres of the northern boundary to achieve a Bushfire Attack Level of at least 12.5.

Endorsed Plans

- ~~12~~ The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Section 173 Agreement

- ~~23~~ Prior to the issue of Statement of Compliance for stage 1 of the subdivision, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987, to the satisfaction of the Responsible Authority. The agreement must provide for the following:

- a) A prohibition on the keeping of cats that provides for the following:
 - i. No cats are to be kept on the new lots created.
 - ii. Prospective purchasers are to be informed about the prohibition on keeping cats by the ~~developer~~ vendor prior to purchase of a lot or lots within the subdivision
 - iii. Council to enforce the prohibition until such time that it is superseded by a similar Council local law.
- b) The bushfire mitigation measures recommended in section 6.2 of the 'Bushfire risk assessment response to Clause 13.05 – 143-179 Flinders Avenue' prepared by Kylie Steel, South Coast Bushfire Consultants (dated 26 April 2018) to be applied and to and implemented on the affected lots.

The owner must pay the costs for preparation, execution and registration of the agreement and the agreement must be registered on the newly created titles.

Environmental (Construction) Management Plan

- 34 Prior to works for stage 1 of the subdivision commencing, an Environmental (Construction) Management Plan (CEMP) must be submitted and shall address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP shall be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004. All development works must be carried out in accordance with the CEMP to the satisfaction of the Responsible Authority.

Cultural Heritage Management Plan

5. All works must be undertaken in accordance with the Cultural Heritage Management Recommendations in Part 2 sections 8 and 9 of the Cultural Heritage Management Plan Number 13780; prepared by Terra Culture, dated 18 November 2015, to the satisfaction of the Responsible Authority.

Engineering Road Construction Plans

- 46 Prior to works for each stage of the subdivision commencing, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority. The engineering construction plans must detail construction to a standard that achieves a functional design including a minimum 21m from face of kerb to face of kerb for the court bowls with no adverse external impacts and achieve an acceptable standard of aesthetics including landscaping and is maintained in perpetuity to the satisfaction of the Responsible Authority.
- 57 Prior to works commencing, engineered designed roadworks and drainage plans must be submitted to and approved by the Responsible Authority showing a design for the full width road pavement in Flinders Avenue ~~from 125 Flinders Avenue to 185 Flinders Avenue~~ along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) that must include the following, to the satisfaction of the Responsible Authority:

- a) a traffic lane in each direction
- b) kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
- c) a table drain on the south-east side of Flinders Avenue.

Construction of Roads

- ~~68~~ Prior to a Statement of Compliance being issued for each stage of the subdivision, roadworks and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and must include:
- a) Fully sealed pavement with kerb & channel and turnaround area;
 - b) Concrete footpaths; and,
 - c) Underground stormwater drainage.
- ~~79~~ Prior to a Statement of Compliance being issued for stage 1 of the subdivision, the roadwork and drainage in Flinders Avenue from 125 between the southern boundary of 131A Flinders Avenue to the northern boundary of Lot 23 and the southern boundary of 185 Flinders Avenue must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and at no cost to Council.

~~Water Sensitive Urban Design (WSUD) Landscape Works~~

- ~~8 The Water Sensitive Urban Design works in accordance with the Stormwater Management Plan must be carried out and completed to the satisfaction of the Responsible Authority.~~

~~Practical Completion for the WSUD works can only be awarded subject to:~~

- ~~a) civil works within the treatment device being issued Practical Completion; and~~
- ~~b) landscape works within the treatment device being completed; and~~
- ~~c) the final stage of the development draining to that treatment device is issued Statement of Compliance; and~~
- ~~d) a relevant maintenance bond is in place for the planting works~~

~~A Practical Completion inspection is required and must be arranged by the permit holder with two weeks notice provided for onsite inspections. Any incomplete landscape works bond for WSUD will be returned on award of practical completion.~~

~~Water Sensitive Urban Design (WSUD) Maintenance~~

- ~~9 Water Sensitive Urban Design works must be maintained in accordance with Council's Landscape Standards Manual (June 2013), or any replacement landscape standard guidelines or manual which may be adopted by the Council, to the satisfaction of the responsible authority until:~~

- ~~a) the end of a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the responsible authority; or~~
- ~~b) Statement of Compliance is issued for the final stage of the development draining to that treatment device;~~

~~whichever is the latter.~~

~~A Handover inspection is required and must be organised by the permit holder with two weeks notice given for onsite inspections. No handovers will be accepted during summer months from 1 December to 29 February inclusive. Any landscape maintenance bond for WSUD will be returned on award of Handover.~~

Engineering Drainage Management Plan

- 10 Unless otherwise agreed in writing by the Responsible Authority, all works must be generally in accordance with the following ~~BMT-WBM~~ reports and to the satisfaction of the Responsible Authority:
- a) Proposed development of Caddy's Road, Lara – Flood Impact Assessment, Reference R.M20250.003.00. Modelling Addendum 2.docx, dated 20/6/2016
 - b) 'City of Greater Geelong Planning Scheme Amendment C368 Expert Witness Statement Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions (Tabled document No 6).

Stormwater Management Design Plans

- 11 Prior to works commencing, a detailed Site Stormwater Management Plan must be submitted to and approved by the Responsible Authority. When approved the Site Stormwater Management Plan will form part of this permit. The plan must include, but is not limited to, detailed hydrological, hydraulic and water quality treatment analysis to the satisfaction of the Responsible Authority. The stormwater drainage system on the site must be designed in accordance with any Precinct Structure Plan and/or previously endorsed Drainage Strategy for the site, and such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
- a) 80% retention of the typical annual load of suspended solids;
 - b) 45% retention of the typical annual load of total phosphorous;
 - c) 45% retention of the typical annual load of total nitrogen; and
 - d) 70% retention of the typical annual load of gross pollutants.

Construction of the Stormwater Management System

- 12 Prior to a Statement of Compliance being issued for each stage of the subdivision, a stormwater drainage system ~~including detention basin~~ must be constructed within easements, drainage reserve and/or road reserves to cater for all lots, roads, streets, and courts created by the subdivision in accordance with approved plans to the satisfaction of the Responsible Authority.

Creation of Easements

- 13 The Plan of Subdivision submitted for certification of each stage of the subdivision must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

- 14 The Plan of Subdivision submitted for certification must include an easement 5.5m wide along the southern boundary of the balance of land to accord with the Caddy's Road, Flood Impact Assessment from Flinders Avenue to the boundary of 40-46 Caddys Road to the satisfaction of the Responsible Authority.

Functional Layout Plan

- 15 Prior to a Statement of Compliance being issued for each stage of the subdivision, a detailed Functional Layout Plan of the subdivision must be submitted to and approved by the Responsible Authority. The plan is to include, but is not limited to:
- a) Maintenance vehicle access points;
 - b) Maintenance vehicle access tracks;
 - c) Tree protection measures;
 - d) Existing and proposed street signs;
 - e) Existing and proposed linemarking changes;
 - f) Road, drainage, footpaths assets and utility installation offsets;
 - g) Further, temporary access, movement and/or alternative solution shall be catered for to allow access for waste removal of dwellings in Firetail Way while road construction is being undertaken.

