

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY, 25 JUNE 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 Murrihy (Brownbill Ward)

Cr R Nelson (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr A Aitken (Windermere Ward)

Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 25 JUNE 2019
COMMENCING AT 7.00 PM**

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

Also present: M Cutter (Chief Executive Officer), B Luxford (Director Economy,
Investment and Attraction), G Smith (Director Planning, Design and
Development), G Wilson-Browne (Director City Services), M Dugina
(Director Customer and Corporate Services), R Stevens (Director
Community Life), R Leonard (Acting Director Governance, Strategy and
Performance)

OPENING: The Acting Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENT:

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.

RETIREMENT:

Cr Peter Murrihy (Acting Mayor), on behalf of the Councillors, Management and staff
of the Greater Geelong City Council acknowledged the retirement of Mike Kelly
(Manager Financial Services).

Mike is known for this commitment and dedication to managing the City's finances.
He has been able to ensure the City has maintained a stable financial position during
a period of significant change. The financial integrity of reporting delivered by Mike
and his team has been exemplary. During this time he has delivered 20 annual
organisational budgets, all with the traits of consistency, prudence and accuracy.

The City wishes Mike all the best for his future endeavours.

APOLOGIES: Cr K Grzybek, Cr Harwood (Mayor) – (Leave of Absence)

CONFIRMATION OF MINUTES:

Cr Sullivan moved, Cr Asher seconded -

That the Minutes of the Ordinary Meeting held on 28 May 2019 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

PUBLIC QUESTION AND SUBMISSION TIME:

Michael Dickinson and **Jim Haigh** submitted questions prior to the Council Meeting and will be responded to in writing.

Amanda Fitzgerald addressed Council as follows regarding the 5G Wireless Network:

- 1) Is the City of Greater Geelong aware of the 5G wireless network rollout currently happening in Geelong West and Norlane?
- 2) Although ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) admit that there are gaps in the knowledge of 5G, that the radiation will be absorbed into human tissue, and that they cannot guarantee 5G to be safe, why are we still set to be the human guinea pigs in this trial?
- 3) Who can I (and the many other concerned residents of Geelong) work with within the Council to apply the precautionary principal so we can place a halt on the roll out until further, truly independent testing can be done to ensure our community is safe?

Cr Murrihy noted Ms Fitzgerald's concerns regarding such technology and advised he had checked with Council's planning department who advise that the roll out of the 5G network is controlled by Commonwealth and State Governments, and is not likely to be a planning issue that will directly involve the City of Greater Geelong.

Cr Murrihy suggested that the query and concerns should be directed to the local state and federal MP's for their information and attention.

Sarah Roberts asked the following in relation to Council's budget:

- 1) What is Council's policy on the threshold level of agreement and support that is needed from property owners before you decide to declare the charges?

Cr Murrihy responded the guidelines say that where Council is contributing the majority of costs, then it may proceed with the scheme despite there being objections.

In the case of Pioneer Road, Council funded over two thirds of the cost and decided to proceed with the scheme. Council assesses each scheme on its merits.

- 2) What is Council's current position on how Part 5 Division 2, 114 (1-4) on page 96 of the Local Government Bill Exposure Draft will impact your upcoming SRC policy review?

Cr Murrihy advise it is now not clear what the State Government intends to do in relation to Special Rates and Charges.

Information about a proposed Local Government Bill 2019 has been released by the Minister for Local Government last week.

He has advised that as the independent review into the local government rating system will provide its recommendations to government by 31 March 2020, previously proposed changes to the rates and charges provisions in the Local Government Act 1989 will not be introduced in the new Bill.

The provisions relating to rates and charges will continue to operate under the Local Government Act until the rating system review has been completed.

The only exception to this will be that the new Bill will amend the Local Government Act to provide for Environmental Upgrade Agreements to be available to residential properties.

- 3) Regarding the construction of the other three footpaths over the past five years noted by the officer, they are unrelated to my submission, as they are over 2.3km away from Grovedale West Primary School, which is at the heart of the 1km radius precinct in my submission. I thank Council for seeking a City Works Footpath and Road Prioritisation report in 2019.

Dean Smith addressed Council as follows in relation to Amendment C372:

- 1) Are the current submissions for Amendment C372 null and void due to the proponent changing the development overlay at the 11th hour?
- 2) The original traffic study provided by the proponents was conducted during the school holidays with low traffic flow. Then another recent study was also conducted over a long weekend period. Don't Council think that these studies should have been conducted during normal working days to get a true and correct count of the traffic movement? Shouldn't these studies be re-done to reflect this?
- 3) The way that the proponent has organised the consultation of the development is ridiculous. 1) sent to residents start of December when everyone is busy: 2) Council meeting then on 11 December when people are busy: 3) public meeting was only a tick and flick event. There was no presentation given to residents. In a very noisy room full of mad people asking the same questions various times to the same person: 4) now the change in development overlay at the 11th hour. Do you think this is a fair and reasonable way to inform the residents of this proposal?

Cr Murrihy thanked Mr Smith for his questions and advised the matter will be discussed later in the evening.

Council has to approach its decision making with an open mind to ensure that we act fairly and impartially, in good faith and listen to both sides of the argument that is put to us for consideration.

Because of this, we are happy to have heard your submission and will consider the points made, but cannot provide an answer that prejudices the outcome of the related debate and decision making.

Mark Spronken asked the following regarding Amendment C372:

- 1) Is Council happy to adopt the officer's report when there are still strong objections from VicTrack, EPA, VicRoads, Powercor, Department of Transport and Boral in regards to drainage, noise and air quality pollution?
- 2) Why have the proponents offered Council \$500,000 to improve Ghazeepore Road when they have stated that there will be no perceptible traffic increase on Ghazeepore Road?

Cr Murrihy thanked Mr Spronken for his questions and reiterated his previous response in relation to Amendment C372, in that Council will be considering the report later in the evening.

PETITIONS: Nil.

1. DECLARATION OF 2019-20 RATES, ADOPTION OF COUNCIL PLAN 2018-22, UPDATE 2019 AND 2019-20 BUDGET

Source: Customer & Corporate Services – Financial Services
Director: Michael Dugina
Portfolio: Finance

Purpose

1. To adopt the Council Plan 2018-22, Update 2019, declaration of 2019-20 Rates and 2019-20 Budget as proposed at Council meeting held on 30 April 2019, after consideration of budget submissions and any changes.

Background

2. Under section 125 of the Local Government Act 1989 (Act), Council must prepare a Council Plan by 30 June 2018. The Council Plan identifies the objectives and priorities of Council. The Council Plan is the culmination of extensive consultation with councillors, the City and the community.
3. In accordance with section 127 of the Act, Council is required to prepare a budget for each financial year and must ensure that it contains all required statements, reports and data as prescribed by the Act. Refer to **Attachment 3** for an outline of these requirements.

Key Matters

4. The Council Plan 2018-22, Update 2019 and proposed 2019-20 budget for the year commencing 1 July 2019 was considered by Council at its meeting on 30 April 2019 and public notice was given in accordance with section 129 of the Act.
5. The Council Plan 2018-22, Update 2019 and 2019-20 budget has been prepared in accordance with the requirements of the Act and the Best Practice Guidelines that were developed by a Local Government industry taskforce.
6. The Council Plan 2018-22, Update 2019 (**Attachment 3**) includes:
 - 6.1 Strategic priorities (11) each with deliverables and measures.
 - 6.2 Overarching themes of sustainability, equity and community engagement.
 - 6.3 Support for the proposed 2019-20 Budget, the Municipal Public Health and Wellbeing Plan and the regions long term Vision Greater Geelong; A Clever and Creative Future.
7. The Proposed Budget (**Attachment 3**) includes:
 - 7.1 The budgeted Statements of Comprehensive Income, Cash Flows, Balance Sheet, Capital Works, Changes in Equity and Human Resources.
 - 7.2 The strategic objectives to be undertaken during the financial year and Service Performance Outcome Indicators in relation to each strategic objective.
 - 7.3 The relationship between the activities and initiatives in contributing to achieving the strategic objectives specified in the Council Plan and,
 - 7.4 Details of the activities and initiatives to be funded in the budget.

7.5 As required under the Act a schedule declares the differential rates and charges.

8. The Rating Strategy 2019-20 (**Attachment 4**)

8.1 The Rating Strategy document has been updated to reflect the outcome of Council's budget deliberations and the resetting of rate in the dollar based on final 2019 revaluation figures.

8.2 Rates and charges are the major source of council revenue accounting for 62.8% of the total council revenue annually. An increase in rate income is required to meet the objectives of council aspirations and community expectations for new infrastructure.

8.3 The Minister for Local Government announced on 20 December 2018 that the 2019-20 rate cap would be 2.5% for all Victorian councils.

8.4 Not all council charges are included in the rate cap calculation.

Rates and the Municipal charge are included in the rate cap calculation.

The waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

8.5 The 2018-19 base average rate is calculated as \$1,557.54 and the 2019-20 Budget proposes this will increase by 2.5% to \$1,596.51.

8.6 The average residential rates for 2019-20 is:

Residential Properties	2018-19 Rates on Average CIV \$	2019-20 Budget Rates on Average CIV \$	Increase %
General Rates CIV x Rate in \$	1,151.90	1,180.70	2.5%
Municipal Charge	102.00	105.25	3.2%
Total Rates including Municipal Charge	1,253.90	1,285.95	2.6%
Waste Collection Service	316.90	332.00	4.8%
Total Rates & Charges	1,570.80	1,617.95	3.0%

9. Rate Waiver

9.1 Council declares a waiver under section 171 of the Act for residential land and farm land properties where the valuation of the assessment has increased between the 2018 valuation and the 2019 valuation by 50% or more and that increase is purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver be set at:

between 25% and 49.99% of the general rates payable for the 2019-20 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and

50% of the general rate payable for the 2019-20 financial year for valuation increases of 60% or more.

- 9.2 The waiver is designed to mitigate the impact of significant valuation increases for ratepayers who can demonstrate low income status (maximum income of \$53,728 and owned the property for both valuation periods).
 - 9.3 Council declare a Housing Support waiver under section 171 of the Act of 100% of general rates and municipal charge for the following types of housing; transitional, emergency, crisis housing, housing for legatees or war widows provided by the Geelong Legacy Club or provided by RSL, and supported housing for people with a disability.
 - 9.4 This waiver recognises that these properties provide specific needs within the community. Application can be made to council to have land classified as being eligible for the waiver.
 - 9.5 The New Corio Estate is an old and inappropriate subdivision within an established farming zone in Corio. Since the land is zoned as farming land it cannot be developed for residential use with no services available for the area.
 - 9.6 There is no prospect of these services becoming available in the future. In addition, environment reports in recent years have shown that the land contains significant native vegetation which Council is obligated to protect for future generations. Council adopted Planning Scheme amendment C243 which formally protects the native vegetation and provides some certainty over the future of the land. This amendment was approved by the Minister of Environment & Climate Control on 30 April 2013.
 - 9.7 From 2013-14 Council declared a waiver under section 171 of the Act of 100% of general rates and municipal charge for privately owned properties in the New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of the land and the encumbrances that prevents property owners from making any demands on Council services now and into the future.
10. Rate Structure
- 10.1 Council has 11 rating or tariff groups with the application of differential rates to each of these groups in accordance with section 161 of the Act. The finalised Ministerial Guidelines for Differential Rating were gazetted on 26 April 2013 and came into effect from 1 July 2013. The intention of the guidelines is to provide clarity, consistency and transparency. Council is required to consider the objectives, the suitable uses and the types of classes of land when introducing a differential rate. The guidelines establish three groups of types and classes of land categories for differential rates – those which are considered ‘appropriate’, those which must be ‘carefully considered’ by a council and those which would ‘not be appropriate’.
11. The Rating Strategy for 2019-20 (**Attachment 4**) contains the Council Policy, Procedure, rate assistance and information on the City’s approach to the raising of property rates updated to reflect the outcome of Council’s budget deliberations.
 12. At the Council meeting held on 30 April 2019 a Submissions Hearing Panel was appointed to hear submissions made in relation to the Council Plan and Proposed Budget.
 13. A Submissions Hearing Panel hearing was held on Wednesday, 5 June 2019. The panel comprised of Cr S Asher (Chair), Cr K Grzybek, Cr S Mansfield, Cr J Mason, Cr P Murnane and Cr P Murrihy. The Submissions Hearing Panel heard 11 submitters, reviewed 52 submissions and recommended no change to the budget. (Refer **Attachment 5**).

Cr Murnane moved, Cr Aitken seconded:

14. That Council

- 14.1 Adopt the proposed budget considered by Council on 30 April 2019 after;**
 - (a) having considered all submissions lodged, together with the report of the Submissions Hearing Panel (Attachment 5); and**
 - (b) the resetting of the rate in the dollar based on final revaluation for 2019,****(the 2019-20 Budget).**
- 14.2 Adopt the 2018-22 Council Plan, Update 2019 and Rate Declaration.**
- 14.3 Give public notice of the decision to adopt the 2018-22 Council Plan, Update 2019 and 2019-20 Budget and Rate Declaration in accordance with the Act.**
- 14.4 Pursuant to section 171 (4)(f) of the Act, Council resolves to treat any persons who has successfully applied for and been granted a pension waiver of rates as having made a continuing application for such waiver, unless the person advises otherwise.**
- 14.5 Adopt the Rating Strategy 2019-20 (Attachment 4).**
- 14.6 Declare the amount of rates and charges intended to be raised as follows:**
 - (a) Amount intended to be raised by General Rates, Municipal Charge, and Annual Service Charge for the period 1 July 2019 - 30 June 2020;**
 - (b) An amount of \$237,685,462 be declared as the amount which Council intends to raise by General Rates, Municipal Charge and the Annual Service Charge, which amount is calculated as follows;**
 - (c) General Rates \$186,797,071;**
 - (d) Municipal Charge \$13,254,531; and**
 - (e) Annual Service Charge \$37,633,860.**
- 14.7 Declare that rates, rating differential and charges for the period 1 July 2019 to 30 June 2020 confirm with Council's Rating Strategy and will be applied as outlined in section 4.1 of the 2019-20 Annual Budget.**
- 14.8 Note that general rates must be paid in full by 15th February 2020 or by four instalments made on or before the following dates:**
 - (a) Instalment 1 – 30 September 2019**
 - (b) Instalment 2 – 30 November 2019**
 - (c) Instalment 3 – 29 February 2020**
 - (d) Instalment 4 – 31 May 2020**

14.9 Require that any person pay interest on any amounts of rates and charges which:

- (a) That person is liable to pay; and**
- (b) Have not been paid by the dates specified for their payment.**

14.10 Authorise the Manager Financial Services to levy and recover the general rates and service charges in accordance with the Local Government Act 1989.

Carried.

Attachment 1

Discussion

1. Following consideration by Council of the Proposed Budget, an advertisement was placed in the Geelong Advertiser advising that the budget document would be available for public scrutiny and inviting written submissions to be made.
2. The Submissions Hearing Panel met on Wednesday, 5 June 2019 at 6.15pm to consider written submissions and hear any person who wished to address the Panel in support of their submission.
3. In respect to the Council Plan the submissions panel recommended (**Attachment 5**) no change to the Council Plan Update 2019.
4. The recommendation from the Submissions panel (**Attachment 5**) was not to propose any changes to the proposed budget adopted by Council on the 30 April 2019. However the following changes have been made to the Budget in response to recent announcements.
5. Capital Program
 - 5.1 Project managers have provided an updated assessment of the 2018-19 Capital works program. The timing of project delivery now requires an additional \$1.3m or \$27.8m of capital carryover from 2018-19 to 2019-20, which means the 2019-20 Capital project expenditure has risen by \$1.3m to \$117.0m.
6. Fire Services Property Levy – 2019-20 rates
 - 6.1 Council collects the Fire Services Property Levy (FSPL) on behalf of the State Government via the Council rate notice. The FSPL rates were announced on 31 May 2019 with an increase of 1.8% for the fixed residential charge and an increase of (13.8%) for the residential variable charge. The fixed charge for Primary Production, Commercial, Industrial, Public Benefit and Vacant has increased by 2.3%. The variable charges have increased by 15.9% for Primary Production, 15.1% for Commercial, 13.8% for Public Benefit 13.2% for Vacant and decreased by (8.1%) for Industrial.
 - 6.2 The impact to the rate notice for the average residential ratepayer is as follows:

	2018-19 Rates on Average	2019-20 Budget Rates on Average	
Fire Services Property Levy	CIV \$	CIV \$	
Fixed	109.00	111.00	1.8%
Variable	22.01	36.05	28.7%
	137.01	147.05	7.3%

Attachment 2

Financial Implications

1. The budget has been prepared in compliance with Rate Cap legislation and Ministerial announcement that the cap is 2.50% for 2019-20. Changes in rates, fees and charges have been structured to meet the financial requirements as proposed for the 2019-20 financial year.
2. Expenditure includes the continuation of council services to the community.
3. The budget includes a recurrent operating surplus of \$1.4m.
4. The capital program forecasts expenditure of \$117.0m in 2019-20. This includes carryover project funding from 2018-19 for incomplete projects of \$27.8m (previously \$26.5m), \$111.4m of new project funding with \$22.3 forecast to carry-over into 2020-21.
5. New loans of \$35.3m are proposed for 2019-20 including \$6.4m deferred loans from 2018-19. The projected total amount of borrowings as at 30 June 2020 is \$91.8m.

Community Engagement

6. Following adoption of the proposed budget on 30 April 2019 a process of community engagement has been undertaken with a total of 52 submissions received. These submissions were considered at a hearing on 5 June 2019.
7. A number of actions were initiated in response to these submissions which will be outlined in formal responses provided to each submitter (refer **Attachment 5**).
8. In accordance with requirements under the Act, once the budget is adopted, a public notice will be placed in the newspaper on Wednesday, 26 June 2019, advising the adoption of the 2019-20 Budget, Council Plan 2018-22 Update 2019, along with the Declaration of the Rates.

Social Equity Considerations

9. The proposed budget identifies the sources and allocation of resources to implement the many social initiatives that impact on the community.

Policy/Legal/Statutory Implications

10. The annual budget is prepared to comply with the requirements of the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014. The process also recognises the need to align the annual budget to the direction and allocation of resources identified within the proposed Council Plan.

Alignment to Council Plan

11. This report identifies the activities the City will undertake in 2019-22 which are aligned to achieving the priorities in Council Plan 2018-22.

Conflict of Interest

12. No council officer involved in the preparation of this report has a direct or indirect interest in any matter to which this report relates.

Risk Assessment

13. Under section 130 of the Act Council must adopt the annual budget by 30 June each year.
14. The budget has been developed in accordance with a timetable to ensure sufficient time to achieve 30 June adoption. This includes time for community consultation, meetings of the executive and council to prepare the 2018-22 Council Plan Update 2019 and 2019-20 Budget. The timetable provides a framework to manage risk in order for Council to meet its statutory obligations and avoid adverse implications if the process is delayed.

Environmental Implications

15. The budget identifies the sources and allocation of the resources to implement the many environmental initiatives that impact on the community as outlined with Council Plan 2018-22.

Attachment 3

2018-22 COUNCIL PLAN UPDATE 2019 AND 2019-20 ANNUAL BUDGET



THE CITY OF
GREATER GEELONG

COUNCIL PLAN 2018–22

UPDATE 2019-20

PUTTING OUR
COMMUNITY FIRST



Supporting youth programs across our region



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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.



MAYOR'S MESSAGE

Council's commitment is to continue to listen to our community.

Since setting our Council Plan 2018-22 a year ago we have worked hard to deliver on our key strategic priorities, and we're pleased to have achieved a number of important milestones for the community.

Our heavy investment in community infrastructure has seen the opening of the Leopold Library, the Highton Child and Family Centre and the Armstrong Creek East Community Hub, with several other major facilities under construction across the region.

We've opened a brand new green organics facility in Anakie and started a hard waste trial, while continuing to explore all long-term options to divert waste away from landfill.

Our tourism and major events have continued to thrive, while we have capitalised on our UNESCO City of Design status to build our global profile and expand Melbourne Design Week to Geelong with outstanding success.

Your council is also well advanced in the vital process of consolidating the City's nine office locations into one iconic, community-owned central building at 137 Mercer Street. We hope to present a draft design to the community mid-year.

Council's commitment as we enter the second 12 months of this plan is to continue to listen to our community. We will work collaboratively to achieve the actions set out on the following pages, as our region moves towards its vision of a clever and creative future.

Cr Bruce Harwood
Mayor, City of Greater Geelong

YOUR COUNCILLORS

Here are the City of Greater Geelong's 11 councillors



CR BRUCE HARWOOD
Mayor
Kardinia Ward
0434 307 042
bharwood@geelongcity.vic.gov.au



CR PETER MURRIHY
Deputy Mayor
Brownbill Ward
0434 307 045
pmurrihy@geelongcity.vic.gov.au



CR ANTHONY AITKEN
Windermere Ward
0434 307 044
aaiken@geelongcity.vic.gov.au



CR STEPHANIE ASHER
Bellarine Ward
0413 369 719
sasher@geelongcity.vic.gov.au



CR KYLIE GRZYBEK
Windermere Ward
0434 307 043
kgrzybek@geelongcity.vic.gov.au



CR EDDY KONTELJ
Brownbill Ward
0455 532 006
ekontelj@geelongcity.vic.gov.au



CR SARAH MANSFIELD
Brownbill Ward
0436 343 642
smansfield@geelongcity.vic.gov.au



CR JIM MASON AM
Bellarine Ward
0434 307 048
jmason@geelongcity.vic.gov.au



CR PAT MURNANE
Kardinia Ward
0434 307 033
pmurnane@geelongcity.vic.gov.au



CR RON NELSON
Kardinia Ward
0429 531 875
rnelson@geelongcity.vic.gov.au



CR TRENT SULLIVAN
Bellarine Ward
0434 307 050
tsullivan@geelongcity.vic.gov.au



OUR REGION

With a population of over 252,000 people, the City of Greater Geelong is Victoria's largest regional municipality.

Located 75 kilometres south west of Melbourne, the municipality covers an area of 1,252 km², comprising suburban, coastal, and country areas. Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City Council and the Borough of Queenscliff in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait to the south.



252,217
2018 ESTIMATED
RESIDENT
POPULATION



77.3%
OF HOMES HAVE
AN INTERNET
CONNECTION



45 KM
OF COASTLINE



~18,000
BUSINESSES



83%
OF WORKFORCE
LIVE IN GREATER
GEELONG



899 HECTARES
PROTECTED
NATURAL
HABITAT



2.41
AVERAGE
HOUSEHOLD
SIZE



40
MEDIAN AGE



16.2%
POPULATION
BORN OVERSEAS



2.6%
POPULATION
GROWTH
RATE (2016-17)



5.8 MILLION
VISITORS TO
THE REGION



2,407
ABORIGINAL
AND TORRES
STRAIT
ISLANDERS



ABOUT THE PLAN

Council Plan 2018–22 – Putting Our Community First outlines how we will work towards making Greater Geelong a clever and creative city-region. It will guide the City of Greater Geelong's resources to deliver infrastructure, services and programs to the community in a sustainable way.

The 11 strategic priorities we will focus on for the next four years are:

1. Improved health and safety of our community
2. Informed social infrastructure and planning
3. A more inclusive and diverse community
4. Planned sustainable development
5. Effective environmental management
6. Vibrant arts and culture
7. Integrated transport connections
8. A thriving and sustainable economy
9. Growing our tourism and events
10. Innovative finances and technology
11. Organisational leadership, strategy and governance

WHAT HELPED TO SHAPE OUR PLAN?

