

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 26 FEBRUARY 2019

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, 26 FEBRUARY 2019
COMMENCING AT 7.00 PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, S Asher, S Mansfield, J Mason, P Murnane, P Murrihy, R Nelson, T Sullivan

Also present: M Cutter (Chief Executive Officer), B Luxford (Director Investment and Attraction), G Smith (Director Planning and Development), G Wilson-Browne (Director City Services), M Dugina (Director Finance & Strategy), R Stevens (Acting Director Community Life), 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.

APOLOGIES: Cr E Kontelj (Leave of Absence)

FORMAL WELCOME TO 2019 YOUTH COUNCIL:

The Mayor welcomed and introduced the 2019 Youth Council to the meeting. The elected representatives from each of the four Council wards – Bellarine, Brownbill, Kardinia and Windermere, are:

Bellarine Ward – Josephine Horne (Junior Mayor), Jaeger Fawcett, Elkin Wittenberg

Brownbill Ward – Jesse Pappalardo, Lulu Joske, Matty Pisotsky

Kardinia Ward – Amelia Charleson, Georgina Delany, Lainey Karlich

Windermere Ward – Carmen Macleod, Erin Robertson, Logan Chandler

Josephine Horne (Junior Mayor) addressed Council on behalf of the group outlining the sorts of issues that they believe are most important to the young people in our community, one of the key main issues raised by Josephine was that of mental health in young people. (Josephine's address will be available on Council's website).

The Youth Council will regularly at City Hall and the Junior Mayor will then present the group's findings and recommendations to Council on a quarterly basis.

CONFIRMATION OF MINUTES:

Cr Mansfield moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 29 January 2019 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Mik Aidt congratulated Council on the initiative to establish a Youth Council. It is so important that the youth is engaged now and invited in to participate in our local democracy, as it is them who will be affected by important decisions we make at the moment.

I am in particular referring to our decisions whether or not we are/will address the issues with our carbon emissions and the climate crisis they cause at an adequate level. So a warm welcome to this new initiative, and to the new Youth Councillors.

My question to Council, and in particular to the Youth Council, is:

Are you aware that on 15 March 2019, a global school strike is being organised? Around the world, school children are gathering in front of City Halls and Parliaments on Fridays, but we are not seeing any kids at City Hall in Geelong. I am wondering, why not? Is it because you object to the kids standing on your doorstep? Or, if not, what will be your response to the kids who may be showing up there on 15 March?

The Mayor responded Council does not object to anyone protesting on the City Hall steps, and we would not present anyone from doing so as long as they are peaceful and obey the law.

Richard Strates asked the following on behalf of the Barwon Heads Lifestyle Group:

- 1) Regarding Council officer report, paragraph 21, what process will Council initiate to investigate/explore an expansion of the Barwon Heads town boundary as proposed by the Barwon Heads Lifestyle Group?

Gareth Smith, Director Planning and Development, responded the adopted 2017 Barwon Heads Structure Plan included an assessment of the location of the town boundary and the Farming Zone land directly outside the boundary. The position of the Structure Plan, and the independent panel in considering submissions to Amendment C375, is to retain the existing location of the boundary. The Structure Plan does not call for or indicate any process to investigate/explore an expansion of the boundary. The Structure Plan at page 37 recommends that a full review of the Structure Plan would only occur if there is significant change to State or Local Policy.

Amendment C375 – which will implement the key land use directions of the Structure Plan – does not insert, replace or amend any Greater Geelong Planning Scheme provisions to investigate or explore an expansion of the boundary. On this basis, Council will not be initiating any process to investigate/explore an expansion of the Barwon Heads boundary.

- 2) Regarding Council officer report, paragraph 22, the Council is relying upon recent policy initiatives such as the State Government's Distinctive Areas and Landscapes Bill and the Council's Settlement Strategy. What is the Council's response to our position that these remain untested bills/strategy and it is inappropriate to rely upon an untested strategy and/or bill to support the view that strategic planning policies have become more conclusive in relation to township settlement boundaries and as noted by the Panel on page 18 of the Panel's report that "no policy refers to the existing Barwon Heads Settlement Boundary as a permanent boundary?"

The Council is not relying on these other policy initiatives. It is a statement of fact that the policy trend is towards firming up existing town settlement boundaries. The Settlement Strategy is an adopted policy which will require a planning scheme amendment to implement the key directions into the scheme. The Distinctive Areas Bill now forms Part 3AAB of the Planning and Environment Act. There are certainly no recent policy initiatives that give direct or indirect support to expanding coastal town boundaries.

- 3) Regarding the City of Greater Geelong Settlement Strategy, has the use of the term, "Permanent Settlement Boundary" been revised to "Settlement Boundary"?

Amendment C375 is unrelated to the Settlement Strategy and does not propose to make any changes to the Settlement Strategy.

Chris Jones submitted a Submission prior to the meeting in relation to Amendment C375, which was tabled at the meeting.

Sandy Gatehouse – President Barwon Heads Association addressed Council as follows:

Again, we thank Council for this lengthy process. We achieved some of our objective, but still have concerns about height and over-development and the impact of over-development on our coastal village.

Cr Grzybek left the meeting room at 7.28pm

We strongly support the protection of the boundary, the need for an environmental significance overly schedule for Warrenbeen Court, the change from General Residential Zone to Neighbourhood Residential Zone for the northern part of Barwon Heads and the change from Residential Growth Zone for the area south of Bridge Road and a strip on the western side of Golf Links Road. We thank the Council for their support in including a Traffic and Parking study as "further work" and understand that this is likely to be included in the forthcoming budget.

We continue to express our concern about the size of the increased Housing Diversity Area, which is classified as a Residential Growth Area Schedule 3. We are confused at the preference for smaller one and two bedroom housing types, when all we see from these types of developments is over-crowded holiday lets with inadequate parking and very few permanent residents.

- 1) Where within the IHDA and DD042 does the Amendment describe the safeguards to protect the coastal identity and unique attributes of Barwon Heads?
- 2) When is the requirement to advertise single dwellings in RGZ3?
- 3) When does the DDO42 apply?

Cr Grzybek re-entered the meeting room at 7.30pm

The Mayor took the questions on notice for a written response.

Jacqueline Edge asked the following questions in relation to the safety and amenity of Elizabeth Street, Geelong West:

- 1) Confirmation between Council and the Elizabeth Street Safety and Amenity Group's Petition?
- 2) Confirmation from Council that Elizabeth Street safety and amenity is scheduled to be improved?
- 3) Can Council confirm it is prioritising and taking great steps towards a co-ordinated re-development that includes addressing safety and amenity that includes tree canopy and shade?

The Mayor took the questions on notice and accepted a petition from Ms Edge in relation to the Safety and Amenity of Elizabeth Street, Geelong West.

Jennifer Bantow addressed Council in relation to Agenda Item 2 – Civic Accommodation Project Update as follows:

Attachment 2 – Point 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.

This point is a little unclear – which part of City Hall be retained for civic meetings and ceremonial functions?

- Elected Councillors are gaining a reputation for listening to their constituents and responding. The mid-month community consultative meetings are valued by people living in the diverse areas of the municipality and requests from the public, I've heard lately of a few, from places, for example Breamlea – are being heard and problems are being fixed.
 - The profile and status of the representative of the people of the City of Greater Geelong needs to be raised, with the opportunity for the public to meet their representative in the Town Hall, in that Councillor's office, in private.
 - An office for each Councillor to enable each person to be able to undertake their civic duties in relation to their particular portfolios and to meet their particular constituents is possible in the original Town Hall at the City of Greater Geelong Headquarters.
 - The 1850's Town Hall must be retained as the oldest Town Hall in the State that has been continually in use for local government, pre-dating the Melbourne Town Hall, for ceremonial and civic purposes.
- 1) Could Councillors please consider making it clear in Point 7) that the Art Gallery extension occupies the western annexe of the present Town Hall only, and that the seat of local government in the City of Greater Geelong remains in the 1855 design Joseph Reed magnificent Greek Revival building?
 - 2) Can part of the Civic Accommodation Project be to consider the accommodation of the elected Councillors in the headquarters of local government in the Joseph Reed Town Hall?

The Mayor thanked Ms Bantow for her comments and added no decisions have been made as yet, but Council will be retaining the front part of City Hall facing Gheringhap Street. Further discussions will be continuing.

Tom O'Connor congratulated Council on the initiative of forming the 2019 Youth Council and conveyed his best wishes to the twelve local young people who will now serve as the region's official "youth voice" .

PETITIONS:

A petition was presented to the Mayor from Jacqueline Edge raising concerns regarding the safety and amenity of Elizabeth Street, Geelong West. The petition suggests the provision of a proven traffic management system, tree scaping and underground electrical cables.

1. AMENDMENT C375 BARWON HEADS STRUCTURE PLAN - CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT

Source: Planning and Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To consider the Panel Report about Amendment C375 and adopt the Amendment.

Background

2. A review of the 2010 Barwon Heads Structure Plan led to the adoption of an updated version in August 2017. Council, acting as the Planning Authority, then initiated Amendment C375 to implement the Structure Plan into the Greater Geelong Planning Scheme. **Attachment 2** provides a background summary of the structure planning and amendment process, including consideration of the Panel Report.

Key Matters

3. Exhibition of the Amendment in February and March 2018 resulted in a total of 942 written submissions. Most submissions related to the Barwon Heads settlement boundary and proposed new residential zones and development overlays.
4. The submissions were considered at the 26 June 2018 Council Meeting where it was resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning.
5. Following a seven day hearing held in Geelong in late August 2018, the Panel's report was sent to Council officers dated 31 October 2018. Under Section 27 of the Planning and Environment Act the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.
6. The Independent Panel recommends Amendment C375 be adopted as exhibited subject to some minor drafting changes to the planning controls. The Panel supported the Amendment's retention of the existing settlement boundary location.
7. Whilst the Panel's recommendations are supported, this report at Attachment 6 provides justification where officers prefer alternative wording to the proposed planning scheme controls.
8. It is recommended that Amendment C375 be adopted and sent to the Minister for Planning requesting approval.

Cr Mason moved, Cr Asher seconded -

9. That Council:

- 9.1 **Adopt Amendment C375 (Attachment 3 of this report); and**
- 9.2 **Submit the adopted Amendment and prescribed information to the Minister for Planning requesting approval.**
- 9.3 **With regard to Recommendation 9.1 replace Schedule 6 to Clause 42.01 Environmental Significance Overlay with a new Schedule 6 to Clause 42.01 Environmental Significance Overlay in the form shown in the new Attachment 8.**

Carried.

Attachment 1

Financial Implications

1. There are no financial implications to Council associated with adopting the Amendment.

Community Engagement

2. Amendment C375 was exhibited in accordance with Sections 17, 18 and 19 of the Planning and Environment Act. Notification letters were sent to 3,925 landowners and occupiers in the Barwon Heads region, notices were published in local newspapers, and the documentation was available on the Geelong Australia website and a hardcopy placed at the Barwon Heads and Ocean Grove libraries.
3. All persons and organisations who lodged a submission had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning. It is noted the Panel considered all submissions referred to it, not just submissions presented at the hearing.

Social Equity Considerations

4. The Amendment has appropriately considered social equity principles. The Barwon Heads Structure Plan 2017 fully engaged with the local community and was informed by comprehensive assessment of demographics, housing supply-demand and affordability, and accessible social services and facilities.

Policy/Legal/Statutory Implications

5. The Explanatory Report which forms part of the Amendment's prescribed information outlines relevant state, regional and local policies.

Alignment to Council Plan

6. The 2017 Barwon Heads Structure Plan aligns with the Sustainable, Built and Natural Environment and Growing our Economy strategic directions in City Plan.

Conflict of Interest

7. No Council Officer involved in the preparation of this report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

Risk Assessment

8. Deferral or delay in adopting Amendment C375 will cause confusion and uncertainty for landowners, developers and the local Barwon Heads community. This is particularly so given the Amendment proposes to change the town's residential zones and apply new overlays which will affect planned housing developments.

Environmental Implications

9. The Amendment includes planning controls to conserve and manage environmental features in Barwon Heads. The Barwon Heads Structure Plan and Amendment C375 Explanatory Report include extensive discussion about the key environmental influences affecting the area.

Attachment 2

Background

1. Amendment C375 seeks to implement the land-use planning directions of the Council-adopted Barwon Heads Structure Plan 2017 into the Greater Geelong Planning Scheme.
2. The proposed changes that generated significant interest were:
 - 2.1 A revised local policy that retains the existing mapped location of the Barwon Heads Settlement Boundary; and
 - 2.2 Replacement residential zones and new development overlays that continue to support increased housing diversity close to the Hitchcock Avenue retail core and lower scale housing forms to the remaining parts of the town.
3. A detailed description of what the Amendment does is presented in **Attachment 4**.
4. The Panel Report included a map (p. 2) showing the land to which the Amendment applies.



Barwon Heads Structure Plan Review

5. Review of the 2010 Barwon Heads Structure Plan by Council's Planning Strategy Unit commenced in April 2016. The update considered a range of factors around the changing needs of the town and recent changes to state and local policy. This included changing demographics, development pressures across the township, housing diversity, residential character, climate change, flooding, the natural environment, transport and infrastructure.
6. Preparation of the Structure Plan was accompanied by comprehensive community engagement. The *Help Shape the Place* sessions in October and November 2017 had 120 people attend workshops and drop in sessions, as well as 130 submissions being received. Engagement on the Draft Structure Plan in May and June 2017 resulted in 1,050 submissions.

7. The Structure Plan was informed by specialist residential character and native vegetation assessments that recognised the town's unique coastal design character and pockets of significant vegetation.
8. The City undertook a robust process to prepare the Structure Plan that went beyond the engagement activities normally associated with township structure planning. All the issues were known and considered as part of the preparation of the Structure Plan.
9. The Barwon Heads Structure Plan was adopted by Council at its ordinary meeting of 22 August 2017. A copy of the Structure Plan is available on the Geelong Australia website.

Discussion

10. Amendment C375 was exhibited between 1 February 2018 and 13 March 2018. Late submissions were accepted. As a result, 942 written submissions were received of which 788 supported and 154 objected. Many of the objecting submissions supported some aspects of the Amendment but not others.
11. The key themes/issues raised in the submissions were:
 - 11.1 Settlement Boundary
 - 11.2 Increased Housing Diversity Area
 - 11.3 Warrenbeen Court
 - 11.4 Residential land south of Bridge Road
 - 11.5 The Neighbourhood Residential Zone
 - 11.6 Movement and parking
 - 11.7 Vegetation protection
 - 11.8 Drafting (of the proposed planning controls)
 - 11.9 Village character
12. The Council Report dated 26 June 2018 both summarised all of the submissions and provided a detailed officer response to all of the issues raised.
13. All submissions were considered pursuant to Sections 22(1) & (2) of the *Planning and Environment Act* and referred to an Independent Panel appointed by the Minister for Planning under Sections 23(1) & (2) of the *Act*.
14. The appointed two person panel held a Directions Hearing on 23 July 2018 and a seven day Panel Hearing in Geelong between 21 and 30 August 2018. Council was represented at the hearing by Terry Montebello, Partner Maddocks Lawyers and called expert planning evidence from John Glossop of Glossop Town Planning.
15. The Panel has now presented its report to Council and recommended that Amendment C375 be adopted as exhibited subject to minor drafting changes. **Attachment 5** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations (i.e. recommended changes to the exhibited amendment documentation).
16. A complete copy of the Panel's report is available on the Geelong Australia website www.geelongaustralia.com.au/amendments (under the C375 webpage).

Officer response to Panel's Executive Summary

17. The Panel considered all written submissions, undertook site visits and read a large volume of supporting documents. At the hearing, the Panel had the benefit of expert evidence in the fields of town planning, ecology, hydrology and economics.
18. Key issues highlighted by the Panel included the settlement boundary alignment, residential areas designation, vegetation, town character, flooding and drainage, and planning control drafting.
19. The Panel observed that the Amendment seeks to address a tension between policies seeking urban consolidation with increased densities on the one hand, and those seeking to protect town character and address environmental matters on the other. The Panel found that the Amendment provides an appropriate response to achieve a net community benefit.
20. The Panel says the Amendment is well founded and strategically justified, noting that no submission persuaded it that the Amendment's overall policy support or strategic basis should be questioned.
21. Whether the Barwon Heads settlement boundary should be shifted west to allow for new housing development was the most contentious issue. The Panel found an expansion could be achieved without adversely impacting the Ramsar wetlands or town character. However, the Panel said any expansion would need to be further investigated through a separate process. In other words, not through Amendment C375.
22. Council's closing submissions at the hearing highlighted that while the planning policy framework does not preclude a shift, it certainly does not support a shift. The Panel was of the view that expansion could be considered in the future where it meets state and regional policy. Recent policy initiatives such as the State Government's *Distinctive areas and landscapes* Bill and the Council's *Settlement Strategy* tell us that policy has become more firm in relation to township settlement boundaries.
23. In-so-far as pursuing a detailed investigation into urban expansion, the Barwon Heads Structure Plan 2017 clearly does not support such an approach. In order for an investigation to occur, there would need to be a fundamental shift in policy and revisit of the Structure Plan with demonstrated community support.
24. The Panel supported Council's selection of residential zones, overlays and local policy to retain the Increased Housing Diversity Area in Barwon Heads. The Panel found that reducing the size of the housing diversity area departs from policies to encourage consolidation within settlement boundaries, however it does so to protect town character values. Affected landowners of zone change post-exhibition have been notified as recommended by the Panel and no objections were received.
25. The Panel has agreed with Council that the proposed Neighbourhood Residential Zone Schedule 7 (including a minimum lot size), together with an Environmental Significance Overlay, are appropriate planning controls to be applied to Warrenbeen Court.
26. On other issues, the Panel found the Amendment appropriately responds to submissions on town character, vegetation, flooding, drainage, traffic and car parking. The Panel supports exemption of third party notice for a single dwelling that requires a permit under the proposed Development Overlay Schedules 41 and 42.
27. The six recommendations listed in the Executive Summary are generally supported and a response is provided in **Attachment 6**.

Detailed officer response to Panel's report

28. The Panel Report provided discussion and a series of findings and recommendations under the following themes:
 - 28.1 Chapter 4 Settlement boundary
 - 28.2 Chapter 5 Residential area designation and provisions
 - 28.3 Chapter 6 Other issues
 - 28.4 Chapter 7 Amendment drafting
29. An officer summary and response is provided in **Attachment 7**.

Attachment 3

Amendment C375 Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C375

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 3 attached map sheets.

Zone Maps

1. Amend Planning Scheme Map Nos. 80, 81, 87 and 88 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375".

Overlay Maps

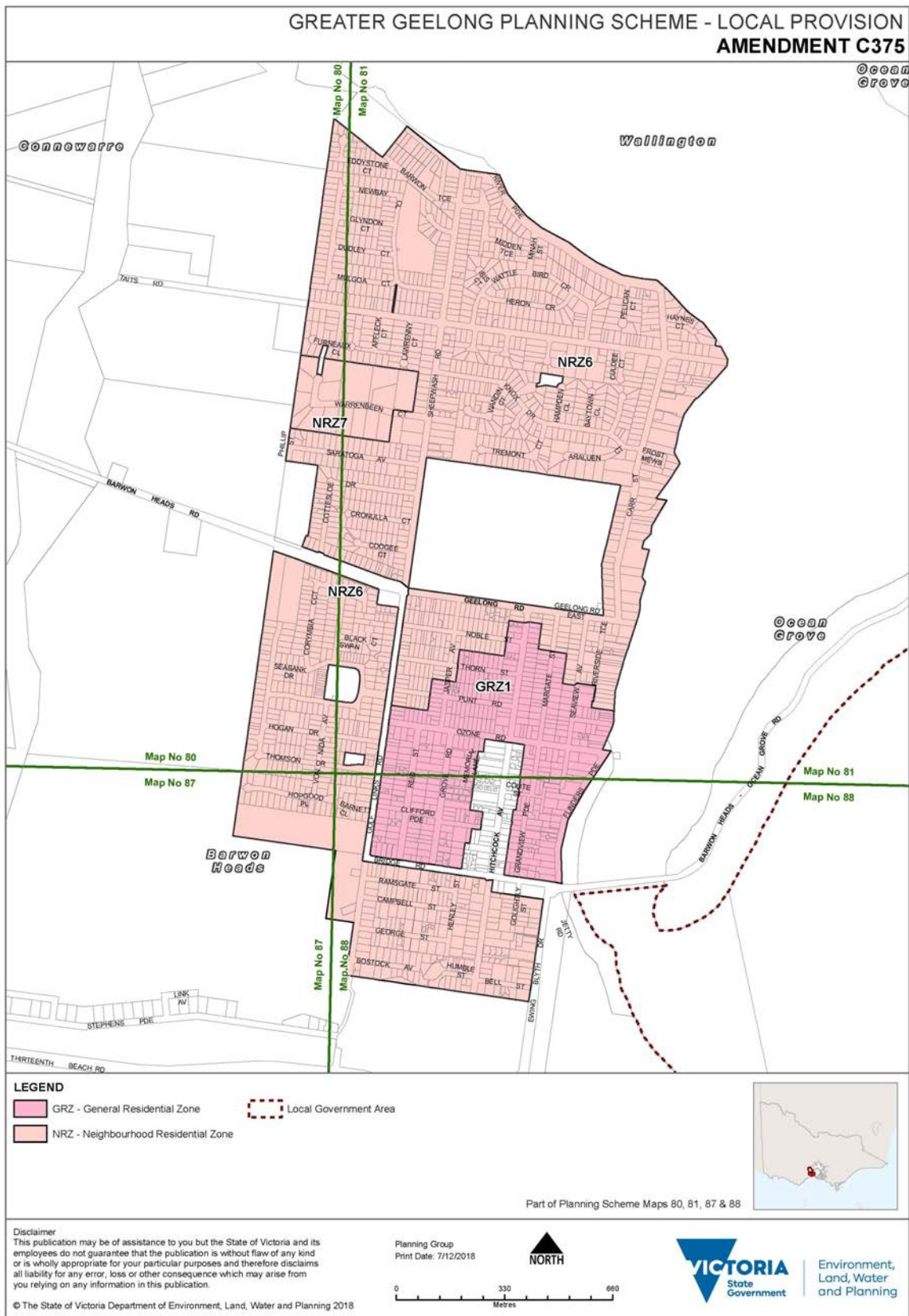
2. Amend Planning Scheme Map Nos. 80DDO, 81DDO, 87DDO and 88DDO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375".
3. Amend Planning Scheme Map Nos. 80ESO and 81ESO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375", by replacing the Environmental Significance Overlay on a permanent basis. The Environmental Significance Overlay was applied in the interim by Amendment C374.

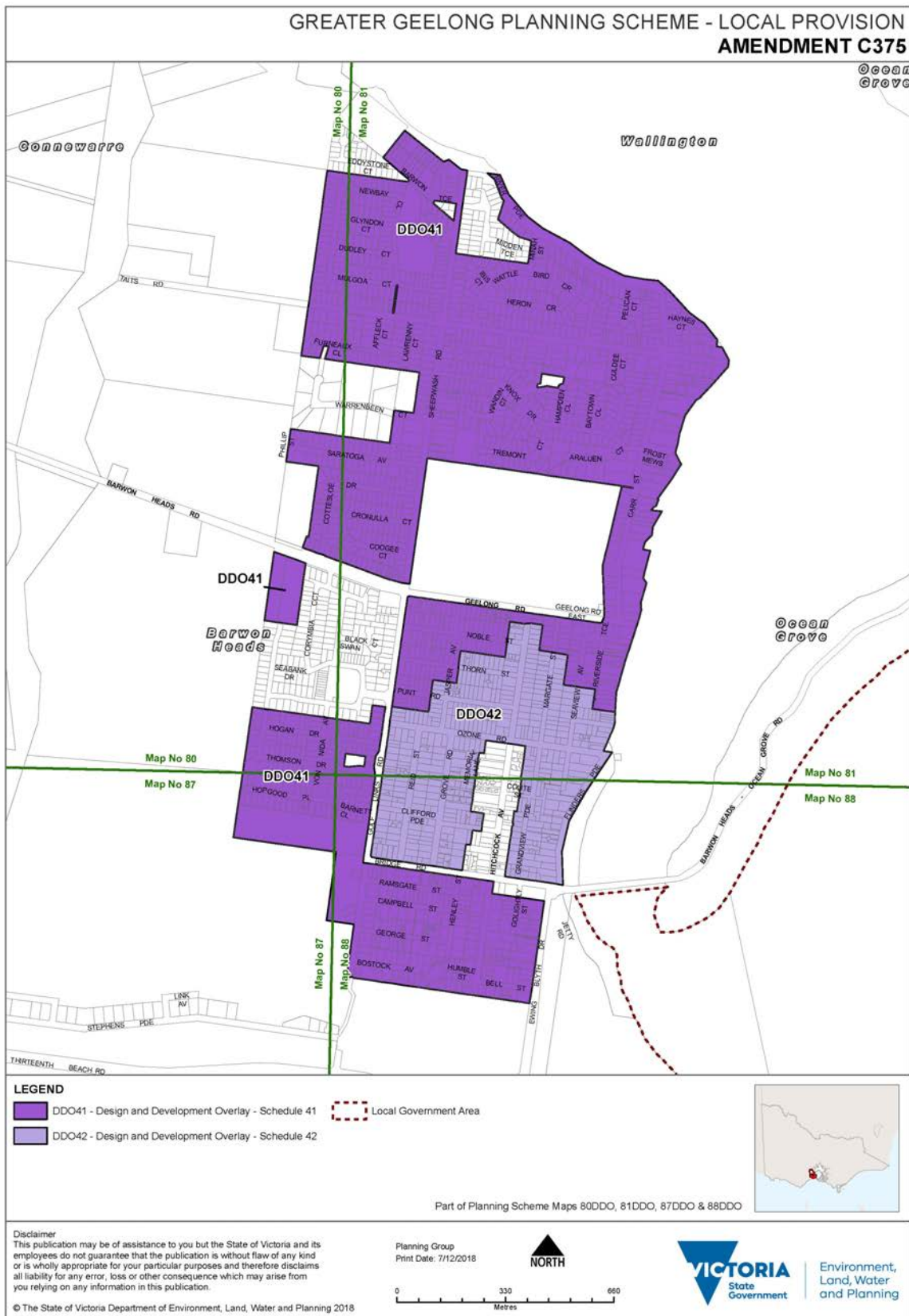
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.14 with a new Clause 21.14 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 22.36 with a new Clause 22.36 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 22.63 with a new Clause 22.63 in the form of the attached document.
7. In Zones – Clause 32.09, insert new Schedules 6 and 7 in the form of the attached documents.
8. In Overlays – Clause 42.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
9. In Overlays – Clause 42.03, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
10. In Overlays – Clause 43.02, replace Schedule 25 with a new Schedule 25 in the form of the attached document.
11. In Overlays – Clause 43.02, insert new Schedules 41 and 42 in the form of the attached documents.