Civil Maintenance Bond

- 16 Prior to a Statement of Compliance being issued for each stage of the subdivision, a civil works maintenance bond of 5% of the cost of the works must be paid to the Council. The bond will be returned after successful completion of the relevant maintenance period.

Revocation of Flood Prone Areas

- 17 Prior to a Statement of Compliance being issued for each stage of the subdivision, flood mapping is to be undertaken and submitted to the Responsible Authority to allow revocation of the flood prone designation for all lots covered by this permit.

Street Signs

- 18 Prior to a Statement of Compliance being issued for each stage of the subdivision, relevant street signs must be erected to the satisfaction of the Responsible Authority, including any signs required to prevent parking on the street on days of recycling and waste kerbside collections to allow the collection contractor to service the courts and streets.

Street Lighting

- 19 Prior to a Statement of Compliance being issued for each stage of the subdivision, street lighting is to be provided within and abutting the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Fencing of Council Reserves

- 20 Prior to a Statement of Compliance being issued for each stage of the subdivision, appropriate fencing and vehicle access barriers shall be erected abutting Council reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Disturbed Surfaces

- 21 Prior to a Statement of Compliance being issued for each stage of the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Engineering Works

- 22 The design and construction of the stormwater drainage connection into the existing Council infrastructure and any new council infrastructure must be approved and supervised by the Responsible Authority, to the satisfaction of the Responsible Authority. A fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works must be paid to the Responsible Authority and must be returned after successful completion of the relevant maintenance period.

Topsoil Removal

- 23 No topsoil shall be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.

Public Open Space Contribution

- 24 The owner of the subject land must pay to the Council a sum equivalent to ten (10) per cent of the site value of all of the land in the subdivision as a public open space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance being issued for each stage of the subdivision.

Landscaping Plans

- 25 Prior to the certification of the plan of subdivision for each stage of the subdivision, Landscape Plans for all landscape works on public lands, prepared by a qualified Landscape Architect who is a member of the Institute of Landscape Architects, must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with any approved Landscape Master Plan. When approved, the plans will be endorsed and will then form part of the permit. The landscape plans must provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves and roads. The landscape plan must show:
- a) The layout of proposed new planting in all road reserves, reserves for municipal purposes and traffic management devices (e.g. medians, islands, and roundabouts).
 - b) Details of all other infrastructure within the road reserve and reserves for municipal purposes (e.g. underground services, street lights, stormwater pits, fire plugs etc).
 - c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species.
 - d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres.

- e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m.
- f) All proposed groundcover & shrub planting with a minimum container size of 150mm.
- g) The maintenance schedule for all proposed planting.
- h) A footpath that connects Flinders Avenue with Firetail Way.
- i) [A footpath that connects the new northern court with Spoonbill Court.](#)
- j) [The boundaries between the subject land and Spoonbill Court and Firetail Way to be unfenced.](#)

Completion of Landscape Works

- 26 Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a Statement of Compliance [being issued for each stage of the subdivision](#), all landscape works shown on the endorsed plans for the subdivision must be completed to the satisfaction of the Responsible Authority.

Where landscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority, prior to the applicant seeking a Statement of Compliance for [a stage of the subdivision](#), the developer may request the approved landscape plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval, once approved the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to [a Statement of Compliance being awarded issued for each stage of the subdivision](#).

- a) The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works.
- b) The maintenance bond or bank guarantee must be 100% of the estimated cost of maintenance activities for a two (2) year period.

Maintenance of Landscape Works

- 27 All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.
- 28 A maintenance bond to the value of 100% of the cost of works must be submitted to the Responsible Authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.
- 29 Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.
- 30 Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Telecommunications

- 31 The owner of the land must enter into agreements with:

- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.
- 32 Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Powercor Conditions

- 33 The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
- 34 The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- 35 The applicant shall, where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- 36 Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- 37 Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
- 38 The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- 39 The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.
- 40 The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- 41 The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- 42 The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- 43 The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

Barwon Water Conditions

General

- 44 The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
- 45 The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
- 46 Additional water and/ or sewer assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and rising main to serve the development.

Water

- 47 The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.
- 48 The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered for water supply.

- 49 Reticulated water mains or a water main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

Sewer

- 50 The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
- 51 The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered (for water supply).
- 52 Reticulated sewer mains or a sewer main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
- 53 The owner/developer is required to design and construct a Sewerage Pump Station and rising main to service this development.

Downer Utilities Condition

- 54 The plan of subdivision submitted for certification must be referred to AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

Country Fire Authority Conditions

Hydrants

- 55 Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
- 56 The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
- 57 Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au)

Roads

- 58 Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- 59 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

- 60 Roads must have a minimum trafficable width of:
- a) 5.5m if parking is prohibited on one or both sides of the road,
 - b) 7.3m where parking is allowable on both sides of the road.
- 61 Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.
- 62 Any road with a trafficable width (Kerb to Kerb) less than 7.3 metres, must have 'No Standing' signage and/or appropriate on-road line markings installed to clearly identify that parking is only allowed on one side of the roadway.

Expiry

- 63 The permit will expire if the plan of subdivision is not certified within 2 years from the date of this permit and if a statement of compliance is not issued within 5 years of the date of certification of that plan.

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

Attachment 5 – Draft Permit with additional recommended changes

Planning and Environment Regulations 2015 - Form 9, Section 96J

DRAFT PLANNING PERMIT

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

Permit No.: PP-11-2017

Planning scheme: Greater Geelong Planning Scheme

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 143-179 FLINDERS AVENUE, LARA, VIC 3212

THE PERMIT ALLOWS: STAGED MULTI LOT SUBDIVISION

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the Plan of Proposed Subdivision prepared by TGM Group, dated 24/04/18, Drawing reference 4986-108-PP01V12, Revision 4, but modified to show:
 - a) The staging of the subdivision.
 - b) All lots within 19 metres of the northern boundary of the subdivision to include a restriction on title that no dwelling may be constructed within 19 metres of the northern boundary.

Endorsed Plans

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

Section 173 Agreement

3. Prior to the issue of a Statement of Compliance for stage 1 of the subdivision, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987, to the satisfaction of the Responsible Authority. The agreement must provide for:
 - a) A prohibition on the keeping of cats that provides for the following:
 - i. No cats are to be kept on the new lots created.
 - ii. Prospective purchasers are to be informed about the prohibition on keeping cats by the vendor prior to purchase of a lot or lots within the subdivision
 - iii. Council to enforce the prohibition until such time that it is superseded by a similar Council local law.

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- b) The bushfire mitigation measures recommended in section 6.2 of the 'Bushfire risk assessment response to Clause 13.05 – 143-179 Flinders Avenue' prepared by Kylie Steel, South Coast Bushfire Consultants (dated 26 April 2018) to be applied and implemented on the affected lots.