There were many important information sources that helped shape the plan including:

- Our **11 councillors**, who bring local knowledge and views, by engaging closely with the communities they represent.
- **Greater Geelong: A Clever and Creative Future**, the 30-year community vision for the municipality. Representing the voices of more than 16,000 community members, it features a series of community aspirations for achieving that vision.



A prosperous economy that supports jobs and education opportunities



A fast, reliable and connected transport network



Sustainable development that supports population growth and protects the natural environment



A leader in developing and adopting technology



People feel safe wherever they are



Development and implementation of sustainable solutions



Creativity drives culture



An inclusive, diverse, healthy and socially connected community



A destination that attracts local and international visitors

- Our **Municipal Public Health and Wellbeing Plan**, which plays a crucial role in supporting the community to enjoy the highest standards of health, wellbeing and participation at every age, and aims for the greatest improvements among those who need it the most.
- Our **Social Equity Principles**, which guide all our activities, seeking to make services and facilities more equitable across Greater Geelong.
- Relevant legislation, government and social policies, including the **Victorian Public Health and Wellbeing Plan 2015–2019**, the **Victorian Infrastructure Plan** and **G21** plans and policies.

HOW WE WILL DELIVER OUR PLAN

Our purpose and values guide how we work together as an organisation to achieve our Council Plan.

Our purpose: Working together for a thriving community.

Our values:

- Respect and encourage each other
- Create a healthy and safe environment for all
- Embrace new ideas and better ways to work
- Make people the centre of our business.

Our services:

Each year the City of Greater Geelong provides a large number of services and programs to our community. We also provide the infrastructure and facilities required to support these services. This Council Plan guides us in prioritising new initiatives and improvements to our services, and allows us to ensure resources are directed to areas where action is needed to achieve our Council Plan priorities. However, we cannot deliver this alone. Key to our success will be our ability to advocate to and collaborate with:

- state and federal governments
- other local governments, especially those in the G21 region
- peak bodies
- community groups
- local organisations
- businesses.

Each year we prepare an *Annual Action Plan and Budget* outlining the key initiatives to deliver our *Council Plan*. Progress is reported to the community quarterly and at the end of the financial year through our *Annual Report*.



OUR COMMITMENT TO SUSTAINABILITY

Sustainability is the challenge of our time, both in a local and global context. To address it, we must consider the social, economic and environmental aspects of everything we do.

We are proud to be a certified 'One Planet Living Council'. One Planet Living is an internationally recognised framework and program based on ten guiding principles of sustainability.

These principles are used to:

- evaluate current performance
- identify gaps and areas for improvement
- guide future efforts towards meeting a series of science-based targets.

We will use measures throughout this document to demonstrate how we are fulfilling the requirements of the One Planet Living Sustainability Framework.



OUR STRATEGIC PRIORITIES 2018–22

UPDATE 2019-20



Increasing participation in local sporting clubs

1. IMPROVED HEALTH AND SAFETY OF OUR COMMUNITY

The health and safety of our community is vital. We will address family violence, homelessness, food shortages and public safety.

KEY PRIORITIES

- Show leadership in gender equity, diversity and family violence prevention.
- Support local organisations that address homelessness, family violence and food shortages.
- Develop a housing policy to provide a range of social and affordable housing options.
- Improve safety in our community.
- Provide safer public spaces.
- Encourage responsible pet ownership.
- Promote healthy eating and support active living.

MEASURES OF SUCCESS

- 57 per cent of residents feel safe where they live.
- 60 per cent of adults rate their health as very good or excellent.
- 43 per cent of adults are sufficiently physically active.
- 75 per cent of children enrolled participate in the Maternal and Child Health service.
- Create healthy environments in children's settings.
- Work towards having the safest roads in Victoria.

OUR ACTIONS IN 2019–20

- Work with partner agencies to implement strategies aimed at addressing homelessness in Central Geelong.
- Implement actions in the *Ba-Gurrk Gender Equity Framework*.
- Adopt and commence delivery of the first year of the *Social Housing Plan*.
- Work with partner agencies to develop a *Community Safety Strategy and Action Plan*.
- Create the *Mental Health Strategy and Action Plan*.
- Improve safety in the CBD including the Little Malop Street Mall and Moorabool Street.
- Implement the *Domestic Animal Management Plan* focusing on community awareness and education.
- Continue to work with sporting clubs, community groups and businesses to promote healthy eating.
- Work towards becoming a "Towards Zero" council for road safety.
- Implement a strategic response to address food shortages in the Geelong region.
- Create and facilitate more health and fitness options.

RELATED PLANS

• <i>Municipal Public Health and Wellbeing Plan</i>	• <i>Geelong Local Safety Committee Strategy</i>	• <i>Mosquito Management Plan</i>
• <i>Domestic Animal Management Plan</i>	• <i>Open Space Strategy</i>	• <i>Municipal Emergency Management Plan</i>
• <i>Strategic Plan Preventing and Addressing Violence Against Women and Children 2016–20</i>	• <i>Social Infrastructure Planning and Investment Policy and Social Infrastructure Plan</i>	• <i>Social Housing Plan</i>
		• <i>Ba-Gurrk Gender Equity Framework</i>

LINKS TO CLEVER AND CREATIVE VISION:



People feel safe wherever they are



An inclusive, diverse, healthy and socially connected community



Upgrading facilities for local sporting clubs

2. INFORMED SOCIAL INFRASTRUCTURE AND PLANNING

We will strive for social equity in the infrastructure and services we deliver for our community.

KEY PRIORITIES

- Provide more quality spaces that support active lifestyles.
- Support the growth of localised and regional sporting facilities.
- Deliver accessible and attractive community infrastructure, based on community need.
- Maintain our public open space.



MEASURES OF SUCCESS

- No net loss of public open space by suburb.
- 100 per cent of plans for key community infrastructure projects completed.

OUR ACTIONS IN 2019–20

- Provide new sports and leisure facilities and upgrade existing ones.
- Engage with sporting clubs and community groups to improve access to community and sporting facilities.
- Advocate for funding for the Northern ARC Health and Wellbeing Hub.
- Complete planning to upgrade children's centres, and construct and open new centres.
- Acquire land for new community infrastructure.
- Implement a new approach for the *Community Investment and Support Fund*.
- Identify locations and construct two fenced dog parks.
- Improve playgrounds using the *Geelong Play Strategy*.
- Develop a feasibility study for a livestock and information exchange facility.
- Finalise and implement the *Osborne Park Precinct Master Plan* and business case.

RELATED PLANS

- *Open Space Strategy*
- *Social Infrastructure Planning and Investment Policy and Social Infrastructure Plan*
- *G21 Region Growth Plan*
- *Asset management plans*
- *Geelong Play Strategy*

LINKS TO CLEVER AND CREATIVE VISION:



An inclusive, diverse, healthy and socially connected community



Sustainable development that supports population growth and protects the natural environment



People feel safe wherever they are



Accessibility in public spaces

3. A MORE INCLUSIVE AND DIVERSE COMMUNITY

We want to recognise all members of the Geelong community and not leave anyone behind.

KEY PRIORITIES

- Advocate for, and help to achieve the priorities set by local Aboriginal people.
- Advocate for inclusive, multicultural activities and respect for cultural diversity.
- Support activities that improve social connections in our community.
- Promote gender equity and diversity in our sporting and leisure facilities, and programs.
- Facilitate employment programs for the communities that need it most, including young people.
- Improve access to facilities and programs for people of all abilities.
- Recognise our returned service men and women.
- Further develop programs that support older people and young people in our community.

RELATED PLANS

• <i>Municipal Public Health and Wellbeing Plan</i>	• <i>Access and Inclusion Plan</i>
• <i>Kareenga Aboriginal Action Plan</i>	• <i>Social Infrastructure Planning and Investment Policy and Social Infrastructure Plan</i>
• <i>Multicultural Action Plan</i>	• <i>Social Housing Plan</i>
• <i>Municipal Early Years Plan</i>	• <i>Ba-Gurrk Gender Equity Framework</i>
• <i>Asset management plans</i>	
• <i>Open Space Strategy</i>	

MEASURES OF SUCCESS

- 60 per cent of adults definitely feel multiculturalism makes life better.
- 75 per cent of adults attending a local community event.
- 80 per cent of adults feel that they can get help from family, friends or neighbours when needed.
- More community facilities with gender-neutral and accessible toilets, or change areas.

OUR ACTIONS IN 2019–20

• Develop and launch the <i>Reconciliation Action Plan</i> .	• Deliver employment programs for people with Jobs Victoria Employment Network and Skilling the Bay.
• Implement the first year of the <i>Multicultural Action Plan</i> .	• Implement the <i>Community Access and Inclusion Plan</i> including the <i>Changing Places Strategy</i> .
• Continue to invest in programs and facilities to support gender equity in sport.	• Start design of inclusive playground at Rippleside Park.
• Develop and launch the <i>Positive Ageing Plan</i> .	

LINKS TO CLEVER AND CREATIVE VISION:



People feel safe wherever they are



An inclusive, diverse, healthy and socially connected community



Housing development across our region

4. PLANNED SUSTAINABLE DEVELOPMENT

We will use sustainable principles to guide development of growth areas and help protect our townships.

KEY PRIORITIES

- Ensure housing supply, diversity and affordability meets the needs of our growing community.
- Facilitate opportunities for infill residential development.
- Continue to develop urban growth areas across the region.
- Manage the impact of development on the character of our townships.
- Improve the environmental performance of new developments using planning controls.
- Preserve nature reserves, rural and coastal environments.

MEASURES OF SUCCESS

- More protected natural habitat that we manage.
- Planned 15 years of residential land supply.
- 40 per cent of new housing construction conducted within existing urban areas.
- 100 per cent of new large, City-owned buildings rated 5-star 'Green Star'.
- 100 per cent of new, small City-owned buildings with built environment sustainability scorecard or equivalent.

OUR ACTIONS IN 2019–20

- Implement the *Settlement Strategy* to guide growth and development in townships and urban areas.
- Commence a *Precinct Structure Plan* in each of the Northern and Western Geelong Growth Areas.
- Unlock barriers to investment in key development areas, urban renewal areas and station precincts.
- Progress the *Municipal Heritage Strategy* in partnership with the Heritage Advisory Committee.
- Continue to implement the Armstrong Creek Urban Growth Area to ensure infrastructure and services meet the needs of the new communities.
- Work with Victorian Government to conserve the Bellarine as a distinctive landscape area.
- Develop the *Sparrovale Wetlands Master Plan* and begin construction.
- Adopt the *Saleyard Precinct Master Plan*.
- Work with Victorian Government to deliver the *Geelong Growth Area Transport Infrastructure Strategy*.

RELATED PLANS

• <i>One Planet Living Action Plan</i>	• <i>Housing Diversity Strategy</i>	• <i>Settlement Strategy</i>
• <i>Municipal Strategic Statement</i>	• <i>Social Infrastructure Planning and Investment Policy and Social Infrastructure Plan</i>	• <i>Rural Land Use Strategy</i>
• <i>Urban Forest Strategy</i>		• <i>Northern and Western Geelong Growth Areas Framework Plan</i>
• <i>G21 Region Growth Plan</i>		

LINKS TO CLEVER AND CREATIVE VISION:



Sustainable development that supports population growth and protects the natural environment



Diverting recycling from landfill

5. EFFECTIVE ENVIRONMENTAL MANAGEMENT

We will show leadership to address waste, climate change and environmental challenges.

KEY PRIORITIES

- Reduce our carbon footprint through the use of solar initiatives and other renewable energy options.
- Educate and assist our community to act on climate change, by reducing waste, emissions and water usage.
- Use sustainable materials to construct and renew roads, footpaths and street furniture.
- Progressively change standard street lights to LED lights, to help reduce carbon emissions.
- Commence Drysdale landfill rehabilitation.
- Plant more trees to green and cool our urban areas.
- Reduce single-use plastic across the region.
- Manage pests, plants and animals more effectively.
- Deliver biodiversity conservation programs.

RELATED PLANS

- *Urban Forest Strategy*
- *One Planet Living Action Plan*
- *Biodiversity Strategy*
- *Climate Change Adaption Strategy*
- *Community Zero Carbon Action Plan*
- *Zero Carbon Emissions Strategy*
- *Waste Management Strategy*

LINKS TO CLEVER AND CREATIVE VISION:



Development and implementation of sustainable solutions



Sustainable development that supports population growth and protects the natural environment

MEASURES OF SUCCESS

- 60 per cent of garbage, recyclables and green organics collected from kerbside bins diverted from landfill.
- Emissions reduced from street lights, buildings and vehicle fleet by 50 per cent, by 2020.
- Increased use of sustainable material in our asset construction and renewal.
- More than 1,850 street trees planted per annum.
- 16 per cent suburban tree canopy.

OUR ACTIONS IN 2019–20

- Continue the hard waste collection service trial.
- Implement short and long term strategies to respond to changes in recycling markets.
- Develop and adopt the *Waste and Resource Recovery Strategy*.
- Work with other local governments to implement regional initiatives (sustainable street furniture and road materials, zero landfill waste, waste-to-energy).
- Trial the *Plastic Wise Program* at events in our region.
- Complete feasibility study of the Food Organics Processing and Transfer Station.
- Develop and implement the *Biodiversity Strategy*.
- Implement initiatives from the Rural Peri-Urban Advisory Committee including restoration of rural landscapes.
- Implement the *Urban Forest Strategy*.
- Develop the *Northern and Western Growth Areas Biodiversity Conversation Strategy*.
- Foster best agricultural and environmental management practices in rural and peri-urban communities and on Council land.
- Work with partners for an integrated water strategy for the Northern and Western Geelong Growth Areas.
- Support Barwon Water to deliver a regional *Integrated Water Management Strategy*.



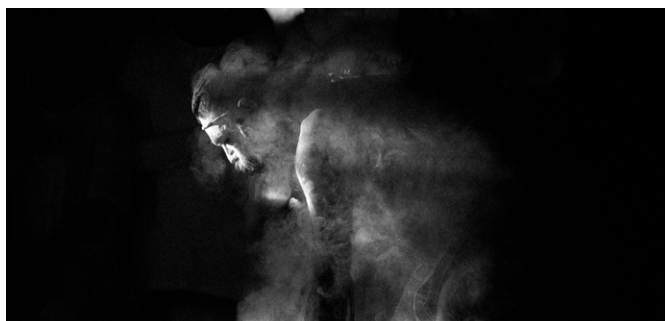
Supporting arts and culture events across our region

6. VIBRANT ARTS AND CULTURE

We treasure Geelong's culture and heritage and will help our creative community to grow.

KEY PRIORITIES

- Incorporate arts and cultural initiatives into infrastructure development, to enhance our sense of place.
- Recognise and share our heritage through storytelling.
- Recognise and celebrate Geelong's Aboriginal culture and history.
- Work with galleries and museums to improve our public art and heritage offering.
- Attract new and support existing creative industries.
- Deliver UNESCO City of Design creative outcomes, including:
 - *National Wool Museum Master Plan*
 - *Mountain to Mouth*
 - *Geelong Gallery redevelopment*
 - *Geelong After Dark*
 - *cultural trails.*
- Work with the Geelong Regional Library Corporation to deliver efficient and effective services and programs.



MEASURES OF SUCCESS

- Increased number of objects actively cared for within our arts and heritage collections.
- Increased access to cultural collections through on-line engagement.
- 20 per cent active library members in the municipality.
- Increased employment in creative occupations.
- Maintain visitation to our key cultural facilities (National Wool Museum, Potato Shed, Geelong Gallery, Courthouse Youth Arts, Geelong Library & Heritage Centre).

OUR ACTIONS IN 2019–20

- Adopt and implement the first year of the *Cultural Strategy*.
- Continue the support and delivery of Geelong's iconic arts and cultural events and programs.
- Undertake the Geelong Gallery redevelopment business case in partnership with the Geelong Gallery.
- Continue remedial works of Osborne House.
- Continue to work across all Council events to link and emphasise Aboriginal culture and history.
- Assist cultural venues to cross-promote programs and events.
- Support the development and promotion of local artists, arts organisations and live music.
- Adopt and implement recommendations of the *Strategic Plan for Use and Management of Geelong's Heritage Assets*.

RELATED PLANS

- *Connecting People, Place and Environment – A Public Art Strategy for the City of Greater Geelong*
- *Municipal Heritage Strategy*

LINKS TO CLEVER AND CREATIVE VISION:



Creativity drives culture



A destination that attracts local and international visitors



Advocating for better road connections

7. INTEGRATED TRANSPORT CONNECTIONS

Our focus will be on improving our public and active transport, and better connecting our networks.

KEY PRIORITIES

- Support projects in the *G21 Region Road Transport Plan*.
- Work with VicRoads to deliver the *Network Operating Plan* to improve bus services.
- Improve our road management and engagement program.
- Deliver better-connected walking, cycling and trail paths across our region.
- Advocate to improve rail, road and sea connections for our region.
- Work with government to improve freight connections to the Geelong Port.
- Support further international flights at Avalon.
- Support the redevelopment of the rail station precinct, including a modern bus terminal.
- Deliver the *Better Bike Connections* project.



MEASURES OF SUCCESS

- Increased kilometres of bicycle and walking paths.
- Score of 60 for community satisfaction rating with sealed local roads.
- Renewal gap for road management reduced.

OUR ACTIONS IN 2019–20

- Implement council program of infrastructure upgrades including streets, roads and drains.
- Progress *Better Bike Connections*, west and southern routes.
- Upgrade and deliver new footpaths, cycling and trail paths and create linkages between paths.
- Adopt the *Transport Network Operating Plan* including recommendations from the *Bus Services Review*.
- Lead the *Regional Fast Rail Advocacy Alliance*.
- Explore opportunities to enable the Geelong-Melbourne ferry service.
- Review and implement *Greater Geelong Cycling Strategy*.
- Undertake detailed design to create linkages between shared paths across the region.

RELATED PLANS

- *Integrated Comprehensive Transport Plan*
- *G21 Region Road Transport Plan*
- *Municipal Road Management Plan*
- *Principal Bicycle Network*
- *Geelong Road Safety Strategy*
- *Network Operating Plan*
- *Greater Geelong Cycling Strategy*

LINKS TO CLEVER AND CREATIVE VISION:



A fast, reliable and connected transport network



Revitalising the Central Geelong laneways

8. A THRIVING AND SUSTAINABLE ECONOMY

We will capitalise on Geelong's incredible economic opportunities.

KEY PRIORITIES

- Continue to work with government to deliver projects that revitalise Central Geelong.
- Work with government to deliver City Deal projects.
- Use Geelong's UNESCO City of Design designation to secure economic development projects.
- Attract new investments to the region.
- Help to renew industrial precincts.
- Execute strategies for economic growth in the region's north.
- Support and promote local businesses, markets and products.



MEASURES OF SUCCESS

- More businesses within the municipality.
- 15 years of industrial land supply planned.

OUR ACTIONS IN 2019-20

- Advocate for Geelong businesses and major projects that contribute to regional economic development.
- Work with Victorian Government to implement *Central Geelong Action Plan*.
- Collaborate with partners to deliver projects that support the UNESCO City of Design goals of sustainable cities and communities.
- Develop screening strategies to improve the entrance into Geelong.
- Trial a flexible parking solution for the CBD.
- Make decisions to support the start-up and entrepreneurial ecosystem.
- Integrate the *Retail Strategy 2016-36* into the *Greater Geelong Planning Scheme*.
- Continue to deliver the *Regional Industry Sector Employment Program* to support jobs in the construction industry.
- Promote the economic assets and investment opportunities in the region's north.

RELATED PLANS

- *Central Geelong Action Plan*
- *Sustainable Agribusiness Strategy for the G21 Region*
- *Retail Strategy*

LINKS TO CLEVER AND CREATIVE VISION:



A prosperous economy that supports jobs and education opportunities



A destination that attracts local and international visitors



On the river at Barwon Heads

9. GROWING OUR TOURISM AND EVENTS

Our tourism and events offering is strong, but we aim to grow it further.

KEY PRIORITIES

- Work with government to deliver City Deal tourism infrastructure projects, including the Convention and Exhibition Centre.
- Deliver the *Visitor Economy Strategy 2017–21* and the *Tourism Development Plan*.
- Build on the current events program and increase cross-promotional opportunities.

MEASURES OF SUCCESS

- 2.1 per cent annual increase in visitors.
- 3.8 per cent annual increase in expenditure by visitors.
- 4.9 per cent annual increase in international overnight visitors.
- 1.9 per cent annual increase in domestic overnight visitors.
- 1.6 per cent annual increase in tourism employment.
- 30:1 return on investment of Geelong major events to the municipality.

OUR ACTIONS IN 2019–20

- Establish and fund the *Community Events Grant Fund*.
- Open the Geelong Botanic Garden Sustainable Visitor Facility.
- Update the *Tourism Development Plan* to identify new priority infrastructure projects (public and private).
- Support and grow international education as part of the local visitor economy.
- Support Geelong Yacht Club to implement stage one of the *Geelong Waterfront Safe Harbour Master Plan*.
- Continue to drive visitation by supporting local events.
- Participate in the development of the *You Yangs and Serendip Sanctuary Master Plan*.
- Construct and launch the first stage of the *Sunken Gallery*.
- Support the development of shared trail linkages to create a trail network across the region.

RELATED PLANS

- Tourism Greater Geelong and The Bellarine – *Visitor Economy Strategy 2017–21*
- Tourism Greater Geelong and The Bellarine – *Tourism Development Plan*
- *Geelong Major Events Strategy 2016–26*

LINKS TO CLEVER AND CREATIVE VISION:



A destination that attracts local and international visitors



A prosperous economy that supports jobs and education opportunities



Technology in our libraries

10. INNOVATIVE FINANCES AND TECHNOLOGY

Clever and sustainable financial management, matched with digital growth, will advance our future.

KEY PRIORITIES

- Deliver smart technology solutions to areas such as street lighting, parking, waste management and children's services.
- Develop digital tools and technologies to improve service delivery and our customer experience.
- Increase free Wi-Fi in public spaces and community facilities.
- Deliver Smart Cities infrastructure using electronic data collection to better manage assets and resources.
- Attract more technology-focused businesses to our region.
- Examine our budget to fund future initiatives.
- Establish sustainable financial and infrastructure management systems for our future.



MEASURES OF SUCCESS

- Better Wi-Fi access in community facilities and public spaces.
- More online transactions with our customers.
- Less than 5 per cent budget variation (actual to budget).
- Increased revenue streams.

OUR ACTIONS IN 2019–20

- Install sensor networks to enable the use of smart sensors for services including parking and waste management.
- Commence implementation of *Asset Management Strategy*.
- Support greater levels of digital inclusion in the community.
- Establish and embed the Smart City Office function.
- Commence *Digital Transformation* with a focus on customer experience.
- Implement *Mobile Maintenance Management System*.
- Install enhanced broadband for the Bellarine.

RELATED PLANS

- *Information and Communications Technology (ICT) Strategy*
- *Digital Geelong Strategy*
- *Social Infrastructure Planning and Investment Policy and Social Infrastructure Plan*

LINKS TO CLEVER AND CREATIVE VISION:



A leader in developing and adopting technology



A prosperous economy that supports jobs and education opportunities



Greater Geelong
Education, Training and
Career Organisation

CLEVER
Greater Geelong
CREATIVE
COMMUNITY ASPIRATIONS

A vision, strategy and
action plan for the
Greater Geelong
Creative Community
Aspirations
2017-2022

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INNOVATIONS
in the Creative Cultural Organization

GREATER GEELONG
**A CLEVER
and CREATIVE
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Leading collaborative projects

11. ORGANISATIONAL LEADERSHIP, STRATEGY AND GOVERNANCE

We will be the ‘leading voice’ of the community by delivering confident governance and strategic planning.