End of document







GREATER GEELONG PLANNING SCHEME

21.14 THE BELLARINE PENINSULA

21/12/2017

~~C366~~ Proposed C375

21.14-1

Key issues and Influences

28/01/2010
C129(Part 1)

The Bellarine Peninsula comprises a series of contained townships separated by rural and coastal areas.

The rural and coastal areas on the Bellarine Peninsula form an important non-urban break between settlements. They are highly valued for their scenic attributes, tourism function, environmental function and lifestyle appeal.

The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong. Population growth on the Bellarine Peninsula is being driven by the attractiveness of the peninsula as a relaxed lifestyle destination within close proximity to urban Geelong.

Appropriately managing urban growth on the Bellarine Peninsula will be critical to retaining the peninsula's identity and attributes.

21.14-2

Objectives

21/12/2017

Proposed C375
C369

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.
- To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect rural and coastal environments from inappropriate urban encroachment.
- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.
- Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.

GREATER GEELONG PLANNING SCHEME

- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlington:

- Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Portarlington Community Hub.
- Support the redevelopment of the Country Fire Authority fire station.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of the development opportunity sites, as shown on the Structure Plan Map, including:
 - Development of a focal building at 22-34 Newcombe Street, Portarlington.
 - Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.
 - Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
 - Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.
- Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.

GREATER GEELONG PLANNING SCHEME

- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.

Ocean Grove:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation. Support the continued development of the north-east growth area as shown on the Structure Plan map. Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the Town Centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from new development.
- Preserve The Terrace as the potential long-term arterial route through the Town Centre.
- Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.
- Support the development of the restricted retail and industrial precincts within the north-east growth area.
- Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services,
- Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
- Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links.
- Provide for a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.
- Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.
- Where appropriate, encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.

GREATER GEELONG PLANNING SCHEME

- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.
- Support the provision of community and social infrastructure commensurate with population growth, including the investigation of a site for a new primary school in the north-east growth area.

Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road Growth Area and other areas identified for residential development on the Structure Plan map.
- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.
- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure that new development complies with specified coastal character siting and design requirements.
- Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new ~~retail~~~~commercial~~ development ~~within~~~~to~~ the existing town centre~~business and mixed use zones in Hitchcock Avenue between Bridge Road~~

GREATER GEELONG PLANNING SCHEME

~~and Ozone Road and the south side of Bridge Road and discourage the use of the land for industry or warehouse uses.~~

- ~~• Ensure new housing development complements the character of Barwon Heads and provides for a variety of housing sizes and types.~~
- Support the ~~appropriate~~ continued development of Stage 3 of the 13th Beach Resort as a ~~focus for golf that excludes residential development and provides demonstrable net environmental benefit~~ tourist destination.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- ~~Protect existing street trees and where possible informal landscaping in streets.~~
- Support development of appropriate tourist accommodation around the Barwon Heads town centre, ~~including improvement of accommodation diversity.~~

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.
- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (November 2017) and minimises back fencing as viewed from the Bypass.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.
- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including:
 - Low scale forms

GREATER GEELONG PLANNING SCHEME

- Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.
- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-3 Implementation

19/10/2017
C362
[Proposed C375](#)

These strategies will be implemented by:

Applying Zones and overlays

Ocean Grove

Apply the Commercial 1 Zone to the surplus park at 94 The Parade.

Apply the Commercial 1 Zone to the surplus road reserve from upgrade of the Hodgson Street/The Parade intersection.

Apply the Design and Development Overlay to the Town Centre to implement the findings of the Ocean Grove Town Centre Urban Design Framework.

Apply the Design and Development Overlay to the Commercial 1 and Commercial 2 Zone precincts in the north-east growth adjacent to Grubb Road.

Apply schedule 20 to the Design and Development Overlay to the Industrial 3 Zone in the north-east growth area.

Apply the Public Acquisition Overlay to The Terrace rear laneway.

Leopold

Apply the General Residential Zone Schedule 1 and the Development Plan Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of commercial zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

Drysdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the General Residential Zone Schedule 1 to identified residential infill areas with appropriate Development Plan Overlay and Developer Contribution Plan controls.

Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map at Clause 21.14-12 subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

GREATER GEELONG PLANNING SCHEME

Rezoning the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

Apply the Development Plan Overlay to Growth Area 2.

Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed.

Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes for as long as possible through adaptable housing design.

Point Lonsdale

Work with the Borough of Queenscliff to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Review the application of Schedule 7 to the Significant Landscape Overlay.

Undertake a review of the older parts of the town as identified on the Structure Plan map to investigate the introduction of new planning overlay controls to protect important landscape and built form attributes.

Work with VicRoads to prepare a network operating plan (SmartRoads) for the town.

Review the Structure Plan including an assessment of long term growth options (both infill and settlement expansion) for Ocean Grove by no later than 2021. The assessment should include consideration of:

- land to the north, north-west and east of Ocean Grove.
- the role of Ocean Grove as a district town.
- other planned growth on the Bellarine Peninsula.
- development trends, lot supply and housing capacity within the settlement boundary.
- the desirability of providing a diversity of living options.
- physical and environmental constraints, including the importance of protecting the biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
- the protection of landscape values and implications for the character of approaches to Ocean Grove township along the Bellarine Highway, Grubb Road and Wallington Road.
- the implications for significant agricultural uses and their employment generating potential.

GREATER GEELONG PLANNING SCHEME

- whether any adjustments to the settlement boundary are required.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Clause.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

~~Undertake a Landscape Assessment Study for the Ewing Blyth/Golf Links/Bridge Road and the Warrenbeen Court residential areas with the intention to apply an overlay to protect the existing character and vegetation.~~

Undertake a study to identify significant vegetation and biodiversity values of public areas and roadsides within Barwon Heads.

Undertake a traffic and parking study that includes assessment of the changing traffic conditions in Barwon Heads as a result of regional growth.

Undertake a detailed study of Murnnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

~~Consider the impacts of climate change on the future development of Barwon Heads in accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.~~

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, City of Greater Geelong, 2015 (amended September 2016).

Ocean Grove Urban Design Framework, City of Greater Geelong, 2014.

Portarlington Structure Plan, City of Greater Geelong, September 2016 (amended July 2017).

Indented Head Structure Plan, City of Greater Geelong, May 2016.

St Leonards Structure Plan, City of Greater Geelong, 2015.

Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).

Leopold Urban Design Framework, City of Greater Geelong, 2011.

Barwon Heads Structure Plan, City of Greater Geelong, ~~2017~~2010.

Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.

Jetty Road Urban Growth Plan, City of Greater Geelong, 2007 (amended September 2008).

City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study, Planisphere, 2006.

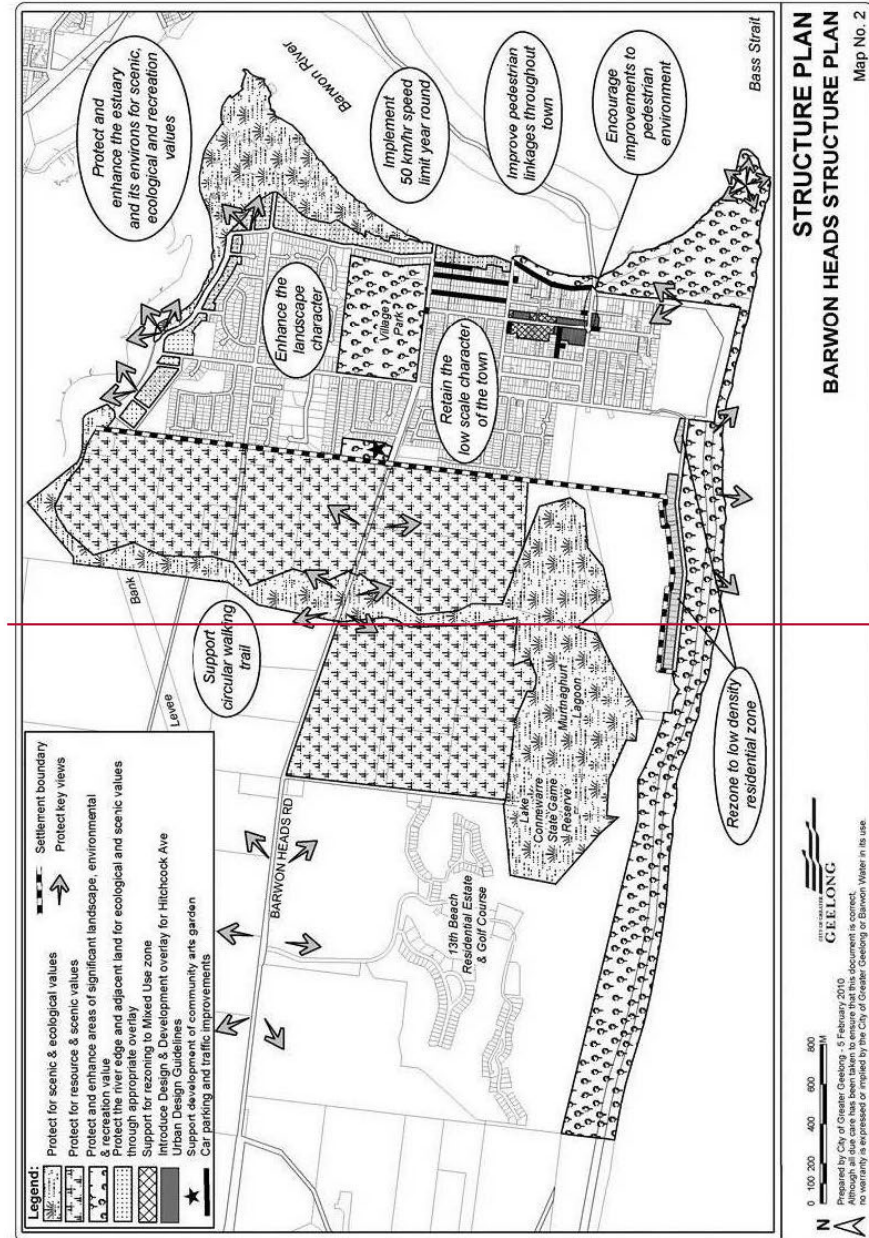
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).

Drysdale Urban Design Framework, City of Greater Geelong 2012.

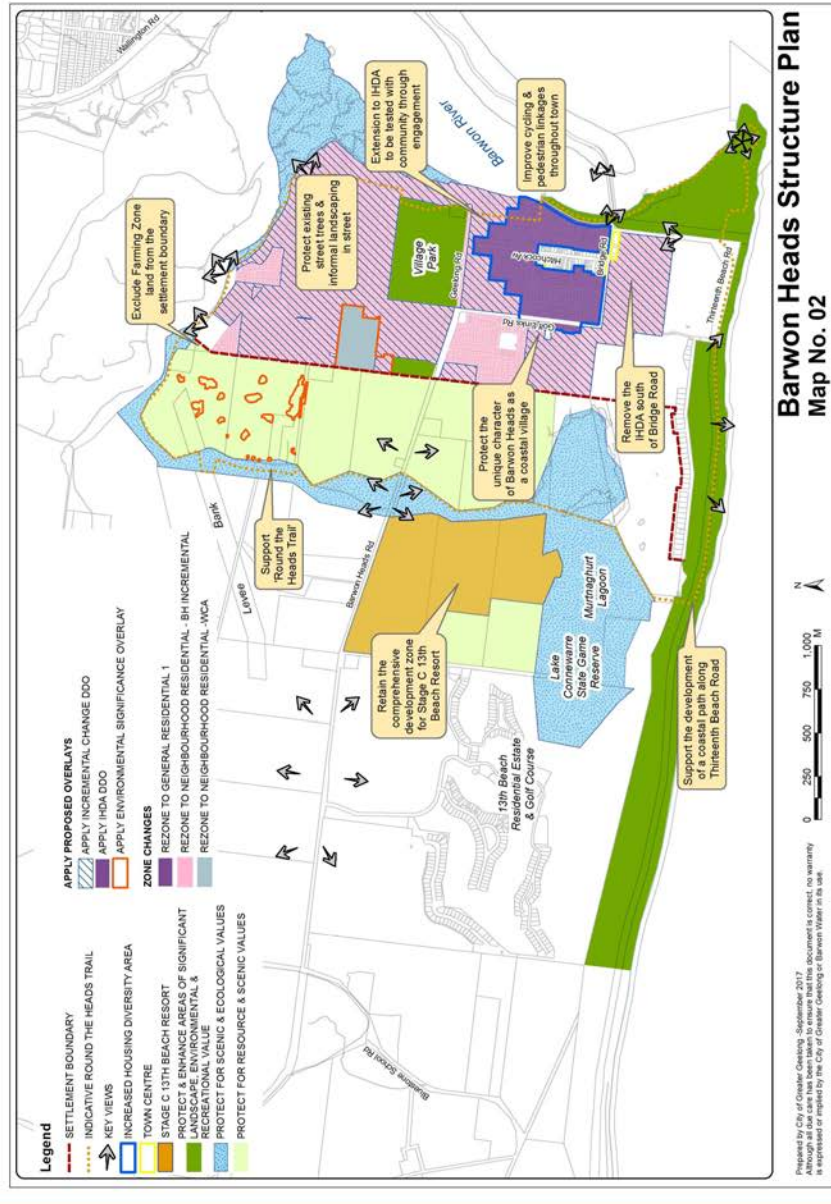
GREATER GEELONG PLANNING SCHEME

21.14-9 Barwon Heads Structure Plan map

26/08/2010
 C159
 Proposed C.375



GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

22.36 HO1649: FLINDERS HERITAGE AREA

28/01/2010
[Clause Report 4](#)
[Proposed G375](#)

This policy applies to all that land included in the Flinders Heritage Area.

Policy Basis

The precinct is significant for its seaside character, formed by the strong visual connections with the Barwon River, ocean, bridge, jetties and with the Barwon Heads Park and Frank Ellis Reserve (with several tea trees and some exotic cypress trees). The precinct also has a combination of large, medium and small scale Late Victorian, Edwardian, Federation and interwar Bungalow houses. The area has a high, notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct also has substantial front and side setbacks, rear and/or side vehicular access, and two narrow gravel pedestrian lanes off Flinders Parade. The area is also characterised by the pitched gabled and/or hipped roofs adorned with early chimneys. The seaside character is further enhanced by the combination of early short span concrete kerbing and paving, and/or the gravel verges and no concrete paving, grassed nature strips, open drains and at least one gravel road, which make the precinct particularly visually diverse yet distinctive.

Historically, the area has a close association with the earliest urban developments in Barwon Heads from the latter 19th century, including the Barwon Heads Hotel site (formerly the Coffee Palace in the late nineteenth and early twentieth centuries) and particularly with the Flinders Estate subdivision of 1887, and the Barwon Heads Estate Company subdivisions of 1891 and 1901. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, gravel verges, open drains, short span concrete kerbing and paving, and the important visual connections with the Barwon Heads Park and the tea-tree reserve fronting Flinders Parade;
- To retain and enhance the significant urban foci in the precinct, including: the Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Ozone Road; Norfolk Pine and Monkey Puzzle trees at 1-3 Ozone Road; jetties at the eastern end of Ozone Road and east of the Barwon Heads Park, corner store at 1 Flinders Parade, and the substantial pine trees along the northern end of the Reserve (Frank Ellis) and along the southern end of Seaview Avenue;
- To retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Reserve (Frank Ellis);
- To retain and enhance the range of large, medium and small scale residential buildings and the medium scale corner store within the Heritage Overlay Area;
- To retain and enhance the intact examples of Late Victorian, Edwardian, Federation and interwar Bungalow style, single and double storey detached buildings;
- To retain the uniformity of large front and side setbacks and side driveways, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and widths of the streets within the Heritage Overlay Area;

GREATER GEELONG PLANNING SCHEME

- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm on a side or rear boundary;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or recessed at the side of the significant and/or infill buildings;

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Draws on traditional architectural characteristics;
 - Detached, single storey or double storey buildings;
 - Hipped and/or gabled roof forms with a pitch between 25 and 35 degrees;
 - Narrow or wide eaves,
 - Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped;
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a smooth render over masonry;
 - Encourage non-zincalume (non-highly reflective zincalume), corrugated sheet metal roofing.
- Encourage the retention of existing allotment configuration;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose;
- Restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration.
- Encourage the retention of gravel verges and any works shall reflect existing form/s and coloration;
- Encourage the retention of nature strips (without kerbing and/or paving), and open drains;
- Encourage existing and intact culturally significant Victorian / Federation / Edwardian / Interwar Bungalow and other heritage places to be retained;
- Encourage existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Reserve (Frank Ellis) fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings to remain unobstructed;

GREATER GEELONG PLANNING SCHEME

- Encourage the significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue to be retained and when and if required, should be replaced with the same or an appropriate equivalent species;
- Encourage building heights to be single or double storey, and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- Encourage new garages and/or carports be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Buildings and works and fence types, should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).

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

GREATER GEELONG PLANNING SCHEME

22.63 INCREASED HOUSING DIVERSITY AREAS

13/11/2014
~~C344~~
Proposed C37E

This policy applies to all residential land located in Increased Housing Diversity Areas as shown in the maps included in this clause.

Policy Basis

This policy provides guidance on development in Council's Increased Housing Diversity Areas (IHDA). IHDA's have been identified around activity centres and have significant capacity to accommodate residential growth and increased housing diversity. These areas can provide residents local shopping needs and/or are serviced by public transport. New development in these areas should encourage walking by residents and discourage reliance on cars for all trips.

Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that design quality improves to ensure a positive contribution to the neighbourhood.

Redevelopment of existing housing stock should be well designed, site responsive, contemporary medium density housing. This will lead to an intensification of development patterns overtime. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

Instead of applying a 'one size fits all' approach, medium density development should be achieved through a range of housing typologies that best reflect the local context. Increased residential densities will be achieved through a mix of different building forms and scales. New housing in the form of units, townhouses, terrace housing and apartments will depart from traditional detached housing. In doing so it will respond to unique characteristics of an area such as heritage, significant vegetation, topography and views, which may reduce the development potential.

For areas of heritage significance, new development should balance the preservation and restoration of the identified heritage place and other opportunities for new housing.

Housing should also meet the needs of a diverse range of future residents including the demand for smaller, low maintenance households and tourist accommodation.

Objectives

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.
- To promote a diversity of housing types to cater to a variety of lifestyle needs.
- To promote walking trips and pedestrian safety within the IHDA's.
- To ensure that streetscape character in heritage areas is maintained.
- To encourage new development to provide a high level of on-site amenity for future residents.

Policy

It is policy that development within each of the Increased Housing Diversity Areas responds positively to the relevant matters set out in this policy.

GREATER GEELONG PLANNING SCHEME

General

This applies to all identified IHDA's.

Design Objectives

Built Form

- Encourage innovative, high quality, site responsive medium density housing development.
- Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.
- Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.
- Discourage storage areas located within the minimum area of secluded open space.

Building Height

- Encourage two and three storey development. Three storey development should be encouraged on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encourage the recessing of the third storey to reduce dominance of the building from adjoining properties and the streetscape.
- Ensure that the height and bulk of the new development on interface properties, between an IHDA and other residential areas, is responsive to the adjoining character and provides a transition in the built form between areas.

Landscaping and Vegetation

- Where appropriate, provide a street tree to enhance the contribution of the development to the streetscape.

Subdivision and Consolidation

- Encourage the consolidation of lots to increase development potential.
- Discourage the fragmentation of sites and underdevelopment of sites.

Car Parking

- Ensure that the visual prominence of car parking structures is minimised by locating them behind the line of the front façade and designing them to form a visually unobtrusive part of the building.
- Where more than one car space is provided, encourage the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5m.
- Minimise the number of vehicle crossings and where possible, access should be from lower order roads and rear laneways.

Heritage

- Ensure that development in or adjacent to heritage places is sympathetic and respects the significance of the place.
- Where new development is proposed in or adjacent to a heritage place, ensure building elements above one-storey in height are set back behind the roof ridge-line of the heritage buildings.

GREATER GEELONG PLANNING SCHEME

Coastal

This applies to the Barwon Heads IHDA, Ocean Grove IHDA, Ocean Grove Market Place IHDA, Portarlington IHDA and St Leonards IHDA.

Design Objectives

- Encourage innovative architecture that respects the coastal setting by incorporating a variety of lightweight materials, building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading), simple detailing, roof forms and higher building elements to capture views.
- Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.
- Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Decision Guidelines

Before deciding on an application in an Increased Housing Diversity Area, the responsible authority must consider:

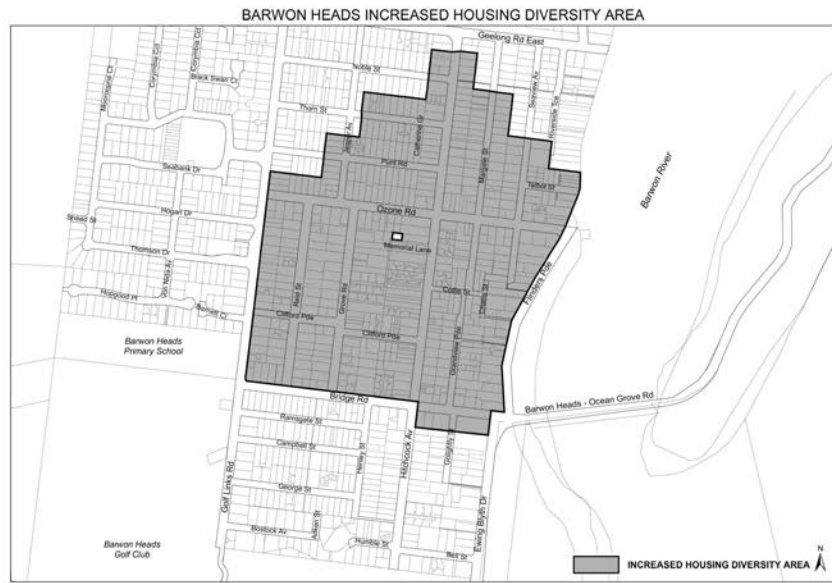
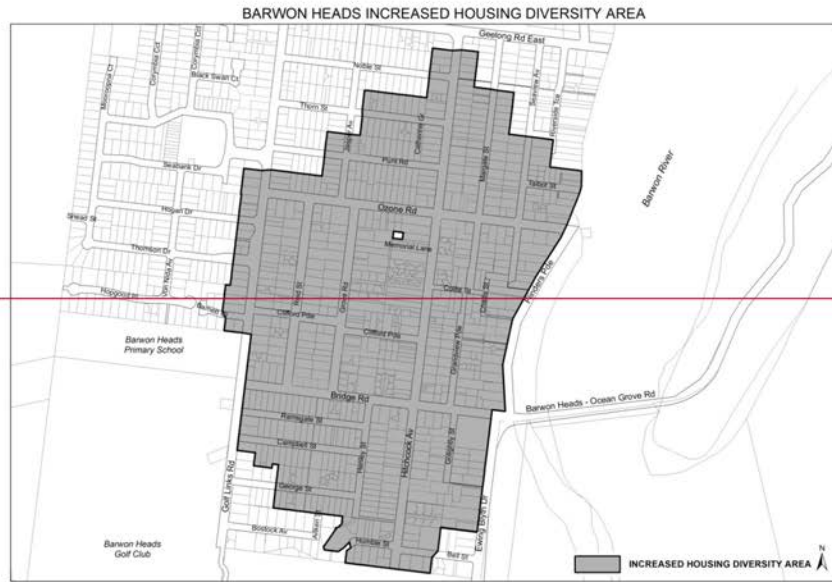
- The extent to which the proposal meets the policy and design objectives of this clause.
- Whether the development provides a high level of amenity for future residents.
- Whether the development unreasonably reduces opportunities for neighbouring sites to reasonably develop.

Reference Documents

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

Increased Housing Diversity Area Maps

GREATHER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375 **SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ6**.

BARWON HEADS INCREMENTAL CHANGE AREA

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C375 To protect the unique low scale coastal design character of Barwon Heads.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C375 None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C375

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C375

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.

GREATER GEELONG PLANNING SCHEME

	Standard	Requirement
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C375

None specified

6.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

7.0 Decision guidelines

DD/MM/YYYY
Proposed C375

None specified.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
 Proposed **SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ7**.

WARRENBEEN COURT RESIDENTIAL AREA, BARWON HEADS

1.0 Neighbourhood character objectives

DD/MM/YYYY
 Proposed C375 To protect the very low density residential character of the Warrenbeen Court Residential Area.
 To ensure that development has minimal impact on the vegetation and landscape character of the Warrenbeen Court Residential Area that is dominated by Coastal Moonah Woodland community.

2.0 Minimum subdivision area

DD/MM/YYYY
 Proposed C375 The minimum lot size that may be created in the subdivision of an existing lot is 4,000 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
 Proposed C375

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
 Proposed C375

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

GREATER GEELONG PLANNING SCHEME

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C375

None specified

6.0 Application requirements

DD/MM/YY
Proposed C375

None specified.

7.0 Decision guidelines

DD/MM/YYYY
Proposed

None specified.

GREATER GEELONG PLANNING SCHEME

14/12/2017
C374
Proposed C375

SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO6**.

WARRENBEEN COURT RESIDENTIAL AREA AND LAND NORTH OF TAIT'S ROAD, BARWON HEADS

1.0 Statement of environmental significance

14/12/2017
C374

This area contains indigenous vegetation of the Ecological Vegetation Class - Coastal Alkaline Scrub (EVC 858) identified as Coastal Moonah Woodland (*Melaleuca lanceolata* subsp. *lanceolata*). Coastal Moonah Woodland is listed as threatened under the Flora and Fauna Guarantee Act 1988 and is the subject of Action Statement No.141 under that Act. The Coastal Moonah Woodland in this area ranges from poor condition to good condition and needs to be protected and enhanced to prevent further incremental decrease in the extent and condition of the community. The presence of poor condition, or relatively poor condition Coastal Moonah Woodland is the result of poor management of the understorey which presents as a Moonah or indigenous canopy over a modified understorey.

Threats to ecological values within this area include the removal of vegetation particularly understorey species, thick mulching preventing the recruitment of indigenous plants and the general residential use of the sites resulting in trampling by humans and/or dogs, weed invasion, mowing etc.