The owner must pay the costs for preparation, execution and registration of the agreement and the agreement must be registered on the newly created titles.

Environmental (Construction) Management Plan

4. Prior to works for each stage of the subdivision commencing, an Environmental (Construction) Management Plan (CEMP) must be submitted and shall address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP shall be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004. All development works must be carried out in accordance with the CEMP to the satisfaction of the Responsible Authority.

Cultural Heritage Management Plan

5. All works must be undertaken in accordance with the Cultural Heritage Management Recommendations in Part 2 sections 8 and 9 of the Cultural Heritage Management Plan Number 13780; prepared by Terra Culture, dated 18 November 2015, to the satisfaction of the Responsible Authority.

Engineering Road Construction Plans

6. Prior to works for each stage of the subdivision commencing, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority. The engineering construction plans must detail construction to a standard that achieves a functional design including a minimum 21m from face of kerb to face of kerb for the court bowls with no adverse external impacts and achieve an acceptable standard of aesthetics including landscaping and is maintained in perpetuity to the satisfaction of the Responsible Authority.
7. Prior to works commencing, engineered designed roadworks and drainage plans must be submitted to and approved by the Responsible Authority showing a design for the full width road pavement in Flinders Avenue from 125 Flinders Avenue to 185 Flinders Avenue that must include the following, to the satisfaction of the Responsible Authority:
- a traffic lane in each direction
 - kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
 - a table drain on the south-east side of Flinders Avenue.

Construction of Roads

8. Prior to a Statement of Compliance being issued for each stage of the subdivision, roadworks and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and must include:
- Fully sealed pavement with kerb & channel and turnaround area;

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- b) Concrete footpaths; and
 - c) Underground stormwater drainage.
9. Prior to a Statement of Compliance being issued for stage 1 of the subdivision, the roadwork and drainage in Flinders Avenue 125 Flinders Avenue to the northern boundary of Lot 23 must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and at no cost to Council.

Creation of Easements

10. The Plan of Subdivision submitted for certification of each stage of the subdivision must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.
11. The Plan of Subdivision submitted for certification must include an easement 5.5m wide along the southern boundary of the balance of land to accord with the Caddy's Road, Flood Impact Assessment from Flinders Avenue to the boundary of 40-46 Caddys Road to the satisfaction of the Responsible Authority.

Engineering Drainage Management Plan

12. Unless otherwise agreed in writing by the Responsible Authority, all works must be generally in accordance with the following reports and to the satisfaction of the Responsible Authority:
- a) Proposed development of Caddy's Road, Lara – Flood Impact Assessment, Reference R.M20250.003.00. Modelling Addendum 2.docx, dated 20/6/2016
 - b) 'City of Greater Geelong Planning Scheme Amendment C368 Expert Witness Statement Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions (Tabled document No 6).

Stormwater Management Design Plans

13. Prior to works commencing, a detailed Site Stormwater Management Plan must be submitted to and approved by the Responsible Authority. When approved the Site Stormwater Management Plan will form part of this permit. The plan must include, but is not limited to, detailed hydrological, hydraulic and water quality treatment analysis to the satisfaction of the Responsible Authority. The stormwater drainage system on the site must be designed in accordance with any Precinct Structure Plan and/or previously endorsed Drainage Strategy for the site, and such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
- a) 80% retention of the typical annual load of suspended solids;
 - b) 45% retention of the typical annual load of total phosphorous;
 - c) 45% retention of the typical annual load of total nitrogen; and
 - d) 70% retention of the typical annual load of gross pollutants.

Construction of the Stormwater Management System

14. Prior to a Statement of Compliance being issued for each stage of the subdivision, a stormwater drainage system must be constructed within easements, drainage reserve

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and/or road reserves to cater for all lots, roads, streets, and courts created by the subdivision in accordance with approved plans to the satisfaction of the Responsible Authority.

Functional Layout Plan

15. Prior to a Statement of Compliance being issued for each stage of the subdivision, a detailed Functional Layout Plan of the subdivision must be submitted to and approved by the Responsible Authority. The plan is to include, but is not limited to:
- a) Maintenance vehicle access points;
 - b) Maintenance vehicle access tracks;
 - c) Tree protection measures;
 - d) Existing and proposed street signs;
 - e) Existing and proposed linemarking changes;
 - f) Road, drainage, footpaths assets and utility installation offsets;
 - g) Further, temporary access, movement and/or alternative solution shall be catered for to allow access for waste removal of dwellings in Firetail Way while road construction is being undertaken.

Civil Maintenance Bond

16. Prior to a Statement of Compliance being issued for each stage of the subdivision, a civil works maintenance bond of 5% of the cost of the works must be paid to the Council. The bond will be returned after successful completion of the relevant maintenance period.

Revocation of Flood Prone Areas

17. Prior to a Statement of Compliance being issued for each stage of the subdivision, flood mapping is to be undertaken and submitted to the Responsible Authority to allow revocation of the flood prone designation for all lots covered by this permit.

Street Signs

18. Prior to a Statement of Compliance being issued for each stage of the subdivision, relevant street signs must be erected to the satisfaction of the Responsible Authority, including any signs required to prevent parking on the street on days of recycling and waste kerbside collections to allow the collection contractor to service the courts and streets.

Street Lighting

19. Prior to a Statement of Compliance being issued for each stage of the subdivision, street lighting is to be provided within and abutting the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Fencing of Council Reserves

20. Prior to a Statement of Compliance being issued for each stage of the subdivision, appropriate fencing and vehicle access barriers shall be erected abutting Council reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Disturbed Surfaces

21. Prior to a Statement of Compliance being issued for each stage of the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-

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vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Engineering Works

22. The design and construction of the stormwater drainage connection into the existing Council infrastructure and any new council infrastructure must be approved and supervised by the Responsible Authority, to the satisfaction of the Responsible Authority. A fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works must be paid to the Responsible Authority and must be returned after successful completion of the relevant maintenance period.

Topsoil Removal

23. No topsoil shall be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.

Public Open Space Contribution

24. The owner of the subject land must pay to the Council a sum equivalent to ten (10) per cent of the site value of all of the land in the subdivision as a public open space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to a Statement of Compliance being issued for each stage of the subdivision.

Landscaping Plans

25. Prior to the certification of the plan of subdivision for each stage of the subdivision, Landscape Plans for all landscape works on public lands, prepared by a qualified Landscape Architect who is a member of the Institute of Landscape Architects, must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with any approved Landscape Master Plan. When approved, the plans will be endorsed and will then form part of the permit. The landscape plans must provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves and roads. The landscape plan must show:
- a) The layout of proposed new planting in all road reserves, reserves for municipal purposes and traffic management devices (e.g. medians, islands, and roundabouts).
 - b) Details of all other infrastructure within the road reserve and reserves for municipal purposes (e.g. underground services, street lights, stormwater pits, fire plugs etc).
 - c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species.
 - d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres.
 - e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m.
 - f) All proposed groundcover & shrub planting with a minimum container size of 150mm.
 - g) The maintenance schedule for all proposed planting.
 - h) A footpath that connects Flinders Avenue with Firetail Way.
 - i) A footpath that connects the new northern court with Spoonbill Court.