KEY PRIORITIES

- Proactively manage our assets, including land holdings.
- Consolidate the City of Greater Geelong offices.
- Communicate and engage more effectively with the community, in areas of need.
- Continue to transform our workplace culture.
- Use data and analytics to make better decisions.
- Make our processes more effective and efficient.
- Increase state and federal funding for the region.
- Develop, promote and improve the City’s brand.
- Lead major local organisations in collaborative projects.
- Use better communication to strengthen our strategic priorities.

MEASURES OF SUCCESS

- Score of greater than 70 for community satisfaction with overall council performance.
- Score of greater than 80 for community satisfaction with customer service.
- Score of greater than 60 for community satisfaction in decision-making.
- Score of greater than 60 for community satisfaction with community consultation (engagement).
- Score of greater than 70 for community satisfaction with overall council direction.
- Lost time injury frequency rate decreased.
- 70 per cent result for employee engagement.
- 80 per cent of employees agree they are satisfied with working for us.
- Positive media coverage increased.

OUR ACTIONS IN 2019–20

- Commence design and development of the Civic Precinct.
- Implement the *Organisation Leadership and Capability Framework*.
- Commence operation of an Enterprise Project Management Office.
- Establish and support an organisational change management function.
- Promote and support the Junior Youth Council.
- Commence first year delivery of 5 year service plans.
- Establish an agreed program for detailed reviews of service delivery.
- Create a new advocacy function.
- Improve our inclusive engagement practices.
- Deliver actions as outlined in the *Corporate Communications and Marketing Strategy*.
- Identify opportunities to sell unused land.
- Continue Community Focus Meetings and live-streaming of Council Meetings.
- Commence planning for 2021 council elections.

RELATED PLANS

- *Community Engagement Plan*
- *Strategic Planning Framework*
- *Corporate Communications and Marketing Strategy*

CITY OF GREATER GEELONG

PO Box 104

Geelong VIC 3220

P: 5272 5272

E: contactus@geelongcity.vic.gov.au

www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

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Geelong VIC 3220

8.00am – 5.00pm

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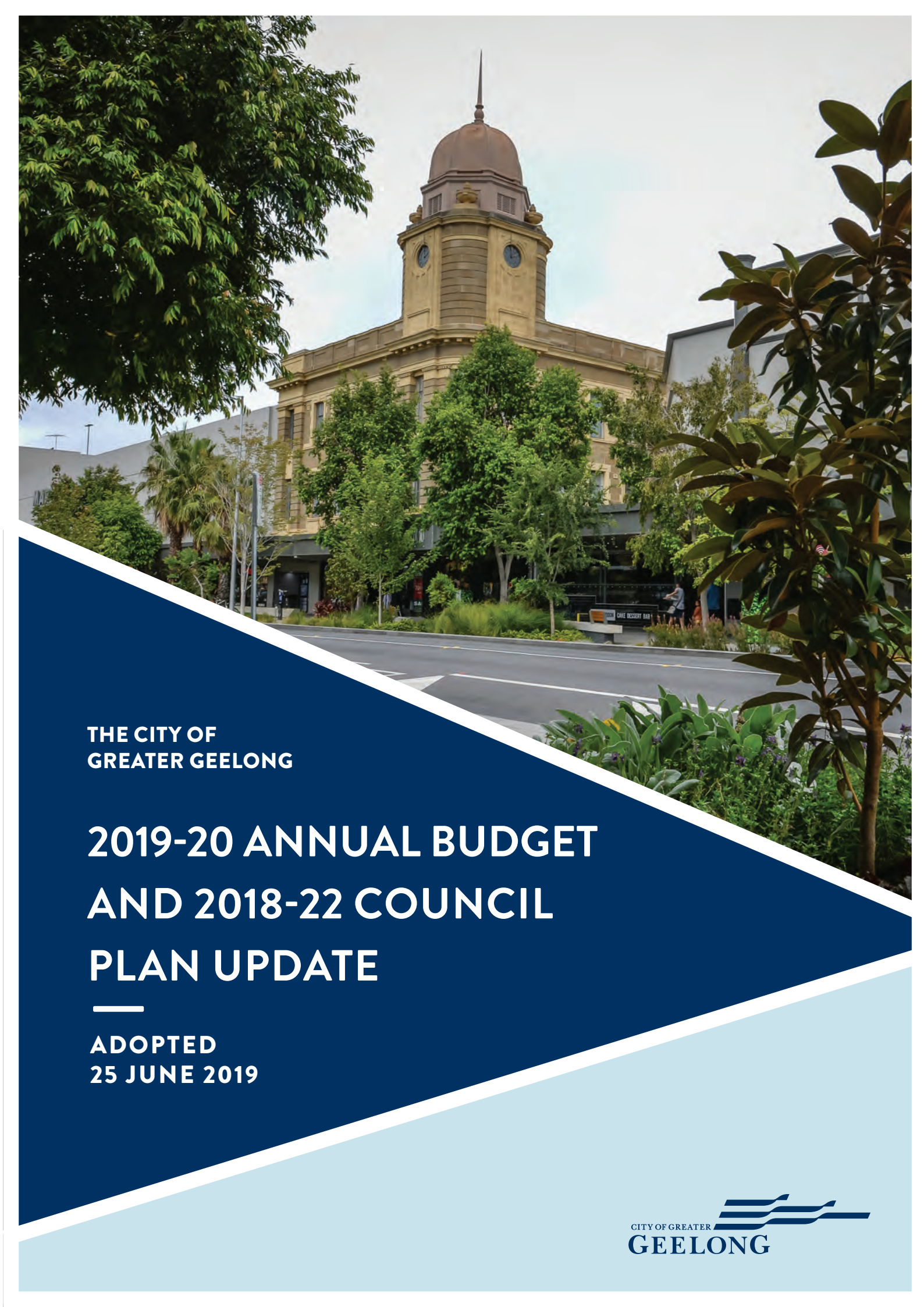
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Front cover image: The Old Papers Mills at Fyansford

The *Council Plan 2018–22* is supported by the *Strategic Resource Plan 2018–22*.

The *Annual Action Plan and Budget* outlines the major initiatives to be funded each year in order to deliver the plan.

For a copy of the current documents go to www.geelongaustralia.com.au or call 5272 5272.



**THE CITY OF
GREATER GEELONG**

2019-20 ANNUAL BUDGET AND 2018-22 COUNCIL PLAN UPDATE

**ADOPTED
25 JUNE 2019**

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Mayor and CEO's Introduction

The City of Greater Geelong is in a period of tremendous growth and demand for services.

The combined impact of population growth, diversified industries, the world recycling crisis, balancing the need of new infrastructure while maintaining existing infrastructure and delivering our services within the constraints of a rate capped environment, means the City needs to responsibly manage its finances.

Key outcomes from this budget include:

- A strategic and community-led approach to prioritisation and development of community infrastructure.
- A focus on asset renewal investment and key heritage assets.
- Continued investment in the development and revitalisation of central Geelong including support for the City deal.
- Responding to growth and future planning.
- An investment in business productivity improvement including Civic Precinct and Digital Strategy.

The executive summary provides key information about the rate increase, operating result, service levels, cash and investments, capital works, financial position, underlying result and key strategic objectives of the Council.

The 2019-20 Budget has again been developed with four key fiscal objectives:

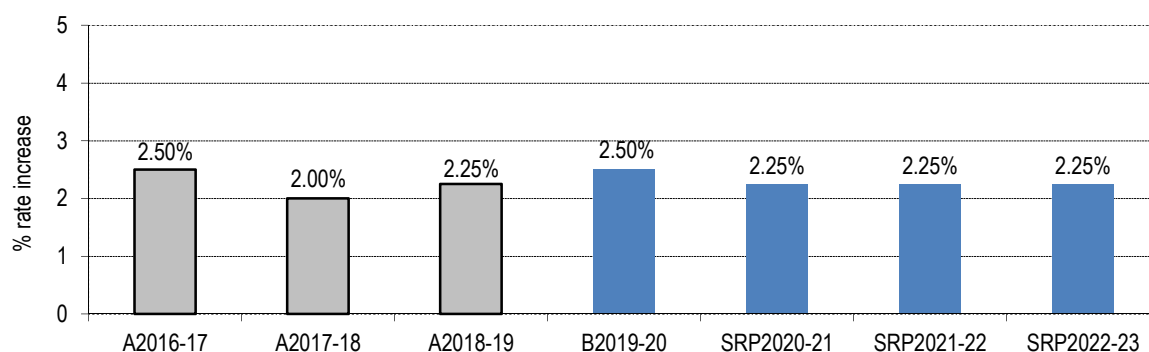
1. Maintain an operating surplus to contribute internal funding for capital works program.
2. Maintain core infrastructure renewal expenditure, whilst increasing expenditure on new community infrastructure.
3. Maintain net financial liabilities at a sustainable level.
4. Maintain funding of service delivery consistent with community expectations.

The Victorian Government has specified a rate cap of 2.50% for 2019-20. The cap applies to the average annual increase of rates and the municipal charge. Council has endorsed a rating strategy that complies with the cap and will not apply to the Essential Services Commission for an exemption to the higher cap.

The 2019-20 capital program forecasts expenditure of \$117.0m. This includes carryover project funding from 2018-19 for incomplete projects of \$27.8m, \$111.5m of new project funding less \$22.3m forecast to carryover into 2020-21.

The City plans to borrow \$35.3m in 2019-20 (including \$6.4m deferred borrowings from 2018-19), to fund the net capital expenditure on infrastructure and new community facilities. The projected total amount of borrowings as at 30 June 2020 is \$91.8m.

1(a). Rate Increases



Rate revenue is 63% of total revenue. The movement in average rates reflects the rate cap and includes Rates and the Municipal Charge. The Waste Collection Service Charge is excluded from the rate cap.

The Essential Services Commission measure rate increases as the movement in rates and municipal charge for all rateable property. The 2018-19 base average rate is calculated as \$1,557.54 and the 2019-20 Budget proposes this will increase by 2.50% to \$1,596.51.

Future year rate increases are assumed unchanged at 2.25% in the absence of any forward planning guidance from the Minister for Local Government. This assumption will be subject to future announcement on an annual basis.

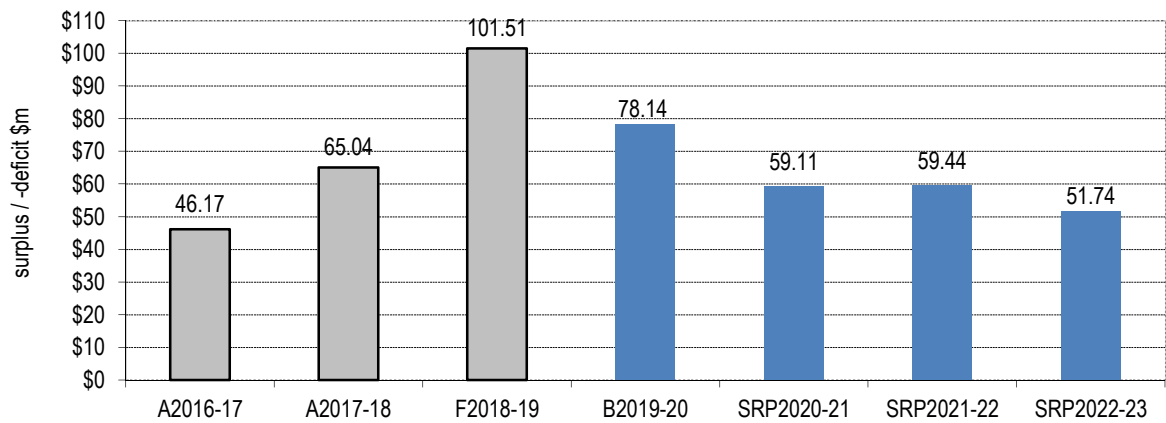
1(b). Average Residential Rates

Residential Movement	2018-19 Budget Rates on Avg. CIV \$	2019-20 Budget Rates on Avg. CIV \$
Residential Capital Improved Value	482,976	546,151
Rates (CIV x Rate in \$)	1,151.90	1,180.70
Municipal Charge	102.00	105.25
Total Rates (Include. Municipal Charge)	1,253.90	1,285.95
Waste Collection Service	316.90	332.00

The average movements in Rates and Municipal Charge totals \$32.05 or a 2.6% increase for the 2019-20 year. The Municipal Charge recovers some of the fixed cost of governance. The separate Waste Collection Service Charge includes the impact of higher cost waste collection and recycling processing operations together with EPA levy increases. The Landfill EPA levy increases to \$65.40/tonne equivalent to \$35.88 per Waste Collection Service Charge.

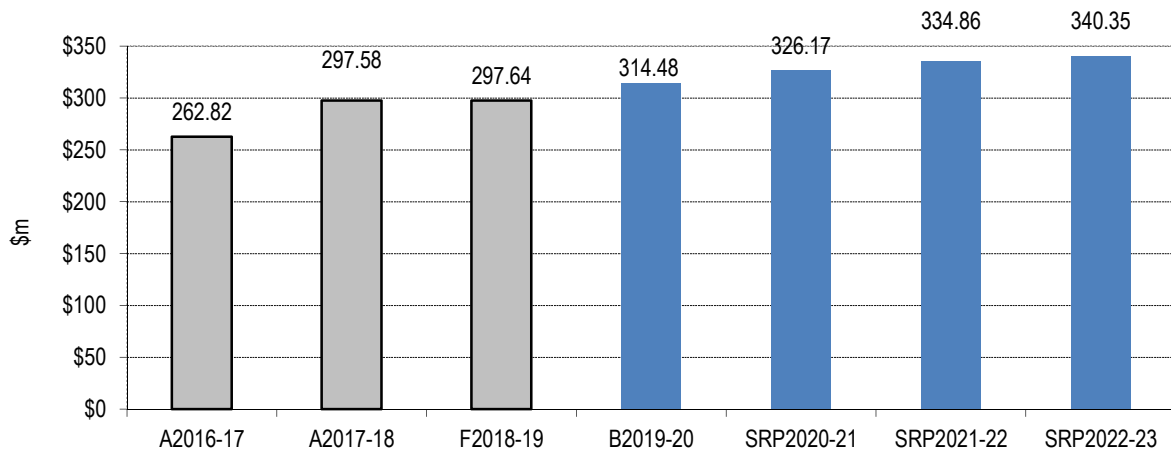
The 2019-20 rate notices will include the 2019 valuations where the average residential valuation increase was 13.1% with the rate in the dollar adjusted accordingly. However where the residential property valuation has increased by greater than the average, then the increase in rates may be greater than the \$32.05 applicable to the average property. The rates and charges for individual residential properties may increase or decrease by different percentage amounts dependent on whether the valuation of the property may be higher or lower relative to the average valuation of other residential properties in the municipal district. In addition the City exercises discretion in the setting of differential rates to increase one differential higher than the rate cap relative to others as part of responding to relative valuation movements or as part of implementing the rating strategy.

2. Overall Result



The expected overall result (comprehensive income result) for the 2018-19 year is a surplus of \$101.5m, which is an increase of \$36.5m over 2017-18 primarily due to non-monetary contributions \$20.7m and increase rates & charges \$19.8m. The overall result for 2019-20 includes recurrent increases in rates & charges, depreciation expense and salaries growth. The 2019-20 underlying (recurrent) result is a surplus of \$1.4m.

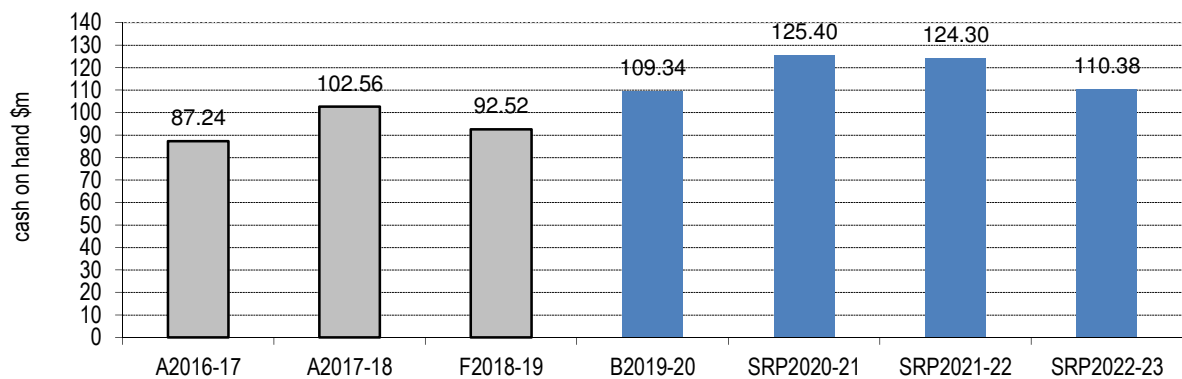
3. Services



*Total Service Cost (Recurrent expenditure less depreciation).

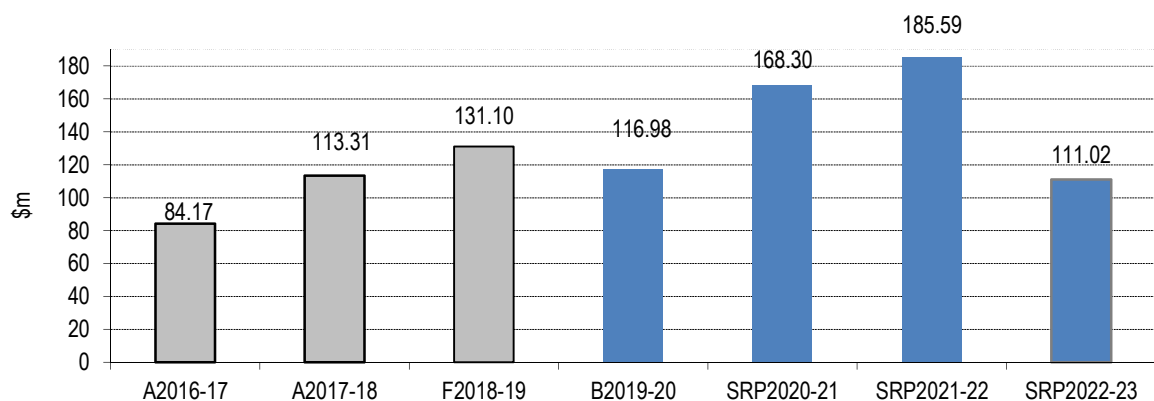
The cost of services delivered to the community for the 2019-20 year is expected to be \$314.48m which is an increase of \$16.8m over the 2018-19 forecast actual. A key influencing factor in the development of the 2019-20 budget has been the maintenance of existing service funding levels and the inclusion of mandatory and other community funding increases only.

4. Cash and Investments



Closing cash balances are affected by the timing of borrowing programs. New borrowings of \$26.0m are forecast to be taken up in 2018-19 versus the budget of \$42.0m with borrowings of \$6.4m deferred to 2019-20. Additional borrowings of \$28.9m are proposed in 2019-20, for a total of \$35.3m. These new borrowings will fund Community Services Infrastructure, Armstrong Creek, Jetty Road and Lara West developer contribution projects and the civic accommodation building. The proposed June 2020 cash balance at \$109.3m is adequate to meet required balances. The 2018-19 capital program assumes \$27.8m of capital funds will not be expended until 2019-20 year.

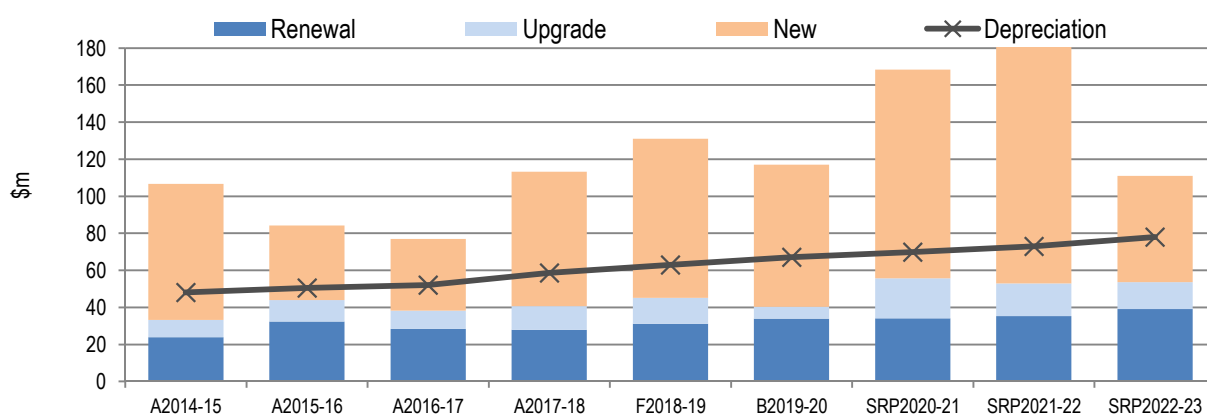
5. Capital Works



Capital works expenditure for the 2019-20 year is proposed at \$117.0m including carryover from 2018-19 forecast at \$27.8m, less carryover into 2019-20 forecast at \$22.3m. The expenditure by major asset categories includes \$8.9m on parks and leisure, \$14.9m on plant and equipment, \$62.2m on roads, footpaths, kerb and channel and drains, \$19.1m on buildings, \$8.6m on land, \$16.7m on community facilities, and \$8.8m on other, less (\$22.3m) to carryover into 2020-21. The capital expenditure program includes key funding for core programs, ageing infrastructure, a range of recreation and leisure projects, community facilities and completion of 2018-19 projects.

The capital works program is summarised by project category and by classification as renewal, upgrade or new project.

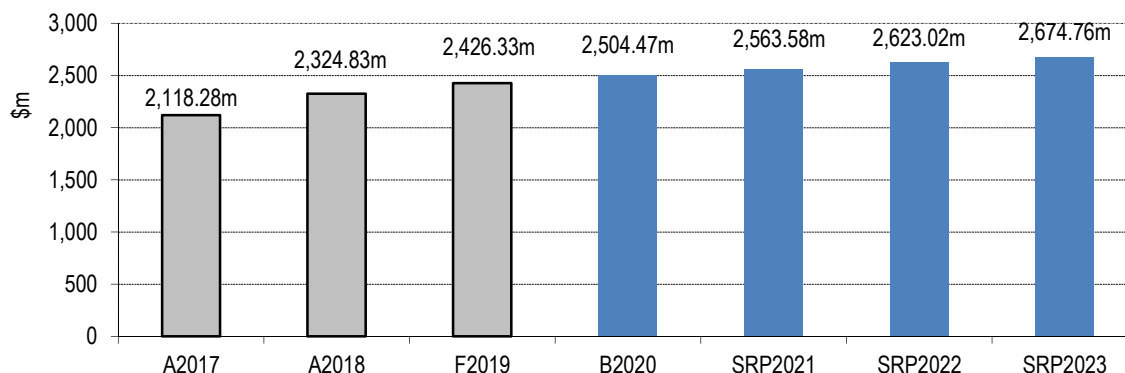
The graph below highlights the ratio of renewal and upgrade expenditure to depreciation.



The percentage of renewal / upgrade capital expenditure is a long term indicator. The trend indicates that the City is allocating insufficient resources to renewal / upgrade capital expenditure relative to new.