Species found in the Coastal Moonah Woodland in this area include Overstorey: Moonah, with occasional Drooping Sheoak *Allocasuarina verticillata*; Shrub layer: Seaberry Saltbush *Rhagodia candolleana* subsp. *candolleana*, with occasional Hedge Wattle *Acacia paradoxa*, Ruby Salt-bush *Enchylaena tomentosa* subsp. *Tomentosa*, Boobialla *Myoporum insulare* and Thyme Rice-flower *Pimelea serpyllifolia* subsp. *Serpyllifolia*; Scramblers/climbers: Small-leaved Clematis *microphylla* var. *microphylla* and Bower Spinach *Tetragonia tetragonioides*; Ground cover: Slender Wallaby-grass *Rytidosperma racemosum* subsp. *racemosum*, Spear-grass *Austrostipa* spp. and Black-anther Flax lily *Dianella admixta*. Kidney-weed *Dichondra repens* was also occasionally present in the ground layer.

2.0 Environmental objective to be achieved

14/12/2017
C374
Proposed C375

- To protect and enhance the long term future of the Coastal Moonah Woodland vegetation community; and to minimise the impact of residential use and development on the Coastal Moonah Woodland vegetation community.

3.0 Permit requirement

14/12/2017
C374
Proposed C375

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous to Victoria.
- Listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- Pruned to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- ~~Pruned to improve its health, provided the normal growth habit of the plant is not retarded.~~
- An immediate risk of personal injury or damage to property, if only that part of vegetation which presents the immediate risk is removed, destroyed or lopped.
- Dead, to the satisfaction of the responsible authority.

GREATER GEELONG PLANNING SCHEME

- Maintaining public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like to the minimum extent necessary by the relevant authority.

Buildings and Works

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

- Works are not being carried out within the tree canopy area nor within 2 metres of:
 - the drip line (outer edge of tree canopy) of vegetation which forms part of Coastal Moonah Woodland community, ~~including~~
 - the derived grassland or planted Moonah at 42-46 and 48-50 Warrenbeen Court as identified in the Significant Residential Tree Assessment: Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016.

4.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate:
 - The location of existing and proposed building(s) on the site and on surrounding properties.
 - The total extent of indigenous vegetation on the subject land.
 - The total extent of proposed removal, destruction or lopping and/or proposed buildings and works.
- Outline the reason for removing any Coastal Moonah Woodland and the alternative options considered which do not require removal of Coastal Moonah Woodland.
- Demonstrate that the extent of removal, destruction or lopping of Coastal Moonah Woodland has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.
- Specify the ongoing management requirements of vegetation post construction, including species from the Coastal Moonah Woodland community proposed for revegetation following disturbance.
- Include a landscaping plan prepared by a suitably qualified person which incorporates species from the Coastal Moonah Woodland community and restricts the use of mulching within areas of remnant vegetation.

5.4.0

14/12/2017
C374
Proposed C375

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The location of Coastal Moonah Woodland as identified in:
 - *Significant Residential Tree Assessment:* Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016) or
 - *Rural Significant Tree Assessment:* Barwon Heads, Victoria (Ecology & Partners Pty Ltd, February 2017).

GREATER GEELONG PLANNING SCHEME

- ~~• The location of existing and proposed building(s) on the site and on surrounding properties, and the total extent of proposed clearing, destruction or lopping and/or proposed buildings and works.~~
- *Flora and Fauna Guarantee Action Statement No. 141* for the 'Coastal Moonah Woodland' vegetation community.
- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland community.
- Whether there is a valid reason for removing the vegetation and alternative options to removal have been fully explored such as changing the building footprint.
- The need to minimise human disturbance on the root system, canopy and overall health and appearance of the Coastal Moonah Woodland community from constructing a building or constructing or carrying out works. This may include mulching, trampling, introduction of pest plants and cut and/or fill, as well as measures to protect vegetation during construction.
- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and hard landscaping to parts of sites that does not contain the Coastal Moonah Woodland community.
- The need to improve the condition and diversity of understory vegetation in the Coastal Moonah Woodland community through natural regeneration and re-establishment of Coastal Moonah Woodland community.
- ~~• Whether a landscaping plan has been prepared by a suitably qualified person that incorporates species from the Coastal Moonah Woodland community, restricts the use of mulching within areas of remnant vegetation and specifies ongoing vegetation management practices post construction.~~

5.0 Expiry

14/12/2017
C274

~~The requirements of this Schedule cease to have effect after 30 June 2019.~~

GREATER GEELONG PLANNING SCHEME

13/11/2014
~~C290~~
[Proposed C375](#)

SCHEDULE 9 TO [CLAUSE 42.03](#) ~~THE~~ SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO9**.

BARWON RIVER ENVIRONS BARWON HEADS

1.0 Statement of nature and key elements of landscape

26/08/2010
C159

The river environs in Barwon Heads hold significant environmental and recreational values. In some parts, the residential interface is unique within the municipality where the properties have direct frontage to the estuary. In these circumstances vehicle access is from abutting streets to the rear (northern most section of Flinders Parade, Carr Street, Riverside Terrace and Riverside Lane), with some properties having right of carriageway over abutting properties and/or laneways. In the northern section, along River Parade, the character is also unique, with a strong sense of connection to the river and significant vegetation coverage, both on public and private land. Elements of this vegetation coverage also reach south, south west towards the Village Park.

Biodiversity mapping prepared by the Department of Sustainability and Environment indicates that some vegetation in the upper north and north-west residential area of town has a Conservation Status of Endangered or Vulnerable. Both Council's Biodiversity Strategy and the Barwon River Land Use and Open Space Corridor Plan advocate the retention of vegetation in this area, given its vulnerable/endangered status and its role in biodiversity enhancement for the wider area. The Open Space Plan notes that there are extensive stands of mangroves and salt marsh vegetation on the south-western shore, along with some older stands of Moonah in the vicinity of Sheepwash Road which provide important habitat values and require ongoing protection.

They key elements of this landscape are:

- The visual dominance of the riparian and surrounding vegetation.
- Dwellings which are nestled in and do not dominate the landscape.
- Sufficient space between buildings to plant and retain vegetation.
- Respect for the sharing of views from within the area and maintenance of non-intrusive building forms as viewed from outside the area.

2.0 Landscape character objective to be achieved

26/08/2010
~~C159~~
[Proposed C375](#)

- To protect the open landscaped character and recreational values of the river frontage;
- To encourage building forms that complement the riverfront setting and provide for the reasonable sharing of views to the river;
- To provide opportunities for vegetation retention and enhancement;
- To ensure that new development and extensions to existing buildings are compatible with the existing scale and bulk of buildings in the surrounding streetscape and river/coastal setting;
- To ensure the new development reflects the rhythm of existing building spacing and provides for visual permeability when viewed from the riverfront and from the streets;
- ~~To provide for the reasonable sharing of views to the river.~~

GREATER GEELONG PLANNING SCHEME

3.0 Permit requirement

26/08/2010
C459
[Proposed C375](#)

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building to be constructed or extension to an existing building, excluding any television antenna, chimney or flue, is less than 7.5 metres in height above natural ground level;
- ~~One side boundary is clear of buildings for at least 2.0 metres except in the situation where a dwelling exists on a site and the dwelling extension or building maintains or increases the established side setbacks. This provision does not apply where an existing building is rebuilt;~~
- The buildings and works are setback at least 5 metres from the property boundary adjacent to the river.

A planning permit is required to remove, destroy or lop vegetation except where one of the following requirements are met;

- The vegetation is listed as an environmental weed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- The vegetation is dead;
- The vegetation is less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*);
- The vegetation has single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*).

~~A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation and should incorporate the use of local indigenous species.~~

4.0 Application requirements

DD/MM/YYYY
[Proposed C375](#)

~~A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation and should incorporate the use of local indigenous species.~~

5.4.0 Decision guidelines

13/11/2014
C260
[Proposed C375](#)

~~The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: Before deciding upon an application, the responsible authority must consider:~~

- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will not dominate the riverfront and the streetscape, and will not impact on long distance views. Dwellings which are proposed to exceed over 7.5 metres must respond to the flat topography and naturally occurring low vegetation types that contribute to broad and expansive view sheds;
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will allow for the reasonable sharing of views having regard to the extent of available views and the significance of the views from the properties affected;
- The impact of the riverfront, streetscape and vegetation character, ~~the rhythm of existing building spacing and the visual permeability of the existing built form when~~

GREATER GEELONG PLANNING SCHEME

~~viewed from the riverfront and the street, and whether sufficient use has been made of indigenous planting to break up the views of the built form; and~~

- ~~• Whether sufficient use has been made of indigenous planting to break up the views of the built form, retain adequate sight lines for safety and to soften and improve the interface treatment to the waterway; and~~
- Whether proposed building set backs from a property line that directly adjoins the waterway corridor allows for substantial landscaping between buildings and the waterway corridor to soften the urban character. Buildings and works should be set back to maintain the open landscape along the waterway.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375

**SCHEDULE 41 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**

Shown on the planning scheme map as **DDO41**.

BARWON HEADS INCREMENTAL CHANGE RESIDENTIAL AREA

1.0 Design objectives

DD/MM/YYYY
Proposed C375

To protect the unique low scale coastal design character of Barwon Heads.

2.0 Buildings and works

DD/MM/YYYY
Proposed C375

A permit is not required to construct one dwelling on a lot that meets the design requirements in Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence that does not meet the design requirement for fencing in Table 1.

A permit is required to construct more than one dwelling on a lot.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings are located within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.
- Buildings and driveways are designed and sited to avoid being visually obtrusive to the streetscape.
- Garages are designed or integrated into buildings to form a visually unobtrusive part of the building.
- Building setbacks are designed to ensure that adequate land is available for the retention and establishment of indigenous vegetation.
- Space between buildings is provided to avoid boundary to boundary development.
- Buildings are designed with lightweight, natural and timber materials.
- The openness of the streetscape is retained by avoiding the use of front fences or by providing low permeable front fences.
- The requirements set out in Table 1.

An application for a single dwelling or buildings and works associated with a single dwelling is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

GREATER GEELONG PLANNING SCHEME

Table 1. Barwon Heads Incremental Change Residential Area Design Requirements

Design Requirement	Design Response	
Site coverage	Up to and including a site coverage of 40%.	
Building siting and setbacks	Front setbacks	A front setback of 6m. Or 4m if located on an identified road as a Road Zone (RDZ1)
	Side setbacks	A 2m side setback on at least one side boundary.
Canopy tree	At least two existing and/or new canopy trees to be provided per site (parent lot), with at least one canopy tree provided in the front yard and the use of local indigenous species.	
Soft landscaping	At least 30% of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).	
Garages and access	The width of a garage door(s) is no more than 5.6m, or more than 35% of the lot frontage if the lot is greater than 16m.	
	A garage is set at least 1m behind the main building line.	
Fencing	For properties fronting a main road included in the Road Zone (RDZ1) a fence forward of the front wall of a dwelling must be less than 1.5m in height and be more than 50% permeable.	
	For any other property a fence forward of the front wall of a dwelling must be less than 1m in height and more than 50% permeable.	

3.0 Subdivision

DD/MM/YYYY
Proposed C375

None specified.

4.0 Signs

DD/MM/YYYY
Proposed C375

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan must be prepared for the site that shows:
 - Retention of existing trees within the front setback.
 - If there are no existing trees, the planting of at least one new tree.
 - The planting of additional vegetation, including a minimum of two local indigenous species.

6.0 Decision guidelines

DD/MM/YYYY
Proposed C375

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design and siting of the building(s) achieves the preferred character set out in this Schedule.

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- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether indigenous vegetation plantings reflect existing species in the surrounding area.
- Whether the upper level of a building is recessed and articulated to reduce the dominant scale of the upper level.
- Whether new buildings recognise the scale and form of surrounding properties.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether there is limited use of brickwork and where brick is used this is for a unique design that does not have a dominance of face brickwork.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive by achieving the following:
 - Garages are set behind the main building.
 - Garages are inconspicuous and integrated into the dwelling design.
 - Shared driveways are encouraged.
 - Vegetation and landscaping is used to soften driveways and parking areas.
 - Vehicle crossovers are limited.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375

**SCHEDULE 42 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**

Shown on the planning scheme map as **DDO42**.

BARWON HEADS INCREASED HOUSING DIVERSITY AREA

1.0 Design objectives

DD/MM/YYYY
Proposed C375

To emphasise the importance of building siting and design within the Barwon Heads Increased Housing Diversity Area.

To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types.

2.0 Buildings and works

DD/MM/YYYY
Proposed C375

A permit is not required to construct one dwelling on a lot that meets the design requirements in Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence that does not meet the design requirement for fencing in Table 1.

A permit is required to construct more than one dwelling on a lot.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings are located within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.
- Buildings and driveways are designed and sited to avoid being visually obtrusive to the streetscape.
- Garages are designed or integrated into buildings to form a visually unobtrusive part of the building.
- Front building setbacks are designed to ensure that adequate land is available for the retention and establishment of indigenous vegetation.
- Space between buildings is provided to avoid boundary to boundary development.
- Buildings are designed with lightweight, natural and timber materials.
- 3rd storey elements are recessed and articulated to all sides.
- The openness of the streetscape is retained by avoiding the use of front fences or by providing low permeable front fences.
- The requirements set out in Table 1.

An application for a single dwelling or buildings and works associated with a single dwelling is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

GREATER GEELONG PLANNING SCHEME

Table 1. Barwon Heads Increased Housing Diversity Area Design Requirements

Design Requirement	Design Response	
Site coverage	Up to and including a site coverage of 60%	
Building siting and setbacks	Front setbacks	A front setback of 6m. Or 4m if located on an identified road as a Road Zone (RDZ1)
	Side setbacks	A 2m side setback on at least one side boundary.
Canopy tree	At least one existing and/or new canopy tree to be provided per site (parent lot), with at least one canopy tree provided in the front yard and the use of local indigenous species.	
Soft landscaping	At least 20% of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).	
Garages and access	The width of a garage door(s) is no more than 5.6m, or more than 35% of the lot frontage if the lot is greater than 16m.	
	A garage is set at least 1m behind the main building line.	
Fencing	For properties fronting a main road included in the Road Zone (RDZ1) a fence forward of the front wall of a dwelling must be less than 1.5m in height and be more than 50% permeable.	
	For any other property a fence forward of the front wall of a dwelling must be less than one metre in height and more than 50% permeable.	

3.0 Subdivision

DD/MM/YYYY
 Proposed C375

None specified.

4.0 Signs

DD/MM/YYYY
 Proposed C375

None specified.

5.0 Application requirements

DD/MM/YYYY
 Proposed C375

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan must be prepared for the site that shows:
 - Retention of existing trees within the front setback.
 - If there are no existing trees, the planting of at least one new tree.
 - The planting of additional vegetation, including a minimum of two local indigenous species.

6.0 Decision guidelines

DD/MM/YYYY
 Proposed C375

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

GREATER GEELONG PLANNING SCHEME

- Whether the design and siting of the building(s) achieves the preferred character set out in this Schedule.
- Whether the development will deliver genuine housing diversity (i.e. a variety of housing types).
- Whether adequate space is available within a front garden to allow for the retention and planting of indigenous vegetation and landscaping.
- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether indigenous vegetation plantings reflect existing species in the surrounding area.
- Whether new buildings and garages dominate the streetscape.
- Whether the upper levels of a building are recessed and articulated to reduce the dominant scale of the upper levels.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether there is limited use of brickwork and where brick is used this is for a unique design that does not have a dominance of face brickwork.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive by achieving the following:
 - Garages are set behind the main building.
 - Garages are inconspicuous and integrated into the dwelling design.
 - Shared driveways are encouraged.
 - Vegetation and landscaping is used to soften driveways and parking areas.
 - Vehicle crossovers are limited.

GREATER GEELONG PLANNING SCHEME

26/08/2010
~~C159~~
Proposed C375 **SCHEDULE 25 TO CLAUSE 43.02 ~~THE~~ DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO25**.

BARWON HEADS TOWN CENTRE

1.0 Design objectives

26/08/2010
C159

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre's proximity to the Barwon River and the coast.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

2.0 Buildings and works

26/08/2010
~~C159~~
Proposed C375

The buildings and works requirements in Table 1 to this schedule apply to an application to construct a building or to carry out works. Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.

3.0 Subdivision

26/08/2010
~~C159~~
Proposed C375

None specified. Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

Exemption from notice and review

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

4.0 Signs

DD/MM/YYYY
Proposed C375

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed C375

None specified.

~~4.5.0~~ **Decision guidelines**

26/08/2010
C159

~~Before deciding on an application, the responsible authority must consider, as appropriate. The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:~~

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.

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- The requirements of Clause 55 for the construction of two or more dwellings on a lot.
- [Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.](#)

GREATER GEELONG PLANNING SCHEME

Table 1 to Schedule 25

Streetscape Element	Design objectives	Design Response
Street Setting	Reinforce the location of the street in the context of its wider setting within a coastal town.	Protect and reinforce the view of the coastal vegetation on the higher dunal land to the south. Protect and reinforce the view of the rise in topography to the coast of the southern end of Hitchcock Avenue.
	Protect existing views and vistas within and from the street.	Protect and reinforce the vista from within the street to the existing or future avenue of trees at the entrance to the Village Park. Protect and reinforce views of landmark buildings such as churches and the community hall from within the street.
Streetscape Character	Reinforce the casual, unpolished and beach qualities of the street.	Utilise vegetation species suitable for local conditions in any new development. Utilise and reinterpret traditional Barwon Heads building forms and finishes in any new development (i.e. simple forms and detailing, and use of light materials such as timber etc). New development should be responsive to the climatic conditions of the site and locality, and the amenity of neighbouring properties.
	Encourage protection of the older dwellings and landmark buildings and their settings, in the street.	Protect landmark structures such as churches and community halls and their settings. Provide additional pedestrian comforts within the set backs around landmark buildings (i.e. landscaping, seating etc).
Building Siting	Reinforce the linear layout of the street, as part of the historic street grid of the old part of town.	If a building is to be set back, ensure it is parallel to the front boundary.
	Ensure that new commercial buildings address the street.	Generally, site new commercial buildings on the front boundary. Orientate commercial buildings to address the street. On a corner site, ensure the commercial building addresses both street frontages.
	Ensure residential buildings address the street and are sited to protect the amenity of adjacent properties.	Site residential buildings on the lot to contribute to the variety of set back distances in the street, ensuring that the amenity of adjacent properties is not unreasonably impacted. If a set back is provided from the front boundary, provide vegetation within the front set back that contributes to the amenity of the street.

GREATER GEELONG PLANNING SCHEME

Streetscape Element	Design objectives	Design Response
	Encourage creative departures from the traditional set back pattern of new buildings, in circumstances where it can be justified.	<p>Consider setting back parts of commercial buildings such as cafes and restaurants to provide alcoves and spaces for people to sit outdoors.</p> <p>Utilise existing set backs for outdoor dining or displays when recycling an existing residential building for a commercial use.</p> <p>Design and landscape the space around community buildings so that it contributes to the amenity of the street and has the potential to be used by the wider community.</p>
Building Form	Ensure that new buildings are designed to respond to the characteristics of the site and <u>at a scale that reflects the coastal design character of Barwon Heads locality, and demonstrate a high standard of contemporary expression.</u>	<p>Retain existing trees wherever possible and provide for the planting of new vegetation, including canopy trees, well suited to local conditions.</p> <p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Respect the predominant building height in the street and of adjacent properties by <u>generally</u> restricting buildings to a maximum height of <u>32</u> storeys.</p> <p>Articulate the form of buildings and elevations.</p>
	Ensure that new dwellings and their settings contribute to the character and amenity of the street.	<p>Ensure dwellings address the primary street frontage.</p> <p>Provide open style front fences to a maximum height of 1.2 metres wherever possible.</p> <p>Ensure front set backs are mostly permeable and able to support vegetation.</p> <p>Locate garages, carport and car parking areas behind the line of the dwelling.</p> <p>Provide only one vehicle crossover per frontage.</p>
	Ensure that new commercial buildings encourage social interaction and interest at street level.	<p>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p>
Building Details and Finishes	Encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.	<p>Use simple building details.</p> <p>Use a mix of contemporary materials, colours and finishes.</p> <p>Incorporate materials used traditionally in the town (i.e. weatherboard).</p>

GREATER GEELONG PLANNING SCHEME

Streetscape Element	Design objectives	Design Response
	<p>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</p>	<p>Provide awnings without posts on commercial buildings wherever possible.</p> <p>Locate awnings a minimum of 1700mm from the face of the kerb. In areas where the footpath is wider than the average width in the street, locate awnings a maximum of 2500mm from the front boundary.</p> <p>Relate the height of the awning to the building elevation. On single storey buildings locate the awning below eaves level. On double storey buildings locate the awning at first floor level.</p> <p>Provide subtle down lighting under awnings wherever possible.</p> <p>Incorporate subtle façade lighting on landmark buildings or up lighting of vegetation features in the street.</p>
	<p>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</p>	<p>Direct signage at pedestrians (i.e. awning or street level).</p> <p>Provide signs only on the awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>

Attachment 4

What the Amendment does

1. The Amendment will implement the key land use directions of the *Barwon Heads Structure Plan* (August 2017) by changing the Greater Geelong Planning Scheme to:
 2. Planning Policy
 - 2.1 Amend Clause 21.14 *Bellarine Peninsula* to add the key strategies of the Barwon Heads Structure Plan 2017 including the updated Barwon Heads Structure Plan Map.
 - 2.2 Amend Clause 22.36 Heritage Overlay 1649: *Flinders Heritage Area* to ensure consistency with the proposed new Design and Development Overlays.
 - 2.3 Replace the *Barwon Heads Increased Housing Diversity Area* map in Clause 22.63 with a new map to reflect the removal of residential land south of Bridge Road and west of Golf Links Road from the Increased Housing Diversity Area.
 3. Zones
 - 3.1 Rezone the land in the Residential Growth Zone Schedule 3 (except land south of Bridge Road and a strip west of Golf Links Road) to the General Residential Zone Schedule 1.
 - 3.2 Rezone the land in the General Residential Zone Schedule 2 (except Warrenbeen Court properties) and the land in the Residential Growth Zone Schedule 3 south of Bridge Road and the strip west of Golf Links Road, to the Neighbourhood Residential Zone Schedule 6.
 - 3.3 Rezone the properties in Warrenbeen Court from the General Residential Zone Schedule 2 to the Neighbourhood Residential Zone Schedule 7.
 - 3.4 Insert a new Schedule 6 *Barwon Heads Incremental Change Area* to Clause 32.09 Neighbourhood Residential Zone.
 - 3.5 Insert a new Schedule 7 *Warrenbeen Court Residential Area, Barwon Heads* to Clause 32.09 Neighbourhood Residential Zone.
 4. Overlays
 - 4.1 Insert a new Schedule 41 to Clause 43.02 Design and Development Overlay (DDO) that will apply to the majority of the land being rezoned to the Neighbourhood Residential Zone Schedule 6.
 - 4.2 Insert a new Schedule 42 to Clause 43.02 Design and Development Overlay (DDO) that will apply to all the land being rezoned to the General Residential Zone Schedule 1.
 - 4.3 Replace Schedule 6 to Clause 42.01 Environmental Significance Overlay (ESO) that applies to all the properties in Warrenbeen Court, nine Saratoga Avenue properties, part of Taits Road and fragments of farming zoned land north of Taits Road, with a new Schedule 6 on a permanent basis. The Environmental Significance Overlay was applied in the interim by Amendment C374.
 - 4.4 Amend Schedule 9 to Clause 42.03 Significant Landscape Overlay (*Barwon River Environs*) to ensure consistency with the proposed new Design and Development Overlays.

Attachment 5

C375 Panel Report Executive Summary

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However, these more restrictive planning provisions are needed to address town character, stormwater and drainage related policies.

Subject to further details on these issues discussed further in this report, the Panel considers that the Amendment has appropriately addressed these policy matters to achieve a net community benefit.

Notably, no submission persuaded the Panel that the Amendment's overall policy support or strategic basis should be questioned.

The Panel considers that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded, strategically justified and should proceed subject to addressing the more specific issues raised in submissions.

Settlement boundary

A settlement boundary change to include land between the existing alignment and the Ramsar wetlands could be considered in the future where it meets State and regional planning policy and the *Bellarine Peninsula Localised Planning Statement*. As the planning authority, Council can revise local planning policy which supports future changes to the settlement boundary.

There may be an opportunity to change the settlement boundary to include land between the existing alignment and the Ramsar wetlands without adversely impacting the Ramsar wetlands. The extent to which the boundary can be extended would need to be further investigated through a separate strategic planning process.

Extending the settlement boundary to the Ramsar wetlands is unlikely to adversely impact Barwon Head's preferred town character if new development is designed with consistent urban design and built form sought through the Structure Plan. Barwon Heads could benefit from an improved western town entrance, however, this is not a reason in itself to expand the settlement boundary.

City of Greater Geelong has sufficient residential land supply to meet population growth over the next 15 years. The settlement boundary does not need to be extended to address any municipal residential land supply issue, however, it should not be restricted if extending the boundary can continue to achieve the aspirations sought through the Structure Plan.

Residential area designation and provisions

Redesignating land south of Bridge Road from Increased Housing Diversity Area to Incremental Change Residential Area departs from the direction in the *Bellarine Peninsula Localised Planning Statement* to encourage increased density within the settlement boundary. However, it does so to protect town character values which are also sought through the Statement. Before rezoning land south of Bridge Road from Residential Growth Zone Schedule 3 to Neighbourhood Residential Zone Schedule 6, Council should more accurately quantify the impact on Barwon Head's future housing supply.

Changing the Increased Housing Diversity Area boundary to remove properties west of Golf Links Road is appropriate and would be consistent with the streetscape along the major access route between the Increased Housing Diversity Area and land south of Bridge Road.

Executive summary

(i) Summary

Barwon Heads is located on the Bellarine Peninsula, approximately 28 kilometres from Geelong's Central City and 96 kilometres from Melbourne's Central City. The *Bellarine Peninsula Localised Planning Statement* describes Barwon Heads as a seaside resort and home to a growing population of permanent residents.

Since the *Barwon Heads Structure Plan 2010*, new residential zones were introduced throughout Greater Geelong in 2014, generally in accordance with the approach outlined in the *Greater Geelong Housing Diversity Strategy 2007*. The *Barwon Heads Structure Plan 2017* is the outcome of a review of the previous version. It is partly supported by assessments and recommendations in the *Residential and Landscape Character Assessment Report* prepared in March 2017.

Greater Geelong Planning Scheme Amendment C375 (the Amendment) seeks to implement the *Barwon Heads Structure Plan 2017* by revising local planning policy and applying new residential zone and overlay provisions. The Amendment was exhibited from 1 February to 13 March 2018 and received 942 submissions.