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- j) The boundaries between the subject land and Spoonbill Court and Firetail Way to be unfenced.

Completion of Landscape Works

26. Unless otherwise approved in writing by the Responsible Authority, prior to a Statement of Compliance being issued for each stage of the subdivision, all landscape works shown on the endorsed plans for the subdivision must be completed to the satisfaction of the Responsible Authority.

Where landscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority, prior to the applicant seeking a Statement of Compliance for a stage of the subdivision the developer may request the approved landscape plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval. Once approved, the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to a Statement of Compliance being issued for each stage of the subdivision.

- a) The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works.
b) The maintenance bond or bank guarantee must be 100% of the estimated cost of maintenance activities for a two (2) year period.

Maintenance of Landscape Works

27. All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.
28. A maintenance bond to the value of 100% of the cost of works must be submitted to the Responsible Authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.
29. Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.
30. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Telecommunications

31. The owner of the land must enter into agreements with:
- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

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32. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
 - b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Powercor Conditions

33. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
34. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
35. The applicant shall, where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
36. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
37. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
38. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.
39. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.

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40. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
41. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
42. The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
43. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

BARWON WATER CONDITIONS

General

44. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
45. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
46. Additional water and/ or sewer assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and rising main to serve the development.

Water

47. The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.
48. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered for water supply.
49. Reticulated water mains or a water main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

Sewer

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50. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
51. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered (for water supply).
52. Reticulated sewer mains or a sewer main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
53. The owner/developer is required to design and construct a Sewerage Pump Station and rising main to service this development.

DOWNER UTILITIES CONDITION

54. The plan of subdivision submitted for certification must be referred to AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

CFA CONDITION

Hydrants

55. Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
56. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
57. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au)

Roads

58. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
59. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
60. Roads must have a minimum trafficable width of:
 - a) 5.5m if parking is prohibited on one or both sides of the road,
 - b) 7.3m where parking is allowable on both sides of the road.

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61. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.
62. Any road with a trafficable width (Kerb to Kerb) less than 7.3 metres, must have 'No Standing' signage and/or appropriate on-road line markings installed to clearly identify that parking is only allowed on one side of the roadway.

Expiry

63. The permit will expire if one of the following circumstances applies:
 - a) The first stage of the plan of subdivision has not been certified within two years of the date of this permit.
 - b) All stages of the plan of subdivision have not been certified within five years of the date of this permit.
 - c) A statement of compliance is not issued within five years of the date of certification of a particular stage of subdivision.

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

NOTES

Parks notes:

1. Landscape plans must be submitted to the Responsible Authority for approval separately to adjoining land including Council reserves.
2. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
3. Street tree species selection within the landscape plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.
4. A practical completion is required to satisfy condition 26 and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
5. Landscaping works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.
6. A handover inspection is required to satisfy condition 26 and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
7. No handovers will be accepted during the summer period, between 30 November and 1 March.

Barwon Water Note:

1. The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communications between the developer/agent and Barwon Water quote Barwon Water reference number L013555.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C368 to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

Attachment 6 – Amendment Documents for Adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C368

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

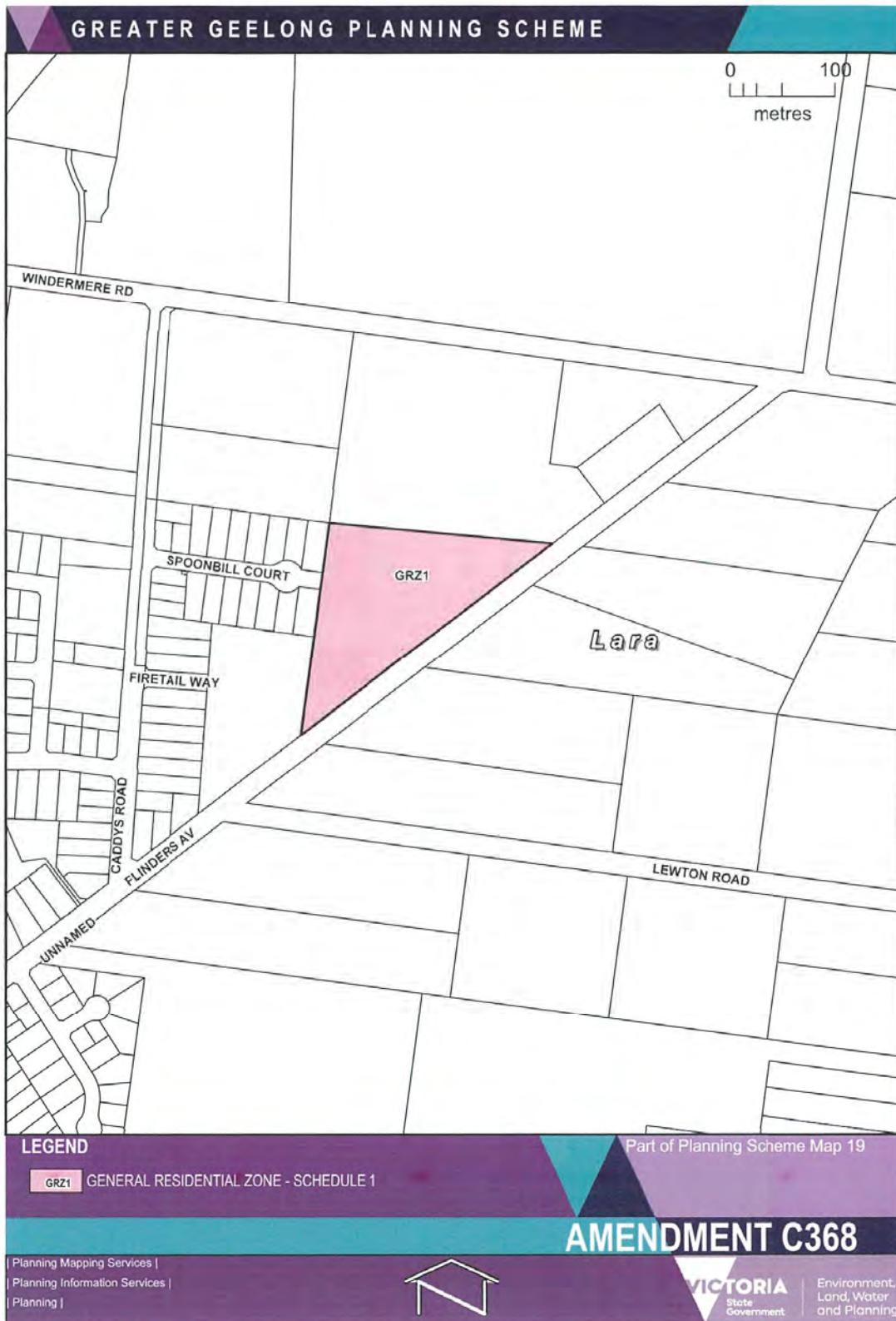
1. Amend Planning Scheme Map No. 19 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C368".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.13 with a new Clause 21.13 in the form of the attached document.