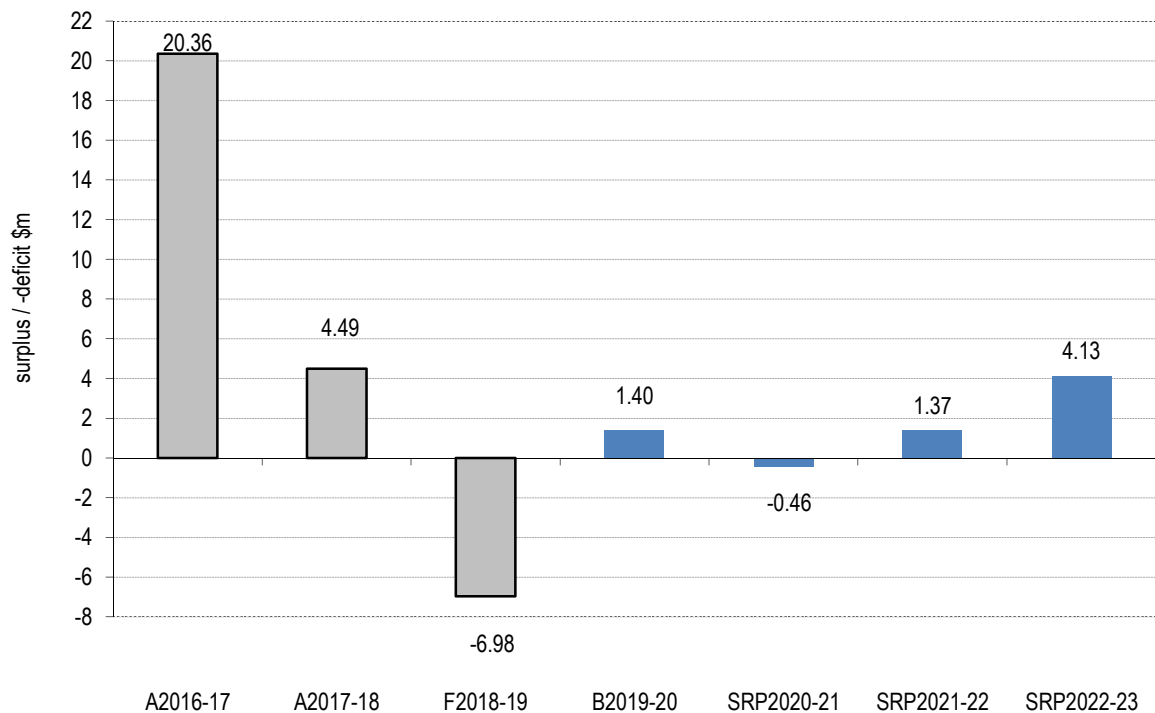
A key driver of the investment in new infrastructure is growth across the municipality.

6. Financial Position



Net assets (net worth) will increase by \$78.1m to \$2,504.5m with Property Plant and Equipment increasing by \$90.3m, net current assets increasing by \$10.1m and loan borrowings net of repayments increasing by \$26.2m.

7. Underlying Result



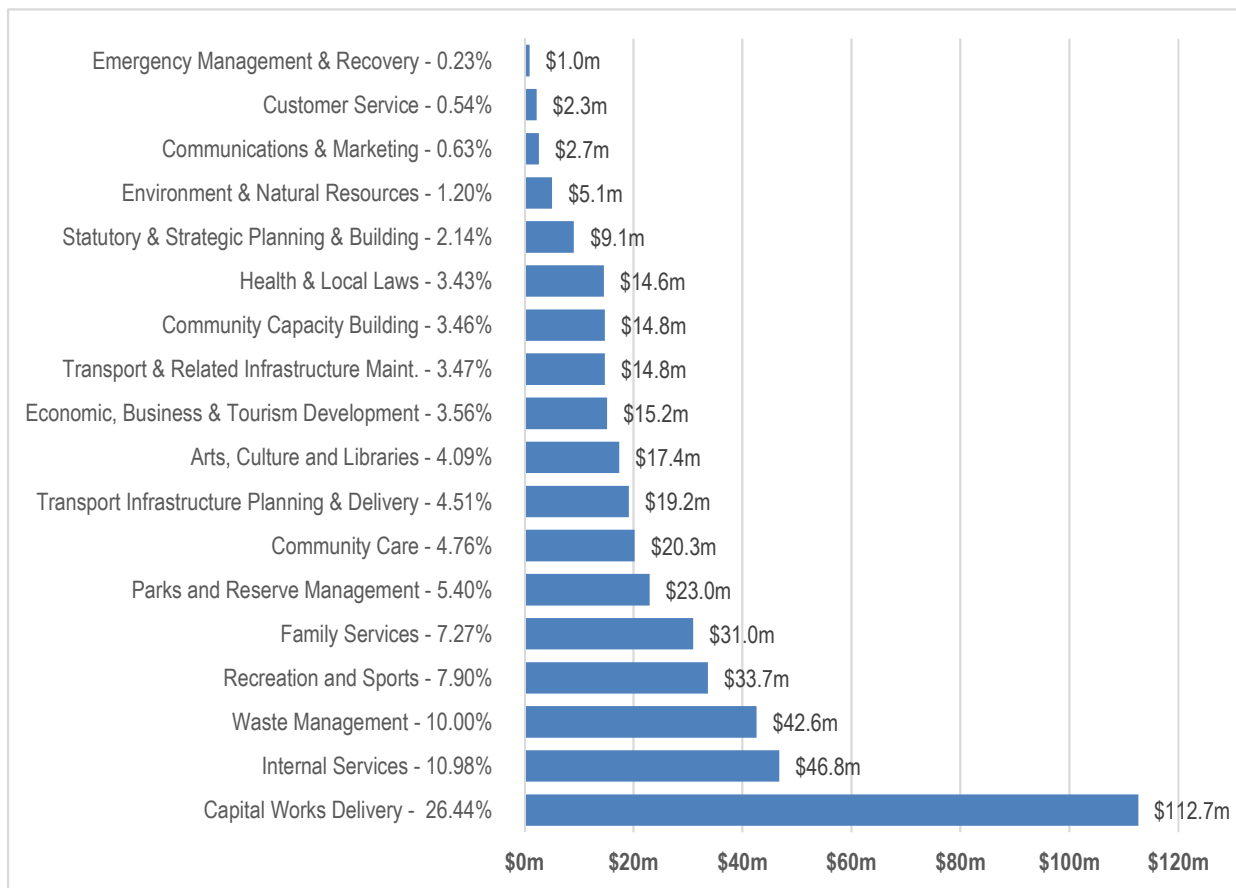
A high level Strategic Resource Plan for the years 2019-20 to 2022-23 has been developed to assist Council in adopting a budget within a longer term financial framework. The key objective of the plan is financial sustainability in the medium to long term, whilst still achieving the City's strategic objectives as specified in the Council Plan. The plan indicates the challenges to achieving surpluses under the rate capping assumptions. The City will need to undertake a review of services that are provided to the community, with the aim of reducing the level of ratepayer subsidy for services. The 2019-20 result however provides a underlying (recurrent) result where depreciation, growth in interest costs associated with loan borrowing program and growth in operating costs for service delivery is fully funded.

8. Strategic Objectives

The annual budget includes a range of activities and initiatives to be funded that will contribute to achieve the strategic objectives specified in the Council Plan. The strategic objectives as set out in the Council Plan are the key strategies for achieving these objectives for the 2019-20 year.

The annual budget converts the activities and initiatives identified into financial terms to ensure there are sufficient resources for their achievement. The City's detailed financial commitments to achieving the plan.

9. Where rates are spent



The above chart provides an indication of how the City allocates \$426.2m expenditure (total expenses \$381.6m less non cash items \$68.0m plus capital works delivery \$112.6m) across the main services that it delivers. It shows gross expenditure allocated to each service area.

This budget demonstrates our continued commitment to responsible financial management, service planning and business improvement. From our decisions as a Council, to the services we deliver, we are striving to achieve excellence and to put our community first. More detailed budget information is available throughout this document.

Cr Bruce Harwood
Mayor

Martin Cutter
Chief Executive Officer

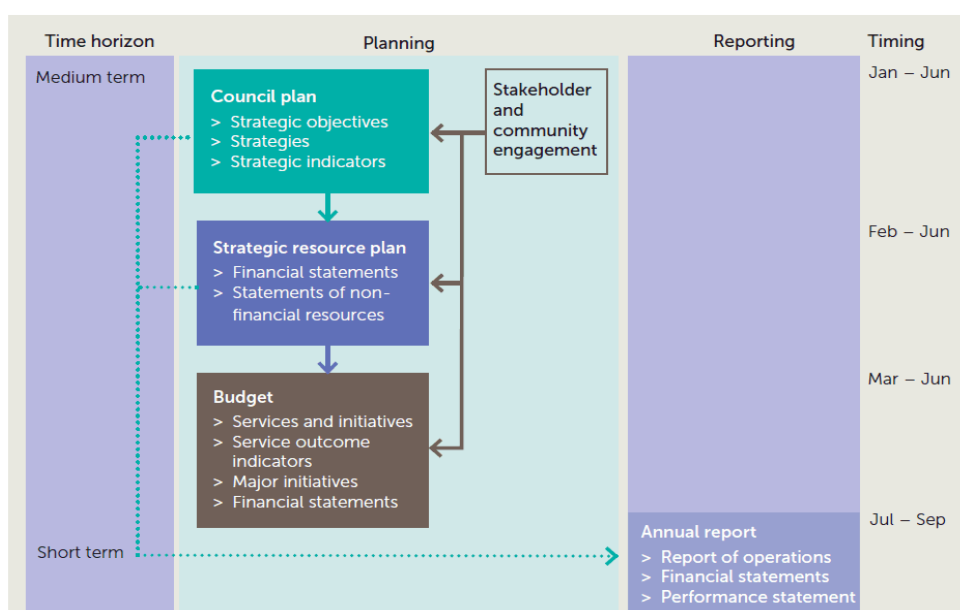
1. Link to the Council Plan

Annual Plan

This section describes how the annual budget links to the achievement of the Council Plan within an overall planning and reporting framework. This framework guides the City in identifying community needs and aspirations over the long term (the Community Vision; Greater Geelong: A Clever and Creative Future), medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

1.1 Planning and accountability framework

The Strategic Resource Plan, part of and prepared in conjunction with the Council Plan, is a rolling four-year plan that outlines the financial and non-financial resources that the City requires to achieve the strategic priorities described in the Council Plan. The Annual Budget is framed within the Strategic Resource Plan, considering the services and initiatives which contribute to achieving the strategic priorities specified in the Council Plan. The diagram below depicts the planning and accountability framework that applies to local government in Victoria.



Source: Department of Environment, Land, Water and Planning

In addition to the above, the City of Greater Geelong has a 30-year community vision, Greater Geelong: A Clever and Creative Future, purpose and values. The Council Plan is aligned to the 30-year community vision.

The timing of each component of the planning framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key Planning Considerations

Service Level Planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning— most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

1.2 Our community vision, our purpose and values

Our long-term community vision - Greater Geelong: A Clever and Creative Future

By 2047, Greater Geelong will be internationally recognised as a clever and creative city-region that is forward looking, enterprising and adaptive, and cares for its people and environment.

This vision was developed from the voices of over 16,000 people in 2017. This vision identifies and articulates the community's aspirations and outcomes of a successful region.

Our purpose and values guide our approach to everything we do.

Our purpose

Working together for a thriving community

Our values

Respect and encourage each other

Create a healthy and safe environment for all

Embrace new ideas and better ways to work

Make people the centre of our business

1.3 Strategic priorities

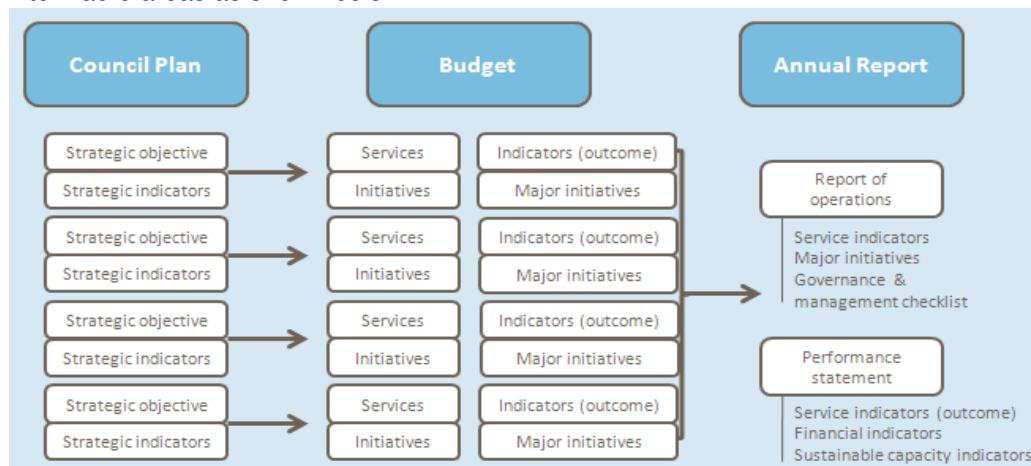
Council Plan 2018–22 – Putting Our Community First outlines how we will work towards making Greater Geelong a clever and creative city-region. It will guide the City of Greater Geelong's resources to deliver infrastructure, services and programs to the community in a sustainable way.

The 11 strategic priorities we will focus on for the next four years are:

Strategic Objective	Description
1 Improved health and safety of our community	The health and safety of our community is vital. We will address family violence, homelessness, food shortages and public safety.
2 Informed social infrastructure and planning	We will strive for social equity in the infrastructure and services we deliver for our community.
3 A more inclusive and diverse community	We want to recognise all members of the Geelong community and not leave anyone behind.
4 Planned sustainable development	We will use sustainable principles to guide development of growth areas and help protect our townships.
5 Effective environmental management	We will show leadership to address waste, climate change and environmental challenges.
6 Vibrant arts and culture	We treasure Geelong's culture and heritage and will help our creative community to grow.
7 Integrated transport connections	Our focus will be on improving our public and active transport, and better connecting our networks.
8 A thriving and sustainable economy	We will capitalise on Geelong's incredible economic opportunities.
9 Growing our tourism and events	Our tourism and events offering is strong, but we aim to grow it further.
10 Innovative finances and technology	Clever and sustainable financial management, matched with digital growth, will advance our future.
11 Organisational leadership, strategy and governance	We will be the 'leading voice' of the community by delivering confident governance and strategic planning.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2019-20 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The services being funded as part of the Budget are grouped into macro areas as shown below.



Source: Department of Environment, Land, Water and Planning

Service Group
External Services Arts and Culture Capital Projects Central Geelong and Waterfront City Development City Works / Fleet Corporate Communications and Marketing Community Care Connected Communities Customer Service Economic Development Emergency Management and Fire Prevention Engineering Services Environmental Services Events Services Family Services Health and Local Laws Healthy Communities Leisure Services (pools) Parks and Gardens Planning Strategy and Urban Growth Recreation Facilities (stadiums, halls, golf, buses, administration, etc.) Smart City Office Social Planning and Investment Tourism Waste Services
Internal Services Business Improvement Digital Information and Technology Document Management Services Financial Services Governance and Legal Services People and Culture Program Integration and Development Property and Procurement Strategy and Program Delivery

2.1 Strategic Priority 1

Improved health and safety of our community

The health and safety of our community is vital. We will address family violence, homelessness, food shortages and public safety.

Services

Service area		Description of services provided	2019-20 Budget \$'000
Capital Program	Initiatives	<i>Exp</i>	2,063
		<i>Rev</i>	-
		<i>NET</i>	2,063
Non Capital Program	Initiatives	<i>Exp</i>	724
		<i>Rev</i>	-
		<i>NET</i>	724

Major Initiatives

- 1) Implement a strategic response to address food shortages in the Geelong region.

Other Initiatives

- 2) Healthy and Connected Communities Grant Program.
- 3) Geelong Animal Welfare Society facility upgrades.
- 4) Mental Health Strategy and Action Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Aquatic Facilities*	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of municipal population)	Number of visits to aquatic facilities / Municipal population
Animal Management*	Health and safety	Animal management prosecutions. (Number of successful animal management prosecutions)	Number of successful animal management prosecutions
Food Safety*	Health and safety	Critical and major non-compliance notifications. (Percentage of critical and major non-compliance notifications that are followed up by Council)	[Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100
Maternal and Child Health (MCH)*	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100
		Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Priority 2

Informed social infrastructure and planning

We will strive for social equity in the infrastructure and services we deliver for our community.

Services

Service area	Description of services provided		2019-20 Budget \$'000
Capital	Initiatives	<i>Exp</i>	21,540
		<i>Rev</i>	699
		<i>NET</i>	20,841
Non Capital	Initiatives	<i>Exp</i>	2,378
		<i>Rev</i>	50
		<i>NET</i>	2,328

Major Initiatives

- 1) Complete planning to upgrade children's centres and construct and open new centres.
- 2) Acquire land for new community infrastructure.

Other Initiatives

- 3) Children Services Facilities Upgrades (including childcare centres, kindergartens and occasional care).
- 4) Community Halls Upgrade.
- 5) Playground Development Program.
- 6) Toilet Block Renewal / Replacement Program.
- 7) Hendy Street Child and Family Centre.
- 8) Rosewall Community Hub.
- 9) Drysdale Integrated Children's Centre.
- 10) Purnell Road Child and Family Centre.
- 11) Lara Family Hub - Enhanced Early Learning Centre.
- 12) Drysdale Regional Community and Learning Hub - design and development.
- 13) Lara Regional Library - design and development.
- 14) Jetty Road - Children's and Community Hub - design and development.
- 15) Armstrong Creek West Neighbourhood Activity Centre Community Sports Pavilion.
- 16) Ocean Grove North (Kingston) - Sports Pavilion - design and construction.
- 17) Armstrong Creek West Precinct active open space planning and design.
- 18) Armstrong Town Centre - Community Facilities - masterplan.
- 19) Armstrong Creek West Hub design and construction.
- 20) Polworth Pavilion and West Oval - pavilion construction.
- 21) Herne Hill Reserve Pavilion detailed design.
- 22) Highton Province Estate playground development.
- 23) Corio City Learning and Care Centre demolition/site redevelopment - public playground.
- 24) Drysdale/Clifton Springs Regional Sports Precinct stage two.
- 25) North Geelong Football, Netball and Cricket Clubs.
- 26) WG Little Playground sub-regional playground development.
- 27) Bellarine Peninsula Aquatic Facility Feasibility Study.
- 28) Ocean Grove Memorial Reserve Master Plan.
- 29) Shell Reserve Corio - netball court and cricket net design.
- 30) Community Facility Infrastructure Funds Grants (CFIF) - social infrastructure and planning.
- 31) St Leonards Early Childhood Centre - land/site acquisition.
- 32) Bell Park-Bell Post Hill Enhanced Early Learning Centre - land/site acquisition.

2.1 Strategic Priority 3

A more inclusive and diverse community

We want to recognise all members of the Geelong community and not leave anyone behind.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	4,370
		<i>Rev</i>	264
		<i>NET</i>	4,106
Non Capital	Initiatives	<i>Exp</i>	1,616
		<i>Rev</i>	-
		<i>NET</i>	1,616

Major Initiatives

- 1) Continue to invest in programs and facilities to support gender equity in sport.

Other Initiatives

- 2) Disability Access Upgrade Program.
- 3) Kevin Kirby Reserve ambulant toilet facility.
- 4) Moorabool St changing places and unisex toilets.
- 5) St Albans Football and Cricket Club - Change room upgrade.
- 6) Barwon Soccer Club Stage 2 Changeroom Development.
- 7) Veteran Affairs memorials.
- 8) Community Support Infrastructure Fund - private groups and clubs.
- 9) Corio-Norlane Christmas decorations/events.
- 10) Reconciliation Action Plan development.
- 11) Social Inclusion Framework.
- 12) Rippleside Playground Design.
- 13) Geelong Seniors Festival Program.
- 14) Children's Week Grants.
- 16) Sponsorship of Christmas Carols.
- 17) Support of Neighbourhood Houses.
- 18) Northern Bellarine bus shelters - disability access upgrades.

2.1 Strategic Priority 4

Planned sustainable development

We will use sustainable principles to guide development of growth areas and help protect our townships.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	5,832
		<i>Rev</i>	-
		<i>NET</i>	5,832
Non Capital	Initiatives	<i>Exp</i>	4,932
		<i>Rev</i>	2,238
		<i>NET</i>	2,694

Major Initiatives

- 1) Develop the Sparrovale Wetlands Master Plan and begin construction.
- 2) Commence a Precinct Structure Plan in each of the Northern and Western Geelong Growth Areas.

Other Initiatives

- 3) Armstrong Creek South Precinct Deviation Channel - land acquisition.
- 4) Environment Reserves Capital Improvement Program.
- 5) Coastal Maintenance Infrastructure.
- 6) Developer Contribution Plans management process improvement and review.
- 7) Armstrong Creek Precinct Structure Plan reviews.
- 8) Municipal Strategic Statement Review.
- 9) Land Supply Monitoring Program.
- 10) Municipal Heritage Strategy - implementation.
- 11) Prepare, review and update Structure Plans for townships, precincts and places.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Statutory Planning	Decision making	Council planning decisions upheld at VCAT. (Percentage of planning application decisions subject to review by VCAT and that were not set aside)	[Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100

2.1 Strategic Priority 5

Effective environmental management

We will show leadership to address waste, climate change and environmental challenges.

Services

Service area	Description of services provided		2019-20 Budget \$'000
Capital	Initiatives	<i>Exp</i>	975
		<i>Rev</i>	24
		<i>NET</i>	951
Non Capital	Initiatives	<i>Exp</i>	3,200
		<i>Rev</i>	-
		<i>NET</i>	3,200

Major Initiatives

- 1) Continue the hard waste collection service trial.
- 2) Develop and adopt the Waste and Resource Recovery Strategy.

Other Initiatives

- 3) Energy efficiency and renewable energy upgrades to Council buildings.
- 4) New property mobile bins.
- 5) Staceys Road decontamination and processing shed.
- 6) Plastic Wise Options for Council facilities and events.
- 7) Diversion of food organics from kerbside collection.
- 8) Environment and Sustainability Grant Program.
- 9) Restoring rural and regional landscapes.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Waste Collection	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100

2.1 Strategic Priority 6

Vibrant arts and culture

We treasure Geelong's culture and heritage and will help our creative community to grow.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	1,020
		<i>Rev</i>	-
		<i>NET</i>	1,020
Non Capital	Initiatives	<i>Exp</i>	2,099
		<i>Rev</i>	
		<i>NET</i>	2,099

Major Initiatives

- 1) Continue remedial works of Osborne House.

Other Initiatives

- 2) Renew Geelong - Stage 2.
- 3) Chamber Music at Memorial Oval.
- 4) Creative Communities Grants Program.
- 5) Major Heritage Fund.
- 6) Geelong Art Gallery Contribution.
- 7) Courthouse Youth Arts Support.
- 8) Courthouse Back to Back Support.
- 9) Geelong Maritime Museum Support.
- 10) Potato Shed business case for redevelopment.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Libraries	Participation	Active library members. (Percentage of the municipal population that are active library members)	[Number of active library members / Municipal population] x100

2.1 Strategic Priority 7

Integrated transport connections

Our focus will be on improving our public and active transport, and better connecting our networks.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	45,090
		<i>Rev</i>	7,295
		<i>NET</i>	37,795
Non Capital	Initiatives	<i>Exp</i>	342
		<i>Rev</i>	-
		<i>NET</i>	342

Major Initiatives

- 1) Lead the regional Fast Rail Advocacy Alliance.