Key issues raised in submissions included the settlement boundary alignment and how changing it may impact planning policy, the Ramsar wetlands abutting the properties west of the settlement boundary, town character, and residential land supply and housing capacity. Other issues included how the residential areas were designated and their associated planning provisions, vegetation, town character, the appropriate planning provisions for Warrenbeen Court, flooding and drainage, traffic and parking, permit exemptions, third-party notice and drafting matters.

The Panel has considered all written submissions, observations from site visits, evidence and other material presented to it at the Hearing. The Panel has reviewed a very large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

Strategic issues

The Amendment seeks to address a tension between policies seeking urban consolidation with increased densities on the one hand, and those seeking to protect town character and address environmental matters on the other.

To address this, the Amendment departs from Council's Housing Diversity Strategy which seeks a relatively higher residential density within 400 metres of an activity centre than areas beyond. The Amendment does this by applying a combination of the General and Neighbourhood Residential Zones and Development and Design Overlay schedules which collectively limit previously possible housing density and built form permitted in the area. This more restrictive approach also departs from the *Bellarine Peninsula Localised Planning Statement* which encourages urban consolidation to enable existing urban township boundaries to be maintained and to provide increased densities to use existing, and justify additional, services.

Associated planning provision changes including rezoning should proceed to these properties after all affected property owners have been notified and provided with an opportunity to respond.

It is appropriate for Design and Development Overlay Schedule 42 to include a soft landscaping requirement of 20 per cent, however, it should exclude a site coverage requirement because it duplicates ResCode provisions.

The Incremental Change Residential Area planning provisions proposed through Neighbourhood Residential Zone Schedule 6 and Design and Development Overlay Schedule 41 are appropriate and justified.

Warrenbeen Court

The proposed Neighbourhood Residential Zone Schedule 7, including the minimum lot size, is appropriate for Warrenbeen Court. Environmental Significance Overlay Schedule 6 is appropriate for protecting the Coastal Moonah Woodland community, however, its buildings and works provisions would benefit from being redrafted to clarify their intent.

Other issues

The Amendment appropriately responds to existing vegetation, flooding and drainage issues. It also appropriately responds to preferred town character sought through the Structure Plan and *Residential and Landscape Character Assessment Report*.

Existing traffic and car parking issues can be satisfactorily considered through a future study; however, they do not have to be resolved through the Amendment. The Amendment has satisfactorily considered traffic and car parking matters associated with the modest extent of development opportunities enabled through the Amendment.

Design and Development Overlay Schedules 41 and 42 appropriately exempt third party notice for a single dwelling which meets the Table 1 requirements. A permit should be required for any single dwelling proposal which does not meet the Table 1 requirements. Permits proposing other, and possibly more intense, development such as multi-dwelling proposals, should be subject to third party notice.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C375 be adopted as exhibited subject to the following:

- 1. Amend Clause 21.14 to:**
 - a) delete the fifth Barwon Heads objective related to adaptable housing designs for older people**
 - b) refer to 'retail' instead of 'commercial' development in the seventh Barwon Heads objective.**
- 2. Rezone all land west of Golf Links Road currently in the Residential Growth Zone Schedule 3 to the Neighbourhood Residential Zone Schedule 6 after notifying affected property owners and considering any responses.**

3. Amend Neighbourhood Residential Zone Schedule 6, as shown in Appendix C1, to require relevant plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres.
4. Amend Design and Development Overlay Schedule 41, as shown in Appendix C3, to make drafting changes which clarify its provisions and improves its operation.
5. Amend Design and Development Overlay Schedule 42, as shown in Appendix C4, to:
 - a) add a new design objective: *"To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types."*
 - b) revise the landscaping plan requirement for buildings and works to remove the need for a plan to be prepared by a qualified landscape architect
 - c) add in Table 1 a new a soft landscaping requirement of at least 20 per cent
 - d) make drafting changes which clarify its provisions and improves its operation.
6. Amend Environmental Significance Overlay Schedule 6, as shown in Appendix C2, to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line.

Attachment 6

Panel Recommendations and Response

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C375	Council Officer Response	Adopted Council Position
1	Amend Clause 21.14 to: a) delete the fifth Barwon Heads objective related to adaptable housing designs for older people b) refer to 'retail' instead of 'commercial' development in the seventh Barwon Heads objective.	Recommendations (a) and (b) are supported. NOTE: a new 'Further work' provision has been added at Clause 21.14-3 to reflect the Council resolution of 26 June 2018 to undertake a traffic and parking study.	Refer to Attachment 3 (Clause 21.14).
2	Rezone all land west of Golf Links Road currently in the Residential Growth Zone Schedule 3 to the Neighbourhood Residential Zone Schedule 6 after notifying affected property owners and considering any responses.	Supported. All landowners were notified by letter dated 13 November 2018 of the proposed change and provided with an opportunity to respond. Two landowners responded both supporting the change.	Refer to Attachment 3 (Zone Map).
3	Amend Neighbourhood Residential Zone Schedule 6, as shown in Appendix C1, to require relevant plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres.	Supported.	Refer to Attachment 3 (NRZ Schedule 6 Section 6.0).
4	Amend Design and Development Overlay Schedule 41, as shown in Appendix C3, to make drafting changes which clarify its provisions and improves its operation.	Supported. Further drafting changes in addition to the Panel's recommendation are required to clarify the permit trigger for an extension to a single dwelling or the construction of a fence. These changes are policy neutral and will remove the need for unnecessary or frivolous permit applications. On 3 October 2018 the State Government changed the DDO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the landscaping plan requirement has been moved from '2.0 Buildings and works' to this new section. Change to the Section 6.0 preamble also require minor rewording of the decision guidelines. All these changes are policy neutral.	Refer to Attachment 3 (DDO Schedule 41).

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C375	Council Officer Response	Adopted Council Position
5	<p>Amend Design and Development Overlay Schedule 42, as shown in Appendix C4, to:</p> <ul style="list-style-type: none"> a) add a new design objective: <i>"To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types."</i> b) revise the landscaping plan requirement for buildings and works to remove the need for a plan to be prepared by a qualified landscape architect c) add in Table 1 a new a soft landscaping requirement of at least 20 per cent d) make drafting changes which clarify its provisions and improves its operation. 	<p>Supported except recommendation (d).</p> <p>Further drafting changes in addition to the Panel's recommendation are required to clarify the permit trigger for an extension to a single dwelling or the construction of a fence. These changes are policy neutral and will remove the need for unnecessary or frivolous permit applications.</p> <p>On 3 October 2018 the State Government changed the DDO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the landscaping plan requirement has been moved from '2.0 Buildings and works' to this new section. Change to the Section 6.0 preamble also require minor rewording of the decision guidelines. All these changes are policy neutral.</p> <p>One of the drafting changes (d) is to delete the Table 1 Design requirement of 60% site coverage. The Panel considers this requirement duplicates a ResCode standard (page 54). This recommendation is <u>not</u> supported. The 60% site coverage requirement is a permit trigger. The 60 ResCode site coverage standard is not a permit trigger. Its removal would mean single dwellings with high site coverage may avoid a planning permit contrary to the DDO42 design objectives. Mr Glossop in evidence (p.35) considered the Table 1 permit requirements for a single dwelling to be a key benefit.</p>	<p>Refer to Attachment 3 (DDO Schedule 42).</p>
6	<p>Amend Environmental Significance Overlay Schedule 6, as shown in Appendix C2, to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line.</p>	<p>Supported.</p> <p>On 3 October 2018 the State Government changed the ESO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the application requirements that were applied to the Schedule in the adopted 2017 Barwon Heads Structure Plan can now be reapplied. This change is policy neutral.</p>	<p>Refer to Attachment 3 (ESO Schedule 6).</p>

Attachment 7

Officer Summary and Response to Panel Report

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
<p>4 Settlement boundary</p>	<p>Background</p>	<p>The Panel Report considered four key issues summarised below. Most submissions supported the Amendment’s position to retain the existing settlement boundary alignment. Only 14 of the 942 written submissions directly opposed this position.</p> <p>At the hearing, submissions to change the settlement boundary were made by Barwon Heads Lifestyle Group (1900 Barwon Heads Road) and Mid West Group (135 & 137 Tait’s Road and 1941-1949 Barwon Heads Road). There were requests to include all the land between the settlement boundary and the Ramsar wetlands or to identify that land for future structure planning work. Barwon Heads Lifestyle Group submitted a concept plan of a mixed-use development which had been assessed by its own experts.</p> <p>Overall, the Panel made a number of findings but did not recommend any changes to the Amendment.</p>
	<p>4.1 Planning policy and the Structure Plan</p>	<p>The Panel considered whether extending the Barwon Heads settlement boundary is justified and appropriate.</p> <p>The Panel Report briefly refers to relevant planning policy before summarising the key arguments raised in expert town planning evidence. Council relied on the evidence of Mr Glossop who supported the existing settlement boundary, stating that he could not find compelling justification in the Structure Plan to change its alignment.</p> <p>The Panel noted that no policy refers to the existing Barwon Heads settlement boundary as a permanent boundary. The Panel found that a settlement boundary change could be considered where it meets outcomes sought through policy and did not accept the circular argument that there is insufficient local planning policy to support settlement boundary changes.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>4.2 Environmental matters</p>	<p>Council’s closing submissions at the hearing highlighted that while the planning policy framework does not preclude a shift, it certainly does not support a shift. Recent policy initiatives such as the State Government’s <i>Distinctive areas and landscapes</i> Bill and the Council’s <i>Settlement Strategy</i> tell us that policy has become more firm in relation to township settlement boundaries.</p> <p>The adopted 2017 Barwon Heads Structure Plan stands as the definitive land-use policy document for the township. The Panel Report stated on page 19: “<i>Should the Structure Plan have supported a settlement boundary change, Council could have proposed to change relevant policy...</i>”. The Structure Plan did not support a settlement boundary change, informed by planning policy of the day and having fully engaged the local community.</p> <p>-----</p> <p>The issue is whether changing the settlement boundary to include land between the existing alignment and the Ramsar wetlands may impact the Ramsar wetlands.</p> <p>At the hearing, the Department of Environment, Land, Water and Planning (DELWP) submitted that it supported the Amendment. DELWP’s key concern was the potential of development to create hydrological changes to the Ramsar site. The Geelong Field Naturalists Club held a similar view, as did the expert evidence of Mr McMahon on behalf of the Save Barwon Heads Alliance.</p> <p>Barwon Heads Lifestyle Group relied on ecological evidence from Mr Lane and climate and flooding evidence from Mr Jempson.</p> <p>In its discussion, the Panel highlighted that the Murtnaghurt Lagoon and overflow channel are clearly significant aspects of the Bellarine Peninsula Ramsar site which must be considered for any proposal to expand the settlement boundary. The Panel found that the hydraulic connectivity of the Ramsar site and adjoining lands is not well understood and requires further investigation.</p> <p>The Panel considers that there may be an opportunity to develop some land west of the existing settlement boundary with a suitable buffer distance from the Ramsar wetlands to assist in its management. However, the Panel said any expansion would need to be further investigated through a separate strategic planning process. In other words, not through Amendment C375.</p> <p>There is no direction in the Barwon Heads Structure Plan 2017 to pursue a detailed investigation into urban expansion. Nor is there any direction to do so in the Planning Scheme or any other state or</p>


Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>4.3 Town character and western entrance</p> <hr/> <p>4.4 Residential land supply and housing capacity</p>	<p>regional policy or strategy. In order for such an investigation to occur, there would need to be a fundamental shift in policy and revisit of the Structure Plan with demonstrated community support.</p> <hr/> <p>At the hearing, Council emphasised the importance of non-urban breaks between towns as stated in policy, including the <i>Bellarine Peninsula Localised Planning Statement</i>. Council referred to the <i>Character Assessment</i> report which, in part, characterised the town by its location in a rural and wetland setting and clearly defined urban edge.</p> <p>Expert evidence from Mr Milner for the Mid West Group described the settlement boundary as a two kilometre 'hard-edged' interface of side and rear fences.</p> <p>The Panel Report discussed whether expanding the settlement boundary would adversely impact the preferred town character. The Panel found that were a considerable proportion of the western land required as an environmental buffer, extending the boundary is unlikely to adversely impact on the town's character. The Panel said extending the boundary could potentially improve the entrance to Barwon Heads.</p> <p>The Panel also found that this is not a reason in itself to expand the settlement boundary – to which we agree. Officers agree that expanding the boundary provides opportunities to improve the western entrance however this is not an issue that has ever been raised as a primary concern of the local community or visitors.</p> <hr/> <p>Both Barwon Heads Lifestyle Group and Mid West Group submitted at the hearing that the Barwon Heads Structure Plan failed to properly address residential land supply and housing affordability. The issue for the Panel was whether the settlement boundary needs to be extended to enable additional residential land supply.</p> <p>Council responded that it could achieve sufficient land supply to accommodate population growth. The Amendment supports modest housing growth, particularly in the Increased Housing Diversity Area, and greenfield development is identified in other parts of the municipality such as Ocean Grove and Armstrong Creek.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
		<p>To better inform itself, the Panel directed Council undertake a high-level housing capacity analysis post hearing. Council provided the analysis to the Panel on 14 September 2018 finding that the Increased Housing Diversity Area capacity would yield a net loss of 297 dwellings. This is primarily due to the removal of land south of Bridge Road from the Increased Housing Diversity Area.</p> <p>The Panel's report agreed with Council that residential land supply is more appropriately measured at a municipal level; not town-by-town – and that Greater Geelong has sufficient supply to meet population growth over the next 15 years.</p> <p>We agree with the Panel conclusion that the settlement boundary does not need to be extended to address any municipal residential land supply issue.</p>
<p>5 Residential area designation and provisions</p>	<p>5.1 Residential area designation boundary</p>	<p>The Panel considered whether the proposed Increased Housing Diversity Area (IHDA) boundary is appropriate. It noted the <i>Barwon Heads Residential and Landscape Character Assessment</i> report, which identified land south of Bridge Road and west of Golf Links Road to be deleted from the IHDA due to strong coastal character attributes.</p> <p>The Amendment proposes to remove these areas from the IHDA, rezone to the Neighbourhood Residential Zone and apply Design and Development Overlay Schedule 41. [Note: removal of the IHDA from the west side of Golf Links Road was not originally proposed at exhibition but changed after considering submissions, and subsequently presented to the Panel].</p> <p>The Barwon Heads Association and others submitted at the hearing to significantly reduce the extent of the IHDA.</p> <p>Council argued strongly to retain the IHDA and continue to apply municipal-wide housing diversity and consolidation policies in Barwon Heads. Council submitted the 2008 Greater Geelong Housing Diversity Strategy anticipates refinement of the IHDA based on character grounds, and that the proposed changes were supported by the <i>Character Assessment</i>.</p> <p>The Panel accepted Council's position and supports the proposed planning provisions. Because the exhibited Amendment did not identify the land on the west side of Golf Links Road for rezoning to the Neighbourhood Residential Zone, the Panel recommended the affected property owners be notified and</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>5.2 Increased Housing Diversity Area planning provisions</p>	<p>any responses considered. Officers wrote to all the owners on 13 November 2018 and two individuals responded both supporting the new planning controls.</p> <p>The Panel also concluded that before rezoning land south of Bridge Road to the Neighbourhood Residential Zone, Council should more accurately quantify the impact on Barwon Heads future housing supply. Council prepared a high level housing capacity analysis as discussed in the previous section. It is acknowledged that the new provisions will restrict development opportunities to some extent. This report does not recommended any changes to the adopted 2017 Barwon Heads Structure Plan nor identify a need to undertake further housing supply analysis.</p> <p>The Barwon Heads IHDA is currently zoned Residential Growth Zone Schedule 3. The Amendment proposes to rezone this area to the General Residential Zone and apply a Design and Development Overlay Schedule 42 (DDO42). The Panel considered whether the proposed provisions are appropriate and justified.</p> <p>The Panel Report noted that many submitters objected to the 11-metre building height limit (currently 10.5m), and some submitters requested specific changes to DDO42.</p> <p>The expert evidence of Mr Glossop supported the General Residential Zone and proposed DDO42. Mr Glossop considered the DDO to be the appropriate tool for applying built form controls and the Schedule requirements were clear and measurable.</p> <p>The Panel agreed with Council and Mr Glossop that the General Residential Zone appropriately allows for housing density while respecting neighbourhood character. The Panel found that the height in the General Residential Zone is appropriate and coupled with the DDO42 requirements, will be suitable for achieving the desired built form.</p> <p>The Panel recommended some changes to the DDO42 provisions, including Council's proposed changes post-exhibition and presented at the hearing. Council officers support the recommendations except to remove the site coverage requirement from Table 1. The Panel says this requirement duplicates an existing ResCode provision. However the site coverage requirement also serves as a permit trigger for a single dwelling and therefore should be retained.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	5.3 Incremental Change Residential Area planning provisions	<p>Outside of the IHDA, the remaining land in Barwon Heads is referred to as the Incremental Change Residential Area in the Panel Report.</p> <p>The Amendment proposes to rezone this area to the Neighbourhood Residential Zone Schedule 6 and apply a Design and Development Overlay Schedule 41 (DDO41). The issue for the Panel to consider was whether the proposed provisions are appropriate.</p> <p>The Panel noted a substantial proportion of submissions supported the proposed mandatory maximum building height in this zone of 9 metres. At the hearing the Barwon Heads Association requested a minimum 400 square metre lot size. Council responded that there was no expert landscape character evidence to support such a change.</p> <p>The Panel supported the proposed planning controls and agreed with Council that the 9 metre (2 storey) height limit will allow modest incremental housing growth. The Panel did not support submissions to apply a minimum 400 square metre lot size saying further restrictions are unjustified and inappropriate.</p> <p>The Panel recommended amending the Neighbourhood Residential Zone Schedule 6 to require plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres. Officers support this recommendation.</p>
6 Other issues	6.1 Vegetation ----- 6.2 Town character	<p>The issue considered by the Panel is whether the Amendment appropriately responds to existing vegetation in Barwon Heads. The Panel noted that many submissions value the role vegetation plays in contributing to the town's character.</p> <p>Submitters Mr Bridges and Mr Hastings requested that vegetation protection overlays be applied to the entire town. At the hearing, Council did not support additional vegetation provisions saying the proposed Design and Development Overlays, together with other environmental overlays in Barwon Heads, are sufficient.</p> <p>Officers agree with the Panel finding that the Amendment strikes a reasonable balance between retaining existing and introducing new vegetation, and enabling development.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>6.3 Warrenbeen Court</p>	<p>The Panel Report devotes a section to discuss general town character issues raised in submissions. The report refers to the <i>Barwon Heads Residential and Landscape Character Assessment</i>, prepared to inform the 2017 Barwon Heads Structure Plan.</p> <p>Many submissions were concerned that various aspects of the Amendment, including planning provisions proposed for the Increased Housing Diversity Area, would adversely impact existing town character.</p> <p>The Panel noted the <i>Character Assessment</i> finding that, overall, the town character is mixed. Officers agree with the Panel’s discussion on page 43, where it says:</p> <p><i>“Through extensive community engagement, the Character Assessment Report identifies attributes of preferred town character that can be managed through planning provisions. Such attributes have been recognised in the Structure Plan and faithfully translated into the DDO25, DDO41 and DDO42 planning provisions”.</i></p> <hr/> <p>The issue here is whether the proposed planning provisions for Warrenbeen Court are appropriate and strategically justified.</p> <p>The Amendment proposes to rezone Warrenbeen Court properties to a new Neighbourhood Residential Zone Schedule 7 (which includes a minimum 4,000 sqm lot size), and apply an Environmental Significance Overlay (ESO) Schedule 6 to protect the established Coastal Moonah Woodland community.</p> <p>At the hearing, the Panel heard submissions from Mr Tamblyn, a Warrenbeen Court landowner, opposing the minimum lot size subdivision restriction and the ESO – saying a Vegetation Protection Overlay would be more appropriate. Another landowner, Mr Manderson, supported the ESO and put forward drafting changes to strengthen the operation of the control, including a specific permit requirement to construct a fence.</p> <p>The Panel supports the Neighbourhood Residential Zone Schedule 7 provisions, finding it is highly unlikely that smaller lots would be possible given the extent of vegetation coverage in the area. The Panel’s report includes the following map (p. 44):</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>6.4 Flooding and drainage</p>	<div data-bbox="882 296 1980 938" style="border: 1px solid black; padding: 5px;">  <p>Legend</p> <ul style="list-style-type: none"> Study Area Trees (Moonah) <ul style="list-style-type: none"> ■ Scattered Tree (LOT) ● VLOT in Patch ● LOT in Patch Threatened flora <ul style="list-style-type: none"> + Bellarine Yellow Gum Vegetation <ul style="list-style-type: none"> Coastal Alkaline Scrub (Moonah Woodland) Derived Grassland Planted Moonah Vegetation condition* <ul style="list-style-type: none"> Good condition Moderate condition Poor-moderate condition Poor condition <p><small>* Condition is a representation of the overall vegetation community structure. Poor condition indicates an issue of a need for improved management.</small></p> </div> <p>Council officers agree with this finding.</p> <p>Regarding the ESO provisions, the Panel concluded it is the appropriate control to protect the Coastal Moonah Woodland community. The Panel did not support a separate permit requirement for a fence. The Panel has recommended changes to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line. The recommended changes are supported (refer to Attachment 6).</p> <hr style="border-top: 1px dashed black;"/> <p>Both the Barwon Heads Structure Plan and the Amendment highlight that the town is susceptible to flooding and inherently difficult to drain. The Barwon Heads Association are concerned about the impacts of intensive development and underground car parks.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>6.5 Traffic and parking</p>	<p>The Panel noted Council submissions that the Amendment responds to flooding by proposing requirements for site coverage, soft landscaping and permeable land in the two Design and Development Overlay Schedules. The Panel also agreed with Council that the applied Special Building Overlay to parts of the town enables assessment of flooding and drainage issues.</p> <p>We agree with the Panel conclusion that the Amendment appropriately responds to potential flooding and drainage issues.</p> <p>-----</p> <p>The Panel's report acknowledges the many submissions that consider traffic and parking conditions to be significant issues. The Panel believes the modest extent of development opportunities enabled through the Amendment is unlikely to exacerbate existing conditions to the degree raised in submissions.</p> <p>In conclusion, the Panel finds that the Amendment has satisfactorily considered traffic and parking matters.</p> <p>The Panel noted the 26 June 2018 Council Resolution to undertake a traffic and parking study – and Council submissions at the hearing committing to submit a funding bid. Officers advised the Panel that the Barwon Heads Structure Plan would be changed to reflect this. However, after consideration post-hearing, adding a 'Further work' provision in Clause 21.14 of the Greater Geelong Planning Scheme is preferred over changing the Structure Plan. A provision in the Scheme provides added weight and transparency.</p> <p>The Panel Report also noted the Transport for Victoria submission requesting the Barwon Heads Structure Plan identify the Thirteenth Beach coastal path planned extension to the path at Blackrock Road. Officers advised the Panel that a modification would be made to the Structure Plan. It is now considered unnecessary to change the Structure Plan (and have it adopted) for this minor matter given there is already direction to support the development of the path.</p> <p>-----</p> <p>The issue here is whether there should be notice for a single dwelling (where a permit is required) to enable third party participation. Council submitted that Design and Development Overlay Schedules 41 & 42 provide a benchmark for all residential development however single dwelling variations can be considered on their merits without notice.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	6.6 Planning permit exemptions and third-party notice	<p>The Barwon Heads Association and others strongly opposed the exemptions in DDO41 & DDO42.</p> <p>The Panel agreed with Council’s position stating (p. 53):</p> <p><i>“The Panel does not consider it necessary to introduce third party notice because the impacts of this scale and nature will be appropriately considered by Council. The Panel considers that, as the requirements in Table 1 are measurable and performance based, a professional judgement can be made when assessing the planning permit application”.</i></p>
7 Amendment drafting	Amendment drafting	<p>The Panel reviewed Council’s post-exhibition changes to planning provisions in Clause 21.14, Neighbourhood Residential Zone Schedule 6, Design and Development Overlay Schedules 41 & 42 and Environmental Significance Overlay Schedule 6. The Panel accepts the changes (unless specified otherwise) which supports Council’s intention to clarify and improve their operation.</p> <p>The Panel suggests that Table 1 to the Design and Development Overlay Schedules could include a measurable target to use natural building materials. Building materials are already specified when a permit is required, however including materials as a permit trigger is considered overly onerous and open to interpretation. This suggestion – which is not a Panel recommendation – is not supported.</p> <p>The Panel has recommended that Table 1 to Design and Development Overlay Schedule 42 should not include a site coverage requirement (60%) because this duplicates a ResCode standard. This recommendation is not supported. The 60% site coverage DDO42 requirement is a permit trigger. The 60% ResCode site coverage standard is not a permit trigger. Its removal would mean single dwellings with high site coverage may avoid a planning permit contrary to the DDO42 design objectives. Mr Glossop in evidence (p. 35) considered the Table 1 permit requirements for a single dwelling to be a key benefit.</p> <p>Other recommendations are agreed (refer to Attachment 6).</p>

Attachment 8

ESO6 to be adopted (changes to Agenda highlighted in yellow)

GREATER GEELONG PLANNING SCHEME

14/12/2017
C374
Proposed C375

SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO6.

WARRENBEEN COURT RESIDENTIAL AREA AND LAND NORTH OF TAIT'S ROAD, BARWON HEADS

1.0

Statement of environmental significance

14/12/2017
C374

This area contains indigenous vegetation of the Ecological Vegetation Class - Coastal Alkaline Scrub (EVC 858) identified as Coastal Moonah Woodland (*Melaleuca lanceolata* subsp. *lanceolata*). Coastal Moonah Woodland is listed as threatened under the Flora and Fauna Guarantee Act 1988 and is the subject of Action Statement No.141 under that Act. The Coastal Moonah Woodland in this area ranges from poor condition to good condition and needs to be protected and enhanced to prevent further incremental decrease in the extent and condition of the community. The presence of poor condition, or relatively poor condition Coastal Moonah Woodland is the result of poor management of the understorey which presents as a Moonah or indigenous canopy over a modified understorey.

Threats to ecological values within this area include the removal of vegetation particularly understorey species, thick mulching preventing the recruitment of indigenous plants and the general residential use of the sites resulting in trampling by humans and/or dogs, weed invasion, mowing etc.