End of document



GREATER GEELONG PLANNING SCHEME

21.13

21/03/2016
C358/C333

21.13-1
30/05/2014
C293

LARA

Key issues and influences

Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links.

The rural landscape setting is important to the character of the town.

Key environmental, cultural and landscape features need to be protected and managed.

The Hovells and Serendip Creek systems have a propensity to flood and in low lying areas there is a lack of overland flood conveyance and grade for drainage systems putting constraints on development in these areas.

Retail and commercial expansion is required to meet the needs of local residents and to reduce the high level of escape expenditure.

There is a strong reliance on the private motor car as a form of transport and active and public transport infrastructure and services need to be improved.

The Geelong Ring Road Employment Precinct, Avalon Airport and nearby land provide significant opportunities for employment and economic growth.

21.13-2

03/03/2016
C393

Objectives

- To maintain a compact urban form and provide for sustainable communities.
- To maintain and enhance the rural characteristics of Lara.
- To ensure an adequate supply of appropriately zoned and located residential and commercial land.
- To protect the rural landscape setting of the township particularly to the north overlooking the You Yangs.
- To consolidate retail and commercial activities at the existing Lara town centre.
- To ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre.
- To provide community and recreation services and infrastructure to meet the needs of the local and surrounding population.
- To protect and enhance key environmental, cultural and landscape features.
- To protect flood prone areas and areas that can not be readily drained from urban encroachment.
- To provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements.
- To protect Avalon Airport, Geelong Ring Road Employment Precinct and the potential intermodal transport facility from urban encroachment and sensitive uses.

Strategies

- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.

GREATER GEELONG PLANNING SCHEME

- Support the rezoning of 'future residential' areas when a review of lot supply indicates rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.
- Ensure the sequential development of 'future residential' area west of O'Hallorans Road proceeds from east to west.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Ensure new subdivision developments on General Residential Zone Schedule 1 zoned land incorporate urban design treatments that reinforce the rural characteristics of the town.
- Limit Rural Living to existing zoned land within Lara.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.
- Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
- Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
- Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.
- Limit industrial uses within the township to land currently zoned for industrial purposes.
- Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
 - Retention of the rural landscape setting including views to the You Yangs;
 - Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;
 - Protection of buffers to the Geelong Ring Road Employment Precinct;
 - Protection of opportunities for a potential intermodal transport facility
 - Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

21.13-3 Implementation

03/03/2016
C333

These strategies will be implemented by:

Applying Zones and Overlays

Apply the General Residential Zone Schedule 1 and Low Density Residential Zone to identified residential infill areas with appropriate Development Plan Overlay and Development Contribution Plan Overlay controls (or similar mechanisms).

Ensure future development for subdivision and use of land affected by the Lara West Precinct Structure Plan is generally consistent with the outcomes identified in this plan.

GREATER GEELONG PLANNING SCHEME

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay to identified areas as a matter of urgency.

Apply appropriate zone/s required to facilitate commercial, retail and community development in the Lara town centre.

Further Work

Carry out the following further flooding and drainage work for Lara:

- update flood mapping data;
- develop a drainage infrastructure plan for the Lara area;
- introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and
- include drainage infrastructure in Development Contributions Plans for future developments.

Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.

Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.

Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.

References

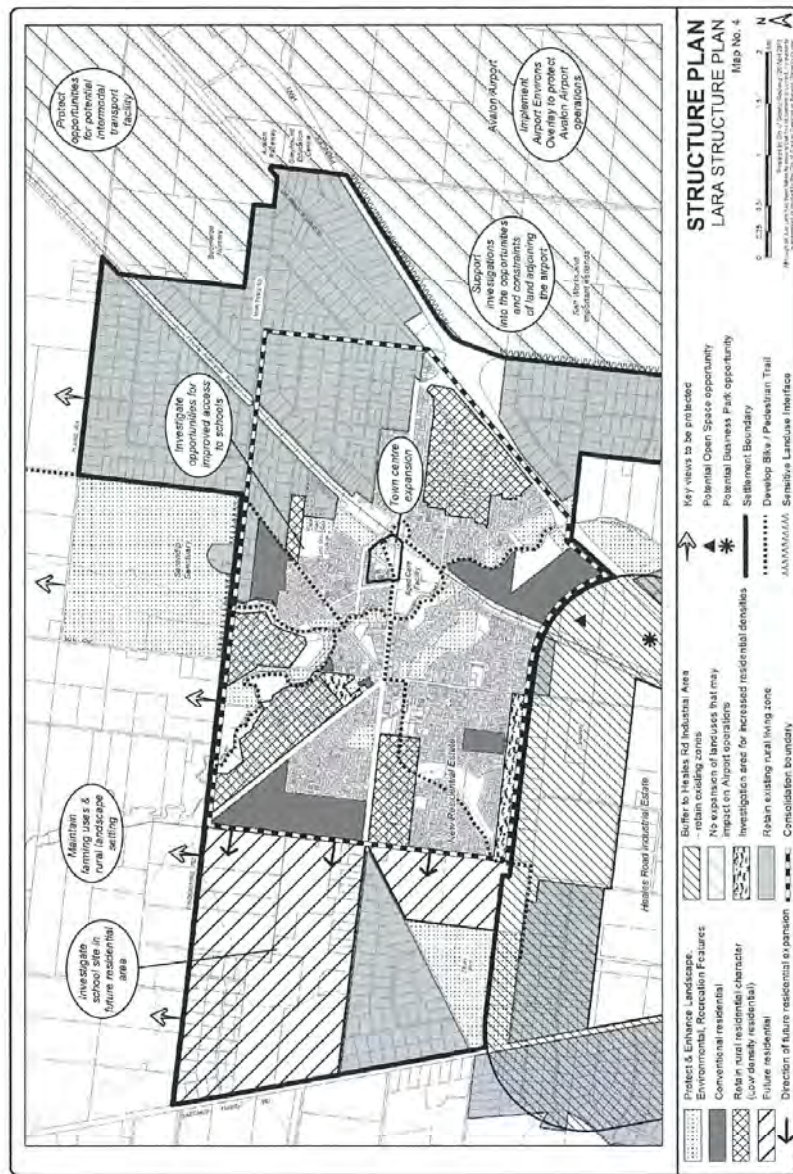
Lara Structure Plan, City of Greater Geelong, April 2011.

Lara Structure Plan Retail Development Issues, Tim Nott Retail Analysis + Strategy, March 2009

Lara Town Centre Urban Design Framework, David Lock Associates, March 2006.