Other Initiatives

- 2) Street Construction Sub Program - special rates and charges.
- 3) Highton Bowls Club Car Park.
- 4) Kerb and Channel Renewal Program.
- 5) Drainage Renewal Program.
- 6) Roads Other.
- 7) Footpath Construction Sub Program - special rates and charges.
- 8) Design and Investigation Program - Traffic Management Projects - Road and Street Management - Core Program.
- 9) Traffic Major Works.
- 10) Bridge Upgrades - Major Renewal Works.
- 11) Tivoli Drive Construction - Year 2.
- 12) Coriyule Road - Stormwater drainage outfall stage 2.
- 13) Gheringhap Street and Drainage Construction program.
- 14) Reseal - Road Surfacing Program - Core Program.
- 15) Fixing Country Roads Program - Stage 2.
- 16) Footpath Renewal Program - Core Program.
- 17) Bellarine Rail Trail Sealing Drysdale - Cycle Strategy Implementation.
- 18) Pedestrian Bridge over Barwon River Development.
- 19) Murradoc Road Footpath Link.
- 20) Peninsula Park and Ride.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Roads	Satisfaction	Satisfaction with sealed local roads. (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)	Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads

2.1 Strategic Priority 8

A thriving and sustainable economy

We will capitalise on Geelong's incredible economic opportunities.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	1,885
		<i>Rev</i>	-
		<i>NET</i>	1,885
Non Capital	Initiatives	<i>Exp</i>	345
		<i>Rev</i>	30
		<i>NET</i>	315

Major Initiatives

- 1) Trial a flexible parking solution for the CBD.

Other Initiatives

- 2) St Leonards Shopping Centre Upgrade.
- 3) Separation Street Community Precinct amenities upgrade.
- 4) Highton Village – laneways/service lane redevelopment - detailed design.
- 5) Little Malop Street (Central) Master Plan.
- 6) Revitalising Central Geelong Action Plan communications and engagement activities.
- 7) G21 region multi- purpose small-scale livestock and information exchange in the G21 region - scoping study.
- 8) Northern Economic Growth Cluster.
- 9) UNESCO City of Design.

2.1 Strategic Priority 9

Growing our tourism and events

Our tourism and events offering is strong, but we aim to grow it further.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	950
		<i>Rev</i>	-
		<i>NET</i>	950
Non Capital	Initiatives	<i>Exp</i>	4,976
		<i>Rev</i>	-
		<i>NET</i>	4,976

Major Initiatives

- 1) Support Geelong Yacht Club to implement stage one of the Geelong Waterfront Safe Harbour Master Plan.

Other Initiatives

- 2) Geelong Botanic Gardens Sustainable Visitor facility.
- 3) Underwater Sculpture Park construction.
- 4) Waterfront Infrastructure Action Plan.
- 5) Geelong-Korea ABL team - event support.
- 7) Head of the Schoolgirls - Geelong Rowing precinct operational support.
- 8) Geelong Major Events funding.
- 9) Sponsorship Geelong community events.
- 10) Head of the Schoolgirls Rowing Regatta 2020-2024 - pontoons.
- 11) Eastern Beach Painting Program.

2.1 Strategic Priority 10

Innovative finances and technology

Clever and sustainable financial management, matched with digital growth, will advance our future.

Services

Service area		Description of services provided	2019-20 Budget \$'000
Capital	Initiatives	<i>Exp</i>	5,095
		<i>Rev</i>	-
		<i>NET</i>	5,095
Non Capital	Initiatives	<i>Exp</i>	-
		<i>Rev</i>	-
		<i>NET</i>	-

Major Initiatives

- 1) Commence Digital Transformation with a focus on customer experience.

Other Initiatives

- 2) Licence Plate Recognition - Parking Patrolling.
- 3) Bellarine Enhanced Broadband Installation and other Smart City initiatives.

2.1 Strategic Priority 11

Organisational leadership, strategy and governance

We will be the 'leading voice' of the community by delivering confident governance and strategic planning.

Services

Service area	Description of services provided	2019-20 Budget	
			\$'000
Capital	Initiatives	<i>Exp</i>	10,300
		<i>Rev</i>	-
		<i>NET</i>	10,300
Non Capital	Initiatives	<i>Exp</i>	655
		<i>Rev</i>	-
		<i>NET</i>	655

Major Initiatives

- 1) Commence design and development of the Civic Precinct.

Other Initiatives

- 2) New Corio / New Station Estates Voluntary Purchase Scheme.
- 3) Contract Document Refresh.
- 4) G21 Contribution.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Satisfaction	Satisfaction with Council decisions. (Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community)	Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2019-20 has been supplemented with projection to 2022-23 extracted from the Strategic Resource Plan.

This section includes the following financial statements prepared in accordance with the Local Government Act 1989 and the Local Government Planning and Reporting regulations 2014.

Comprehensive Income Statement

Balance Sheet

Statement of Changes in Equity

Statement of Cash Flows

Statement of Capital Works

Statement of Human Resources

Pending Accounting Standards

The 2019-20 budget has been prepared based on the accounting standards applicable at the date of preparation. This means that pending accounting standards that will be in effect from the 2019-20 financial year have not been considered in the development of the budget.

Standards that are likely to impact on the 2019-20 financial statements, not considered in the preparation of the budget include:

- *AASB 16 Leases*
- *AASB 15 Revenue from Contracts with Customers*, and
- *AASB 1058 Income of Not for Profit Entities*.

While it is not possible to determine the precise impact of these standards at this time, the broad impact on the City is estimated to be as follows:

- *AASB 16 Leases* – Introduces a single lessee accounting model whereby the Council will be required to recognise a right of use asset and associated liability for leases longer than 12 months, except those considered to be of low value.
- *AASB 15 Revenue from Contracts with Customers* and *AASB 1058 Income of Not for Profit Entities* – Change the way that councils recognise income and also address matters such as grant funding, contribution of assets and volunteer services. A key change is replacement for some transactions of the criteria of control as a determinant of the timing of income recognition, with the criteria of satisfying performance obligations in an enforceable agreement.

These new standards have the potential to impact the timing of how the City of Greater Geelong recognises income.

Comprehensive Income Statement

For the four years ending 30 June 2023

		Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Strategic Resource Plan Projections 2020-21 \$'000 2021-22 \$'000 2022-23 \$'000		
	Notes					
Income						
Rates and charges	4.1.1	238,620	249,024	251,946	261,567	271,260
Statutory fees and fines	4.1.2	14,439	15,297	15,679	16,071	16,473
User fees	4.1.3	56,241	58,421	59,881	61,378	62,913
Grants - Operating	4.1.4	45,244	58,852	60,323	61,831	63,377
Grants - Capital	4.1.4	27,245	12,048	18,465	7,294	6,444
Contributions - monetary	4.1.5	7,897	7,529	5,773	12,973	13,473
Contributions - non-monetary	4.1.5	67,418	56,500	35,000	30,000	30,000
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		(3,302)	(6,043)	(592)	6,846	(3,210)
Fair value adjustments for investment property		-	-	-	-	-
Share of net profits/(losses) of associates and joint ventures		-	-	-	-	-
Other income	4.1.6	8,231	8,014	8,979	9,448	9,622
Total income		462,033	459,641	455,455	467,408	470,352
Expenses						
Employee costs	4.1.7	160,255	167,711	172,928	177,546	181,578
Materials and services	4.1.8	104,819	116,574	120,362	119,946	119,839
Depreciation and amortisation	4.1.9	62,893	67,080	69,931	72,903	78,002
Bad and doubtful debts		900	920	940	960	960
Borrowing costs		2,813	3,466	5,850	9,691	10,705
Other expenses	4.1.10	28,847	25,753	26,332	26,925	27,531
Total expenses		360,527	381,504	396,343	407,971	418,614
Surplus/(deficit) for the year		101,507	78,137	59,113	59,437	51,738
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation increment /(decrement)		-	-	-	-	-
Share of other comprehensive income of associates and joint ventures		-	-	-	-	-
Items that may be reclassified to surplus or deficit in future periods		-	-	-	-	-
(detail as appropriate)						
Total comprehensive result		101,507	78,137	59,113	59,437	51,738

Balance Sheet

For the four years ending 30 June 2023

		Forecast Actual	Budget	Strategic Resource Plan Projections		
		2018-19	2019-20	2020-21	2021-22	2022-23
Notes		\$'000	\$'000	\$'000	\$'000	\$'000
Assets						
Current assets						
		92,518	109,338	125,399	124,301	110,382
		13,000	13,300	13,600	13,900	14,200
		200	200	200	200	200
		893	958	980	1,003	1,024
		-	-	-	-	-
		-	-	-	-	-
Total current assets	4.2.1	106,611	123,796	140,179	139,404	125,806
Non-current assets						
		1,569	1,585	1,601	1,617	1,633
		-	-	-	-	-
		10,694	10,694	10,694	10,694	10,694
		2,447,118	2,537,410	2,660,138	2,784,816	2,842,513
		-	-	-	-	-
		-	-	-	-	-
Total non-current assets	4.2.1	2,459,381	2,549,689	2,672,432	2,797,127	2,854,840
Total assets		2,565,992	2,673,485	2,812,611	2,936,530	2,980,646
Liabilities						
Current liabilities						
		21,575	22,312	22,989	23,125	23,303
		3,000	3,000	3,000	3,000	3,000
		33,341	35,753	36,858	37,835	38,684
	4.2.3	9,055	13,019	39,490	24,766	27,380
Total current liabilities	4.2.2	66,972	74,084	102,338	88,726	92,366
Non-current liabilities						
		16,173	16,136	15,969	9,790	5,847
	4.2.3	56,517	78,797	130,724	214,996	207,676
Total non-current liabilities	4.2.2	72,690	94,933	146,693	224,785	213,523
Total liabilities		139,662	169,017	249,031	313,511	305,889
Net assets		2,426,331	2,504,468	2,563,580	2,623,020	2,674,757
Equity						
		1,405,517	1,487,993	1,532,887	1,590,056	1,661,565
		1,020,814	1,016,475	1,030,693	1,032,964	1,013,192
Total equity		2,426,331	2,504,468	2,563,580	2,623,020	2,674,757

Statement of Changes in Equity

For the four years ending 30 June 2023

	Notes	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2019 Forecast Actual					
Balance at beginning of the financial year		2,324,824	1,281,952	990,542	52,330
Surplus/(deficit) for the year		101,507	101,507	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(29,960)	-	29,960
Transfers from other reserves		-	52,018	-	(52,018)
Balance at end of the financial year		2,426,331	1,405,517	990,542	30,272
2020 Budget					
Balance at beginning of the financial year		2,426,331	1,405,517	990,542	30,272
Surplus/(deficit) for the year		78,137	78,137	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves	4.3.1	-	(27,055)	-	27,055
Transfers from other reserves	4.3.1	-	31,369	-	(31,369)
Balance at end of the financial year	4.3.2	2,504,468	1,487,968	990,542	25,958
2021					
Balance at beginning of the financial year		2,504,468	1,487,968	990,542	25,958
Surplus/(deficit) for the year		59,113	59,113	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(45,793)	-	45,793
Transfers from other reserves		-	31,600	-	(31,600)
Balance at end of the financial year		2,563,580	1,532,887	990,542	40,151
2022					
Balance at beginning of the financial year		2,563,580	1,532,887	990,542	40,151
Surplus/(deficit) for the year		59,437	59,437	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(49,262)	-	49,262
Transfers from other reserves		-	46,993	-	(46,993)
Balance at end of the financial year		2,623,020	1,590,056	990,542	42,420
2023					
Balance at beginning of the financial year		2,623,020	1,590,056	990,542	42,420
Surplus/(deficit) for the year		51,738	51,738	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(29,490)	-	29,490
Transfers from other reserves		-	49,262	-	(49,262)
Balance at end of the financial year		2,674,757	1,661,566	990,542	22,648

Statement of Cash Flows

For the four years ending 30 June 2023

	Notes	Forecast Actual 2018-19	Budget 2019-20	Strategic Resource Plan Projections		
		\$'000	\$'000	2020-21 \$'000	2021-22 \$'000	2022-23 \$'000
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		238,526	248,933	251,873	261,495	271,186
Statutory fees and fines		14,439	15,297	15,679	16,071	16,473
User fees		60,262	62,446	63,933	65,429	66,966
Grants - operating		45,444	58,852	60,523	62,031	63,577
Grants - capital		25,115	12,048	18,465	7,294	6,444
Contributions - monetary		7,897	6,029	5,773	12,973	13,473
Interest received		1,886	1,900	2,200	2,500	2,500
Dividends received		-	-	-	-	-
Trust funds and deposits taken		-	-	-	-	-
Other receipts		6,345	7,814	6,779	6,948	7,122
Net GST refund / payment		11,700	11,700	11,700	11,700	11,700
Employee costs		(157,980)	(165,059)	(171,711)	(176,473)	(180,644)
Materials and services		(145,871)	(142,695)	(143,032)	(143,314)	(143,334)
Trust funds and deposits repaid		-	-	-	-	-
Other payments		(17,873)	(19,030)	(20,142)	(20,598)	(21,034)
Net cash provided by/(used in) operating activities	4.4.1	89,890	98,234	102,040	106,057	114,428
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(131,105)	(116,977)	(168,298)	(185,590)	(111,022)
Proceeds from sale of property, infrastructure, plant and equipment		17,093	12,784	9,770	24,577	1,836
Payments for investments		-	-	-	(6,000)	(3,750)
Proceeds from sale of investments		-	-	-	-	-
Loan and advances made		-	-	-	-	-
Payments of loans and advances		-	-	-	-	-
Net cash provided by/ (used in) investing activities	4.4.2	(114,012)	(104,193)	(158,528)	(167,013)	(112,936)
Cash flows from financing activities						
Finance costs		(2,813)	(3,466)	(5,850)	(9,691)	(10,705)
Proceeds from borrowings		26,022	35,299	91,417	109,038	20,060
Repayment of borrowings		(9,127)	(9,055)	(13,019)	(39,490)	(24,766)
Net cash provided by/(used in) financing activities	4.4.3	14,082	22,778	72,549	59,857	(15,411)
Net increase/(decrease) in cash & cash equivalents		(10,040)	16,819	16,061	(1,098)	(13,919)
Cash and cash equivalents at the beginning of the financial year		102,558	92,518	109,338	125,399	124,301
Cash and cash equivalents at the end of the financial year		92,518	109,338	125,399	124,301	110,382

Statement of Capital Works

For the four years ending 30 June 2023

	Notes	Forecast	Budget	Strategic Resource Plan Projections		
		Actual	2019-20	2020-21	2021-22	2022-23
		2018-19				
		\$'000	\$'000	\$'000	\$'000	\$'000
Property						
Buildings		10,372	19,123	36,208	56,208	4,093
Community Facilities		34,150	16,709	20,238	24,653	1,987
Land		12,574	8,610	12,109	7,966	8,354
Total Property		57,096	44,441	68,555	88,827	14,434
Plant and equipment						
Fleet		8,577	4,986	4,914	4,335	5,961
Minor Plant & Equipment		413	597	499	499	499
Computers and Telecommunications		4,828	9,317	6,877	2,882	1,642
Total Plant and Equipment		13,818	14,900	12,290	7,716	8,102
Infrastructure						
Parks & Leisure		14,180	8,895	36,811	33,631	23,551
Roads		18,795	27,367	31,410	27,410	18,453
Drainage		11,373	21,842	12,494	10,494	8,176
Footpaths and Bikepaths		4,389	10,699	9,057	9,057	7,988
Kerb & Channel		2,224	2,306	2,224	2,224	2,224
Waste Management		4,653	1,402	678	678	678
Streetscapes		1,299	985	3,996	3,996	3,996
Miscellaneous		3,278	6,424	5,001	3,826	3,648
Total Infrastructure		60,191	79,921	101,671	91,316	68,714
Carryover from prior year		-	-	22,285	36,503	38,772
Carryover to next year		-	(22,285)	(36,503)	(38,772)	(19,000)
Total Capital Works Expenditure	4.5.1	131,105	116,977	168,298	185,590	111,022
Represented by:						
New asset expenditure		86,034	76,574	112,583	132,715	57,327
Asset renewal expenditure		31,142	33,879	34,180	35,270	39,090
Asset upgrade expenditure		13,929	6,524	21,535	17,605	14,605
Total Capital Works Expenditure	4.5.1	131,105	116,977	168,298	185,590	111,022
Funding sources represented by:						
Grants		29,497	12,048	15,271	3,100	4,850
Contributions		9,805	11,059	6,042	6,806	1,223
Council cash		65,781	58,571	55,568	66,646	84,889
Borrowings		26,022	35,299	91,417	109,038	20,060
Total Capital Works Expenditure	4.5.1	131,105	116,977	168,298	185,590	111,022

Statement of Human Resources

For the four years ending 30 June 2023

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Strategic Resource Plan Projections		
			2020-21 \$'000	2021-22 \$'000	2022-23 \$'000
Staff expenditure					
Employee costs - operating	150,270	161,242	166,294	170,743	174,601
Employee costs - capital	6,336	6,298	6,440	6,585	6,733
Total staff expenditure	156,606	167,540	172,734	177,328	181,334
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
FTE (non-capital)	1,601.0	1,692.8	1,697.8	1,702.8	1,707.8
FTE (capital)	57.8	56.3	56.3	56.3	56.3
Total staff numbers	1,658.8	1,749.1	1,754.1	1,759.1	1,764.1

A summary of human resources expenditure categorised according to the organisational structure of the City is included below:

Department	Budget 2019-20 \$'000	Permanent Full Time \$'000	Comprises		
			Permanent Part time \$'000	Casual \$'000	Temporary \$'000
Chief Executive / Governance, Strategy & Performance	13,235	9,508	1,973	296	1,457
Customer & Corporate Services	13,377	11,324	1,336	-	717
City Services	37,811	26,392	9,581	83	1,755
Community Life	68,626	33,837	20,978	6,222	7,590
Planning, Design & Development	19,201	12,527	5,902	-	772
Economy, Investment & Attraction	8,993	5,886	1,578	643	885
Total permanent staff expenditure	161,242	99,475	41,347	7,245	13,175
Casual staff / Supplementary Labour	3,421				
Capitalised labour costs	6,298				
Total expenditure	170,961				

A summary of the number of full time equivalent (FTE) City of Greater Geelong staff in relation to the above expenditure is included below:

Department	Budget 2019-20 \$'000	Permanent Full Time \$'000	Comprises		
			Permanent Part time \$'000	Casual \$'000	Temporary \$'000
Chief Executive / Governance, Strategy & Performance	111	73	20	4	14
Customer & Corporate Services	120	99	14	-	7
City Services	410	275	116	1	18
Community Life	776	364	233	84	95
Planning, Design & Development	192	119	65	-	8
Economy, Investment & Attraction	84	49	18	9	8
Total permanent	1,693	979	466	98	150
Casual staff / Supplementary Labour	33				
Capitalised labour	56				
Total staff	1,782				

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. The City needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in the City's annual budget.

In developing the Strategic Resource Plan, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the strategic resource planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2019-20 the FGRS cap has been set at 2.50%. The cap applies to both general rates and municipal charges and is calculated on the basis of Council's average rates and charges.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.50% in line with the rate cap.

The level of required rates and charges has been considered in this context, with reference to the City's other sources of income and the planned expenditure on services and works to be undertaken for the community.

Waste Management Charge

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge for 2019-20 will increase from \$316.90 to \$332.00 or 4.8%.

Service Rates & Charges - Additional Bin Service

A section 162 Service Charge known as Additional Bins Service was introduced in 2016-17. Households may apply for an additional garbage bin, upsized garbage bin, recycling bin or green waste bin. The charges for 2019-20 are \$146.85 for a 140L garbage bin, \$105.25 to upgrade to a 240L garbage bin, \$82.40 for a recycling bin and \$95.30 for a green waste bin.

Special Rates and Charges

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. Ratepayers are billed via the annual rate notice. The charge is calculated by a rate in the dollar against the properties valuation. For 2019-20 the rate is \$0.00063761. Properties rated as cultural and recreational are charged at a lower rate in the dollar, for 2019-20 the rate is \$0.00019887. This charge will raise \$1.17m for 2019-20. The special rate is the Central Activities Area (CAA) rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

Other special rate and charge schemes for 2019-20 include street construction of \$1.52m and footpath construction of \$0.7m.

Waivers

Council declares a waiver under section 171 of the LGA for specific qualifying properties.

The waivers include:

Housing Support Waiver - Residential property used for transitional, emergency or crisis housing.

Rates Assistance Waiver - for qualifying residential and farm land properties where the valuation has increased by greater than 50%.

New Corio Estate Waiver - for New Corio estate property where property encumbrances prevent owners from making any demands on Council services now and into the future.

For further information refer to the Rating Strategy.

Rebates

Council declares a rebate under section 169 of the LGA. A farm rebate is available for qualifying farm land. The rebate set at 33.3% recognises the benefit to the community in encouraging the retention of large lot primary holdings. Council has declared a transitional rebate for 25% of the difference between the cultural and recreational differential and the otherwise applicable differential.

For further information please refer to the Rating Strategy.

Total rates and charges for 2019-20 are estimated at \$249,023,823.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	Forecast Actual	Budget	Change	
	\$'000	\$'000	\$'000	%
General rates*	178,780	186,797	8,017	4.5%
Municipal charge*	12,521	13,255	734	5.9%
Waste management charge	34,871	37,634	2,763	7.9%
Service rates and charges	467	732	265	56.8%
Special rates and charges	11,010	9,263	(1,747)	(15.9%)
Supplementary rates and rate adjustments	1,650	1,900	250	15.2%
Interest on rates and charges	485	515	30	6.2%
Waivers	(258)	(70)	188	(72.9%)
Rebates	(1,443)	(1,233)	210	(14.6%)
Cultural and Recreational rates	213	230	17	8.1%
Total rates and charges	238,296	249,024	10,728	4.5%

*These items are subject to the rate cap established under the FGRS.

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2018-19 cents/\$CIV	2019-20 cents/\$CIV	Change
General rate for rateable residential properties	0.002385	0.00216185	(9.4%)
General rate for rateable vacant land	0.003740	0.00315616	(15.6%)
General rate for rateable commercial properties	0.005390	0.00522789	(3.0%)
General rate for rateable The Point residential	0.002385	0.00216185	(9.4%)
General rate for rateable The Point vacant	0.003740	0.00315616	(15.6%)
General rate for rateable The Point commercial	0.005390	0.00522789	(3.0%)
General rate for rateable industrial properties	0.006797	0.00618097	(9.1%)
General rate for mixed use properties	0.003617	0.00326233	(9.8%)
General rate for farm properties	0.002385	0.00172948	(27.5%)
General rate for cultural and recreational	0.001789	0.00162139	(9.4%)
General rate for petroleum properties	0.006797	0.00618097	(9.1%)

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Type or class of land	2018-19 \$'000	2019-20 \$'000	Change	
			\$'000	%
Residential	123,948	129,997	6,049	4.9%
Vacant Land	7,876	8,996	1,120	14.2%
Commercial	29,260	30,975	1,715	5.9%
The Point Residential	143	232	89	62.2%
The Point vacant land	71	133	62	87.3%
The Point commercial	50	45	(5)	(10.0%)
Industrial	11,714	12,034	320	2.7%
Mixed Use	788	795	7	0.9%
Farm	4,039	3,690	(349)	(8.6%)
Petroleum	986	896	(90)	(9.1%)
Total amount to be raised by general rates	178,875	187,793	8,918	5.0%
*Cultural and Recreational Land.	213	235	22	10.3%

*as per the Cultural and Recreational Lands Act 1963.

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year.

Type or class of land	2018-19	2019-20	Change	
	Number	Number	\$'000	%
Residential	107,637	110,102	2,465	2.3%
Vacant Land	5,633	6,198	565	10.0%
Commercial	5,847	5,927	80	1.4%
The Point Residential	101	150	49	48.5%
The Point vacant land	35	73	38	108.6%
The Point commercial	3	3	0	0.0%
Industrial	2,095	2,153	58	2.8%
Mixed Use	336	330	(6)	(1.8%)
Farm (with Rebate)	998	991	(7)	(0.7%)
Petroleum	1	1	0	0.0%
Total number of assessments	122,686	125,928	3,242	2.6%
*Cultural and Recreational Land.	52	53	1	1.9%

*as per the Cultural and Recreational Lands Act 1963.