Species found in the Coastal Moonah Woodland in this area include Overstorey: Moonah, with occasional Drooping Sheoak *Allocasuarina verticillata*; Shrub layer: Seaberry Saltbush *Rhagodia candolleana* subsp. *candolleana*, with occasional Hedge Wattle *Acacia paradoxa*, Ruby Salt-bush *Enchylaena tomentosa* subsp. *Tomentosa*, Boobialla *Myoporum insulare* and Thyme Rice-flower *Pimelea serpyllifolia* subsp. *Serpyllifolia*; Scramblers/climbers: Small-leaved Clematis *microphylla* var. *microphylla* and Bower Spinach *Tetragonia tetragonoides*; Ground cover: Slender Wallaby-grass *Ryidosperma racemosum* subsp. *racemosum*, Spear-grass *Austrostipa* spp. and Black-anther Flax lily *Dianella admixta*. Kidney-weed *Dichondra repens* was also occasionally present in the ground layer.

2.0

Environmental objective to be achieved

14/12/2017
C374
Proposed C375

- To protect and enhance the long term future of the Coastal Moonah Woodland vegetation community; and to minimise the impact of residential use and development on the Coastal Moonah Woodland vegetation community.

3.0

Permit requirement

14/12/2017
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Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous to Victoria.
- Listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- Pruned to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- ~~Pruned to improve its health, provided the normal growth habit of the plant is not retarded.~~
- An immediate risk of personal injury or damage to property, if only that part of vegetation which presents the immediate risk is removed, destroyed or lopped.
- Dead, to the satisfaction of the responsible authority.

GREATER GEELONG PLANNING SCHEME

- Maintaining public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like to the minimum extent necessary by the relevant authority.

Buildings and Works

A permit is not required to carry out alterations or maintenance to an existing building within the existing building footprint.

A permit is required to construct a fence.

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

- Works are not being carried out within the tree canopy area nor within 2 metres of:
 - the drip line (outer edge of tree canopy) of vegetation which forms part of Coastal Moonah Woodland community, including
 - the derived grassland or planted Moonah at 42-46 and 48-50 Warrenbeen Court as identified in the Significant Residential Tree Assessment, Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016).

4.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate:
 - The location of existing and proposed building(s) on the site and on surrounding properties.
 - The total extent of indigenous vegetation on the subject land.
 - The total extent of proposed removal, destruction or lopping and/or proposed buildings and works.
- Outline the reason for removing any Coastal Moonah Woodland and the alternative options considered which do not require removal of Coastal Moonah Woodland.
- Demonstrate that the extent of removal, destruction or lopping of Coastal Moonah Woodland has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.
- Specify the ongoing management requirements of vegetation post construction, including species from the Coastal Moonah Woodland community proposed for revegetation following disturbance.
- Include a landscaping plan prepared by a suitably qualified person which incorporates species from the Coastal Moonah Woodland community and restricts the use of mulching within areas of remnant vegetation.

54.0 Decision guidelines

14/12/2017
C374
Proposed C375

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The location of Coastal Moonah Woodland as identified in:
 - Significant Residential Tree Assessment: Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016) or

GREATER GEELONG PLANNING SCHEME

- *Rural Significant Tree Assessment: Barwon Heads, Victoria (Ecology & Partners Pty Ltd, February 2017).*

- ~~The location of existing and proposed building(s) on the site and on surrounding properties, and the total extent of proposed clearing, destruction or lopping and/or proposed buildings and works.~~
- *Flora and Fauna Guarantee Action Statement No. 141* for the 'Coastal Moonah Woodland' vegetation community.
- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland community.
- Whether there is a valid reason for removing the vegetation and alternative options to removal have been fully explored such as changing the building footprint.
- The need to minimise human disturbance on the root system, canopy and overall health and appearance of the Coastal Moonah Woodland community from constructing a building or constructing or carrying out works. This may include mulching, trampling, introduction of pest plants and cut and/or fill, as well as measures to protect vegetation during construction.
- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and hard landscaping to parts of sites that does not contain the Coastal Moonah Woodland community.
- The need to improve the condition and diversity of understory vegetation in the Coastal Moonah Woodland community through natural regeneration and re-establishment of Coastal Moonah Woodland community.
- ~~Whether a landscaping plan has been prepared by a suitably qualified person that incorporates species from the Coastal Moonah Woodland community, restricts the use of mulching within areas of remnant vegetation and specifies ongoing vegetation management practices post construction.~~

5.0 Expiry

14/12/2017
C374

~~The requirements of this Schedule cease to have effect after 30 June 2019.~~

2. CIVIC ACCOMMODATION PROJECT UPDATE – FEBRUARY 2019

Source: Chief Executive Office
Chief Executive Officer: Martin Cutter
Portfolio: Finance

Purpose

1. To provide a progress report on the process to procure the City's new Civic Accommodation Building within a new Civic Precinct at 137 Mercer Street, Geelong.

Background

2. Council at its meeting on 25 September 2018, resolved to proceed with the new Civic Accommodation Project, confirmed the site as 137 Mercer Street and identified the budget for the project (**see Attachment 2**).

Key Matters

3. Following a publicly advertised Request for Proposal, the City received 11 submissions from developers/investors offering to meet Council requirements (Stage 2).
4. All submissions received have now been evaluated by an expert Design Review Panel, expert Finance Review Panel and a City Officer based committee.
5. A confidential Tender Evaluation report has been provided to Council. This report recommends a shortlist of developers proceeding to Stage 3.
6. A detailed report is attached to this report (**see Attachment 3**), highlighting the requirements for Stage 3 and the critical timelines for the procurement program.
7. To generate more public awareness and input it is also intended to undertake a public engagement process over the next few months to explore opportunities this new precinct may provide for the general public.
8. Emphasis will be on what public spaces and facilities might be created, how the site might assist in providing links between the station, the CBD precinct, Johnstone Park and the existing cultural and arts precinct.

Cr Murnane moved, Cr Murrhly seconded -

9. That Council:

- 9.1 **Note the completion of Stage 2 and the commencement of Stage 3 of the Civic Office Accommodation Project against criteria to be approved by the CEO with input to be provided by the Project Advisory Committee and the Design and Finance Review Panels.**
- 9.2 **Note that a public consultation and engagement process regarding new places and spaces to be created within the Civic Precinct will commence shortly.**

Carried.

Attachment 1

Financial Implications

1. The tendering process is being conducted within the designated 2018-19 budget set aside for Civic Accommodation Planning.

Community Engagement

2. Community Engagement is being proposed for Stage 3 and by the designated preferred supplier once that decision is made.

Social Equity Considerations

3. Precinct development will have regard for social equity considerations including universal access.

Policy/Legal/Statutory Implications

4. Tendering specifications and evaluation criteria are being developed to ensure compliance with all relevant Council Policies and key strategic documents.

Alignment to Council Plan

5. Full alignment with Council Plan will be achieved. Innovation and Creativity in design of the precinct and in financing arrangements that might apply is to be encouraged in Stage 3.

Conflict of Interest

6. No conflicts of interest exist. A Probity adviser has been retained and a full probity report is available for Stage 2.

Risk Assessment

7. Risk assessment has been undertaken for Stages 1 and 2. Risks are being assessed for the Development Agreement required under Stage 3 and a further assessment undertaken.

Environmental Implications

8. The City will achieve the highest environmental standards for its new building and for the public spaces being created around it. Both the building performance review document and the planning permit for the development will reflect this.

Attachment 2

Greater Geelong City Council 25 September 2018 - Minutes of Ordinary Meeting

SECTION B - REPORTS Page 12

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

THE CITY OF
GREATER GEELONG

CIVIC ACCOMMODATION PROJECT UPDATE

FEBRUARY 2019

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

Civic Accommodation Progress Report

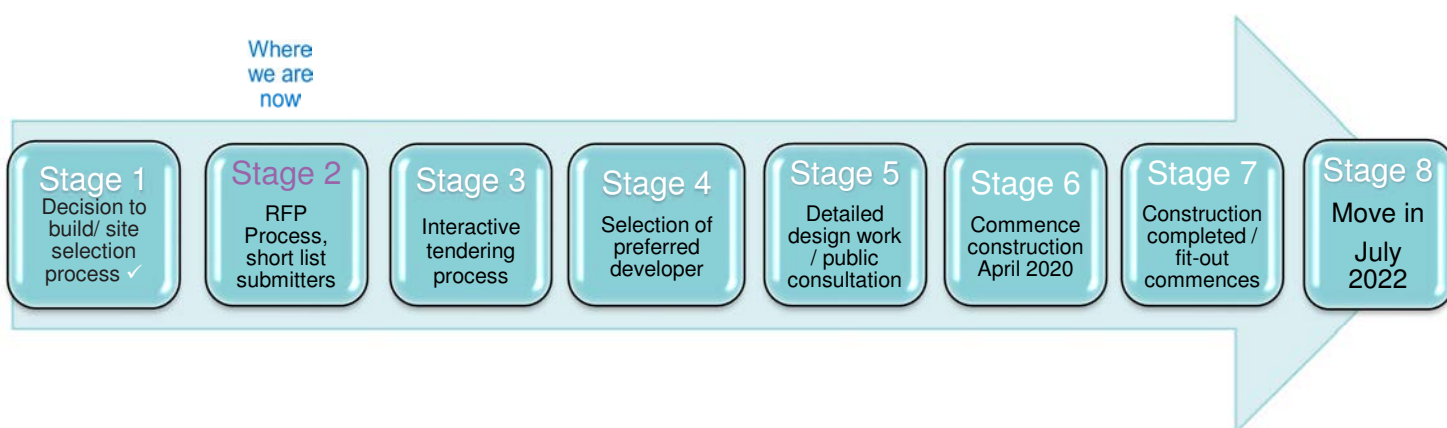
PURPOSE

To provide a progress report on the process to procure the City's new Civic Accommodation Building within a new Civic Precinct at 137 Mercer Street, Geelong.

BACKGROUND

Council at its meeting on 25 September 2018, resolved to proceed with the new Civic Accommodation Project, confirmed the site as 137 Mercer Street and identified the budget for the project.

Following a publicly advertised Request for Proposal, the City received 11 submissions from developers/investors offering to meet Council requirements.



KEY MATTERS

All submissions received have now been evaluated by an expert Design Review Panel, and expert Finance Review Panel and a City Officer based committee.

A confidential Tender Evaluation report has been provided to Council.

Stage 3 of the process will enable those shortlisted to undertake further work before a final decision is made on the preferred supplier. Those shortlisted will be invited to:

- Finalise any outstanding concept designs (having regard to feedback from the Design Review Panel).
- Finalise the particular financial offer and value for money offer to the City (having regard to any specific feedback from the Finance Review Panel).
- Complete the development agreement to a point suitable for the City to enter into. Negotiations on the agreement will occur over the next few months, having regard to specific outcomes identified in the project bid – including the financial and value for money offer.
- Explore innovation in project design, financing and delivery.

The decision to nominate a preferred supplier will be made having regard to the final analysis of design and financial offers following negotiations between the City and those shortlisted.

By the end of July 2019 (earlier if possible), Council will be in a position to determine its preferred supplier.

Stage 2 has resulted in strong development teams and some outstanding design concepts have been presented. Financial components of the bids are estimates and will be further tightened in Stage 3 as the design work and negotiations become more specified.

PLANNING PERMIT

The preferred supplier will need a planning permit. The risks associated with this process should be minimal as the relevant planning authorities will continue to be consulted and engaged by the City.

CREATIVITY AND INNOVATION

Under the proposed Stage 3 evaluation criteria, developers will be encouraged to be both creative and innovative in how they approach design and funding arrangements.

One concept which may be explored is the opportunity to attract local investment within the precinct development proposal. The nature of the Civic Precinct development lends itself to an opportunity to attract local investment and the City may take the initiative and challenge the private sector to explore ways in which this might occur.

It is intended that the Stage 3 evaluation criteria will be developed in consultation with the Project Advisory Committee and both the Design and Financial Review Panels over the next couple of weeks and be approved by the CEO under delegation.

STAGE 3

Stage 3 will be an interactive tendering process whereby relevant City Officers and Advisory Committee representatives will work closely with the developer teams to ensure:

1. Developer teams are fully appreciative of what the City is trying to achieve (culturally, economically, environmentally and socially).
2. Design and Finance offers are as good as they can be.
3. Every effort is made by the shortlisted consortia to maximise investment in the precinct.
4. Negotiations on the relevant development agreement are completed and an executed development agreement accompanies the final bid.

Respondents are also being asked to innovate and add value to the precinct beyond the key City accommodation requirements.

Whilst stage 3 is underway, City officers will also explore any opportunity to partner with the State Government in creation of a potential 'Government hub' within the new precinct.

The alternative to taking a final short list of developers through is to select the preferred developer now. Although perhaps quicker, this strategy is not favoured as it:

1. Reduces the City's ability to leverage proposals and to negotiate the best outcome.
2. Creates a risk that it will prove too difficult to negotiate a workable development agreement with the single bidder.

PUBLIC EXHIBITION AND CONSULTATION

Consultation and engagement with the community is difficult within the competitive process and whilst complying with probity requirements.

To generate some public awareness and input community, Councillors, staff and stakeholder engagement will occur on the Civic Precinct project between March – June 2019.

The focus of the engagement will be on what public spaces and facilities might be created and how the precinct could provide links between the station, CBD precinct, Johnstone Park and the existing cultural and arts precinct.

The project will:

- Create awareness of the project, our aspiration for the precinct and promote the public benefit of the project.

- Create an understanding that this project is more than a building, it is a precinct that will add value to our city centre.
- Identify the community's vision for an iconic precinct.
- Seek guidance from specialists on specific aspects of the project and integration and alignment with plans and visions for the broader precinct.
- Test the Urban Design Guidelines (principles for the precinct).

Preliminary engagement findings will be provided to the short listed bidders in Stage 3, with final engagement results anticipated to be presented to the Civic Accommodation Project Advisory Committee in late June.

The preferred developer consortia (supplier) will be provided the engagement report. As part of the design process, the supplier will be required to consider and incorporate the engagement findings into their subsequent consultation with the community as final design documentation is prepared.

CRITICAL TIMELINES

The following high level timelines are critical to the building procurement program:

1. Decision on final shortlist by end of February 2019.
2. Evaluation of shortlisted submissions and recommendation on final preferred supplier/developer completed by end of June 2019 (decision at Council's July or August meeting).
3. Planning permit obtained for preferred development (end of December 2019).
4. Detailed design work and building specifications – completed by selected provider by end of March 2020.
5. Construction commenced by April 2020.
6. Construction completed by April/May 2022 (handover for final fit-out).
7. Occupancy achieved by the 1st of July, 2022.

CHANGE MANAGEMENT

In addition to the procurement of the building (and timed delivery of associated precinct developments), the Digital Transformation and Workplace cultural changes that accompany the office consolidation will be occurring.

A Change Management Plan and associated resources will be in place by the end of May 2019 and the program will run over the next few years. The aim will be to have many of the new IT systems and applications up and running within that period, a prototype office environment established and for staff to be engaged and consulted on the new workplace arrangements that will be in place by July 2022.

Given that the procurement of the new City owned building is via a Design and Construct contract, the aim is to have the full specifications of the final fit-out available by the end of November 2019, to give to the preferred developer's architect. The completion of the necessary consultation and engagement with staff to achieve this date is a risk in terms of timing. A secondary option is to specify some high level requirements for the office environment by the end of November, whilst undertaking all the necessary engagement and consultation with staff around the specific fit-out.

Once the fit-out specifics are known, the information could then be passed on with either the developer undertaking the fit-out (per initial allowance) or Council undertaking the fit-out once the building is handed over. The post construction fit-out is the same method as applied with the recently completed WorkSafe office.

—





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3. BINS IN CENTRAL GEELONG LANEWAYS – MANAGING COMMERCIAL WASTE, RECYCLING AND BIN STORAGE

Source: Investment and Attraction
Director: Brett Luxford
Portfolio: Economic Development

Purpose

1. To seek Council's support for officers to consult with the community regarding options available for commercial waste and recycling, and bin storage, for Central Geelong's Laneways Precinct (properties bounded by Moorabool, Malop, Gheringhap and Ryrle Streets).

Background

2. In November 2017, the City of Greater Geelong established a working group to analyse amenity issues associated with waste, recycling and bin storage in Central Geelong's Laneways Precinct, and to investigate a series of options available to resolve these issues.
3. A series of waste audits and assessments were undertaken to establish the baseline data necessary to progress a number of these options, along with further investigating the effectiveness of each approach. It was found that a "one size fits all" approach is not an ideal way to address this issue which has consequences for the City and the business community in this area.
4. This discussion paper is intended to open a dialogue with the affected community and to establish their preferences and willingness to "buy into" different options, before determining the recommended approach.

Key Matters

5. Amenity problems associated with the permanent storage private commercial bins in public areas present an ongoing challenge, particularly in Central Geelong's Laneways Precinct.
6. The City needs to be aware of the potential costs, both capital and on-going, associated with implementing some of the options that are presented in the discussion paper.
7. "Buy in" from the affected businesses and the community is important to successfully implement many of the options that are presented.

Cr Sullivan moved, Cr Mansfield seconded -

8. That Council:

- 8.1 **Endorse the commencement of consultation with the community regarding commercial waste and recycling options for Central Geelong's Laneways Precinct; and**
- 8.2 **Request officers to present a final recommendation to Council for a decision following consultation with the community.**

Carried.

Attachment 1

Financial Implications

1. Council officers have investigated some of the costs associated with the implementation of the different options that are being presented. Detailed costs will be provided at such time that a preferred option is being pursued further.
2. Potential costs for Council to consider could range from the need to lease privately owned land, through to purchasing or leasing waste infrastructure, and providing ongoing maintenance for that infrastructure.
3. A method of cost recovery may be available via customer usage fees and charges. Another method of cost recovery may be for Council to consider introducing a special rate. This will also be reported back to Council alongside preferred option.
4. As a key component of engaging with the community Council officers will engage with relevant government and industry bodies to investigate co-funding opportunities and other support available.

Community Engagement

5. Consultation with the community is necessary to obtain valuable feedback on the discussion paper and will inform the final recommendation to be presented to Council for a decision.
6. Methods of consultation with the community will include an opportunity for public submissions, direct contact with businesses, a community workshop, consultation with key stakeholders and other government and industry bodies.

Social Equity Considerations

7. Consultation with the community will take into account any social equity considerations.

Policy/Legal/Statutory Implications

8. Some of the options presented in the discussion paper will rely on provisions set out in Council's Neighbourhood Amenity Local Law (2014).
9. Some options may require Council to obtain legal advice to ensure that the implementation complies with National Competition Policy.

Alignment to Council Plan

10. This report aligns with the strategic priorities outlined in the Council Plan 2018-22 with regard to:
 - 10.1 '*A Thriving and Sustainable Economy*'. Positive changes to the appearance of bins in the laneways will support the continued economic growth and revitalisation of Central Geelong.
 - 10.2 '*Effective Environmental Management*'. The options being presented in this discussion paper create an opportunity for Council to show leadership to address waste and recycling challenges in Central Geelong.
 - 10.3 '*Organisational Leadership, Strategy and Governance*'. The discussion paper and broader community engagement exercise seeks to communicate and engage effectively with the community.

Conflict of Interest

11. No conflict of interest by Council staff.
12. There is an indirect interest which relates to the City's commercial waste collection services who provide services within the Laneways Precinct, and benefit from financial revenue for its provision of these services.

Risk Assessment

13. Some options presented in the discussion paper have the potential disadvantage businesses and presents potential risks to Council with regard to perceived or actual financial hardship on businesses. Through engagement with the business community, these potential issues will be better understood and can be outlined and addressed in the subsequent report to Council.
14. Some options presented in the discussion paper also have the potential to compete with privately operated waste collection providers who also offer services within the Laneways Precinct. Direct engagement with these stakeholders will be undertaken as part of the engagement and any potential issues will be better understood, and can be outlined and addressed in the subsequent report to Council.

Environmental Implications

15. Depending on the preferred option moving forward, there could be environmental benefits associated with more effective recycling and waste management in the Laneways Precinct.
16. The outcome achieved for the Laneways Precinct could act as a catalyst project that informs more innovative thinking around precinct based solutions to waste and recycling issues into the future.

THE CITY OF
GREATER GEELONG

BINS IN CENTRAL GEELONG LANEWAYS



DISCUSSION PAPER – MANAGING
COMMERCIAL WASTE, RECYCLING
AND BIN STORAGE

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Introduction



Image 1: Central Geelong laneway street party (December 2017).

The purpose of this discussion paper is to propose new ways of managing waste and recycling in Central Geelong’s iconic laneways precinct.

Central Geelong’s laneways were originally built for back-of-house services, including rubbish collection, stormwater channelling and night-cart collections.

Today, these same laneways are in high demand as front-of-house areas for new bars, restaurants and apartment buildings. This change of use creates a number of issues, including:

- problems associated with the permanent storage of bins in public areas, including odour, overflowing bins and dumped rubbish
- congestion and emissions from waste trucks.

If we are going to create vibrant and inviting public spaces in our laneways, these issues need to be addressed.

BACKGROUND

The issue of managing bins in Central Geelong laneways is a complex one.

The issue has been a regular source of complaints to the City, since 2017, from businesses and residents in the area who have been exposed to the unsightly appearance

of bins and rubbish located near to their business or residence.

In November 2017, we established an internal working group to analyse all the issues associated with waste, recycling and bin storage in Central Geelong laneways.

Actions undertaken to date include:

- investigating options available to resolve identified issues
- testing the likely effectiveness of each option, using waste audits and assessments.



Image 2: Central Geelong in the 19th century

The options we are hoping to generate further discussion about are:

Option 1: Minimal change (see page 7)

Bins remain in public areas and we work to support and educate traders about ways of reducing waste.

Option 2: Bins stored on properties (see page 8)

We enforce the Neighbourhood Amenity Law which requires businesses to store bins within their own property.

Option 3: Designated bin storage areas (see page 9)

A space that is dedicated to storing bins that is screened off.

Option 4: Communal waste and recycling infrastructure (see page 10)

Infrastructure, such as small compactors and bottle crushers, that is located in communal areas.

Option 5: Precinct-wide systems (see page 11)

Using shared waste and recycling compactors to manage laneway waste in a central hub.

It is important to recognise that there is unlikely to be a ‘one-size-fits-all’ solution to the issue and that the best outcome will likely involve a combination of a few different approaches.



Image 3: Little Malop street – night and day

HAVE YOUR SAY

We are seeking your views on the options proposed in this discussion paper in the following ways:

- public submissions
- direct contact with businesses
- community workshop
- consultation with industry stakeholders
- collaboration with other industry and government bodies.

For more information about how to contribute, please refer to www.geelongaustralia.com.au/yoursay

Central Geelong laneways precinct

The laneways precinct is defined by the areas which are bound by Malop, Moorabool, Gheringhap and Ryrie Streets (see image below).

These areas share a single primary-entry point into Little Malop Street, via Gheringhap Street. Some secondary points of entry do exist, such as via Malop Street and Tolmie Place.

This discussion paper is focused on addressing bins in these areas because:

- the waste and recycling issues we are seeking to address are the most relevant here
- the properties in the area share similar challenges.



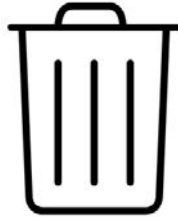
Figure 1: The Central Geelong laneways precinct area

Waste collection in the laneways

206 BUSINESSES IN THE PRECINCT



230 BINS PERMANENTLY STORED IN PUBLIC AREAS



11 DIFFERENT WASTE COLLECTION SERVICE PROVIDERS



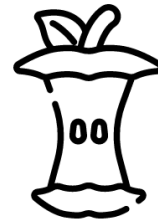
160.71 TONNES OF GENERAL WASTE COLLECTED ANNUALLY



313.31 TONNES OF RECYCLABLES COLLECTED ANNUALLY



46.72 TONNES OF FOOD WASTE COLLECTED ANNUALLY



WHAT THIS LOOKS LIKE IN SOME AREAS

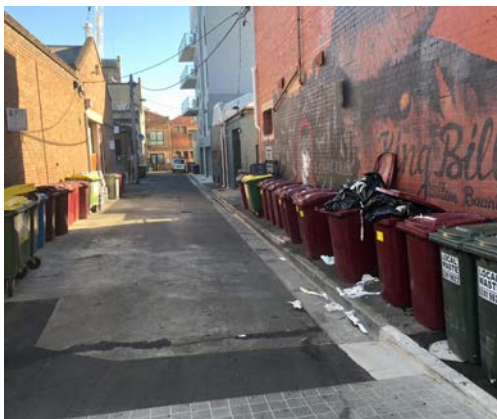


Image 4: Denny's Place



Image 5: Shorts Place (north)



Image 6: Shorts Place (south)

Option 1: Minimal change



Waste and recycling generated by the business.



Stored in a private bin for the business, and placed in public areas, in some cases.



Collected by a waste & recycling collection service, who has a contract with the business.

Under this option, our role would be to educate businesses about better waste management and reducing their waste.

From time to time, we may also choose to offer grants to businesses willing to undertake works that improve public amenity – for example, building an off-street bin storage area.



Image 7: Minns Lane

Advantages

- Easy to implement, as the majority of businesses will not be required to change current practices.

- Relies on encouragement and education – not regulation and enforcement.
- Allows specific issues and complaints relating to bin storage to be addressed in isolation with the business responsible.

Disadvantages

- The large number of private commercial bins permanently stored in public areas do not present an inviting image for Central Geelong.
- The storage of bins in public areas will likely increase, with more businesses moving into the area.
- There could be broader amenity and economic impacts associated with the negative appearance of bins in public areas.

Implementation costs

Costs minimal, with ongoing waste and recycling education programs and other support programs.

Questions to consider

- 1.1 **Is the permanent storage of bins in public areas an issue? Do we need to intervene?**
- 1.2 **Is this an issue impacting all businesses, property owners, residents and visitors, or is it isolated to particular areas?**

Option 2: Bins stored on properties



Waste and recycling generated by the business.



Stored in a private bin for the business, on the property, except for collection day.



Collected by a waste & recycling collection service, who has a contract with the business.



Business will be directed to no longer store their bins permanently on public land.

Under this option, we could use the existing *Neighbourhood Amenity Local Law 2014* to compel businesses to remove bins from public areas, storing them instead on their own premises. This would make the area more attractive, keeping footpaths and laneways clear.

Some businesses within the precinct already store their bins within a designated on-site area. However, a large proportion of the businesses do not.



Image 8: Example of a storage bin room

Advantages

- Is relatively simple to implement and would likely have an effective outcome.
- The regulation required is already in place – it is just a matter of enforcement.

Disadvantages

- Some businesses may not be aware of the local law and it has not been enforced in these areas before.
- Some businesses do not have sufficient space on-site to provide an area to store their bins.
- Some businesses are unable to store their bins on-site, as health requirements require bins to be stored a certain distance from food preparation areas.
- It is difficult to know who can and cannot store their bins on their premises.
- A blanket regulatory approach would likely disadvantage some business, who would be unable to comply.