Lara West Precinct Structure Plan, SMEC Urban, September 2013

GREATHER GEELONG PLANNING SCHEME



Attachment 7 – Revised Plan of Subdivision as Submitted to the Panel



General Note:
 This is a preliminary plan for planning consideration.
 Dimensions and areas are approximate and are subject to final survey.

PRELIMINARY

		PLAN OF PROPOSED SUBDIVISION	Site Number: 4586-108-PP01V12 Sheet: 1 of 1 Date of Survey: -	Date of Issue: 2018
TGM Group 121-111 Ave Road (PO Box 107) Geelong VIC 3220 T: 03 5200 6000 F: 03 5200 4501 G: 03 5200 4500 www.tgmgroup.com.au Geelong Office: 121-111 Ave Road (PO Box 107)	TGM	FLINDERS AVENUE LARA 3212	LENGTHS IN METRES 1:1000	A3
L. BISINELLA DEVELOPMENTS			DWG: 4586-108-PP01V12	REV: #

6. CONTRACTUAL MATTER

Source: Finance & Strategy
Director: Peter Anderson
Portfolio: An Inclusive and Diverse Community

Cr Sullivan moved. Cr Kontelj seconded -

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

Carried.

7. CONTRACTUAL MATTER

Source: City Services - Waste Services
Director: Guy Wilson-Browne
Portfolio: Environment and Sustainability

Cr Sullivan moved, Cr Murnane seconded -

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

Carried.

8. CONTRACTUAL MATTER

Source:	Finance & Strategy - Property and Procurement
Director:	Peter Anderson
Portfolio	Arts, Culture and Heritage

Cr Sullivan moved, Cr Mason seconded -

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

Carried.

NOTICE OF MOTION – Cr Mansfield

HARM MINIMISATION FOR PROBLEM GAMBLING

Background

This motion seeks to enhance the City of Greater Geelong's ability to minimise the harms from problem gambling in the municipality, in particular those related to Electronic Gaming Machines (EGMs, or 'pokies'). This is in recognition of evidence of growing harm from problem gambling in our community, and community expectations that Council addresses this issue. Examples of community sentiment about problem gambling include the survey responses to recent applications by venues for additional EGMs, as well as recent media coverage of the issue.

Geelong residents lost \$118.8m last financial year to EGMs. Losses are rising at a rate almost double the state average. The productivity commission estimates that on average, 0.5%-1.0% of Australian adults can be considered to have severe problems with gambling; in Geelong this estimated to be more than double this level at 2.44%. Studies show that between 20% and 60% of EGM expenditure comes from those that can be considered problem gamblers. Although EGMs are often justified as a means to fund measures that benefit the community, on average only 1.3% of losses from EGMs in Geelong go back to the community.

While gambling and EGM use is a legal and potentially enjoyable activity for some, for others it has the potential to result in significant harm. The evidence of harm to individuals and the broader community from gambling losses is well established and outlined in the Council's response to the Victorian Commission for Gambling and Liquor Regulation in the current agenda papers (see item 4). It is a significant public health issue, that spreads well beyond the individual affected – it is estimated that between 7-10 other people experience harm as a result of each person with problem gambling. If we relate these figures to just to those with the most severe problem gambling, this means that at least 17-24% of our community are impacted by the consequences of problem gambling.

Harms include direct financial hardships, such as poverty and housing stress, suicide, depression, crime, family breakdown and family violence. The money lost from gambling is also a loss turn to our local economy, as is the loss of work productivity of those experiencing problem gambling. As noted in the report in agenda item 4, the harms from gambling are not evenly spread through the community. Those who are already experiencing social and financial hardship are more likely to experience problem gambling, as well as the harms arising from gambling. As a municipality with a significant proportion of people who experience high levels of social and financial hardship, we as a Council have a responsibility to prevent anything that exacerbates this.

Measures we as a Council can take to do this include:

- Joining the Alliance for Gambling Reform (AGR). We were formerly a supporter of this group via our membership of the Victorian Local Government Association (VLGA), however since we are no longer part of the VLGA this has ceased. The AGR is a group of organisations who work together to share ideas and resources with the aim of reducing the harm from gambling, in particular from EGMs. The MAV and VLGA along with 18 Victorian councils including the City of Melbourne, Wyndham City Council, and Hobsons Bay City Council are AGR members. By joining, the City of Greater Geelong can collaborate with other Councils to reduce harm in our communities;

- Re-establishing the Gambling Advisory Committee. This was previous an advisory committee to council and was dissolved while council was under administration. The roles that a Gambling Advisory Committee could play include: review the Council Electronic Gaming Machine Policy; review Council processes in VCGLR Applications and Planning Applications regarding Electronic Gaming Machines; provide comment to Council on VGLR applications and relevant planning applications; monitor implementation of G21 Problem Gambling Recommendations; and develop recommendations and education programs to Council to enable reduction in gambling harm in Geelong municipality;
- Provide Council with the opportunity to review all applications in the municipality for new or additional EGMs, regardless of the recommended response from officers. This will ensure that Councillors are aware of, and can have a say on, all applications for more machines.

Council taking a more active role to minimise the harms from gambling is consistent with our Council Plan 2018-2022 Strategic Priority Area 1 – Improved Health and Safety of Our Community; our municipal Health and Wellbeing Plan (particularly the focus on improving mental health), and the Clever and Creative Future vision priority of being an inclusive, diverse, health and socially connected community.

Cr Mansfield moved, Cr Aitken seconded -

That Council:

- 1) Confirm their support for the Alliance for Gambling Reform and considers becoming a member during the 2019/2020 budget period;**
- 2) Provide advice on the resource implications to re-establish the Gambling Advisory Committee and have officers report back to Council no later than 30 November 2018; and**
- 3) Reaffirms that all responses to the VCGLR regarding applications by venues to obtain additional EGMs are brought to the chamber for a decision by Council.**

Carried.

ASSEMBLY OF COUNCIL RECORD

Source: Governance and Legal Services
Chief Executive Officer: Martin Cutter
Portfolio: Leadership & Governance

Summary

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

Cr Sullivan moved, Cr Kontelj seconded -

That the information be received.

Carried.

**RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 25 September 2018)**

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
<p>Car Parking 25 July 2018</p>	<p>Crs Aitken, Kontelj, Mansfield, Mason, Murnane, Murrihy Sullivan</p>	<p>B Luxford (DIR) J Van Slageren (A/DIR) F Gray (MGR) S Hopkins (CO ORD)</p>	<ul style="list-style-type: none"> • Central Geelong Car Parking Strategy 	<ul style="list-style-type: none"> • Nil.
<p>Project Advisory Committee 30 August 2018</p>	<p>Crs Harwood, Aitken, Mason, Nelson, Sullivan</p>	<p>M Cutter (CEO) P Anderson (DIR) S Broadbent (MGR) T Kirwood (MGR) D Chrimes (OFF)</p>	<ul style="list-style-type: none"> • Update on Civic Accommodation Submissions and Site Selection Process 	<ul style="list-style-type: none"> • Nil
<p>Council Briefing 4 September 2018</p>	<p>Crs Harwood, Aitken, Asher, Grzybek, Kontelj, Mansfield, Mason, Murrihy, Murnane, Nelson, Sullivan</p>	<p>M Cutter (CEO) R Stevens (A/DIR) B Luxford (DIR) J Van Slageren (A/DIR) P Anderson (DIR) G Wilson-Browne (DIR) R Leonard (EXEC MGR) T Raven (CO ORD) J Brown (CO ORD) K Ivens (OFF) J Hurse (MGR) G Russell (MGR) R Pedretti (MGR) P Smith (MGR) J Chalmers (OFF) D Bushell (OFF) B Szymczak (OFF) J Giacchi (GENERAL COUNSEL) V Allan (SNR LAWYER)</p>	<ul style="list-style-type: none"> • Amendment C368 and Planning Permit 11/2017 – 143-179 Flinders Avenue, Lara – Consideration of Panel Report and Adoption • Lara Prison Expansion Project – 110-160 Peak School Road and 5-75 Chisholm Road, Lara • Heritage Advisory Committee Updated Terms of Reference • Access and Inclusion Plan • Municipal Early Years Plan 2018-2022 • Community Zero Carbon Action Plan 2018-2020 • Revocation of Flood Prone Area Designation of New Lots at Warralily, Stages 72, 74, 75, 113 and 118 • Revocation of Flood Prone Area Designation of New Lots at Armstrong Waters, Stage 5 • Central Geelong Marketing Committee – Annual Activities Report 2017-2018 and Proposed Terms of Reference Changes 	<ul style="list-style-type: none"> • Cr Kontelj declared a indirect financial interest in Central Geelong Marketing Committee – Annual Activities Report 2017-2018 & Proposed Terms of Reference Changes and left the meeting room prior to discussion of the item.

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Civic Accommodation Project Advisory Committee Meeting 6 September 2018	Crs Harwood, Aitken, Grzybek, Mason, Murnane, Sullivan	M Cutter (CEO) P Anderson (DIR) S Broadbent (MGR) F Gray (MGR) T Kirwood (MGR) D Chrimes (OFF)	<ul style="list-style-type: none"> • Civic Accommodation site selection • Civic Accommodation next steps 	<ul style="list-style-type: none"> • Nil
Civic Accommodation Submissions Hearing 6 September 2018	Cr Harwood, Aitken, Asher, Grzybek, Mansfield, Mason, Murnane, Sullivan	M Cutter (CEO) P Anderson (DIR) S Broadbent (MGR) F Gray (MG) T Kirwood (MGR) D Chrimes (OFF)	<ul style="list-style-type: none"> • Hearing of Submissions 	<ul style="list-style-type: none"> • Nil
Council Briefing 18 September 2018	Crs Harwood, Aitken, Grzybek, Kontelj, Mansfield, Mason, Murrihy, Murnane, Nelson, Sullivan	M Cutter (CEO) R Stevens (DIR) B Luxford (DIR) J Van Slageren (A/DIR) P Anderson (DIR) G Wilson-Browne (DIR) G Russell (MGR) L Barton (A/EXEC MGR) R Leonard (EXEC MGR) T Kirwood (MGR) J Malone (CO ORD) T Raven (CO ORD) T Perfrement (OFF) K Ivens (OFF) M Mitchell (OFF) M Macgugan (OFF) V Shelton (MGR) J Hurse (MGR) R Thomas (MGR) F Reidy (MGR) P Smith (MGR) S Boer (MGR)	<ul style="list-style-type: none"> • Annual Report • Submissions Hearing Panel Report – Sale of the Former Geelong Post Office • Consolidation of Council’s Administrative Offices • Electronic Gaming Machine Application – Geelong RSL • Youth Council Advisory Committee • Amendment C368 and Planning Permit 11/2017 – 143-179 Flinders Avenue, Lare – Consideration of Panel Report and Adoption • Contractual Matter (<i>Confidential</i>) • Contractual Matter (<i>Confidential</i>) • Contractual Matter (<i>Confidential</i>) 	<ul style="list-style-type: none"> • Nil

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Submission Hearing Panel 20 September 2018	Crs Harwood, Murrhy, Mansfield, Mason, Murnane, Nelson	T Kirwood (MGR) J Brown (CO ORD) D Chrimes (OFF)	<ul style="list-style-type: none"> Lease of 95 Eastern Beach Road, Geelong <i>(Confidential)</i> 	<ul style="list-style-type: none"> Nil

PLANNING DELEGATIONS – AUGUST 2018

Source: Planning & Development - City Development
Act/Director: Joanne van Slageren
Portfolio: Sustainable Development

Summary

- Section 98 of the *Local Government Act (Vic) 1989* and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
- Council may also delegate to committees comprising Councillors and staff or a combination of both, pursuant to sections 86 and 87 of the Local Government Act and section 188 of the Planning and Environment Act.
- At its meeting on 13 March 2007 Council established a Planning Committee and a Development Hearings Panel with delegated powers to determine upon any development applications which have been the subject of an objection or in circumstances where officers have recommended refusal of the application.
- At its meeting on 23 September 2008 Council adopted a recommendation to allow Officers (restricted to Manager, Coordinator and Team Leader level) the ability to consider and approve applications with five or less objections.
- The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Mason moved, Cr Sullivan seconded -

That the information be received.

Carried.

Cr Sullivan moved, Cr Mason seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.31pm

A record of the proceedings of this section of the meeting is contained in a Confidential Minute Book.

Cr Sullivan moved, Cr Mason seconded -

That the Meeting be opened to the public.

Carried.

Planning Decisions Report - August 2018

App Number	Location	Application Type	Decision Date	Description	Authority Description/ No of objectors
PP-1391-2017	47 Helms Street, NEWCOMB 3219	Construction of Eight (8) Dwellings and Eight (8) Lot Subdivision	3/8/2018	NOD - Planning Permit	Development Hearings Panel
PP-144-2018	195 Princes Highway, CORIO 3214	Buildings and Works Associated with the Construction of Three (3) Dwellings and Creation of Access to a Road Zone Category 1	3/8/2018	Refusal to Grant a Planning Permit	Development Hearings Panel
PP-1476-2013/A	38 The Terrace, OCEAN GROVE 3226	Construction of Two Dwellings Greater than 7.5m in Height above Natural Ground Level and Two Lot Subdivision	2/8/2018	Extended Planning Permit	Delegated Authority
PP-1533-2016/A	25-33 Sun Street, MOOLAP 3224	Use and Development of a Materials Recycling Facility (Concrete Reclamation Facility)	17/8/2018	NOD - Amended Permit	Development Hearings Panel
PP-1629-2015	4 Herbert Court, NEWCOMB 3219	Construction of Five (5) Dwellings and Five (5) Lot Subdivision	17/8/2018	Extended Planning Permit	Delegated Authority
PP-208-2017	64 Hitchcock Avenue, BARWON HEADS 3227	Development of a Commercial Building and Use of Land for an Indoor Recreation Facility, and Reduction of Car Parking	1/8/2018	NOD - PC/C Planning Permit	Planning Committee
	64 Hitchcock Avenue, BARWON HEADS 3227	Development of a Commercial Building and Use of Land for an Indoor Recreation Facility, and Reduction of Car Parking	30/8/2018	Delegate - No Appeal Lodged	Delegated Authority
PP-262-2018	51 The Esplanade, DRUMCONDRA 3215	Demolition of Existing Outbuildings and Pool, Construction of a Second Dwelling Including a Two (2) Lot Subdivision	3/8/2018	NOD - Planning Permit	Development Hearings Panel
PP-280-2018	10 Schofield Court, BELL POST HILL 3215	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	6/8/2018	Delegate - No Appeal Lodged	Delegated Authority
PP-33-2007	13 York Street, GEELONG 3220	For the construction of four (4) storey apartment building comprising of six (6) dwellings and a partial waiver of the car parking requirement	3/8/2018	Extended Planning Permit	Delegated Authority