4.1.1(e) The basis of valuation to be used is the Capital Improved Value.

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2018-19	2019-20	Change	
	\$'000	\$'000	\$'000	%
Residential	53,195,630	60,132,285	6,936,655	13.0%
Vacant Land	2,275,803	2,850,291	574,488	25.2%
Commercial	5,508,196	5,924,888	416,692	7.6%
The Point Residential	90,930	107,250	16,320	17.9%
The Point vacant land	38,030	42,070	4,040	10.6%
The Point commercial	9,334	8,670	(664)	(7.1%)
Industrial	1,773,274	1,946,875	173,601	9.8%
Mixed Use	213,625	243,390	29,765	13.9%
Farm (with Rebate)	1,613,732	2,133,454	519,722	32.2%
Petroleum	145,100	145,100	0	0.0%
Total value of land	64,863,654	73,534,273	8,670,619	13.4%
*Cultural and Recreational Land.	124,146	144,866	20,720	16.7%

*as per the Cultural and Recreational Lands Act 1963.

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2018-19	Per Rateable Property 2019-20	Change	
	\$	\$	\$	%
Municipal	102.00	105.25	3.25	3.2%

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year.

The Municipal Charge represents a fixed contribution on all rateable assessments to recover some of the fixed and unavoidable costs of governance.

The charge is applied to all rateable properties and is proposed to be increased from \$102.00 to \$105.25.

Where rates are a variable charge levied on CIV at a rate in the dollar, the municipal charge is a fixed contribution on all ratepayers.

Type of Charge	2018-19	2019-20	Change	
	\$'000	\$'000	\$'000	%
Municipal	12,521	13,255	734	5.9%

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2018-19	Per Rateable Property 2019-20	Change	
	\$	\$	\$	%
<i>Waste Management Charge</i>	316.90	332.00	15.10	4.8%
Total	316.90	332.00	15.10	4.8%

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year.

Type of Charge	2018-19	2019-20	Change	
	\$'000	\$'000	\$'000	%
<i>Waste Management Charge</i>	34,871	37,634	2,763	7.9%
Total	34,871	37,634	2,763	7.9%

4.1.1(k) Fair Go Rates System Compliance.

The City of Greater Geelong is fully compliant with the State Government's Fair Go Rates System.

	2018-19	2019-20
Total Rates	\$187,183,778	\$196,137,630
Number of rateable properties	122,686	125,928
Base Average Rates	\$1,525.71	\$1,557.54
Maximum Rate Increase (set by the State Government)	2.25%	2.50%
Capped Average Rate	\$1,560.04	\$1,596.51
Maximum General Rates and Municipal Charges Revenue	\$191,395,067	\$201,045,409
Budgeted General Rates and Municipal Charges Revenue	\$190,070,965	\$200,051,302

4.1.1(l) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

2019 valuation objections may affect the estimated amounts to be raised by rates and charges, however, these are not expected to be significant. Other items that may affect the amount of rates and charges raised include:

- The making of supplementary valuations (2019-20: estimated \$1.9m and 2018-19: \$1.65m).
- The variation of returned levels of value (e.g. valuation appeals).
- Changes of use of land such that rateable land becomes non-rateable land and vice versa.
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(m) Differential rates

Refer to the 2019-20 Rating Strategy for rating differentials, land use and rating objectives.

4.1.2 Statutory fees and fines

	Forecast Actual	Budget	Change	
	2018-19 \$'000	2019-20 \$'000	\$'000	%
Infringements and costs	4,244	4,514	269	6.3%
Town planning fees	2,433	2,230	(203)	(8.4%)
Permits	4,268	4,524	256	6.0%
Registrations	3,492	4,029	536	15.3%
Total statutory fees and fines	14,439	15,297	858	5.9%

Commentary has been provided for the major movements in the fees and charges which are greater than 10% or \$100,000.

Infringements and costs	Increase in fines and costs associated with animal and parking infringements off set by council election fines in 2018-19.
Town Planning Fees	Decrease in planning permits.
Permits	Increase in building permits and inspections, subdivision permits and statutory planning permits.
Registrations	Increase in income for food act registrations, animal registrations and caravan parks.

4.1.3 User fees

	Forecast Actual	Budget	Change	
	2018-19 \$'000	2019-20 \$'000	\$'000	%
Aged services	2,595	2,790	196	7.5%
Arts & culture	214	196	(17)	(8.2%)
Building services	3,192	3,403	212	6.6%
Family and children's services	6,652	7,327	675	10.1%
Leisure centre and recreation	18,277	19,183	906	5.0%
Local laws	40	63	23	57.5%
National wool museum	233	262	29	12.5%
Other fees and charges	422	599	177	41.9%
Parking	10,334	9,846	(488)	(4.7%)
Parks	648	664	16	2.4%
Rental and leasing	2,491	2,615	124	5.0%
Road works	758	1,082	324	42.7%
Waste management services	10,386	10,390	4	0.0%
Total user fees	56,241	58,421	2,179	3.9%

Commentary has been provided for the major movements in the fees and charges which are greater than 10% or \$100,000.

Aged services	Increase in income for personal care and domestic assistance through the community home support program and care services provided to agencies.
Building services	Increase in design and supervision fees for subdivisions.
Family and children's services	Additional income associated with the opening of the Purnell Road and Drysdale Child and Family Centres.
Leisure centre and recreation	Increased income associated to with learn to swim classes, green fees and facilities hire.
Local Laws	Additional income associated with Animal Pound services.
National wool museum	Increase in income associated with general admission to the National Wool Museum and facility hire.
Other fees and charges	Increase in debt collection fees due to a new contractor being awarded the debt collection contract resulting in a change of fee structure.
Parking	Decrease in street parking income associated with a 12 month trial starting 1 December 2019 for the first 30 minutes free parking in all 2 hour on-street parking zones in the Geelong CBD. This is partially offset by an increase in off street parking permits.
Rental and leasing	Increase in income associated with commercial property and lease management.
Road works	Additional income relating to road reinstatements.
Refer to appendix 7 & 8 for further information.	

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's annual budget.

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change \$'000	%
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	34,911	49,558	14,648	42.0%
State funded grants	37,211	14,251	(22,961)	(61.7%)
Total grants received	72,122	63,809	(8,313)	(11.5%)
(a) Operating Grants				
Recurrent - Commonwealth				
Financial Assistance Grants	10,214	20,837	10,623	104.0%
Family Services	9,418	11,464	2,047	21.7%
General home care	13,476	14,840	1,365	10.1%
Other	306	234	(72)	(23.6%)
Recurrent - State Government				
Aged care	2,566	2,606	40	1.6%
School crossing supervisors	900	821	(79)	(8.8%)
Family Services	6,436	7,071	634	9.9%
Other	1,562	887	(675)	(43.2%)
Total recurrent grants	45,244	58,852	13,608	30.1%
Total non-recurrent grants	0	0	0	0.0%
Total operating grants	45,244	58,852	13,608	30.1%
(b) Capital Grants				
Recurrent - Commonwealth				
Roads to Recovery	1,497	2,184	686	45.8%
Total recurrent grants	1,497	2,184	686	45.8%
Non-recurrent - Commonwealth Government				
Recreation	580	332	(249)	(42.8%)
Other	0	0	0	0.0%
Non-recurrent - State Government				
Roads	6,942	6,328	(613)	(8.8%)
Recreation	85	133	49	57.6%
Buildings	11,805	1,686	(10,119)	(85.7%)
Central Geelong Revitalisation	4,500	1,100	(3,400)	(75.6%)
Environment	943	0	(943)	(100.0%)
Other	894	285	(609)	(68.1%)
Total non-recurrent grants	25,748	9,864	(15,883)	(61.7%)
Total capital grants	27,245	12,048	(15,197)	(55.8%)
Total Grants	72,489	70,900	(1,589)	(2.2%)

Financial Assistance Grants	Receipt of 50% of 2018-19 allocation from Grants Commission in June 2018.
Family Services	Additional revenue expected to be received for Child Care benefit due to opening of new centres.
Roads to Recovery	Additional Funding expected to be received in 2019-20 as part of the program to complete projects.
Roads	Additional funding for projects in 2018-19 including Building Better Bike Connections (\$4M).
Buildings	Funding received in 2018-19 for three new Integrated Children's Centres in the municipality and a Community Complex in Armstrong Creek.

4.1.5 Contributions

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change	
			\$'000	%
Monetary	7,897	7,529	(368)	(4.7%)
Non-monetary	67,418	56,500	(10,918)	(16.2%)
Total contributions	75,316	64,029	(11,287)	(15.0%)

Monetary Developer Contributions for Armstrong Creek received earlier than expected due to accelerated growth.

Non-monetary Assets received from developers in the DCP growth areas earlier than expected.

4.1.6 Other income

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change	
			\$'000	%
Interest	1,886	1,900	14	0.7%
Retails Sales	1,198	1,328	129	10.8%
Other	5,146	4,786	(360)	(7.0%)
Total other income	8,231	8,014	(217)	(2.6%)

Other Recovery of costs for building remediation and stabilisation works.

4.1.7 Employee costs

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change \$'000	%
Wages and salaries	132,977	147,477	14,500	10.9%
WorkCover	2,383	2,553	171	7.2%
Superannuation	12,021	13,252	1,231	10.2%
Casual Staff / Supplementary Labour	11,945	3,319	(8,626)	(72.2%)
Fringe Benefits Tax	661	597	(64)	(9.7%)
Other	269	512	244	90.6%
Total employee costs	160,255	167,711	7,456	4.7%

Casual staff / Supplementary Labour The 2018-19 Actual includes significant over budget expenditure for coverage of unfilled vacant positions, positions required due to growth and absence due to leave.

Other Redundancy payments are lower than budgeted in 2018-19.

4.1.8 Materials and services

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change \$'000	%
Materials	8,829	9,582	754	8.5%
Contract Payments	41,789	45,193	3,404	8.1%
Building Maintenance	4,611	4,792	181	3.9%
Plant/Equipment/Vehicle Costs	6,846	9,669	2,823	41.2%
Utilities	10,795	12,480	1,685	15.6%
Office Administration	6,612	7,177	565	8.5%
Information Technology	2,669	3,017	347	13.0%
Insurance	1,349	2,055	706	52.3%
Levies	6,309	6,274	(34)	(0.5%)
Geelong Regional Library Corporation	9,877	10,603	726	7.4%
Consultants	5,133	5,731	598	11.7%
Total materials and services	104,819	116,574	11,755	11.2%

Plant/Equipment/Vehicle Costs Increased plant hire at Stacey's Road Transfer Station. Reduced expenditure at Pt Henry and Drysdale Transfer Stations during 2018-19. Increased prices for vehicle consumables ie. fuel, oil etc.

Utilities Under utilisation for electricity and gas predominately at Leisure Centres in 2018-19.

Insurance Claims in 2018-19 are less than expected but budget for 2019-20 has been kept static.

Consultants Reduced expenditure against budget in 2018-19 but offset in 2019-20 due to major projects including Northern & Western Geelong Growth Areas and other PSP projects.

4.1.9 Depreciation and amortisation

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change	
			\$'000	%
Property	10,965	11,874	909	8.3%
Plant & equipment	6,554	6,967	413	6.3%
Infrastructure	45,374	48,239	2,865	6.3%
Total depreciation and amortisation	62,893	67,080	4,187	6.7%

Additional depreciation on completion of new Assets.

4.1.10 Other expenses

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change	
			\$'000	%
Auditors Remuneration	188	250	61	32.4%
Councillors' Allowances	432	448	15	3.6%
Contributions	6,008	3,968	(2,039)	(33.9%)
Other	5,890	6,516	626	10.6%
Waste Disposal and Recycling	9,884	7,155	(2,729)	(27.6%)
Marketing, Promotion and Advertising	1,499	1,559	60	4.0%
Events and Functions	988	1,133	145	14.7%
Operating Lease Rentals	3,957	4,724	767	19.4%
Total other expenses	28,847	25,753	(3,094)	(10.7%)

Auditors Remuneration	Timing of Internal Audit projects.
Contributions	Contribution to Multipurpose activity centre in Armstrong Creek being constructed on Education Department Land and 2019 Airshow not occurring in 2019-20.
Waste Disposal and Recycling	Increased cost in 2018-19 due to diversion of garbage to Wyndham.
Events and Functions	General increase across all areas to ensure support for ongoing events and functions.
Operating Lease Rentals	Annual increases on buildings and outgoings.

4.2 Balance Sheet

4.2.1 Assets

Cash Increase in Cash and Cash Equivalents is a result of 2018-19 deferred loans of \$6.4m being drawn in 2019-20, offset by net Capital carryover into 2018-19 of \$27.8m reducing to \$22.3m into 2020-21.

4.2.2 Liabilities

Interest-bearing liabilities Increased due to Loans for Capital projects being drawn down during the year.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	2018-19	2019-20
	\$	\$
Amount borrowed as at 30 June of the prior year	48,677	65,572
Amount proposed to be borrowed	26,022	35,299
Amount projected to be redeemed	(9,127)	(9,055)
Amount of borrowings as at 30 June	65,572	91,816

	2018-19	2019-20	2020-21	2021-22	2022-23
New loan funding					
Community Services Infrastructure	3,260	15,600	6,400	7,350	3,250
Indoor Sport Centre Development	0	0	600	4,000	0
Armstrong Creek	1,077	2,628	29,068	10,050	8,100
Jetty Rd	0	415	7,305	6,738	(690)
Lara West	0	106	6,150	13,320	(600)
Northern Arc	0	0	500	10,000	10,000
Ocean Grove North (Kingston) - Sports Pa	0	150	3,153	0	0
Civic Accommodation	1,000	10,000	30,000	50,000	0
LED Streetlighting	0	0	8,241	7,580	0
Deferred Loans from 16-17	20,685	0	0	0	0
Deferred Loans from 18-19	0	6,400	0	0	0
Total New Loans	26,022	35,299	91,417	109,038	20,060

4.3 Statement of Changes in Equity

4.3.1 Reserves

Reduction due to carryover amount being reduced in 2019-20 as projects are completed.

4.3.2 Equity

Major increase is as a result of the increased surplus in 2018-19.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Rates and Charges	Increase in expected revenue due to growth within the municipality.
Grants - operating	Full year of Financial Assistance Grants to be received in 2019-20.
Grants - capital	Decreased funding for Capital projects to be received from Government departments.

4.4.2 Net cash flows provided by/used in investing activities

Payments for property, infrastructure, plant and equipment	Decreased expenditure in 2019-20 due to completion of carried over projects.
Proceeds from sale of property, infrastructure, plant and equipment	Reduced land sales identified in 2019-20.

4.4.3 Net cash flows provided by/used in financing activities

Proceeds from borrowings	Increased loan borrowings to be drawn down during the year to fund Capital projects.

4.5 Capital Works program

This section presents a listing of the capital works projects that will be undertaken for the 2019-20 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast Actual 2018-19 \$'000	Budget 2019-20 \$'000	Change	
			\$'000	%
Property	57,096	42,639	(14,457)	(25.3%)
Plant and equipment	13,818	11,608	(2,210)	(16.0%)
Infrastructure	60,191	62,730	2,539	4.2%
Total	131,105	116,977	(14,128)	(10.8%)

Property: 2018-19 includes construction of three integrated childrens centres in the municipality and a community complex in Armstrong Creek plus land acquisitions at Armstrong Creek. These integrated children's centres are continuing to be constructed in 2019-20, in addition to the Civic accommodation building.

	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Property	44,441	36,545	5,900	1,996	1,040	0	12,773	30,628
Plant and equipment	14,900	8,617	6,237	46	0	0	14,900	0
Infrastructure	79,921	46,001	28,196	5,724	11,008	11,059	53,182	4,671
Sub-Total (Incl carryover from 2018-19)	139,262	91,162	40,333	7,767	12,048	11,059	80,857	35,299
Carryover to 2019-20	(22,285)	(14,588)	(6,454)	(1,243)	0	0	(22,285)	0
Total	116,977	76,574	33,879	6,524	12,048	11,059	58,571	35,299

The 2018-19 Program of \$138.0m is detailed in Appendix 3 and 4. The program highlights the significant allocation of funds to new assets relative to renewal and upgrade.

4.5.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY								
Buildings	16,653	11,527	3,530	1,596	0	0	6,653	10,000
Community Facilities	16,677	16,377	300	0	160	0	502	16,015
Land	3,778	3,778	0	0	0	0	3,565	213
TOTAL PROPERTY	37,108	31,682	3,830	1,596	160	0	10,720	26,228
PLANT AND EQUIPMENT								
Fleet	4,396	245	4,151	0	0	0	4,396	0
Minor Plant & Equipment	517	403	68	46	0	0	517	0
Computers and Telecommunications	6,673	5,124	1,549	0	0	0	6,673	0
TOTAL PLANT AND EQUIPMENT	11,585	5,772	5,767	46	0	0	11,585	0
INFRASTRUCTURE								
Parks & Leisure	6,424	1,835	764	3,825	524	0	5,580	320
Roads	26,347	7,211	19,036	100	4,274	8,684	12,900	490
Drainage	15,120	13,899	1,221	0	0	600	12,659	1,861
Footpaths and Bikepaths	5,199	1,835	3,364	0	0	1,700	3,499	0
Kerb & Channel	2,306	0	2,306	0	0	0	2,306	0
Waste Management	855	855	0	0	0	0	855	0
Streetscapes	935	20	405	510	0	0	935	0
Miscellaneous	5,544	5,544	0	0	0	75	5,469	0
Design & Construction	0	0	0	0	0	0	0	0
TOTAL INFRASTRUCTURE	62,730	31,199	27,096	4,436	4,798	11,059	44,203	2,671
TOTAL CAPITAL WORKS	111,424	68,653	36,693	6,078	4,958	11,059	66,509	28,899

4.5.3 Works carried forward from the 2018-19 year

Capital Works Area	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY								
Buildings	2,470	0	2,070	400	160	0	2,310	0
Community Facilities	32	32	0	0	720	0	(2,663)	1,975
Land	4,831	4,831	0	0	0	0	2,406	2,425
TOTAL PROPERTY	7,333	4,863	2,070	400	880	0	2,053	4,400
PLANT AND EQUIPMENT								
Fleet	590	120	470	0	0	0	590	0
Minor Plant & Equipment	80	80	0	0	0	0	80	0
Computers and Telecommunications	2,644	2,644	0	0	0	0	2,644	0
TOTAL PLANT AND EQUIPMENT	3,314	2,844	470	0	0	0	3,314	0
INFRASTRUCTURE								
Parks & Leisure	2,471	1,183	0	1,289	942	0	1,529	0
Roads	1,020	1,020	0	0	0	0	(980)	2,000
Drainage	6,722	6,522	200	0	600	0	6,122	0
Footpaths and Bikepaths	5,500	4,600	900	0	4,168	0	1,332	0
Kerb & Channel	0	0	0	0	0	0	0	0
Waste Management	547	547	0	0	0	0	547	0
Streetscapes	50	50	0	0	500	0	(450)	0
Miscellaneous	880	880	0	0	0	0	880	0
Design & Construction	0	0	0	0	0	0	0	0
TOTAL INFRASTRUCTURE	17,191	14,802	1,100	1,289	6,210	0	8,981	2,000
TOTAL CAPITAL WORKS	27,838	22,510	3,640	1,689	7,090	0	14,348	6,400

5. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

Indicator	Measure	Notes	Actual 2017-18	Forecast 2018-19	Budget 2019-20	Strategic Resource Plan Projections			Trend +/-
						2020-21	2021-22	2022-23	
Operating position									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue.	1	3.50%	-1.35%	0.41%	0.55%	2.65%	0.98%	-
Liquidity									
Working Capital	Current assets / current liabilities.	2	145.97%	144.25%	167.10%	136.98%	157.12%	136.20%	-
Unrestricted cash	Unrestricted cash / current liabilities.	3	123.72%	119.69%	142.15%	118.47%	137.69%	110.22%	-
Obligations									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue.	4	22.73%	28.85%	38.14%	68.18%	92.49%	87.42%	-
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue.		5.28%	5.10%	5.20%	7.56%	18.97%	13.19%	-
Indebtedness	Non-current liabilities / own source revenue.		18.23%	24.00%	29.01%	43.37%	62.85%	59.41%	-
Asset renewal	Asset renewal expenses / Asset depreciation.	5	55.84%	49.74%	47.44%	48.88%	48.38%	50.11%	-
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue.	6	59.24%	63.41%	60.84%	61.58%	59.77%	63.37%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality.		0.41%	0.36%	0.37%	0.37%	0.37%	0.36%	o

Indicator	Measure	Notes	Actual 2017-18	Forecast 2018-19	Budget 2019-20	Strategic Resource Plan Projections			Trend +/-
						2020-21	2021-22	2022-23	
Efficiency									
Expenditure level	Total expenses/ no. of property assessments.		\$2,985	\$2,940	\$3,107	\$3,151	\$3,188	\$3,216	+
Revenue level	Residential rate revenue / no. of residential property assessments.		\$1,499	\$1,570	\$1,607	\$1,644	\$1,682	\$1,722	+
Workforce turnover	No. of permanent staff resignations & terminations / average no. of permanent staff for the financial year.		10.10%	8.48%	9.50%	9.50%	9.50%	9.50%	+

Key to Forecast Trend:

- + Forecasts improvement in Council's financial performance/financial position indicator.
- o Forecasts that Council's financial performance/financial position indicator will be steady.
- Forecasts deterioration in Council's financial performance/financial position indicator.

Notes to indicators

1. **Adjusted underlying result**
Changing recurrent surplus whilst underlying revenue continues to increase.
2. **Working Capital**
Increase in current liabilities balance due to drawing down of loans in 2019-20 and future years offset by stable cash balances.
3. **Unrestricted Cash**
Increase in draw down of loans in 2019-20 increases current liabilities balance which is reduced in future years.
4. **Debt compared to rates**
Increase in loan borrowings in 2019-20 and future years is greater than the increase in rates revenue.
5. **Asset renewal**
Expenditure on renewal projects is remaining constant however depreciation expense is increasing due to the growth in the asset base.
6. **Rates concentration**
No material variation.