Implementation costs

Our costs would be limited to standard operating costs and employee time and resources. However, there would likely be significant costs for business and property owners.

Questions to consider

- 2.1 **Is it reasonable to expect businesses to store their bins within their own property?**
- 2.2 **Is it unfair that some businesses and residents have on-site bin storage, while others store their bins in public areas?**
- 2.3 **What prevents some businesses from storing bins within their own property?**
- 2.4 **What factors should be taken into account if there are going to be exemptions to the local law?**

Option 3: Designated bin storage areas



Waste and recycling generated by the business.



Stored in a private bin for the business.



Kept in a designated bin storage area, with a permit.



Collected by a waste & recycling collection service, who has a contract with the business.



Business will be directed to longer store their bins permanently on public land without a permit, unless in a designated bin storage area.

If combined with option 2, this option would provide a solution for business who don't have the space to store their bins on-site. However, they would need to obtain permission from us to do so.



Image 9: Potential bin enclosures

Advantages

- Would provide an alternative for businesses who can't store their bins on-site.
- Bin storage areas could be screened off, to minimise visual impacts.
- Gives us more say about where bins are stored and allows us to redirect them away from sensitive areas.

- Give us the ability to regulate the number of bins that each trader can store, thus creating an incentive for businesses to minimise waste and reduce bins.

Disadvantages

- There are limited public areas available to accommodate the number of bins that are currently permanently stored on public land.
- This might simply shift the problem from one spot to another.
- It might be hard to locate an appropriate location, as back-of-house areas are rapidly becoming front-of-house areas for new businesses.

Implementation costs

While building designated bin areas would cost us money, we have the option of recovering costs by charging usage fees.

Charging businesses to use the space also has the potential to encourage them to reduce their waste and find ways of storing waste on-site.

Questions to consider

- 3.1 What would be the best place to build a designated bin storage area?
- 3.2 Are businesses willing to travel to deposit their waste in a designated bin storage areas?
- 3.3 Should we limit the number of bins that can be stored in a designated bin storage area?
- 3.4 How could we best screen areas to minimise the visual impact of storing bins?
- 3.5 Should we charge businesses to use a designated bin storage area? How else could we fund them?

Option 4: Communal infrastructure



Waste and recycling generated by the business.



Business has an arrangement with neighbouring businesses to use shared infrastructure.



This is then stored in a private bin for the business.



Collected by a waste & recycling collection service, who has a contract with the business.

Businesses that have access to on-site communal areas, such as courtyards and storage space, could share waste and recycling infrastructure. In some cases, the infrastructure could also be placed in public areas.

For example:

- Bars and restaurants that produce a lot of glass could use a bottle crusher to reduce the amount of wasted space in their bins.
- Cafes and restaurants could band together to manage their food waste with a food waste composting system.
- Small compactors that compress the waste in a private waste bin could be used to reduce the number of bins needed.



Image 10: Bottle crusher (left) and small bin compactor (right)

Advantages

- This would reduce the number of bins stored in public areas and would work well, if combined with the other options.
- Sharing space and costs with businesses that have similar needs will increase efficiency and make the infrastructure more viable.
- Many infrastructure providers offer a 'try-before-you-buy' option, so businesses can trial the infrastructure before committing to a longer-term lease, or purchase.

Disadvantages

- By itself, this option is unlikely to alleviate the need for businesses to store bins in public areas.
- Infrastructure generally needs to be stored within a premises, or in a shared communal space.
- It might be hard to share costs between businesses in cases where one business is a bigger waste producer than the other.
- Leasing or purchasing waste and recycling infrastructure costs money and cost savings may take some time to become apparent.

Implementation costs

Small compactors are estimated to cost approximately \$10,000 to purchase. We may therefore need to provide some financial support to encourage businesses to trial waste and recycling infrastructure.

In the longer term, leasing and purchases costs would be the responsibility of the businesses using the infrastructure.

Questions to consider

- 4.1 Are businesses interested in and willing to share waste and recycling infrastructure? Are there any potential issues with this approach?
- 4.2 What other waste and recycling infrastructure is available?
- 4.3 Are businesses willing to store infrastructure within their premises, or within a shared communal space with neighbouring businesses?

Option 5: Precinct-wide systems



Waste and recycling generated by the business.



Businesses regularly deposit their waste and recycling in a shared waste and recycling hub.



This alleviates the need for businesses to own a private waste bin.



Collected by a waste & recycling collection service, who has a contract with the business.

Large waste and recycling compactors would be a good option if we choose to go with a precinct-wide approach to managing commercial waste.



Image 11: Example of a large waste compactor

Shared compactors now offer key-card systems that can regulate and manage shared use and associated fees on a per-use or weight basis. The City of Melbourne currently offer a system that charges businesses on a per-use basis. However, this has caused maintenance issues as customers jam the compactors to reduce their fees. We would therefore use a weight-based fee model.

Examples of shared recycling compactors are limited, but they could also help reduce bins on the street.

Under this option, additional shared bins may still be needed to handle certain waste, including organics and glass. However, these could be co-located with the compactors to create a hub.

This kind of infrastructure would need to be operated and emptied by a contractor, appointed via our procurement processes.

Advantages

- Would significantly reduce the need for private bins in public areas.
- Offers a simple and effective way to manage waste, while also recovering costs.

Disadvantages

- It may cost more for some businesses to use this system, compared with existing collection services.
- Some businesses will have to travel further to deposit their waste and recycling in a hub.
- As the infrastructure and its services could indirectly impact the existing waste contractors serving the area, it may contravene the National Competition Policy.
- Compactors have specific truck access requirements and must be located in an accessible area.

Implementation costs

We would likely need to purchase or lease compactors, unless we can find a private contractor.

Site works, such as a concrete slab and power connection, would also be required. Annual maintenance and cleaning costs would also need to be factored in.

Cost recovery via usage charges is an option which can provide a reduced, or cost neutral outcome for the City. Many compactors offer integrated smart technology which manage usages fees.

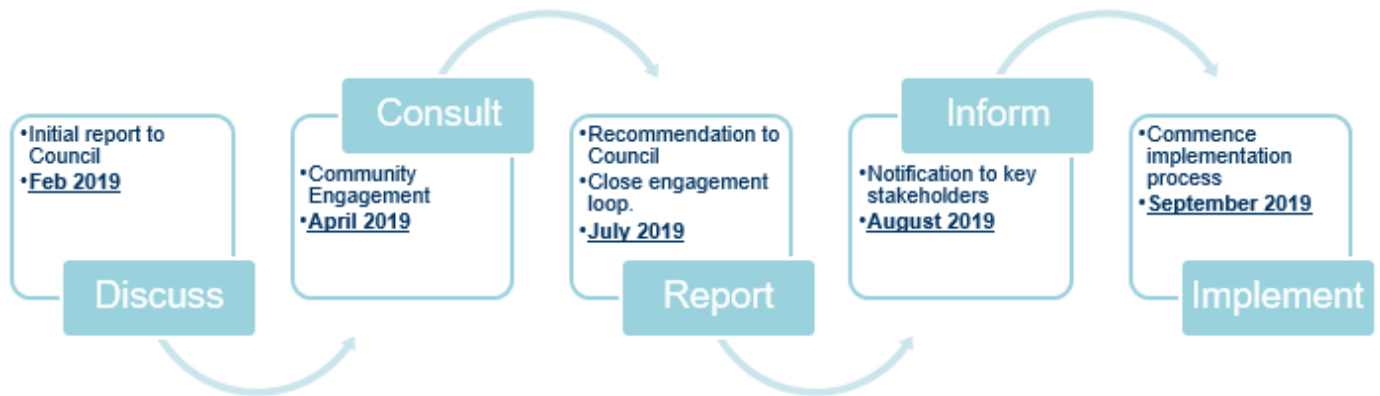
Another method of cost sharing or cost recovery is to introduce a special rate.

Questions to consider

- 5.1 **Would businesses be willing to use shared compactors as an alternative to private bins?**
- 5.2 **Should fees be charged as a special rate, or using smart technology in the compactor?**
- 5.3 **Would businesses be willing to pay higher costs for an integrated service that will improve the amenity of the area?**
- 5.4 **Where would we put shared infrastructure and storage hubs?**

Next steps

THE PROCESS FROM HERE



HAVE YOUR SAY

We are seeking your views on the options proposed in this discussion paper. We anticipate that the solution does not rest with only one option, but a combination of a few.

We collect feedback about the proposed solutions in the following ways:

- public submissions
- direct contact with businesses
- a community workshop
- consultation with industry stakeholders
- collaboration with other industry and government bodies.

For more information about where and when you can contribute, visit www.geelongaustralia.com.au/yoursay

SHARE YOUR VIEWS ABOUT WASTE AND RECYCLING

We are also currently developing a municipal-wide strategy to inform how we manage waste and recycling in the future.

For more information and to have your say, please visit www.geelongaustralia.com.au/yoursay

4. PROTECTING THE HOODED PLOVER THROUGH THE ADOPTION OF THE CITY'S CONSERVATION ACTION PLAN

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

Purpose

1. To inform Council of three minor changes made to the *Hooded Plover Conservation Action Plan 2019* following a six week public consultation period in late 2018. These changes were to Actions 4.1.9, 4.2.3 and 4.2.5 and related to protection zones in coastal areas and signage installation and maintenance.
2. To request that Council adopt the *Hooded Plover Conservation Action Plan 2019*, developed to protect the iconic and highly threatened, hooded plover (*Thinornis cucullatus cucullatus*), now the public consultation period has concluded.

Background

3. Hooded plovers are an endangered bird species that inhabit local beaches. Since 2006, the City, under the guidance of BirdLife Australia with the support of community volunteers, has implemented a range of actions to help protect the birds.
4. Hooded plover breeding areas cross coastal management boundaries. As such, the City formed the Hooded Plover Working Group in 2013 to create a collaborative regional approach to hooded plover management.
5. The Hooded Plover Working Group prepared the draft Hooded Plover Conservation Action Plan in mid-2018.
6. The draft Hooded Plover Action Plan was exhibited between 11 August 2018 to 22 November 2018.

Key Matters

7. Exhibition of the Hooded Plover Conservation Action Plan resulted in 13 submissions being received and three minor changes to the Action Plan.
8. The Hooded Plover Conservation Action Plan defines the key priorities, targets and actions for hooded plover protection for the next five years.

Cr Mason moved, Cr Mansfield seconded -

9. **That Council acknowledge changes made following public consultation and adopt the *Hooded Plover Conservation Action Plan*.**

Carried.

Attachment 1

Financial Implications

1. No additional budget or staff resources will be required to deliver the Hooded Plover Conservation Action Plan.

Community Engagement

2. The Hooded Plover Conservation Action Plan was developed under the guidance of the Hooded Plover Working Group consisting of representatives from Friends of the Hooded Plover (Bellarine and Breamlea), BirdLife Australia, Barwon Coast Committee of Management, the Borough of Queenscliffe, Parks Victoria and Barwon Water. Key stakeholders were provided an opportunity to comment on the plan and these comments have been incorporated into this draft.
3. The draft Hooded Plover Conservation Action Plan was exhibited on 'Community Have Your Say' from 11 August 2018 to 22 November 2018 for public comment. There were 434 page views, 73 downloads and 13 comments provided by the public. These comments, and how they have been addressed, are detailed in **Attachment 2**.
4. The comments received during the 'Community Have Your Say' exhibition were considered carefully and resulted in three minor changes to the Plan. These changes were to Actions 4.1.9, 4.2.3 and 4.2.5 and related to protection zones in coastal areas and signage installation and maintenance.
5. Of the comments submitted:
 - 5.1 three declared their support for the plan;
 - 5.2 three were against excluding dogs from beaches;
 - 5.3 two requested more signage be installed to warn beach users of dog regulations;
 - 5.4 six highlighted the need to improve enforcement of dog regulations, and
 - 5.5 three requested the establishment of permanent protection zones/refuges and/or the extension of exclusion areas around nest sites.
6. For the full comments and how the City responded please refer to **Attachment 2**.

Social Equity Considerations

7. The City will seek to promote the importance of protecting hooded plovers to a diverse and inclusive range of community groups, clubs and schools. The Hooded Plover Conservation Action Plan will be made available in alternate versions, including in other languages and on Read Speaker / HTML.

Policy/Legal/Statutory Implications

8. The Hooded Plover Conservation Action Plan aligns with Council policy and strategy and fulfils environmental objectives outlined in the Environment Management Strategy, 2014 and City Plan 2018-22.
9. The Plan will help achieve strategic objectives of the Environmental Management Strategy which relate to Ecosystem Health including:
 - 9.1 2A - Protect, preserve and enhance natural areas and ecosystem health;

- 9.2 2B - Increase the extent and resilience of natural habitats, including the amount of area under permanent protection;
- 9.3 2C - Increase reporting of programs;
- 9.4 2D - Improve knowledge of natural areas and threatening processes; and
- 9.5 2F - Enhance stakeholder engagement and partnerships.

Alignment to Council Plan

- 10. This Plan will help achieve two key priorities under the Sustainable Development objective in the Council Plan including:
 - 10.1 Delivering biodiversity conservation programs; and
 - 10.2 Preserving nature reserves, rural and coastal environments.

Conflict of Interest

- 11. There is no conflict of interest.

Risk Assessment

- 12. There are no perceived risks associated with the adoption of this Plan.

Environmental Implications

- 13. Implementing this Plan will lead to positive environmental implications by reducing negative impacts on an endangered species and our coastal environment.



THE CITY OF
GREATER GEELONG

CONSERVATION ACTION PLAN HOODED PLOVER

WORKING TOGETHER FOR OUR
NATURAL ENVIRONMENT

“When I began my immersion into the parallel world of the Hoodies, I had seen the odd piece of beach signage referring to hooded plovers but had never actually seen a bird, despite being a surfer.

Plover to me meant spur-winged plover. I had a lot to learn about the beach I thought I knew. Now I understand how special these creatures are.

Over millions of years they have evolved the ability to survive solely on the strip of seaweed-strewn sand that divides the Great Southland from the Southern Ocean. If any single entity defines the surf beach of south eastern Australia, it has to be the hooded plover.

I don't want to watch it slide towards extinction if I can do something to help prevent it, and as long as Hoodies keep trying to live, I'll keep trying to be their human ally.”

**John Murray
BirdLife Australia Volunteer,
Friends of the Hooded Plover, Bellarine Peninsula**



**THE CITY OF GREATER GEELONG
HOODED PLOVER
CONSERVATION ACTION PLAN**

WHY WE NEED A PLAN	4
ABOUT THE EASTERN HOODED PLOVER	6
THREATS TO THE HOODED PLOVER	9
KEY OBJECTIVES	12
WHERE TO FROM HERE?	18

WHY WE NEED A PLAN

Beach-nesting birds are some of the most threatened birds in the world. As a community, we have a responsibility to support the survival of beach-nesting bird species. The hooded plover (*Thinornis cucullatus cucullatus*), locally known as “Hoodies”, is one such vulnerable species that lives and breeds on the surf beaches within the City of Greater Geelong.

Since 2006, the City, under the guidance of BirdLife Australia, has implemented a range of actions to protect the local Hoodies and support their community volunteers.

In 2013, the City facilitated the formation of a multi-representative working group, the Hooded Plover Working Group. Representatives from local coastal management agencies who manage hooded plover breeding areas make up the group. Our collective aim is to work towards National Recovery objectives developed by BirdLife Australia and to ensure a strategic approach toward all aspects of hooded plover management.

The working group includes: BirdLife Australia, Friends of the Hooded Plover (Bellarine and Breamlea), Barwon Coast Committee of Management, the Borough of Queenscliffe, Parks Victoria, Barwon Water and the City’s – Environment and Local Laws Departments.

This Conservation Action Plan documents the objectives and actions the City is committed to in the local conservation of the hooded plover. This Hooded Plover Action Plan consolidates current actions and sets a framework to focus future activities to achieve the most good for this species.

This plan is intended to be a shared resource for the City, other agencies and volunteers who support the hooded plover program in the field.

THIS PLAN’S POLICY CONTEXT

It is the City’s intent to commit to the survival of the hooded plover, through the implementation of this Conservation Action Plan, from here on referred to as the Plan.

The Plan is guided by BirdLife Australia’s beach-nesting bird protocols in accordance with national and state threatened species legislation.

Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act is the Australian Government’s central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places (Australian Government - Department of Environment, 2014). The hooded plover is listed as Vulnerable under this legislation.

Flora and Fauna Guarantee Act 1988

The key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes (Department of Environment and Primary Industries, 2014). The hooded plover is listed as Vulnerable under this legislation.

Flora and Fauna Guarantee Action Statement Number 9.

Action statements are a requirement under the Flora and Fauna Guarantee Act 1988. The Hooded Plover Action Statement outlines research and actions to improve the likelihood of hooded plover species survival.

The City Plan 2018–22 – Putting Our Community First

The City Plan is the overarching strategic plan for City of Greater Geelong. It outlines how we will work towards making Greater Geelong a clever and creative city-region. One of the 11 strategic priorities is to ensure nature reserves, rural and coastal environments are preserved through the application of sustainable development principles.

The City’s Biodiversity Strategy 2003

This strategy highlights the role society must play to ensure the long-term survival of the diversity of species that inhabit our local environments, many of which are at threat from human activity and population growth. It prioritises no further species loss and promotes public awareness around biodiversity.

GUIDING PRINCIPLES

COLLABORATE

Bring together agencies, community groups and volunteers to work cooperatively to help the hooded plover species survive and thrive.

LEAD

Provide encouragement, guidance and support to our local community and partners.

DO THE MOST GOOD

Assess and prioritise actions based on what is likely to be most beneficial.

CONCENTRATE EFFORT

Work only within our sphere of influence with an understanding of what we are capable of achieving.

VALUE KNOWLEDGE

Seek out specialised knowledge and data from BirdLife Australia and Hooded Plover Volunteers to guide decision-making.

EXCEL

Strive for best practice in decision-making, continuous improvement, action and reporting.

EVALUATE + EVOLVE

Practise adaptive management - measure, review and improve annually.



Young chicks feeding on the open beach. They must find their own food from hatching and are unable to fly until five weeks old.

Photo: Glenn Ehmke

ABOUT THE EASTERN HOODED PLOVER

There are two subspecies of hooded plover in Australia, the eastern and western subspecies which are separated by the Great Australian Bight.

The eastern hooded plover (*Thinornis cucullatus cucullatus*) is a medium-sized sandy-brown plover with a black head, a white nape and a bright red ring around each eye. Eastern Hoodies live and breed only on high energy sandy beach environments. They once occurred along the southeast coast of Australia between South Australia and southern Queensland, including Tasmania, but are now locally extinct in northern New South Wales and Queensland.

The western hooded plover (*Thinornis cucullatus tregellasi*) only occurs west of the Great Australian Bight in Western Australia. They breed on the south-west Western Australian coast, from Cape Naturaliste to The Great Australian Bight and more typically on lakes up to 250 kilometres inland.

The eastern Hoodies are not abundant and are listed as Vulnerable, under both National and Victorian Threatened Species Legislation. In Victoria, the highest densities of hooded plovers occur on wide beaches with large amounts of beach-washed seaweed. Hoodies require seaweed to provide habitat for their food source, seaweed eating invertebrates such as sand hoppers. Densities are lowest on narrow, steep beaches, where there are few or no dunes, and where human activities are most intensive (BirdLife Australia, 2012).

Outside of the breeding season, the adult and sub-adult birds flock to local beaches and coastal wetlands. They are not migratory but young birds can disperse looking for new territory and partners. The breeding season extends from late August into April. Towards the start of the breeding season the flocks disband and Hoodies pair up. Each pair occupies and defends a breeding territory on a surf beach. These pairings are for life but some Hoodies have been known to change partners. They do however generally return to their same breeding territory.



A nest scrape

Hooded plovers have a very low reproductive survival rate. They have a nest failure rate of up to 95%, with one local pair having up to 9 nesting attempts in a single season. Since 2006 on the Bellarine Peninsula and Surf Coast beaches, 61% of nests have failed to hatch any eggs, and 74% of hatched chicks have failed to fledge (BirdLife Australia data from 2006/07-2015/16).

Around September breeding pairs create a shallow scrape in the sand above the high-tide mark on the beach or in the dunes. Up to three camouflaged eggs are laid into the shallow scrape. The 28 day incubation period begins once all eggs have been laid.

New chicks are tiny, less than seven centimetres long, fluffy and highly camouflaged. They are mobile after hatching and must search for food to feed themselves. Parents warn the chicks of danger but do not feed them.

Chicks are flightless for the first five weeks. During this period they are highly vulnerable to a range of threats. The chicks are very mobile, ranging up to two kilometres along the beach to find food or shelter.



Chick seeking shelter



Adult and 3 unfledged chicks at Breamlea in 2015. All 3 chicks eventually fledged after surviving on the beach for 5 weeks.

Photo: Geoff Gates

WHERE HOODIES LIVE IN OUR REGION

The City of Greater Geelong supports 6.7% of the Victorian population (estimated at around 570 birds).

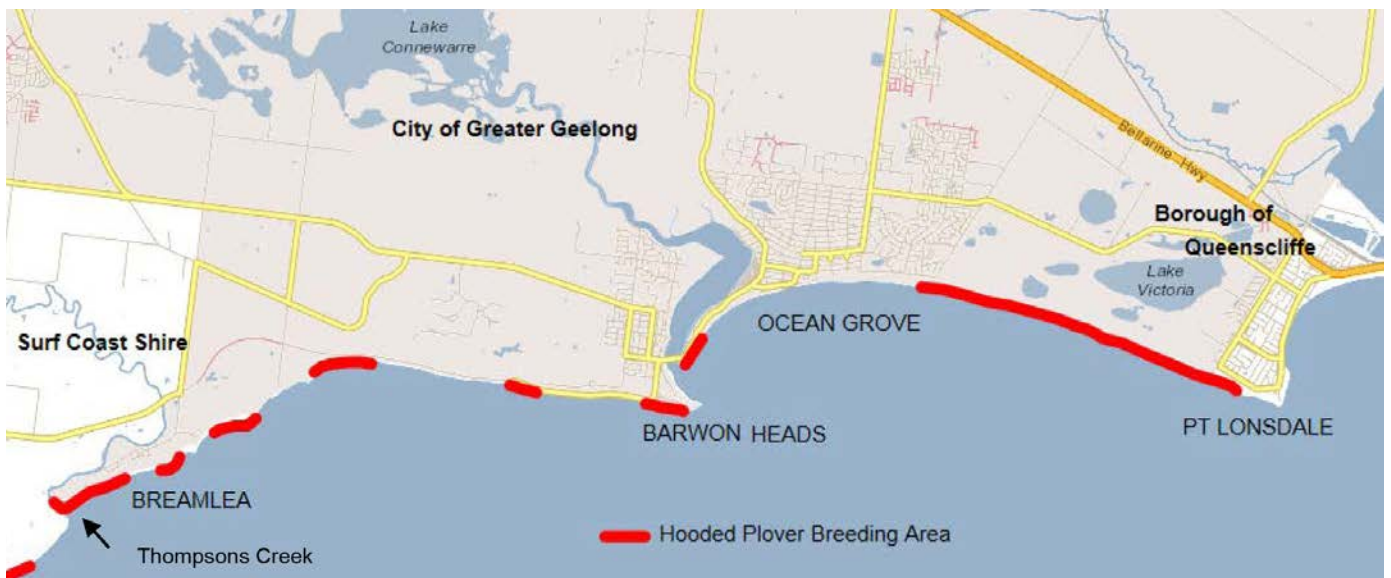
Our Hoodie population is part of the central hooded plover subpopulation which extends from Moggs Creek in the west to South Gippsland in the east.

Our local hooded plovers are a high priority population. This is because their central location facilitates emigration and immigration between neighbouring subpopulations.

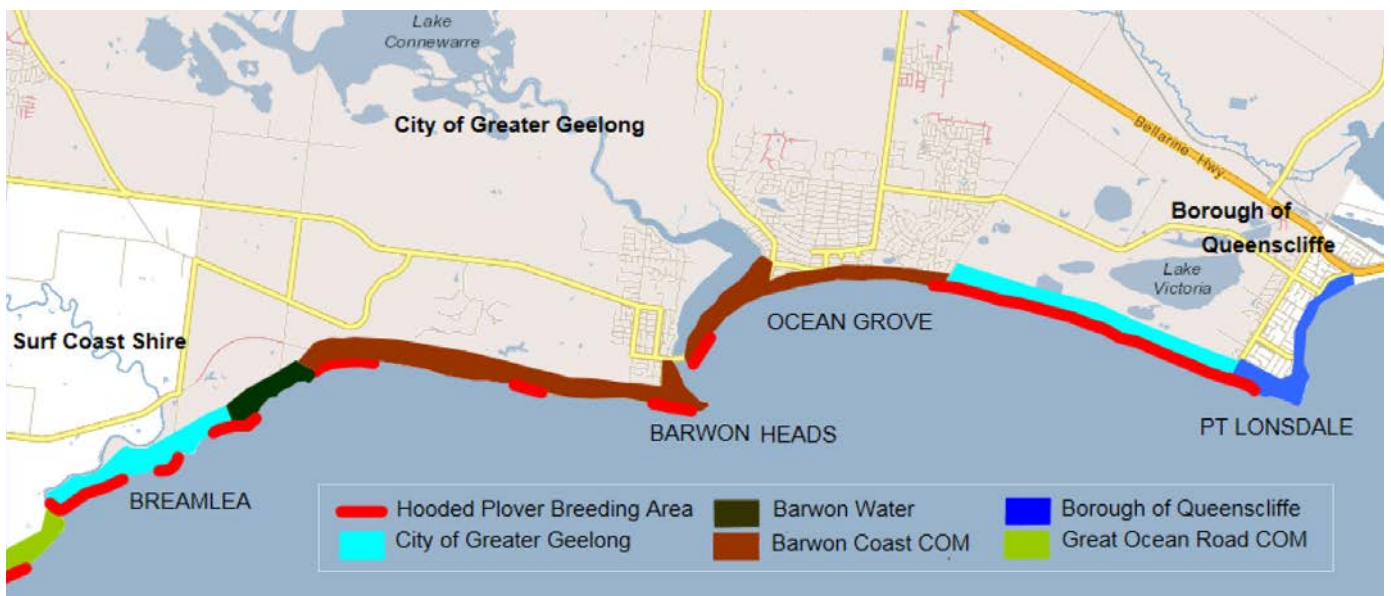
The Bellarine Peninsula ocean beaches extend for 25 kilometres from Thompsons Creek in the west to the Point Lonsdale Lighthouse in the east. Local hoodie breeding sites have been recorded on various sections of these beaches (see Map A below).