PP-420-2015	740-750 Torquay Road, MOUNT DUNEED 3217	Use of Land in a Farming Zone for the Purpose of a Sere Station; Buildings and Works in a Farming Zone (Including Building within 100m of a Road Zone; Removal of Native Vegetation; Advertising Signs; Vary Requirements of Clause 52.12; Create an Access to a Road Zone	17/8/2018	Extended Planning Permit	Delegated Authority
PP-531-2018	45 Wattle Bird Crescent, BARWON HEADS 3227	Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	3/8/2018	NOD - Planning Permit	Development Hearings Panel
PP-607-2017	1 Flinders Parade, BARWON HEADS 3227	Demolition of an Existing Building, Partial Demolition of an Existing Building, Buildings and Works Associated with the Construction of a Three (3) Storey, Eight (8) Dwelling Apartment Building, Alterations and Additions to Existing Building, Alteration of Access to a Road Zone Category 1 Road, Reduction in Car Parking and Waiver of Loading Bay Requirements	13/8/2018	Permit Issued - VCAT	VCAT
PP-654-2017	10 Silverwood Court, ST ALBANS PARK 3219	Six (6) Lot Subdivision	9/8/2018	Permit Issued - VCAT	VCAT
PP-726-2017	107 Hitchcock Avenue, BARWON HEADS 3227	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	29/8/2018	Permit Issued - VCAT	VCAT
PP-780-2017	297-307 Roslyn Road, HIGHTON 3216	Development of the Land for a Residential Aged Care Facility	24/8/2018	Refusal to Grant a Planning Permit	Planning Committee
PP-826-2016	10 Bourbon Way, WAURN PONDS 3216	Three Lot Subdivision	27/8/2018	Extended Planning Permit	Delegated Authority
PP-1004-2017	Roadside (Planning) ., GEELON	Removal and Lopping of Native Vegetation Along Roadsides of Baker Street, Osborne Street, Field Street South, Inskip Street and the Esplanade, Ocean Grove, for Street Construction Works	9-Aug-2018	NOD - Delegate	Objectors - 3
PP-1286-2017	24 Torquay Road, BELMONT 3	Buildings and Works Associated with the Construction of a Second Dwelling and a Two (2) Lot Subdivision	2-Aug-2018	NOD - Delegate	Objectors - 1

PP-197-2018	244 Autumn Street, MANIFOLD	Construction of Two (2) Dwellings and a Two (2) Lot Sub Division	2-Aug-2018	NOD - Delegate	Objectors - 2
PP-20-2018	2 Harrison Court, HIGHTON 32	Construction of Double Storey Dwellings and a Three (3) Lot Subdivision	23-Aug-2018	NOD - Delegate	Objectors - 1
PP-255-2018	143 Fenwick Street, PORTARLI	Building and Works Associated with the Construction of Four (4) Dwellings	8-Aug-2018	NOD - Delegate	Objectors - 5
PP-310-2018	35 Sheepwash Road, BARWON	Construction of One (1) Dwelling and Two (2) Lot Subdivision	27-Aug-2018	NOD - Delegate	Objectors - 1
PP-324-2018	111 Mt Pleasant Road, BELMOI	Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	30-Aug-2018	NOD - Delegate	Objectors - 2
PP-342-2018	3 Platypus Court, OCEAN GRO	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	30-Aug-2018	NOD - Delegate	Objectors - 2
PP-378-2018	6 The Lairds Way, NEWTOWN	Construction of a Dwelling and Fence in a Heritage Overlay	24-Aug-2018	NOD - Delegate	Objectors - 2
PP-540-2018	16 Spruhan Avenue, NORLANE	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	6-Aug-2018	NOD - Delegate	Objectors - 1
PP-555-2018	24 Glenfine Avenue, HAMLYN H	Construction of Second Dwelling and Two (2) Lot Subdivision	6-Aug-2018	NOD - Delegate	Objectors - 2
PP-627-2018	36 Maitland Street, GEELONG V	Partial Demolition Including Alterations and Additions to an Existing Dwelling within Heritage Overlay	17-Aug-2018	NOD - Delegate	Objectors - 1
PP-66-2018	34 Ormond Road, EAST GEELC	Use of land as an Office and Construction of a Two (2) Storey Building containing an Office and a Dwelling.	8-Aug-2018	NOD - Delegate	Objectors - 1
PP-718-2018	137 Pakington Street, GEELON	Partial Demolition, Building and Works Associated with an existing buildings, construct and display of Signage	28-Aug-2018	NOD - Delegate	Objectors - 1
PP-915-2017	84 Roslyn Road, BELMONT 32	Development of the Land for a Second Dwelling and a Two (2) Lot Subdivision	29-Aug-2018	NOD - Delegate	Objectors - 1
PP-94-2018	15 Preston Street, GEELONG V	Demolition of dwelling, outbuildings and fences and construction of a single dwelling and fences	15-Aug-2018	NOD - Delegate	Objectors - 1

PP-995-2017	147 Corio Street, GEELONG 32	Partial Demolition to Dwelling and Demolition of Garage and Alterations and Additions to an Existing Dwelling on Lot Less Than 300sqm in a Heritage Overlay and construction over Common Property	24-Aug-2018	NOD - Delegate	Objectors - 4
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SECTION F – CONFIDENTIAL

By resolution of Council it was determined that the decision made “In Committee” in relation to the “Lease of the Beach House–Eastern Beach Road, Geelong”, be made public.

Resolution

That the minutes record that a lease has been granted to TBOS Pty Ltd for the Council property, 95 Eastern Beach Road, Geelong.

CLOSE OF MEETING

As there was no further business the meeting closed at 9.54pm. Tuesday, 25 September 2018.

Signed: _____
Cr Bruce Harwood (Mayor)

Date of Confirmation: _____.