Appendices

Appendix 1	Budgeted Income Statement
Appendix 2	Impact of Current Year on 2019-20 Budget
Appendix 3	2019-20 Capital Project listing by Asset Category
Appendix 4	Capital Projects 2018-19 Carryover to 2019-20 by Asset Category
Appendix 5	2019-20 Non Capital Projects Program by Division
Appendix 6	Community Investment & Support Fund 2019-20
Appendix 7	Fees & Charges Analysis
Appendix 8	2019-20 Fees & Charges Major Price Changes
Appendix 9	Glossary

Budgeted Income Statement

4 Year Plan

	Budget 2018-19 \$'000	Forecast 2018-19 \$'000	Plan 2019-20 \$'000	Plan 2020-21 \$'000	Plan 2021-22 \$'000	Plan 2022-23 \$'000
RECURRENT INCOME						
Rates and Charges	227,286	228,313	240,763	249,639	259,230	268,894
Government Grants	43,135	45,244	58,852	60,323	61,831	63,377
User Charges	55,005	56,241	58,421	59,881	61,378	62,913
Other Fees and Charges	13,434	14,439	15,297	15,679	16,071	16,473
Sundry Income	5,799	7,435	7,730	7,924	8,122	8,325
Interest Investments	1,901	1,886	1,900	2,200	2,500	2,500
Total Recurrent Income	346,560	353,558	382,962	395,646	409,132	422,482
RECURRENT EXPENDITURE						
Employee Related						
Salaries	148,874	150,270	161,242	166,294	170,743	174,601
Workcover	2,405	2,337	2,553	2,630	2,709	2,790
	151,279	152,607	163,795	168,923	173,452	177,391
Goods and Services						
General Works - Materials	9,660	8,926	9,582	9,798	10,018	10,244
General Works - Plant, Vehicle Costs	7,710	6,921	9,669	9,886	10,109	10,336
General Works - External Services	93,593	98,280	100,001	102,251	102,852	102,005
Administration	9,258	9,271	10,370	11,314	11,598	11,859
Interest Expense	2,893	2,813	3,466	5,850	9,691	10,705
Professional Services	5,272	7,402	7,460	7,628	7,799	7,975
Utilities	11,988	11,415	12,480	12,761	11,048	11,297
Efficiency Dividend	0	0	(2,400)	(2,000)	(1,500)	(1,200)
	140,374	145,027	150,629	157,488	161,616	163,221
Depreciation	62,893	62,893	67,080	69,931	72,903	78,002
Landfill Provision	0	0	0	0	0	0
(Gain)/Loss on Sale of Plant & Equipment	7	7	61	(240)	(205)	(260)
Total Recurrent Expenditure	354,553	360,533	381,565	396,102	407,766	418,354
Recurrent Surplus / (Deficit)	(7,993)	(6,975)	1,397	(456)	1,366	4,128
NON-RECURRENT INCOME						
Capital Grants and Income	31,320	36,794	21,663	19,711	8,540	7,690
Developer Cash Contributions	4,570	5,435	4,559	5,690	12,890	13,390
Gain / (Loss) on Sale of Property	3,145	5,025	3,208	2,668	10,141	30
Recognition of Infrastructure	45,000	67,418	56,500	35,000	30,000	30,000
Total Non-Recurrent Income	84,035	114,672	85,930	63,069	61,571	51,110
NON-RECURRENT EXPENDITURE						
Loss on Disposal of Infrastructure	6,190	6,190	6,190	3,500	3,500	3,500
Non Council Assets/Prior Yr Adj	0	0	0	0	0	0
Unfunded Superannuation	0	0	0	0	0	0
Disbursements	0	0	3,000	0	0	0
Total Non-Recurrent Expenditure	6,190	6,190	9,190	3,500	3,500	3,500
Non-Recurrent Surplus / (Deficit)	77,845	108,482	76,740	59,569	58,071	47,610
NET SURPLUS / (DEFICIT)	69,852	101,507	78,137	59,113	59,437	51,738

Impact Of Current Year On 2019-20 Budget

This section of the report analyses the variances from the current budget year and assesses whether there will be any significant impacts on the 2019-20 Budget.

1. Operating Performance

	Budget 2018-19 \$'000	Projection 2018-19 \$'000	Forecast 2018-19 \$'000	Variance Projection v Forecast Actual \$'000
Operating				
Revenue	346,560	346,639	353,558	6,919
Expenditure	(354,553)	(363,913)	(360,533)	3,380
Recurrent result - Surplus/ (Deficit)	(7,993)	(17,274)	(6,975)	10,299
Non-operating				
Revenue	84,035	84,989	114,672	29,683
Expenditure	(6,190)	(6,190)	(6,190)	-
Non Recurrent - Surplus/ (Deficit)	77,845	78,799	108,482	29,683
Net surplus (deficit)	69,852	61,525	101,507	39,982

Amendments to the 2018-19 Budget were made for carryover of Discretionary and Capital Programs and other budget amendments.

The amendments were: Operating - Discretionary program carryover net expenditure plus other recurrent amendments (\$9.28m) and Non Operating \$0.95m.

The forecast operating performance for the year ending 30 June 2019 is a recurrent deficit of (\$6.9m), which is \$10.3m favourable compared to the projection. After non-operating items, the operating surplus is \$101.5m, which is \$39.9m favourable compared to the projection.

The 2019-20 favourable operating variances include Federal Grants income \$2.0m, Rates income \$1.0m, Waste Services \$1.1m, Planning application fees \$0.9m, Sundry income \$0.9m and Discretionary Project savings \$5.0m. This has been partially offset by unfavourable variances for Salaries/Supplementary Labour (\$1.0m).

The \$10.3m favourable projected operating result provides the opportunity for internal financing of the Capital Works program and reduce planned Loan Borrowings.

The favourable variance in Non operating is mainly due to increased Non-monetary contributions (recognition of infrastructure) \$22.4 and increased Capital Grants \$4.5m.

2. Cash Performance

	Budget 2018-19 \$'000	Forecast 2018-19 \$'000	Variance \$'000
Net Cash Inflow from operations	92,875	89,890	(2,985)
Cash Inflow from Investing activities	8,992	17,093	8,101
Funds available	101,867	106,983	5,116
Capital expenditure	(128,169)	(131,105)	(2,936)
Net Borrowing movements	32,346	14,082	(18,264)
Net Increase/(Decrease) Cash held	6,044	(10,040)	(16,084)
Cash at beginning of year	81,621	102,558	20,937
Cash at end of year	87,665	92,518	4,853

Cash balances at 30 June 2019 are expected to be \$92.5m, an increase of \$4.9m on the budget mainly due to higher opening cash balance \$20.9m, higher proceeds from sale of land & buildings \$5.2m, higher grants received \$8.2m, higher statutory fees & fines \$1.8m, offset by higher materials & services costs (\$15.1m), capital expenditure (\$2.9m), the deferment of budgeted loans of (\$6.4m), and recurrent deficit (\$6.9m). The cash balance is adequate to meet future commitments as follows: Long Service Leave \$22.3m, Statutory Reserves \$3.8m and Refundable Deposits \$5.9m.

3. Capital Performance

	Budget 2018-19 \$'000	Projection 2018-19 \$'000	Forecast Actual 2018-19 \$'000	Variance Projection v Forecast Actual \$'000
Capital Income	19,630	32,274	39,464	7,190
Capital Expenditure	(130,684)	(153,715)	(145,873)	7,842
Carryover to 2019-20 - Income	-	-	(13,070)	(13,070)
Carryover to 2019-20 - Expenditure	26,500	26,500	27,838	1,338
Total Net Capital works	(84,554)	(94,941)	(91,641)	3,300

The projected capital performance for the year ending 30 June 2019 shows that the net capital works program for the 2018-19 year will be underspent by \$3.3m compared to the projection. This variance is due to identified savings and a number of projects being behind schedule, including Horseshoe Bend Precinct - Barwon Heads Rd to Harriot Rd \$1.7m, Jetty Road - Tivoli Drive Curlewis \$0.9m, Drysdale Landfill Cell 5 \$0.7m, in addition to the early receipt of funding for the Gheringhap St Pipe \$2.4. This is partly offset by construction being ahead of schedule for Purnell Rd Child & Family Centre (\$2.0m). It is forecast that \$27.8m of Capital works projects expenditure and \$13.1m of Capital income will need to be carried forward and completed in the 2019-20 year.

4. Matters Significant to the 2019-20 Budget

The net projected 2018-19 operating result and adherence to budget provides a sound basis for development of the 2019-20 Budget. Many challenges including implications from asset growth and Developer Contribution Plan commitments, Enterprise Agreement effective July 2017, Capital Works program and Borrowing commitments have been absorbed into the 2019-20 Operating Budget.

As a result of the variances between the forecast actual and budgeted results for the 2018-19 year, the following matters have influenced the preparation of the 2019-20 Annual Budget:

- Favourable operating performance relative to projection of \$10.3m with Supplementary Rates \$1.2m, Waste Services \$1.1m, Planning application fees \$0.9m, Sundry Income \$0.9m, partially offset by unfavourable variances for Salaries/Supplementary Labour (\$1.0m).
- Capital expenditure is forecast at \$131.1m with carryover estimated at \$27.8m into 2019-20.
- Projects commenced in 2018-19 with further funding proposed in 2019-20: Civic Accommodation Building \$10.0m, Drysdale Integrated Children's Centre \$7.5m, Purnell Rd Children & Family Centre \$6.0m, Horseshoe Bend Precinct, Sparrovale Wetlands Land Acquisitions \$4.4m, Gheringhap St Pipe \$5.4m, Digital Transformation Project \$4.2m, Fixing Country Roads \$3.0m, Harriot Road Drainage Outfall \$1.5m and Tivoli Drive Construction \$1.4m.
- Rates growth achieved in 2018-19 provides additional rateable properties in 2019-20 of 2.60% of 125,929 properties.
- Council's Enterprise Agreement was finalised in 2018 with agreed increments to be flowed through in 2019-20 at 2.25%.
- Estimated impact of increased EPA levies from \$64.30/t to \$66.87/t effective 1 July 2018.
- Planned loan borrowings increased from \$12.1m to \$26.0m with \$6.4m deferred into 2019-20.
- Property sales of \$14.5m are expected to be achieved in 2018-19 versus a budget of \$10.3m providing an opportunity to reduce borrowings.
- Impact of Hardwaste Collection Service as a trial in 2018-19 that will continue in 2019-20 with a forecast cost \$3m. Recycling processing cost penalties imposed by Councils contractor from 1 February 2018 through 2018-19 will continue in 2019-20. These costs are passed onto ratepayers via the Recycling and Waste Collection Service Charge.
- Central Geelong Revitalisation initiatives include the Gheringhap street drain project which commenced in 2018-19 \$3m and will be completed in 2019-20 with \$5.4m of funding allocated.
- Community Investment & Support fund (which defines Grant programs, Sponsorships & donations, Strategic partnerships, Geelong major events and Community Facility Infrastructure fund) was reviewed in 2018-19 with changes impacting on Grants scheme for 2019-20. Additional funds allocated as part of the 2019-20 budget indicate the acceptance of the fund in providing support to community based organisations.

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
PROPERTY								
C15825	City Services	Capital Projects	Capital Projects Design Program	Funds for design work on Capital projects.	New Asset	44,000	0	44,000
C20407	City Services	Capital Projects	Disability Access	Identification and completion of works, designs, plans and estimates of community facilities that do not provide equal accessibility to people with disabilities.	Asset Upgrade	340,000	0	340,000
C20408	City Services	Capital Projects	Children Services Facilities Upgrades	Upgrade of children's service facilities including childcare centres, kindergartens and occasional care venues to ensure compliance with Children service regulations and continuation of service delivery.	Asset Upgrade	405,000	0	405,000
C20409	City Services	Capital Projects	Community Halls Upgrade	Upgrades to major halls to maintain a standard of venue delivery.	Asset Upgrade	219,000	0	219,000
C20301	City Services	City Works	Corio Depot Enhancements	Improve safety in operations at Corio depot by way of fixing the current structural safety issues on the stock bin retain walls whilst removing the "falling from height" risk when operating above. Whilst taking advantage of this work which is required to mitigate safety concerns, additional stock bins will be added to future proof the depot.	Asset Upgrade	65,000	0	65,000
C20330	City Services	Environment & Natural Resources	Energy Efficiency and Renewable Energy - Capital Works	Continue to build on the Zero Carbon Buildings Program by retrofitting Council buildings with energy efficiency (lighting upgrades) and renewable energy (solar) upgrades. Six buildings have been identified: The Arena, Belmont Library, Geelong West Library, Potato Shed, Belmont Works Depot and Drysdale Depot.	New Asset	120,000	24,000	96,000
C20501	Community Life	Connected Communities	Parks Hall - Installation of Fire Services	To remove and install new fire services involving a new water tapping, hydrant and fire hose reel.	Asset Upgrade	20,000	0	20,000
C18512	Community Life	Social Planning & Investment	Building Design - Core Program	Emergency design requirements for safety and emerging priorities, specifications for sports floodlighting.	New Asset	22,500	0	22,500
C19202	Customer & Corporate Services	Property, Procurement & Assets	Accommodation Project	Development of office accommodation and civic functions.	New Asset	10,000,000	0	10,000,000
C09201	Customer & Corporate Services	Property, Procurement & Assets	Office Alteration / Improvement Program	Ongoing program of minor office alterations and improvements.	Asset Upgrade	86,060	0	86,060
C09203	Customer & Corporate Services	Property, Procurement & Assets	Roof Safety Access Program	Provide safe roof access systems on Council buildings.	Asset Upgrade	0	0	0
C10206	Customer & Corporate Services	Property, Procurement & Assets	Toilet Block Renewal / Replacement Program	Ongoing program of public toilet refurbishment ensuring they meet community needs and expectations.	Asset Upgrade	260,000	0	260,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C12202	Customer & Corporate Services	Property, Procurement & Assets	Building Renewals	Annual building renewals funding for Roof replacements and switchboard upgrades.	Asset Renewal	2,070,462	0	2,070,462
C18202	Customer & Corporate Services	Property, Procurement & Assets	Skylight Protection Program	Contracted service (4 year program - year 2) - as a result of a workplace incident we are placing skylight replacement and covers on all skylights on COGG owned buildings.	New Asset	190,000	0	190,000
C19203	Customer & Corporate Services	Property, Procurement & Assets	Osborne House Remedial Works	Continuation of remediation works.	Asset Renewal	1,000,000	0	1,000,000
C20203	Customer & Corporate Services	Property, Procurement & Assets	Food Relief Centre	Project to strategically address food shortages in the municipality (subject to business case).	New Asset	1,000,000	0	1,000,000
C20204	Customer & Corporate Services	Property, Procurement & Assets	Kevin Kirby Reserve Toilets	A simple ambulant toilet facility for Kevin Kirby Reserve.	New Asset	150,000	0	150,000
C20205	Customer & Corporate Services	Property, Procurement & Assets	Moorabool Street Public Toilets	Replace existing underground male and female toilets with above ground changing places and unisex toilets.	Asset Renewal	460,000	0	460,000
C16516	Economy, Investment & Attraction	Arts & Culture	Potato Shed Facility Renewal	Funding as part of agreement between CoGG, Bellarine Secondary College and Catholic Regional College for critical facility maintenance and improvement.	Asset Upgrade	63,000	24,720	38,280
C20801	Economy, Investment & Attraction	Arts & Culture	Potato Shed – Catwalk Access Compliance	To carry out works in order to make the Theatre Catwalk Access compliant to current safe work practices. The area currently has access issues via a single upright ladder and entry system.	Asset Upgrade	44,000	0	44,000
C20802	Economy, Investment & Attraction	Arts & Culture	Potato Shed – Loading Dock Compliance	To carry out works in order to make the loading dock useable and compliant to current safe work practices. Due to the current design the flooring system is unable to be used for unloading road cases and other equipment loading into the theatre.	Asset Upgrade	9,200	0	9,200
C20803	Economy, Investment & Attraction	Arts & Culture	Heritage Loom - Australian Standard Electrical Systems Upgrade	This is a legislative compliance issue. Electrical system upgrades to NWM heritage object: 1910 Administer Jacquard carpet loom.	Asset Upgrade	25,000	0	25,000
C20601	Planning, Design & Development	Health & Local Laws	Animal Pound Upgrade	Resealing of kennels for the housing of impounded dogs under the Domestic Animals Act as identified in annual compliance audit undertaken by Dept of Economic, Jobs, Transport, Agriculture, Resources as part of the Code of Practice for Domestic Animal Businesses.	Asset Upgrade	60,000	0	60,000
Total Buildings						16,653,222	48,720	16,604,502

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C15851	City Services	Capital Projects	Hendy Street Child and Family Centre	The project will include replacement, integration, and expansion of the existing stand-alone 30 place kindergarten and maternal and child health centre into a purpose built facility to meet local population and changing service delivery requirements.	New Asset	60,000	0	60,000
C16804	City Services	Capital Projects	Rosewall Community Centre	The Rosewall Community Hub concept design provides 800sqm flexible multi purpose spaces for the delivery of a neighbourhood house program and place based community development programs in an improved open space setting. The infrastructure incorporates multi purpose spaces, a demonstration kitchen and café, arts program space, men's shed program space, a changing places facility and flexible co-working spaces for business start ups and service delivery with complimentary landscaped open space.	New Asset	137,000	0	137,000
C16805	City Services	Capital Projects	Drysdale Integrated Childrens & Family Centre	Progress completion of design and construction of Drysdale Integrated Children's Centre in accordance with Council approval.	New Asset	7,500,000	80,000	7,420,000
C17244	City Services	Capital Projects	Geelong Botanic Garden Sustainable Visitor Facility	Deliver Visitor Facilities for Geelong Botanic Gardens' 90,000 visitors. Integrate the building into the landscape for accessibility, functional group space and sustainable use.	New Asset	850,000	0	850,000
C17247	City Services	Capital Projects	Purnell Road Child and Family Centre	Design & Construction of CFC centre, including adjustment to current budget provision of \$12M currently allocated to this project in Council Strategic Resource Plan to accommodate annual cost escalations of 6% p.a.	New Asset	6,000,000	80,000	5,920,000
C20401	City Services	Capital Projects	Lara Family Hub - Enhanced Early Learning Centre	The project will include replacement, integration, and expansion of the existing stand-alone 30 place kindergarten and maternal and child health centre into a purpose built facility to meet local population growth and changing service delivery requirements.	Asset Renewal	200,000	0	200,000
C20412	City Services	Capital Projects	Ocean Grove North (Kingston) - Sports Pavilion - Design and Construction	Design and construction of sports pavilion within the Ocean Grove (north) development area.	New Asset	150,000	0	150,000
C09811	Community Life	Leisure & Recreation Services	Concrete/Concourse Core Renewal Program	The Concrete/Concourse Core Replacement Program is an annual planned replacement program that is essential to the leisure and aquatic centre operations. The program addresses the ageing infrastructure of the concrete and concourse surfaces at the leisure and aquatic centres.	Asset Renewal	100,000	0	100,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20507	Community Life	Social Planning & Investment	Armstrong Town Centre - Community Facilities - Masterplan	To develop a Masterplan for all community facilities located in the Armstrong Creek Town Centre (as required within the ACTC Development Contributions Plan - including Neighbourhood House, Library, Community Centre, Integrated Civic and Culture Complex, Aquatic Centre, Indoor Stadium).	New Asset	80,000	0	80,000
C68151	Planning, Design & Development	Planning & Growth	Armstrong Creek West Hub	DCP funded project required to design and construct the Armstrong Creek West Hub.	New Asset	250,000	0	250,000
C68157	Planning, Design & Development	Planning & Growth	ACWP - NAC Active Open Space - Community Pavilion (northern) CI-OS-2	DCP funded project required to design and construct the Armstrong Creek West Neighbourhood Activity Centre Community Sports Pavilion. Initial costs to scope, design and tender the facility.	New Asset	150,000	0	150,000
C68852	Planning, Design & Development	Planning & Growth	Lara Regional Library - Design and Development CI-C-1	DCP funded project required to design and construct the permanent Lara Regional Library to replace the existing temporary library.	New Asset	200,000	0	200,000
C68904	Planning, Design & Development	Planning & Growth	Jetty Road - Children's & Community Hub - Design and Development C002	DCP funded project required to design and develop the Jetty Road Children's and Community Centre to meet the needs of the expanding population in the Curlewis growth area. Facility to include development of an early childhood and maternal services area and neighbourhood community hub.	New Asset	200,000	0	200,000
C68905	Planning, Design & Development	Planning & Growth	Drysdale Regional Community and Learning Hub - Design and Development C003	DCP funded project required to design and construct the Drysdale Regional Community and Learning Hub to replace the existing library and senior citizens centre within the Drysdale Town Centre.	New Asset	300,000	0	300,000
C16607	Planning, Design & Development	Planning & Growth	DCP ACWP CI_OS_1 & DI_OS_1 Regional Active Open Space Planning & Design	CI_OS_1 & DI_OS_1 Regional Active Open Space is identified in the Precinct Structure Plan for Armstrong Creek as a land acquisition item to accommodate soccer, hockey, tennis, play and active transport connections. This funding will secure the site from Vic Roads.	New Asset	500,000	0	500,000
Total Community Facilities						16,677,000	160,000	16,517,000
C20505	Community Life	Social Planning & Investment	St Leonards Early Childhood Centre - Land/Site Acquisition	This project relates to land acquisition for the future development and provision of the St Leonards Early Childhood Centre required under conditions of the S173 agreement.	New Asset	1,000,000	0	1,000,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20506	Community Life	Social Planning & Investment	Bell Park-Bell Post Hill Enhanced Early Learning Centre - Land/Site Acquisition	Acquisition of land to enable the consolidation and development of early childhood facilities to replace the following existing assets: Bell Park MCH Centre; Bell Park Kindergarten; Bell Post Hill MCH Centre; Bell Post Hill Kindergarten, and Hamlyn Heights MCH Centre.	New Asset	2,000,000	0	2,000,000
C11206	Customer & Corporate Services	Property, Procurement & Assets	New Corio / New Station Estates Voluntary Purchase Scheme	Purchase of land in the New Corio and New Station Estates Corio, being old and inappropriate subdivisions comprising total of 847 small lots.	New Asset	300,000	0	300,000
C68401	Planning, Design & Development	Planning & Growth	ACSP - Armstrong Creek Deviation Channel - Land (C68401) 2nd year	Land acquisition project funded via development contributions from the Armstrong Creek South Precinct (developer funding agreement - S173). Land to be compulsory acquired to facilitate the delivery of the Armstrong Creek South Precinct and allow broader benefits for the Armstrong Creek catchment.	New Asset	478,060	0	478,060
Total Land Acquisition						3,778,060	0	3,778,060
TOTAL PROPERTY						37,108,282	208,720	36,899,562
PLANT & EQUIPMENT								
C20331	City Services	City Works	Construction Tip Truck	The CoGG Construction Unit operates as 5 Construction Crews. The unit currently owns one 6m3 Tip Truck and hires four. This project is to purchase a 2nd 6m3 Tip Truck and cease the inefficient hire arrangement.	New Asset	145,000	0	145,000
C20332	City Services	City Works	Construction 1.2 Tonne Rollers and Trailers	CoGG Construction Unit currently utilises 1.2 Tonne Rollers, DPU compactors (walk behind operated) and Wacker Plate compactors (walk behind operated) to achieve the set CoGG, IDM and VicRoads compaction requirements under Kerb and Channel and within carriageways for excavations under 1.2m in width. This project is to add two 1.2 Tonne Rollers to the Construction Fleet.	New Asset	100,000	0	100,000
C02313	City Services	Fleet	Light Fleet Program	Light Fleet Replacement Program.	Asset Renewal	1,863,627	824,492	1,039,135
C02314	City Services	Fleet	Heavy and Dedicated Plant Replacement - Core Program	Heavy and dedicated plant replacement program.	Asset Renewal	2,287,000	453,000	1,834,000
Total Fleet						4,395,627	1,277,492	3,118,135
C02320	City Services	Fleet	Minor Plant & Equipment - Replacements - Core Program	Fund from which minor plant and equipment replacement can be purchased.	Asset Renewal	67,500	0	67,500

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20201	Customer & Corporate Services	Digital, Information & Technology	Additional ReX and HPE CM Licenses	Once ReX was implemented in June 2016, ELT signed off in December of the that year, the initiative to progressively shut down Council's network drives and get staff working from within ReX as much as possible (barring some exceptions).	New Asset	213,244	0	213,244
C09202	Customer & Corporate Services	Property, Procurement & Assets	Furniture Replacement	Annual capital allocation for furniture and equipment replacement.	Asset Upgrade	46,000	0	46,000
C20605	Planning, Design & Development	Health & Local Laws	Licence Plate Recognition - Parking Patrolling	2 x licence plate recognition units, including associated software and vehicle.	New Asset	190,000	0	190,000
Total Minor Plant & Equipment						516,744	0	516,744
C05207	Customer & Corporate Services	Digital, Information & Technology	Minor Acquisitions Program - Core Program	Funding of minor items below \$20K via IT Steering Committee for hardware, software and minor infrastructure items.	New Asset	219,000	0	219,000
C05208	Customer & Corporate Services	Digital, Information & Technology	IT Asset Replacement Program - Core Program	Based on cycle replacement.	Asset Renewal	1,549,000	0	1,549,000
C20202	Customer & Corporate Services	Digital, Information & Technology	Digital Transformation	Through effective stakeholder engagement, it has become evident there are many inefficient business processes, supported by an ageing technology platform, which lack integrations and no longer deliver optimal business outcomes. The Digital Transformation Program is intended to rectify this.	New Asset	4,155,000	0	4,155,000
C19206	Economy, Investment & Attraction	Smart City	Bellarine Enhanced Broadband Installation and other Smart City Initiatives (TBC)	The City in partnership with Deakin University and AARNET are proposing to install and run high capacity optical fibre from South Geelong train station along the Bellarine Rail Trail corridor to Queenscliff. In addition, as part of the establishment of the Smart City Office and supporting the commitments outlined in City Deal (yet to be finalised), this funding would be used to implement projects from the Smart City Strategy which is to be reviewed.	New Asset	750,000	0	750,000
Total Computers & Telecommunications						6,673,000	0	6,673,000
TOTAL PLANT & EQUIPMENT						11,585,371	1,277,492	10,307,879
INFRASTRUCTURE								