We manage approximately nine kilometres of coast, spanning Thompsons Creek to Bancoora Beach, Breamlea and Ocean Grove to Point Lonsdale (see Map B below).

The remaining 16 kilometres is managed by Barwon Coast Committee of Management, the Borough of Queenscliffe and Barwon Water. Adjoining Thompsons Creek, immediately to the west, the coast is managed by the Great Ocean Road Coast Committee and this is also a breeding area for hooded plovers.



Map A. Hooded plovers breed along the ocean coastline, there are eight main sites within the City of Greater Geelong.



Map B. The distribution of hooded plover breeding areas in relation to coastal management boundaries.

THREATS TO THE HOODED PLOVER

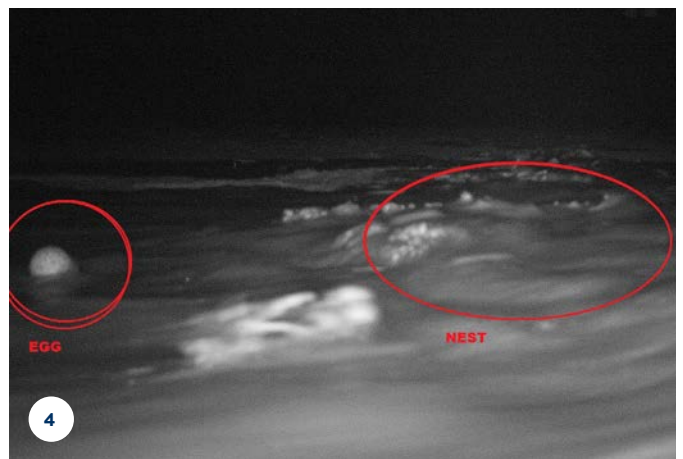
Threats to the survival of hooded plovers in our coastal zones include:

- **Humans** – recreational beach users, horse riders, vehicles, events, boot camps, paragliders, hang gliders.
- **Dogs** – unsupervised dogs, dogs off leash (even if under effective control), and dogs on leash in situations where disturbance keeps Hoodies away from their nest.
- **Predators** – foxes, dogs, cats and native birds (including ravens, magpies and gulls but only when in high densities due to human modified environs).
- **Oil spills**
- **Introduced plant species** – Sea Wheat-grass (*Thinopyrum junceiforme*), Marram grass (*Ammophila arenaria*) and Sea spurge (*Euphorbia paralias*).
- **Climate change and sea level rise infrastructure.**
- **Very high tides and storm events**
- **Coastal population growth and increasing beach user numbers in Hoodie breeding habitats.**
- **Habitat loss or modifications** – including loss of non-breeding wetland habitat.
- **Town and strategic planning incompatible with hooded plover habitat requirements.**

MONITORING THREATS TO HOODED PLOVERS

Hooded plovers have been banded since the late 1990's and BirdLife Australia's Beach-Nesting Birds project team has been banding Hoodies since 2010. The current banding method is an orange or white flag ID engraved with two letters on the upper leg, and a metal band on the lower leg.

Banding provides valuable data for research and conservation purposes and gives us a wonderful insight into the secret life of Hoodies. Friends of the Hooded Plover volunteers monitor the birds breeding attempts and record threats observed at each site. This data is submitted to BirdLife Australia who examine the local threats and how they change overtime, to inform recovery actions.



Threats caught on camera. 1. A person and off leash dog walking over a nest. 2. A fox investigating a nest. 3. A raven taking an egg. 4. Eggs washing away due to high tides and rough seas.

Photos: Birdlife Australia

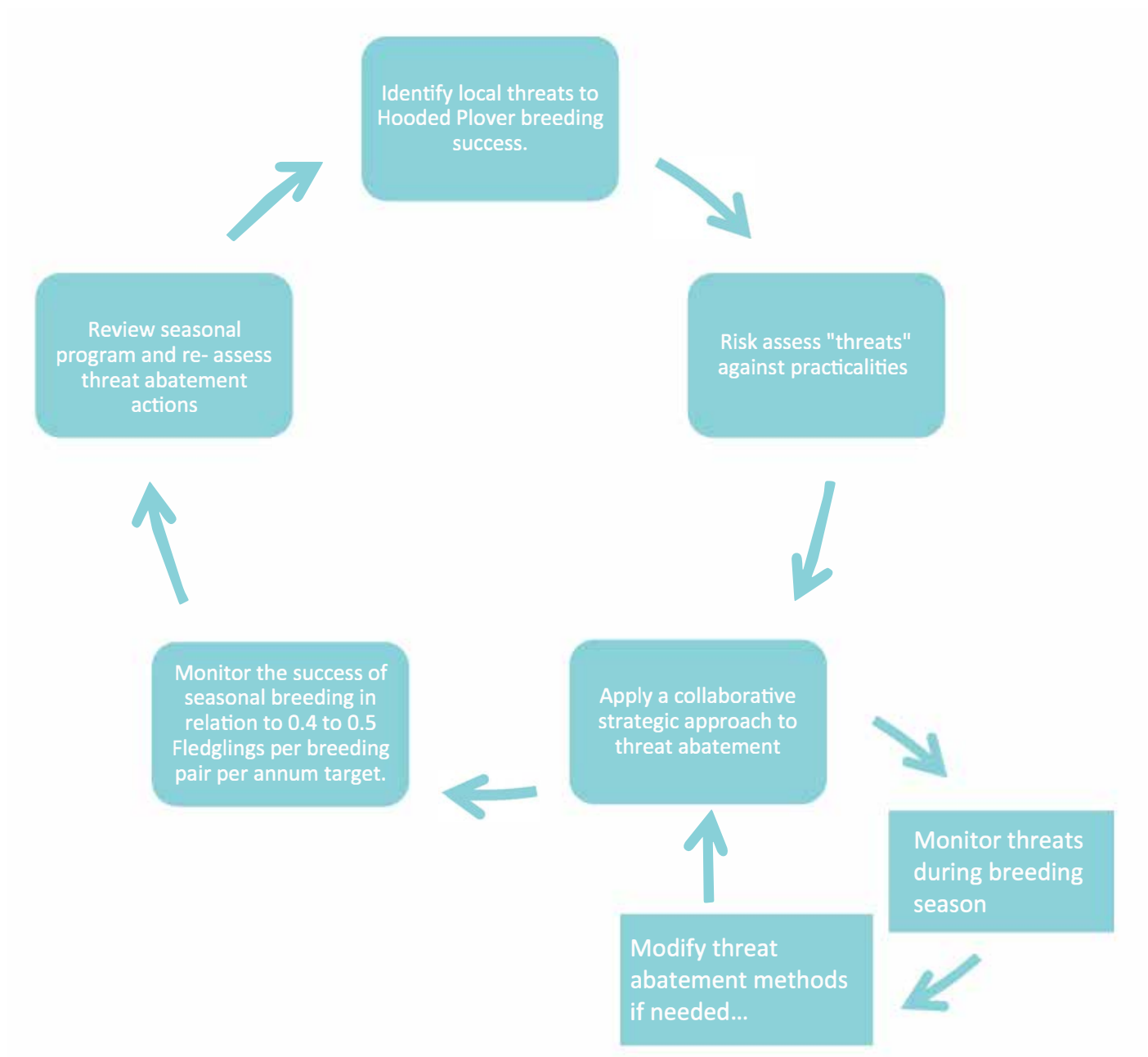
THE BIG PICTURE

Our aim is to support the recovery and long-term survival of the hooded plover. Survival is dependent on an annual breeding success of at least 0.4 to 0.5 fledglings per breeding pair. This is the target identified by BirdLife Australia.

To achieve this, we must work together to remove threats that impede the breeding success of our local Hoodie population.

We need to underpin our actions with sustainable practices, adaptive and continuous improvement processes and cooperative and lasting partnerships. We need to identify resources and be open to new approaches.

CONTINUOUS IMPROVEMENT MODEL FOR THE MANAGEMENT OF HOODIE THREATS





THE BOLD AND THE BEAUTIFUL

Jennie Turner, Friends of the Hooded Plover, Breamlea

A Hoodie soap opera, set on Thirteenth and Bancoora Beaches, starring PC as the femme fatale, AY as Don Quixote of our coast and EH as Roadknight Romeo. Binge bird viewing at its best.

Photo: Glenn Ehmke

Our headliners PC and AY (both banded at Thirteenth Beach) are embroiled in controversy. During the first breeding season they terrorise other Hoodie pairs along the Bellarine and at Breamlea, earning a Bonnie and Clyde reputation as they search for territory.

The following year, after a failed nest, the young, adventurous pair claim a spot on the dune face at Bancoora. With two eggs in their scrape, they get social, hosting a flock of feathery friends from near and far. All fun and games, but unfortunately their eggs don't hatch.

Next breeding season, our young guns' early nesting site east of the Bancoora Surf Club is destroyed by human footprints. They then battle on through a fourth season marked by lows and highs – an unsuccessful early nest at Thirteenth Beach, followed by three incubated eggs on their Bancoora patch, and finally, a single chick successfully fledged who now resides at Aireys Inlet!

Like any good soap opera, there's no happy ever-after. Early in the fifth season, volunteers sight both AY and PC getting amorous ... but not with each other. PC moves back to

her old stamping ground Thirteenth Beach with new partner EH. They incubate a lovenest of three eggs, producing a single thriving chick.

Meanwhile, AY has a change of heart and tries desperately to woo PC back to Bancoora. The feeling's not mutual. Spurned, he's now alone – single and looking to mingle.

What will the next season hold for our Hoodie headliners?

KEY OBJECTIVES

The City have identified four key objectives to direct management actions:



FURTHER INFORMATION

Hooded Plover - BirdLife Australia - www.BirdLife.org.au/bird-profile/hooded-plover

A Practical Guide for Managing Beach-nesting Birds in Australia – BirdLife Australia (2008)- www.birdlife.org.au/projects/beach-nesting-birds/for-coastal-managers

Flora and Fauna Guarantee Action Statement #9 Hooded Plover - Department of Environment, Land, Water and Planning - www.environment.vic.gov.au/conserving-threatened-species/flora-and-fauna-guarantee-act-1988/action-statements

Barwon Coast Hooded Plover Management Plan Final April 2009 - Barwon Coast - www.barwoncoast.com.au/hooded-plovers-threatened-bird

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) - Australian Government - Department of Environment and Energy - www.environment.gov.au/epbc

OBJECTIVE 1

RAISE AWARENESS ABOUT THE HOODED PLOVER

Abbreviations: BirdLife Australia Volunteers (BAV) City of Greater Geelong (The City) BirdLife Australia (BA)

Action	Who	Timing	Achievement Target	
1.1 Raise awareness through informative, consistent signage				
1.1.1	Manage temporary signage at nesting sites in accordance with <i>BirdLife Australia Beaching Nesting Bird Guidelines</i> .	BAV The City	Once nest site has been established and for its duration.	Appropriate signage at 100% of nests for the level of beach use.
1.1.2	Maintain permanent signage.	The City	All year round.	100% to be maintained.
1.2 Run broad public educational programs				
1.2.1	Education activities.	The City BA	As required, but mostly December – January (peak holiday period).	At least two per season.
1.2.2	Advertising campaign.	The City	October – March	Newspaper advertisements – three to six per season. External advertising (e.g. bus) Advertise in City News. Social media – five posts per season.
1.2.3	Wardening of nesting sites at high threat locations.	BAV	Variable – chick dependent.	Supervise nests in high threat locations between 6.00am and dusk.
1.3 Run internal training and educational programs				
1.3.1	Local laws training	BA The City	Pre patrol (Oct/Nov)	One per year, open to all municipalities.
1.3.2	Increase internal awareness of staff in other areas of the City.	The City	All year	Two proactive stories per year in internal publications and staff news. Targeted communication via email and opportunistic communications throughout the year.
1.3.3	Promote program to senior management and Council.	The City	All year	Annual report on program and maintain regular communications.
1.4 Monitor the effectiveness of training and communication programs				
1.4.1	Undertake annual survey of beach users.	The City	Start and end of the breeding season.	Understand beach users knowledge of hooded plovers breeding and how it changes over time.

SNAPSHOT – GETTING THE MESSAGE OUT THERE

Clear, consistent and engaging materials, resources and education including:

- Temporary signage at established nest sites.
- Directional signage each season, especially in relation to dog controls.

- Conducting training sessions to educate Local Laws officers about species, threats and actions.
- Seasonal advertising and media campaigns.
- Beach patrols during breeding season to help educate beach goers.

- Supporting volunteer wardens during breeding season to help educate beach goers.
- Community-based events educating beach users, new residents, holiday-makers and surf schools.

OBJECTIVE 2

APPLY A COLLABORATIVE STRATEGIC APPROACH TOWARDS HOODED PLOVER BREEDING PROTECTION.

Abbreviations: City of Greater Geelong (The City) BirdLife Australia (BA)

Action	Who	Timing	Achievement Target	
2.1 Working together with external agencies				
2.1.1	Continue the Bellarine Hooded Plover Working Group as the planning mechanism for local hooded plover management.	The City	All year round	Two meetings per season. Enough communication to enable collaborative integrated actions and review of yearly results.
2.1.2	City officers to enter information collected during site visits into BirdLife Australia's 'My Beach Bird' data portal.	The City	During breeding season	Data entered after each site visit.
2.1.3	In collaboration with partners, undertake external liaison and communication with local agencies and groups including Bancoora Surf Life Saving Club, Victorian Hang Gliders and Paragliders Association.	The City	All year round	All relevant agencies and groups communicated with each year.
2.2 Working together with internal Departments				
2.2.1	Effective internal communication with other departments – marketing, events, local laws, planning and so on.	The City	All year round	Regular communication with Local Laws. Weekly contact during the breeding season. Keep other departments up to date with program, threats and achievements.
2.2.2	Ensure hooded plovers are protected during beach events through the inclusion of threat mitigation protocol in permit conditions.	The City	All year round	All events permitted within the vicinity of breeding areas follow threat mitigation protocol.
2.2.3	Develop and improve methods to enhance beach user awareness of dog controls on local beaches.	The City	All year round	Effective ways of notifying beach users identified and implemented by 2019 breeding season.
2.2.4	Investigate planning control options with strategic planning team to ensure impact of increasing beach use and development on breeding is minimised.	The City	June 2019	Planning controls in place that prevent coastal development detrimental to Hoodie survival.
2.2.5	Develop coastal action plan with regional coastal board.	The City	July 2020	Coastal Action Plan in place that prevents development detrimental to survival and supports action to protect habitat.
2.3 Annual review of the the City's hooded plover program				
2.3.1	Conduct annual review of Hooded Plover Action Plan and ensure program accords with BirdLife Australia's best practice hooded plover management advice and guidelines.	The City BA	End of yearly breeding season	An effective conservation program that continually improves.

A SNAPSHOT – A WORKING GROUP COMBINING KNOWLEDGE, RESOURCES AND LOCAL ACTION

The Bellarine Hooded Plover Working Group aims to develop a coordinated strategic approach toward hooded plover management including communications, events, activities, threat mitigation works, breeding site management and program review.

The working group includes representatives from:

- Barwon Coast Committee of Management
- Borough of Queenscliffe
- Parks Victoria

- Barwon Water
- Friends of the Hooded Plover Bellarine and Breamlea
- BirdLife Australia
- City of Greater Geelong

OBJECTIVE 3

SUPPORT BIRDLIFE AUSTRALIA STAFF AND VOLUNTEERS

Abbreviations: City of Greater Geelong (The City), BirdLife Australia (BA), BirdLife Australia Volunteers (BAV)

Action	Who	Timing	Achievement Target	
3.1 Provide support to the Friends of the Hooded Plover (Bellarine and Breamlea) Volunteers				
3.1.1	Supply of signage, fencing materials, chick shelters.	The City	All year round	For all nesting sites on City managed beaches.
3.1.2	Training to assist volunteers in identifying presence of pest animals (foxes and cats) in the vicinity of breeding areas.	The City	Every second year prior to breeding season.	All volunteers have access to pest animal training.
3.1.3	Assist the local BA Friends of the Hooded Plover groups with volunteer recruitment.	The City	All year round	Promote groups as opportunities arise - for example when presenting to community and students.
3.1.4	Seek and support funding opportunities to further advance hooded plover protection.	The City BA BAV	All year round	All grant opportunities identified and support provided for applications.
3.2 Maintain a close working relationship with BirdLife Australia				
3.2.1	Work closely with BirdLife Australia staff to maintain best practice hooded plover management.	The City	All year round	Continue delivering best practice hooded plover management.

A SNAPSHOT – COMBINING OUR RESOURCES FOR THE GREATER GOOD

The City is committed to taking a lead role in engaging and supporting our community partners.

Partnerships work through the exchange of ideas, knowledge and resources.

Our role includes:

- Ensuring materials and resources are supplied and stored locally, with access for volunteers to erect temporary fencing and chick shelters, as needed.

- Supporting BirdLife Australia's volunteer wardens in the field when required.
- Consulting regularly with BirdLife Australia to remain current on knowledge, data, new approaches and opportunities.

OBJECTIVE 4

MANAGE HOODED PLOVER BREEDING SITES TO IMPROVE FLEDGING NUMBERS

Abbreviations: BirdLife Australia Volunteers (BAV) City of Greater Geelong (The City) BirdLife Australia (BA)

Action	Who	Timing	Achievement Target	
4.1 Reduce impacts from beach users and off leash dogs				
4.1.1	Locate nests and ensure beach users are aware of them.	BAV The City	Late August to April	100% of nests found and the appropriate signage and fencing strategy implemented.
4.1.2	Undertake wardening of chicks at high threat beaches.	BAV	Varies – chick dependant.	Nests in high threat locations are wardened between 6.00am and dusk.
4.1.3	Local Laws Officers and Environmental Ranger to undertake beach patrols targeting Hoodie breeding areas.	The City	Varies – often starting late December – February/March.	At least two per week (including weekends) during breeding season. Ensure patrols are undertaken during peak visitor times targeting active breeding sites.
4.1.4	Ensure beach events, beach businesses, surf schools and other activities do not impact on breeding success of hooded plovers.	The City Event organisers	Late August – late April (within breeding season).	All activities implement hooded plover Protection Protocols and/or Site Environmental Management Plans (SEMPs).
4.1.5	Do not allow contractors or sub-contractors to work on Hoodie beaches during breeding season.	The City Contractors	Works should be done April to September (outside breeding season).	No disturbance of breeding sites from contracted works.
4.1.6	Maintain a policy of no horses on City beaches or dunes.	The City	All year round	No horses using beaches.
4.1.7	Maintain a “No vehicle” policy on beaches, except for emergency services and maintenance purposes. Adhere to the City’s strict Standard Operation Procedure for driving on beaches.	The City Contractors	During hooded plover breeding season.	No vehicles on beaches unless required for emergency or management.
4.1.8	Provide the Victorian Hang Gliders and Paragliding Association with updated information on hooded plover breeding sites.	The City	All year round and when new nesting locations are discovered.	No disturbance of hooded plover breeding sites from hang gliding or paragliding.
4.1.9	Using science based data to inform strategic planning decisions, investigate the feasibility of establishing ‘Shorebird Protection Zones’ to better protect significant nesting/flocking sites from off leash dogs and other human impacts.	The City BA	By 2021	Complete investigation and implement recommendations.
4.2 Raise beach user awareness of dog regulations through informative, consistent signage				
4.2.1	Erect temporary dog regulation signage at breeding sites.	BAV The City	Once nest site has been established	All dog owners are aware of seasonal dog controls.

Action	Who	Timing	Achievement Target	
4.2.2	Erect temporary signage at car parks to fore warn beach users that hooded plovers are breeding on this beach.	The City	Once nest site has been established	Reduce number of users on breeding beaches during breeding season and increase awareness.
4.2.3	Maintain or replace any permanent dog regulation signage.	The City	All year round	All beaches have obvious, clear and correct dog signage.
4.2.4	Create and distribute educational material for dog owners such as the 'Dogs on Beaches' guide.	The City	Update prior to breeding season (August)	Beach users aware of dog regulations on beaches.
4.2.5	Install signage on beach access tracks, at change of regulation sites and other locations as required.	The City	2020 and as required	Beach users aware of dog regulations and where changes in regulations occur.
4.2.6	Investigate the feasibility of installing dog regulation zone maps at beach access points.	The City	2019	Beach users informed of dog regulation zones prior to accessing beach.
4.3 Reduce predation by foxes				
4.3.1	Implement an integrated fox control program in coordination with other management agencies.	The City Contractors Adjoining agencies	August to April.	No fox predation of hooded plovers.
4.3.2	Monitor fox presence at hooded plover breeding sites.	BAV	August to April.	All fox visits to breeding sites identified.
4.3.3	Targeted fox control around individual breeding sites.	The City Contractors	As needed	No predation of eggs or chicks at active breeding sites.
4.4 Reduce predation by cats				
4.4.1	Monitor cat presence at hooded plover breeding sites.	BAV	August - April	Identify all breeding sites being visited by cats.
4.4.2	Instigate a cat trapping program.	The City	As needed	No predation of eggs and chicks at active breeding sites.
4.5 Monitor predation by native predators				
4.5.1	Monitor activity of native predators at breeding sites and follow BA advice and protocols to minimise impacts.	BAV The City	August - April	All impacts of native predators at breeding sites recorded.
4.6 Reduce weed threats to breeding habitat				
4.6.1	Monitor weed species distribution and identify potential threats to hooded plover breeding success.	The City	All year round	All weed threats to hooded plover habitat identified.
4.6.2	Control weed infestations threatening known breeding sites including: Sea Wheat-grass (<i>Thinopyrum junceiforme</i>) Marram grass (<i>Ammophila arenaria</i>) Sea spurge (<i>Euphorbia paralias</i>)	The City Contractors	April - August	Reduce the impact of weeds on hooded plover habitat.

A SNAPSHOT – WALKING THE TALK

Having a positive impact on the number of chicks that successfully fledge demands the implementation of an array of measures, delivered at critical times by a diversity of

people and agencies. It's about walking the talk, getting out in the field and working together to make the numbers count. Refer to BirdLife Australia's - A Practical

Guide for Managing Beach-nesting Birds in Australia (2008) for details of protection measures (see Further Information page).



A tiny day old hooded plover chick.

Photo: Birdlife Australia

Paul Schefferle
Professional Hunter

“We build up a good rapport with the private landowners and land managers who permit us to access their land because they understand the damage done by the foxes. It needs a collaborative approach. The land management boundaries mean nothing to the foxes. It’s frustrating to see foxes returning to areas we’re not permitted to enter. Foxes breed every year so quickly repopulate or overpopulate areas if not controlled”

WHERE TO FROM HERE?

We are committed to continuous improvement. We will measure and report on progress against this plan’s targets each year and consider how we can evolve the actions and the plan itself.

As a group, our working party will critically evaluate each action to consider its value in achieving our four key goals.

We will remain open minded to new ideas, additional partnerships and fresh approaches, always striving to achieve improved outcomes for the hooded plover.

Andrea Dennett
BirdLife Australia Volunteer Coordinator,
Friends of the Hooded Plover, Bellarine Peninsula

"An interest in birds or a conservation issue is enough for some people, but for others it becomes a passion.

The Hoodies are such little battlers and you just want to help them. They have everything going against them, yet they're resilient and they just keep battling along.

For me, it's like being converted to a religion. I was converted when a chick hatched on Point Lonsdale beach on the eve of one of the busiest weekends of the year. There were hundreds, perhaps thousands, of people on that beach over the weekend. And there was a wild thunderstorm. Yet, the chick survived it all – the humans, the weather conditions, dogs, foxes and natural predators like gulls and kestrels. When it fledged, we celebrated with champagne on the beach. I was relieved and I was hooked.

We need to keep putting human power towards these chicks. I've seen volunteers working like lollipop ladies during the Rip to River event, parting the beach crowds to allow parent birds to get from the nest to the water's edge and back.

Our typical Hoodie volunteer is 60-plus, female and retired. But we're all types – we have Liz who recently turned 80 and we have 20-somethings keen to help, too.

Over the last five years or so the City of Greater Geelong has come on board and helped turnaround the program, but the work's time-consuming and you have to become hardened to the possibility of disappointment. It's great to be part of a large network of people concerned about Hoodies and other beach nesting birds. Not just our regional coast but interstate and even overseas."



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THE CITY OF
GREATER GEELONG

HOODED PLOVER CONSERVATION ACTION PLAN PUBLIC CONSULTATION COMMENTS

'COMMUNITY HAVE YOUR SAY'
AUGUST to NOVEMBER 2018



Community Have Your Say comments and responses

No.	Community Have Your Say comments and responses
1.	<p>Comment</p> <p>Congratulations on such a comprehensive plan. As a bird photographer and nature lover, I believe it is crucial to protect these fragile creatures from (unleashed) dogs and curious/ignorant humans who might either accidentally or deliberately interfere with breeding birds. It's a delicate balance between better public education and enforcement/physical protection. Either way, such work will require adequate ongoing budget and commitment, and this plan goes a long way to providing this.</p> <p>Our response</p> <p>Comment is encouraging and offers congratulations on the plan. An email was sent to the commenter thanking them for their comments.</p> <p>No change to Plan</p>
2	<p>Comment</p> <p>Hi there, I have worked as a lifeguard since 2010 at Bancoora Beach and have a few ideas about what more we can do to protect the birds on this beach. First of all the information sign on the walkway up to the beach (by the car park) hardly ever gets read by people arriving. It was information about dates dogs are allowed on the beach but no one reads it. A sign with larger text stating that dogs need to be on a leash would be great. Also a sign halfway down the beach stating that dogs cannot go past this point would be good. It's hard for lifeguards to ask people to put their dogs on a leash because their first priority is patrolling the water.</p> <p>Our response</p> <p>Comment was specific to Bancoora Beach dog regulation signage. Commenter requested new signs with larger text be installed at entrance to Bancoora Beach and half way down towards Black Rock.</p> <p>Changes to Actions 4.2.3 and 4.2.5 were made to accommodate these comments.</p>
3	<p>Comment</p> <p>Make the known breeding beaches dog free at least during breeding/hatching season - NOONE keeps their dogs on lead where required and under effective control still means people let their dogs chase the wildlife - see it every day on most beaches in Ocean Grove even directly in front of the surf club people will swim and leave their dogs loose on the beach - it's never policed.</p> <p>Our response</p> <p>Comment states the public ignore dog regulations and allow their dogs to chase wildlife. An Environmental Ranger (as referred to in 4.1.3 of the Plan) has recently been appointed and will help address such matters. In response, we emailed commenter to thank for their comments. We also informed them of seasonal dog regulations and the appointment of our new Environment Ranger who is assisting Local Law Officers enforce these regulations.</p> <p>No change to Plan</p>

No.	Community Have Your Say comments and responses
4	<p>Comment</p> <p>I support the proposed plan. I love hooded plovers, and have since the 60s. I would hate to see a future with no Hoodies, just seagulls. I help warden when I can and see off lead dogs as a serious threat, not all but most are, due to the attitude of their owners, most see Hoodies as irrelevant, letting their dogs chase seagulls is ok, Hoodies too. I'd like to see a cultural change where it is not ok for dogs to chase any birds. Human behavioural change is most important in this respect. COGG should support a "Shorebird protection Zone" at Point Impossible in its plan. It will help protect the hooded plover pairs that raise chicks at the estuary.</p> <p>Our response</p> <p>Like the previous comment, this anonymous comment also emphasises how off lead dogs are threatening the welfare of Hoodies and shorebirds in general. The commenter requests the establishment of a 'Shorebird Protection Zone' at Point Impossible. Although Point Impossible is just outside our municipality, the comment is relevant to a scientific study by BirdLife Australia, commissioned in 2018, which recommends changing dog regulations to 'no dogs' all year round for the section of beach at 50W, Breamlea to Point Impossible.</p> <p>Modified Action 4.1.9 to 'Using science based data to inform strategic planning decisions, investigate the feasibility of establishing a 'Shorebird Protection Zones' to better protect significant nesting/flocking sites from off leash dogs and other human impacts.</p>
5	<p>Comment</p> <p>Recommendation to increase distance of temporary fences from nest (parallel to shoreline). Through observations, I have noticed a lot of beach-goers like to set up next to the edge of the fence. This recommendation is an easy fix to further stop disturbance from uninformed members of the public.</p> <p>Our response</p> <p>Comment recommends to extend the area protected around Hoodie nests by fencing a larger buffer between Hoodie nests and beach users. Our response was we follow BirdLife Australia's <i>A Practical Guide for Managing Beach Nesting Birds in Australia</i>, 2008 which specifies the dimensions of the temporary fenced area for Hoodie nests and this keeps people far enough away to not alarm the Hooded Plover.</p> <p>No change to Plan</p>
6	<p>Comment</p> <p>I think the draft plan is excellent and needs complete 100% backing and implementation. There definitely needs to be some kind of presence of enforcement officers over and above beach volunteer wardens to reinforce the ideas that we are serious about protecting these iconic Surf Coast birds. The few who flaunt their dogs off leads do cause serious harm to the survival of the species. For officers with some authority to reinforce this can only help. As the population of the COGG escalates quickly, these birds cannot be forgotten.</p>

No.	Community Have Your Say comments and responses
	<p>Our response</p> <p>Comment once again emphasises the importance of enforcing dog regulations. We thanked commenter and informed of seasonal dog regulations and the appointment of our new Environment Ranger who will assist Local Law Officers to enforce regulations.</p> <p>No change to Plan</p>
7	<p>Comment</p> <p>There needs to be committed and passionate people to monitor the beach areas at all times to STOP dog walkers who don't observe the recommendations and rules for dog walking on beaches. Such monitors could be authorised to issue fines, equipped with cameras and recording equipment in case they get solid resistance from people about to be fined. The 'monitors' could be work for the dole people. I see too many dogs off-leash up in the sand dunes and where the Hoodies nest all along Whites Beach, Torquay. I also see kids running around in those areas trampling the sand. I believe the penalties that are there are simply NOT taken seriously. There needs to be fines or something. Cordon off the areas completely and tightly if people and dogs won't co-operate. Sadly I have NEVER seen a Beach Patrol person educating anyone about Hoodies on Whites Beach in the 5 years I have lived 10 minutes away from Whites Beach. With all due respect I don't think signage is strong enough. People either don't take any notice of it or ignore the information and do as they please because there is nothing and no one to stop them. Personally me my friends and family are interested in conservation but I'm sure the great majority care more about their kids and dogs welfare. Otherwise I think your plan looks good. Thank-you for caring.</p> <p>Our response</p> <p>We thanked the commenter and let know that although we don't manage the beach specified, we have appointed an Environmental Ranger who, along with Local Law Officers, will be patrolling beaches from Point Lonsdale to Breamlea this summer and will issue fines as required. We also informed how the Plan follows best practice guidelines, BirdLife Australia's <i>A Practical Guide for Managing Beach Nesting Birds in Australia</i>, 2008, which requires the installation of temporary fencing and signage around breeding areas and acknowledges the great work volunteer wardens do to help educate beach users.</p> <p>No change to Plan</p>
8	<p>Comment</p> <p>I have found that those who man the fenced off areas to be over zealous in their protection when they approach people, even those in the water. I do not think the majority of people have issues with the protection zones except where the zones effectively close off access at higher tide levels. I refer in particular to Ocean Grove. The cold hard reality is that some of the beaches are now almost urban areas and unfortunately it is unreasonable to expect too much exclusion of humans.</p>

No.	Community Have Your Say comments and responses
	<p>Our response</p> <p>Commenter believes volunteer wardens can be 'over-zealous' and does not support the closure of sections of beach. The City does not close off sections of beach. We do however fence high tide areas surrounding nests and follow best practice BirdLife Australia's <i>A Practical Guide for Managing Beach Nesting Birds in Australia</i>, 2008. BirdLife Australia manage volunteers and run regular training sessions to equip them in effective communication and dealing with conflict. These comments have been passed on to the commenter. We support the volunteers attempt to move people on from the water in front of the nest site as newly hatched chicks need to feed by the waters' edge regularly and will not do so if perceived threats are in the area. There was no email address left so comment could not be responded to.</p> <p>No change to Plan</p>
9	<p>Comment</p> <p>I think there should be more no dog beaches year round. I would love to see the odd hooded plover from time to time, not to mention other native wildlife that visits the coast. I live in Ocean Grove and would love my children to see hooded plovers and a range of animals and not just dogs. I feel dogs are probably hooded plovers main threat.</p> <p>Hats off to the people who work hard to protect these birds.</p> <p>Our response</p> <p>Comment recommends that dogs be banned all year round as commenter feels dogs are the hooded plover's biggest threat. Our response was the Plan addresses seasonal dog regulations and we have employed an Environmental Ranger to educate the public. We also thanked the commenter and let them know we work closely with Barwon Coast who manage the beaches at Ocean Grove.</p> <p>No change to Plan</p>
10	<p>Comment</p> <p>I have read your draft action plan and wholly support your goal and the strategies proposed under the four objectives. Congratulations on achieving a good plan. Thankyou.</p> <p>Our response</p> <p>Comment supports the Plan and its objectives. We sent an email thanking the commenter for their comments.</p> <p>No change to Plan</p>
11	<p>Comment</p> <p>Don't ban people or dogs from the beach. Protect the birds but don't expect to ban people and dogs from beaches over summer.</p>

No.	Community Have Your Say comments and responses
	<p>Our response</p> <p>Comment recommends not banning people or dogs from the beach. This statement aligns with the Plan as the Plan does not propose to do so. No name or contact details were provided so we could not respond to the commenter.</p> <p>No change to Plan</p>
12	<p>Comment</p> <p>The actions detailed here seemed fairly non-committal. Whilst it may be more ambitious, you should aim to have regulations that impose actual penalties when people are doing the wrong thing that either harms or have the potential to harm a plover. i.e. if you are caught with your dog in one of these areas or if you are unable to control your cat during breeding season, you should be fined (this must be more than an idle threat, someone should monitor and give the fines). Many of the problems facing these birds are human made, tackling the other issues (foxes, environment etc.) are important but ultimately won't be effective if domestic animals are not also controlled more effectively.</p> <p>Our response</p> <p>Comment states how domestic animals (dogs and cats) are the biggest threat to Hoodies and that people who don't follow regulations should be penalised. As outlined in the Plan, the Environmental Ranger and Local Law Officers patrolling our beaches will fine beach users who are in breach of dog regulations. No contact details were left by the commenter so we were unable to get back to them.</p> <p>No change to Plan</p>
13	<p>Comment</p> <p>If it's so important then close the stretches of beach where they nest. I'm happy to help efforts to save them but the problem is that the do-gooders just take to social media whingeing about who they saw close to the birds and which dog might have sniffed in their direction.... Put up decent signage, install a pier or some permanent art sculptures for example as boundaries so that everyone who's walking knows absolutely where they can and cannot go. Make it 5 years or permanent, whatever, just make it clear...</p> <p>Our response</p> <p>Comment states stretches of beach where Hoodies nest should be closed to the public and permanent signage or structures be installed. The Plan addresses the issue of signage in the actions listed beneath Objective 1 and Objective 4. through the many actions relating to dog regulation and interpretive signage.</p> <p>No contact details were provided.</p> <p>No change to Plan</p>

5. 2019 UNESCO CREATIVE CITIES NETWORK ANNUAL GENERAL MEETING

Source: Investment & Attraction
Director: Brett Luxford
Portfolio: Economic Development

Purpose

1. To authorise the Mayor's attendance at the UNESCO Creative Cities Network XIII Annual General Meeting (AGM) in Fabriano, Italy, from 10 - 15 June 2019.

Background

2. On the 31st October 2017, Council was notified that its application to become a member of the UNESCO Creative Cities Network was successful.
3. Geelong is Australia's first (and only) City of Design and it is the only non-capital city in Australia to have UNESCO Creative Cities Network designation. Other Australian members of the UNESCO Creative Cities Network are Melbourne (Literature), Sydney (Film) and Adelaide (Music).
4. The UNESCO Creative City designation is a key step in Greater Geelong's journey to transform our community's clever and creative vision aspirations into reality.
5. The UNESCO Creative City designation is a four-year commitment, the City of Greater Geelong is the Secretariat and the Mayor is the lead representative for the City.

Key Matters

6. One of Council's obligations as designated Secretariat, is for the Mayor to attend the UNESCO Creative Cities Network Annual General Meetings. The 2019 AGM will be held in Fabriano, Italy from 10 - 15 June 2019. The foreseen theme of the meeting is "Culture - Creativity - Innovation - Inclusion: The Ideal City".
7. The Mayor attended the 2018 AGM held in Krakow and Katowice, Poland. Attendance at the AGM's is mandatory for all designated cities.
8. The designation requires Council to report every four years on how Greater Geelong is benefiting by contributing to the United Nations Sustainable Development Goal 11 - Sustainable Cities and Communities.
9. Attending the AGM further develops the relationships with other UCCN designated cities, allows collaboration with other cities and enables Geelong to share projects that support our contribution to Development Goal 11 - Sustainable Cities and Communities.
10. Attending the AGM enables Geelong to further promote our desire to hold a future AGM or City of Design subnetwork meeting in Geelong.

Cr Sullivan moved, Cr Murrhiy seconded -

11. **That Council in accordance with the Councillors' Expenses and Facilities Policy, authorise the Mayor, Cr Bruce Harwood to attend the XIII Annual General Meeting of the UNESCO Creative Cities Network in Fabriano, Italy from 10 - 15 June 2019.**

Carried.

Attachment 1

Financial Implications

1. The approximate travel costs for the Mayor and a Council officer, to attend the 2019 UNESCO Creative Cities Network XIII Annual General Meeting in Italy is approximately \$10,000.

Community Engagement

2. Council's application to the UNESCO Creative Cities Network was prepared in partnership with a number of internal and external stakeholders; Deakin University, the Australian Centre for Innovation and Design, Runway, Creative Geelong, and the state government, through Creative Victoria; along with Council's Arts & Culture team, Economic Development Unit and the Strategy & Program Delivery team.
3. A number of activities are planned to be delivered throughout the next 12 months to engage the community and stakeholders including a Major Stakeholder Event, Melbourne Design Week in Geelong, forming of a Working Group to develop a Charter and future structure to support the implementation of the designation, and a series of community engagement nights using a Pecha Kucha (specific presentation style) format.

Social Equity Considerations

4. There will be opportunities to collaborate, share ideas and build capability to deliver on the Council's commitment to social equity and create a more safe, resilient and sustainable city and community. The Greater Geelong community can use the network to address challenges and seek new ways to operate, by asking other members of the network to share best practice

Policy/Legal/Statutory Implications

5. There are no legal or statutory implications of this report.
6. There are policy implications. As a member of the Network, we commit to using the membership to drive policies, strategies and activities towards the United Nations Sustainable Development Goal 11. This goal is about making cities and human settlements inclusive, safe, resilient and sustainable.

Alignment to Council Plan

7. Council's designation to the UNESCO Creative Cities Network is aligned to a number of priorities outlined in the Council Plan including: A Thriving and Sustainable Economy, Vibrant Arts and Culture, Planned and Sustainable Development, A More Inclusive and Diverse Community, and Effective Environmental Management.

Conflict of Interest

8. No Council officers who have provided advice in relation to this report have declared a conflict of interest regarding this report.

Risk Assessment

9. If resources are not made available to support the Mayor's and Council officers attendance to future UNESCO Creative Cities Network AGMs held in various locations each year, and the Council fails to report on activities every four years, and Geelong does not actively participate in the network, there is a risk of losing the UNESCO Creative City designation.

Environmental Implications

10. There are no environmental implications of this report.

6. TENDER T1900019 - TIVOLI DRIVE CURLEWIS CONSTRUCTION & PORTARLINGTON ROAD SIGNALISATION WORKS

Source: Finance & Strategy – Property and Procurement
Director: Michael Dugina
Portfolio: Finance

Purpose

1. To award Contract C1900019 for the construction of Tivoli Drive, Curlewis and the accompanying Portarlington Road signalisation works to Lake & Land Pty Ltd (ABN 58 098 471 311).

Background

2. The City is constructing 600m of new road along the eastern boundary of the Curlewis Golf Club extending the existing Tivoli Drive to Portarlington Road. These works require the installation of signal works at the intersection of Portarlington Road and Tivoli Drive and the connection of a pedestrian signalised crossing at the Bellarine Rail Trail.

Key Matters

3. Procurement Services undertook an open tender process seeking the service of a skilled and qualified civil contractor to undertake the road construction and signalisation works.
4. The submissions were evaluated in accordance with the processes detailed in the City's *'Procurement and Contracts Manual'*.
5. Based on the tenderers project experience, expertise and value for money the Tender Evaluation Panel (TEP) recommend that Lake & Land Pty Ltd to be awarded the contract for the provision of these works.
6. Subject to Council awarding the Contract, the project will commence 4 March 2019.
7. The lump sum price for the delivery of the project is \$3,672,945.65 (excl. GST).

Cr Murnane moved, Cr Murrhy seconded -

8. That Council:

- 8.1 **Award Contract C1900019 for Tivoli Drive, Curlewis Construction & Portarlington Road Signalisation Works to Lake & Land Pty Ltd (ABN 58 098 471 311) for the tendered lump sum price of \$3,672,945.65; and**
- 8.2 **Delegate to the CEO the authority to execute Contract No. C1900019 and any other documents required by or to give effect to the terms of the Contract on behalf of Council.**

Carried.

Attachment 1

Financial Implications

1. The project funding is provided from the Developer Contribution Plan (DCP) income.

Community Engagement

2. These works form part of the Jetty Road Infrastructure Plan. A stakeholder engagement and communication plan was developed in line with the City's Engagement Policy. This plan identified key stakeholders and the mix of communication tools and strategies that would be used throughout the project. Additionally, City staff met with the Curlewis Golf course to discuss the project and any impacts to their operations.

Social Equity Considerations

3. This project will provide the infrastructure that addresses the needs of the local community while generating economic benefits to local contractors, sub-trades and material suppliers who will be directly engaged in the construction.

Policy/Legal/Statutory Implications

4. This tender was publicly advertised in accordance with the requirements of section 186 of the *Local Government Act 1989* and the tender process has been conducted in accordance with Council's Procurement Policy.

Alignment to Council Plan

5. The construction of Tivoli Drive, Curlewis supports Council's aims of delivering integrated transport connections by providing a critical link for the local residents to the Jetty Road Growth Area and Clifton Springs.

Conflict of Interest

6. 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

7. The tender evaluation process involved the assessment of Work, Health and Safety policies, procedures and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Implications

8. Any environmental implications associated with this contract will arise from the execution of the works. It is considered that these are the responsibility of the Contractor and will be managed through the contract documentation.

Attachment 2

Tender Details

Contract Details

1. Contract C1900019 for Construction of Tivoli Drive & Portarlington Road, Curlewis Signalisation Works.

Invitation to Tender

2. The City issued tender T1900019 seeking the services of an experienced civil contractor capable of undertaking the construction of Tivoli Drive and the associated Portarlington Road Signalisation works.

Table 1 Invitations to Tender

Medium	Date Advertised
The Geelong Advertiser	24 November 2018
eProcure	26 November 2018
Geelong Australia Website	26 November 2018

Tender Evaluation Panel

3. The TEP comprised the following staff, refer Table 2.

Table 2 Tender Evaluation Panel

Position Title	Panel role
Senior Procurement Specialist	Chair
Co-ordinator Program Delivery	Member
Co-ordinator Infrastructure Planning	Member
Manager Engineering Services	Member

Tender Submissions

4. Tenderers had to comply with the following mandatory criteria:
 - 4.1 OH&S system – if the tenderers OH&S processes and procedures do not meet a minimum standard determined by the City, the tenderer will not be considered for the Contract
 - 4.2 Tenderer must have a heat and UV radiation exposure management procedure, and if not, must be willing to abide by the City's Heat and UV Radiation Exposure and Outdoor Clothing Procedures (Long/Long).
 - 4.3 Tenderer must have attended the mandatory site briefing.
 - 4.4 Tenderer must have demonstrated experience completing road construction (including traffic signal works) valued >\$1M.
 - 4.5 Tenderer must comply with the AS4000-1997 Contract issued with the Tender Documents.
5. All tenderers complied with the mandatory criteria.

Table 3 Tender Submissions Received

Tender		Conforming tender
A	Lake & Land Pty Ltd	Yes
B	Tender B	Yes
C	Tender C	Yes

Tender Evaluation

6. The Evaluation Panel used the following qualitative criteria (in order of weighting) to assess the submissions:

Table 4 Comparative Criteria Weighting

Comparative Criteria	Weighting %
Methodology for delivering the works in accordance with the Specification including quality and conformance to specified materials.	25%
Capability and experience of Contractor delivering project of a similar nature.	25%
Proposed Staffing levels, Proposed plant & Equipment and Extent of Subcontracting.	10%
Quality Management Policy and Systems	10%
Economic Contribution to the Geelong Region	10%
GROW and G21 initiatives (mandated in Council policy)	5%
Aboriginal and Torres Strait Islanders inclusion (mandated in Council policy)	5%
Recycled Content and Environment (mandated in Council policy)	5%
Clever and Creative (Innovation) (mandated in Council policy)	5%

7. At the conclusion of the evaluation the tenders were ranked in the following order. (Refer Table 5).

Table 5 Tender Evaluation Scores

Rank	Tender
1	Lake & Land Pty Ltd
2	Tender B
3	Tender C

Post-Tender Contact

8. The Evaluation Panel sought clarification from Lake & Land Pty Ltd regarding the management of the Registered Aboriginal Party overseeing the salvage activity and the application of traffic control measures. Lake & Land confirmed that their tender addressed the specification in full (including costing for the above deliverables) with no adjustment to the tendered lump sum price. Their response demonstrated that Lake & Land have undertaken the appropriate due diligence and have allocated the required resources.

Probity : No probity issues identified.

7. CONTRACTUAL MATTER

Source: Finance & Strategy – Property and Procurement
Director: Michael Dugina
Portfolio: Finance

Cr Murnane moved, Cr Nelson 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.

ASSEMBLY OF COUNCIL RECORD

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

Summary

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

Cr Sullivan moved, Cr Mason seconded -

3. **That the information be received.**

Carried.

**RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 26 February 2019)**

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Budget Briefing 4 February 2019	Crs Asher, Mason and Sullivan	G Wilson-Browne (DIR) M Dugina (DIR) M Kelly (MGR) V Shelton (MGR) J Watson (MGR) R Stevens (A/DIR) K Fulton (CO ORD) R Thomas (MGR) M Kuhn (MGR) H Fletcher (MGR) I Hicks (MGR) K Paton (MGR) J Malone (MGR)	<ul style="list-style-type: none"> • Budget Proposals. 	<ul style="list-style-type: none"> • Nil
Civic Accommodation 13 February 2019	Crs Harwood, Aitken, Mason, Murnane, Nelson, Sullivan	M Cutter (CEO) M Dugina (DIR) P Anderson (PROJ DIR) S Broadbent (MGR) P Taylor (CO ORD) T Kirwood (MGR) D Chrimes (OFF) P Harney (OFF)	<ul style="list-style-type: none"> • Project Update 	<ul style="list-style-type: none"> • Nil.

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
<p>Council Briefing 19 February 2019</p>	<p>Crs Harwood, Aitken, Asher, Grzybek, Kotelj, Mansfield, Mason, Murrhiy, Murnane, Nelson, Sullivan.</p>	<p>M Cutter (CEO) G Wilson-Browne (DIR) M Dugina (DIR) B Luxford (DIR) G Smith (DIR) R Stevens (A/DIR) R Leonard (EXEC MGR) V Shelton (MGR) M Gallon (MGR) V Lee-Laurie (CO ORD) J Malone (CO ORD) T Raven (CO ORD) J Brown (CO ORD) J Trowell (OFF) K Ivens (SNR ADV TO MAYOR & CEO)</p>	<ul style="list-style-type: none"> • Civic Accommodation Project Update – February 2019 • Bins in Central Geelong – Managing Commercial Waste, Recycling and Bin Storage • 2019 UNESCO Creative Cities Network Annual General Meeting • Protecting the Hooded Plover Through the Adoption of the City’s Conservation Action Plan • Tender T1900019 Tivoli Drive Construction & Portarlington Road Signalisation Works • Contractual Matter (<i>Confidential</i>) 	<ul style="list-style-type: none"> • Nil.
<p>Budget Briefing #1 20 February 2019</p>	<p>Crs Harwood, Aitken, Asher, Grzybek, Mansfield, Mason, Murnane, Nelson</p>	<p>M Cutter (CEO) G Smith (DIR) M Dugina (DIR) R Stevens (A/DIR) M Kelly (MGR) K Fulton (CO ORD) T Ellis (MGR) J Watson (MGR) S Broadbent (MGR) R Leonard (EXEC MGR) C Francis (OFF)</p>	<ul style="list-style-type: none"> • Council Plan Update • Community Priorities • Community Investment and Support Fund • 2019-20 Funding Commitments 	<ul style="list-style-type: none"> • Nil.

PLANNING DELEGATIONS – JANUARY 2019

Source: Planning & Development - City Development
Director: Gareth Smith
Portfolio: Sustainable Development

Summary

1. Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
2. 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.
3. 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.
4. 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.
5. The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Mason moved, Cr Asher seconded -

6. **That the information be received.**

Carried.

Planning Decisions Report - January 2019

App Number	Location	Application Type	Decision Date	Description	Authority/ Number of Objectors
PP-1501-2013/B	3/151 Bellarine Highway, MOOLAP VIC 3224	Change of Use to Restricted Recreation Facility (Gymnasium)	25/1/2019	Grant an Amended Planning Permit/Plans	VCAT
PP-470-2018	40 Pitman Street, NEWCOMB VIC 3219	Development of Multi-Unit Development, and Removal of Easement E-1 on TP122519N	18/1/2019	Refusal to Grant a Planning Permit	DHP
PP-586-2017	18 Enmore Street, NORTH GEELONG VIC 3215	Use of the Land for Steel Fabrication and Welding and Reduction in Carparking Requirements	24/1/2019	Permit Issued - VCAT	VCAT
PP-103-2018	37 Fisher Street, PORTARLINGTON VIC 3223	Construction of a second double storey dwelling to the rear of the existing dwelling, subdivision of the land into two (2) lots and creation of access to a road in a Road Zone, Category 1 (retrospective)	22-Jan-2019	NOD - Delegate	3
PP-1069-2018	184 Barwon Heads Road, BELMONT VIC 3216	Construction and Display of a Major Promotion Sign	14-Jan-2019	NOD - Delegate	3
PP-1109-2018	1/139 Barrabool Road, HIGHTON VIC 3216	Buildings and Works Associated with an Existing Dwelling on a Lot less than 300m2	16-Jan-2019	NOD - Delegate	2
PP-1123-2018	20 Warwick Street, LITTLE RIVER VIC 3211	Two (2) Lot Subdivision	30-Jan-2019	NOD - Delegate	1
PP-1164-2018	77 Station Lake Road, LARA VIC 3212	Use of Land for the Sale and Consumption of Liquor (Restuarant/Cafe License) Associated with a Restaurant and Reduction in Car Parking Requirements	11-Jan-2019	NOD - Delegate	2
PP-1177-2018	9 Bell Parade, ST LEONARDS VIC 3223	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	24-Jan-2019	NOD - Delegate	1
PP-1213-2018	4 Bridge Street, NEWTOWN VIC 3220	Use of the land for Warehouse	21-Jan-2019	NOD - Delegate	1

Planning Decisions Report - January 2019

PP-1265-2018	132 Beacon Point Road, CLIFTON SPRINGS VIC 3222	Two (2) Lot Subdivision	24-Jan-2019	NOD - Delegate	1
PP-291-2018	120-126 Barrands Lane, DRYSDALE VIC 3222	Construction of a Second Dwelling and Ten (10) Lot Subdivision	11-Jan-2019	NOD - Delegate	2
PP-369-2018	3 Maple Crescent, BELL PARK VIC 3215	Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	16-Jan-2019	NOD - Delegate	3
PP-551-2018	3 Mont Albert Road, GEELONG VIC 3220	Construction of Two (2) Dwellings	24-Jan-2019	NOD - Delegate	1
PP-762-2017	60 Sandringham Parade, NEWTOWN VIC 3220	Buildings and Works for the Construction of a Second Dwelling and Two (2) Lot Subdivision	23-Jan-2019	NOD - Delegate	3
PP-882-2018	16 Glenfine Avenue, HAMLIN HEIGHTS VIC 3215	Construction of Three (3) Dwellings and Subdivision of the Land into Three (3) Lots	24-Jan-2019	NOD - Delegate	3
PP-925-2018	7 Tasman Avenue, BELMONT VIC 3216	Construction of Four (4) Dwellings and a Four (4) Lot Subdivision	29-Jan-2019	NOD - Delegate	3

Cr Nelson moved, Cr Sullivan seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 8.54pm

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

Cr Grzybek moved, Cr Aitken seconded -

That the Meeting be opened to the public.

Carried.

CLOSE OF MEETING

As there was no further business the meeting closed at 8.59pm. Tuesday, 26 February 2019.

Signed: _____
Cr Bruce Harwood (Mayor)

Date of Confirmation: _____.