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C19413	City Services	Capital Projects	Polworth Pavilion and West Oval - Pavilion Construction	Demolition of the existing pavilion and construction of a new pavilion, including social areas and amenities to meet current best practice building designs and sporting guidelines. Detailed design is currently underway for this project. In addition, the Victorian Government has made a commitment of \$7.4m.	Asset Upgrade	300,000	0	300,000
C19418	City Services	Capital Projects	St Albans Football & Cricket Club - Change Room Upgrade	Upgrade existing change rooms to compliant, female-friendly facilities for players and umpires. Designs for this upgrade will be completed by June 2019 with \$80k allocated from the 2018-19 budget which will bring the project through from concept right up to the construction phase.	Asset Upgrade	1,000,000	0	1,000,000
C19421	City Services	Capital Projects	Highton Bowls Club Car Park	Car park to be bituminised to accommodate increased usage. A recent audit of the 438 captured carparks within the City of Greater Geelong revealed that the Highton Reserve Carpark is in the top 10 carparks most in need of rectification works which highlights the importance and urgency of this project.	Asset Upgrade	600,000	0	600,000
C20402	City Services	Capital Projects	Herne Hill Reserve	This project will redevelop the main pavilion at Herne Hill Reserve in line with Master Plan recommendations. Demolish the pavilion known as the St Peters Cricket pavilion and consolidate operations into one shared use facility.	Asset Upgrade	140,000	0	140,000
C20406	City Services	Capital Projects	Highton Province Estate Playground Development	Landscape and playspace design and construction.	New Asset	50,000	0	50,000
C20410	City Services	Capital Projects	Playground Development Program Implementation - Core Program	Playground development program to bring existing playgrounds up to standard to legislative requirements and the needs of the community.	Asset Upgrade	551,450	0	551,450
C20411	City Services	Capital Projects	Ground Renovation Program - Core Program	Improvements to sports fields in response to drought conditions.	Asset Renewal	230,086	0	230,086
C20413	City Services	Capital Projects	Barwon Soccer Club Stage 2 Changeroom Development	Stage 2 of change room development at Grovedale Recreation Reserve. This will ensure that the facility is compliant with standards for competition as well as provide gender neutral change rooms for females.	New Asset	300,000	174,000	126,000
C20414	City Services	Capital Projects	Corio City Learning and Care Centre Demolition /Site Redevelopment - Public Playground	Demolition of existing asset and reclamation of open space for public playground in accordance with Council resolution.	New Asset	350,000	0	350,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20416	City Services	Capital Projects	Drysdale/Clifton Springs Regional Sports Precinct Stage 2	Stage 2 development of the Drysdale Sporting Precinct will provide necessary infrastructure to support the growing Bellarine population. This project is entirely funded by the Victorian Government.	New Asset	150,000	0	150,000
C20417	City Services	Capital Projects	North Geelong Football, Netball & Cricket Clubs	Funding support for works associated with the Clubroom upgrade - detailed planning, design and upgrade of social / clubrooms.	Asset Upgrade	700,000	350,000	350,000
C08308	City Services	Environment & Natural Resources	Environment Reserves Capital Improvement Program	A program of priority capital works as identified in adopted conservation and environment reserves management plans.	Asset Upgrade	414,000	0	414,000
C20309	City Services	Environment & Natural Resources	Coastal Maintenance Infrastructure	The City of Greater Geelong's Environment Unit is responsible for the management and maintenance of all infrastructure along approximately 500 Ha of coastal reserve stretching over 42km. Significant infrastructure in these reserves provides public access and mitigates risk.	Asset Renewal	50,000	0	50,000
C20310	City Services	Environment & Natural Resources	Clifton Springs Golf Course Landslide Remediation	A number of significant landslides have occurred along the escarpment adjacent to the Clifton Springs Golf Course. The land instability may be attributed to severe rain events of Autumn 2017. The proposed project would include treatment of stormwater and remediation of the landslides through the construction of reinforced earthen walls and rock shute.	Asset Renewal	200,000	20,000	180,000
C10850	Community Life	Leisure & Recreation Services	Gymnasium Equipment Changeover Program	The Gymnasium Equipment Core Replacement Program is part of Leisure Services 10 year gymnasium asset replacement program and councils long term financial plan.	Asset Renewal	283,520	0	283,520
C17504	Community Life	Leisure & Recreation Services	Aquatic Play Annual Equipment Maintenance and Upgrade Program	The Aquatic Play Equipment Core Renewal and Upgrade Program is an annual planned asset management program that is essential to the leisure and aquatic centre operations. The program addresses equipment renewal and upgrade of aquatic play structure at the 4 Leisure Centres and 2 outdoor pools.	Asset Upgrade	120,000	0	120,000
C20509	Community Life	Social Planning & Investment	Fenced Dog Park Development	Design and development of two fenced dog parks at two separate priority locations.	New Asset	600,000	0	600,000
C20510	Community Life	Social Planning & Investment	WG Little Playground Sub-regional Playground Development	Development of a sub-regional playground.	New Asset	264,523	164,523	100,000
C18802	Economy, Investment & Attraction	Arts & Culture	Underwater Sculpture Park	Commissioning of sculptures following the completion of planning, design and construction of the artificial reef. This is the second stage of a major tourism attraction and environmental initiative.	New Asset	100,000	0	100,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20804	Economy, Investment & Attraction	Arts & Culture	Chamber Music at Memorial Oval	Proposal is for audio equipment to include PA, amps, speakers, Drum kit, lights, sound deadening, microphones etc. Project provides entertainment options for young people.	New Asset	20,000	0	20,000
Total Parks & Leisure						6,423,579	708,523	5,715,056
C02301	City Services	Engineering Services	Street Construction Sub Program - Special Rates & Charges - Core Program	Ongoing program of construction of road and drainage projects in accordance with approved schedule funded via Special Rates and Charges Schemes.	New Asset	3,300,000	1,520,000	1,780,000
C02306	City Services	Engineering Services	Asphalting - Road Surfacing Program - Core Program	Resurfacing of sealed road surfaces with asphalt to maintain a waterproof surface and ensure the long term integrity of the road pavement.	Asset Renewal	6,050,000	0	6,050,000
C02310	City Services	Engineering Services	Road Rehabilitation Program - Core Program	Renewal / replacement of road pavements in full block sections.	Asset Renewal	3,933,000	0	3,933,000
C02311	City Services	Engineering Services	Roads Other - Core Program	Renewal / Replacement of bridges, major culverts, bus shelters, laneways, carparks and street furniture and other sundry road and street related infrastructure.	Asset Renewal	412,000	0	412,000
C02321	City Services	Engineering Services	Design & Investigation Program - Capital Projects - Core Program	Ongoing investigation and design program for road construction projects throughout the municipality.	New Asset	98,000	0	98,000
C02323	City Services	Engineering Services	Local Roads Construction Sub Program - Road & Street Management - Core Program	Ongoing program of local road works including road construction, provision of roundabouts, etc.	New Asset	821,000	0	821,000
C02340	City Services	Engineering Services	VicRoads Funded Works	This program relates to VicRoads funded projects on Council assets.	New Asset	500,000	500,000	0
C02342	City Services	Engineering Services	Reseal - Road Surfacing Program - Core Program	Resurfacing of sealed road surfaces with spray seal or scrap rubber reseal to maintain a waterproof surface and ensure the long term integrity of the road pavement.	Asset Renewal	1,842,000	0	1,842,000
C03301	City Services	Engineering Services	Major Culvert Guardrail Replacement / Installation - Core Program	Ongoing program of replacement or installation of guardrail over major culverts in accordance with approved schedule.	Asset Renewal	110,277	0	110,277
C08302	City Services	Engineering Services	Traffic Major Works	Construction of Major Traffic Works as listed in the prioritised traffic projects core list.	Asset Renewal	686,000	0	686,000
C08320	City Services	Engineering Services	Design & Investigation Program - Traffic Management Projects - Road & Street Management - Core Program	Ongoing investigation and design program for projects involving traffic management treatments throughout the municipality.	New Asset	92,000	0	92,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C09303	City Services	Engineering Services	Bridge Upgrades - Major Renewal Works	Major renewal works on road and pedestrian bridges across municipality.	Asset Renewal	425,000	0	425,000
C14306	City Services	Engineering Services	Capital Renewal of Civil Assets in Parks	Renewal of Civil Assets (Roads, Gravel Surfaces, Kerbs, Car Parks).	Asset Renewal	257,254	0	257,254
C15320	City Services	Engineering Services	Federal Roads Program (Roads to Recovery)	Next stage of federally funded program for the renewal of roads and road related assets.	Asset Renewal	2,183,504	2,183,504	0
C17310	City Services	Engineering Services	Griffin Gully Carpark Construction	Upgrading of existing gravel carpark to a sealed asphalt carpark. Pavement construction included in this project. Location of the project is on the foreshore at the point where The Esplanade meets Western Beach Rd.	Asset Renewal	120,000	0	120,000
C20305	City Services	Engineering Services	Burvilles Rd/Surf Coast Highway Intersection Signals	Completion of intersection signals and partial realignment of Burvilles Road.	New Asset	500,000	0	500,000
C20306	City Services	Engineering Services	Charlemont Rd South Upgrade	Upgrade Charlemont Road South, Armstrong Creek to address growth area development and increased traffic volumes.	New Asset	250,000	0	250,000
C20324	City Services	Engineering Services	Fixing Country Roads Program - Stage 2	Round 2 of the Fixing Country Roads Program requires a co-contribution from Council to enable the grant from Rural Roads Victoria to be considered. Greater Geelong City Council has been recognised as a Regional Council and thus is required to contribute at a 1:1 ratio. The grant funding is up to \$1.5 million.	Asset Renewal	3,000,000	1,500,000	1,500,000
C20327	City Services	Engineering Services	Repair of Historical Town Placemaking Signage	Funding for signage at entry points to town. Face plates to be replaced and blocks cleaned.	Asset Renewal	17,000	0	17,000
C20329	City Services	Engineering Services	Northern Bellarine Bus Shelters	The Northern Bellarine Transport Action Group together with Bellarine Community Health have identified priority bus stops in each Northern Bellarine township which do not meet the Disability Standards for Accessible Public Transport (DSFAPT) 2002 despite being among the most well used stops.	Asset Upgrade	100,000	90,000	10,000
C68156	Planning, Design & Development	Planning & Growth	Boundary Road and Baanyip Boulevard Traffic Signals and link road. DI_RO_01 - Armstrong Creek West Development Contributions Plan. Year 1 - Develop Functional Design	Install traffic signals at the intersection of Boundary Road and Baanyip Boulevard, realign Boundary Road to join with new signals as identified in the Armstrong Creek West Precinct Structure Plan.	New Asset	150,000	0	150,000
C68853	Planning, Design & Development	Planning & Growth	Patullos Rd East - Road Widening/Shared User Path (Multi year x 2)	Design of widened road and shared user path between O'Hallorans Rd and Kees Rd, Lara. Construction to be undertaken in future year as per DCP schedule and Long Term Financial Plan.	New Asset	100,000	0	100,000

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C68902	Planning, Design & Development	Planning & Growth	Tivoli Drive Construction - Year 2	Construction of new North-South connector road with intersection signals at Portarlinton Road and pedestrian signals at the Bellarine Rail Trail.	New Asset	1,400,000	0	1,400,000
Total Roads						26,347,035	5,793,504	20,553,531
C17812	City Services	Capital Projects	Gheringhap St & Drainage Construction Program	Microtunnelling underground drainage from Mercer Street through to an outlet at the Bay. Stage 1 of the Gheringhap Street drainage augmentation project commenced in February 2019. The project will span two financial years and be completed late 2019.	New Asset	5,440,000	0	5,440,000
C19315	City Services	Capital Projects	Harriott Road Drainage Outfall	Design and construction of a stormwater drain from Barwon Heads Road to the proposed Sparrowvale Wetlands.	New Asset	1,500,000	0	1,500,000
C02315	City Services	Engineering Services	Flood Studies & Strategies	Ongoing investigation and design program to enable implementation of projects identified through the program of drainage catchment studies.	New Asset	394,000	0	394,000
C02317	City Services	Engineering Services	Drainage Construction Sub Program - Flood & Drainage Management - Core Program	Ongoing program of drainage related works including upgrading main drainage infrastructure.	New Asset	675,000	0	675,000
C02343	City Services	Engineering Services	Drainage Renewal Program - Core Program	Renewal of drainage infrastructure to reduce the likelihood of property flooding events.	Asset Renewal	1,221,000	0	1,221,000
C20307	City Services	Engineering Services	Coriyule Rd - Stormwater Drainage Outfall Stage 2	Following the completion of Stage 1 of the Coriyule stormwater outlet pipe, Stage 2 is now required to be completed to extend the pipe an additional 1.8km along Scarborough Road to an outfall into Port Philip Bay.	New Asset	2,000,000	1,333,333	666,667
C68206	Planning, Design & Development	Planning & Growth	Sparrovale Wetlands Implementation Year 2 Project Costs	Implementation of the Sparrovale Wetlands Project. Delivery of this implementation plan will ensure the effective transition from degraded farmland to a functional, integrated and sustainable wetland system.	New Asset	1,490,000	0	1,490,000
C68207	Planning, Design & Development	Planning & Growth	Sparrovale Wetlands Construction Year 2	Year 1 construction of the Sparrovale Wetlands Project. Construction of this wetland facility will ensure the subject site transitions effectively from degraded farmland to a functional, integrated and sustainable wetland system.	New Asset	2,400,000	0	2,400,000
Total Drainage						15,120,000	1,333,333	13,786,667
C02303	City Services	Engineering Services	Footpath Construction Sub Program - Special Rates & Charges - Core Program	Ongoing program of new footpath construction in accordance with approved schedule funded via Special Rates and Charges Schemes.	New Asset	1,280,364	610,000	670,364

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C02307	City Services	Engineering Services	Footpath Renewal Program - Core Program	Footpath Renewal Program - Core Program.	Asset Renewal	2,944,000	0	2,944,000
C20308	City Services	Engineering Services	Bellarine Rail Trail Sealing Drysdale - Cycle Strategy Implementation	This project proposal is to seal the Bellarine Rail Trail between High Street, Drysdale and the new off road path being constructed along the Drysdale bypass. It also includes a realignment of the trail at the Drysdale station.	Asset Renewal	220,000	0	220,000
C20321	City Services	Engineering Services	Pedestrian Bridge over Barwon River Development	Investigation, Assessment and Design for a new pedestrian bridge over the Barwon River linking West Fyans St to Barwon Boulevard creating an additional safe link between the west and east sides of the river.	New Asset	150,000	0	150,000
C20322	City Services	Engineering Services	Footpath Construction - Colac Road - Broughton Dve to Sth Valley Rd	Provide footpath connection between Aldi Supermarket, Retirement Village and surrounding services at both ends. Include new link to bus stop for safe public access.	New Asset	150,000	0	150,000
C20325	City Services	Engineering Services	Murradoc Road Footpath Link	Construct a footpath along Murradoc Road south side from shopping centre to the bowling club.	New Asset	254,760	35,000	219,760
C20333	City Services	Engineering Services	Shared Trails Masterplan & Design	Master Plan of Greater Geelong and Bellarine Shared Trails.	Asset Renewal	200,000	0	200,000
Total Footpaths/Bikepaths						5,199,124	645,000	4,554,124
C02308	City Services	Engineering Services	Kerb and Channel Renewal Program - Core Program	Replacement of kerb and channel in full block sections.	Asset Renewal	2,306,000	0	2,306,000
Total Kerb & Channel						2,306,000	0	2,306,000
C04308	City Services	Waste Services	New Property Mobile Bins - Core Program	Supply of mobile bins to new and additional occupancy residential properties and for new commercial customers.	New Asset	525,000	0	525,000
C20320	City Services	Waste Services	Staceys Road Decontamination and Processing Shed	A greenwaste receival shed is required for the Stacey's Road composting site. This shed will be utilised to receive greenwaste from trucks delivering to the facility. It will then be used to undertake all decontamination activities to remove contamination from the material collected from the Geelong community. Once this has been completed the material will be mulched and formed into windrows.	New Asset	330,000	0	330,000
Total Waste Management						855,000	0	855,000
C20323	City Services	Engineering Services	St Leonards Shopping Centre Upgrade	Upgrade and maintenance of streetscape in St Leonards Shopping precinct to include drainage improvements, street furniture, garden beds, information sign/noticeboard, town welcome sign, toilet area clean up and pedestrian crossing works.	Asset Upgrade	400,428	0	400,428

2019-20 Capital Projects by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20805	Economy, Investment & Attraction	Arts & Culture	Veteran Affairs	Proposal for funds to provide additional funds to Veteran's memorials.	New Asset	20,000	0	20,000
C20807	Economy, Investment & Attraction	Central Geelong & Waterfront	Little Malop Street (Central) Masterplan	Delivery of a comprehensive master plan and complete set of design and construction documents to enable capital works to be undertaken to fully refurbish Little Malop Street (Central / Mall) and its adjoining side streets.	Asset Renewal	250,000	0	250,000
C20603	Planning, Design & Development	Planning & Growth	Separation Street Community Precinct Amenities Upgrade	Reinvigorate the Separation Shopping Strip public space. Site planning and site investigations for amenity upgrades, including toilet facilities. Consultation phase to include facilitated community and trader engagement and participation including with both the design and delivery of amenity upgrades.	Asset Renewal	155,000	0	155,000
C20604	Planning, Design & Development	Planning & Growth	Highton Village – Laneways/Service Lane Redevelopment - Detailed Design	Detailed design for the redevelopment of Highton Walk and Village Way in Highton Village.	Asset Upgrade	110,000	0	110,000
Total Streetscapes						935,428	0	935,428
C06210	Customer & Corporate Services	Financial Services	Capital Program Project Management - Capitalised Salaries	Annual allowance for salaries associated with delivering the Capital Projects Program - based on current approved headcount.	New Asset	3,044,233	50,800	2,993,433
C20508	Customer & Corporate Services	Program Integration & Development	Community Infrastructure Grants	The Community Facility Infrastructure Funding program is offered to support funding for the planning and delivery of capital works projects within the City of Greater Geelong - in or on Council owned community and sporting facilities.	New Asset	2,000,000	0	2,000,000
C20602	Planning, Design & Development	Health & Local Laws	Flexible Parking Solutions Geelong CBD	Funding support to run free timed CBD on-street parking trial program first thirty minutes free Monday to Friday (in 2 hour or less time zones for one transaction per day) during the 2019-20 financial year.	New Asset	500,000	0	500,000
Total Miscellaneous						5,544,233	50,800	5,493,433
TOTAL INFRASTRUCTURE						62,730,399	8,531,160	54,199,239
TOTAL EXPENDITURE - CAPITAL PROJECTS						111,424,052	10,017,372	101,406,680

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
PROPERTY								
C19321	City Services	Engineering Services	Disability Access	Identification and completion of works, designs, plans and estimates of community facilities that do not provide equal accessibility to people with disabilities.	Asset Upgrade	400,000	160,000	240,000
C12202	Customer & Corporate Services	Property, Procurement & Assets	Building Renewal Works	Annual building renewals funding for roof replacements and switchboard upgrades.	Asset Renewal	600,000	0	600,000
C19203	Customer & Corporate Services	Property, Procurement & Assets	Osborne House Remedial Works	To commence the restoration of Osborne House following closure for mould and structural issues.	Asset Renewal	950,000	0	950,000
C19205	Customer & Corporate Services	Property, Procurement & Assets	Beach House Landlord Works	Installation of disability access and immediate safety repairs to the Beach House facility at Eastern Beach as contribution to Landlord fit out.	Asset Renewal	500,000	0	500,000
C19604	Planning, Design & Development	Health & Local Laws	Animal Pound - General Purpose Building	An older existing building has been listed on the asbestos register. It is proposed to remove the asbestos containing products and reline the building with approved products including appropriate insulation and ventilation.	Asset Renewal	20,000	0	20,000
Total Buildings						2,470,000	160,000	2,310,000
C15851	City Services	Capital Projects	Hendy St Family and Children's Centre	Construction of the Hendy Street Family & Children's Hub including land purchase and development of multi-room kindergarten and provision for community space.	New Asset	200,000	0	200,000
C16804	City Services	Capital Projects	Rosewall Community Hub	The Rosewall Community Hub concept design provides 800sqm flexible multi purpose spaces for the delivery of a neighbourhood house program and place based community development programs in an improved open space setting. The infrastructure incorporates multi purpose spaces, a demonstration kitchen and café, arts program space, men's shed program space, a changing places facility and flexible co-working spaces for business start ups and service delivery with complimentary landscaped open space.	New Asset	20,000	0	20,000
C16805	City Services	Capital Projects	Drysdale Integrated Childrens & Family Centre	Progress completion of design and construction of Drysdale Integrated Children's Centre in accordance with Council approval.	New Asset	-636,780	720,000	-1,356,780
C17233	City Services	Capital Projects	Cloverdale Community Centre Extension	Works undertaken to ensure this facility is suitable for the delivery of community services, activities and events.	New Asset	35,000	0	35,000
C17244	City Services	Capital Projects	Geelong Botanic Garden Sustainable Visitor Facility	Deliver Visitor Facilities for Geelong Botanic Gardens' 90,000 visitors. Integrate the building into the landscape for accessibility, functional group space and sustainable use.	New Asset	300,000	0	300,000
C17247	City Services	Capital Projects	Purnell Road Child and Family Centre	Design & Construction of CFC.	New Asset	-2,004,574	0	-2,004,574

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C18423	City Services	Capital Projects	Northern ARC Detailed Design and Contract Documentation	Detailed design phase of stage 1 of the Northern ARC Health and Wellbeing Hub development. This follows on from the concept and schematic design phase that has already been approved for funding. Both of these phases will be combined under the one contract with the option of the second phase being activated on approval. This process will allow Council the flexibility to activate the detailed design phase, should we attract the required external funding.	New Asset	880,000	0	880,000
C19425	City Services	Capital Projects	St Marys Social Room Extension	Extension of facility.	New Asset	700,000	0	700,000
C14807	Community Life	Social Planning & Investment	Simonds Stadium Players Stand	This project will enable the masterplan for the Players Stand and associated lighting to be completed.	New Asset	50,000	0	50,000
C18811	Economy, Investment & Attraction	Central Geelong & Waterfront	Mineral Spa and Wellness Centre	Funding is sought towards the cost for the delivery of basic services infrastructure to the MSWC site on Hearne Pde. An application has been made to RDV to fund approximately 50% of the cost.	New Asset	288,000	0	288,000
C68151	Planning, Design & Development	Planning & Growth	Armstrong Creek West - NAC Community Complex - Design	The Neighbourhood Activity Centre community complex is identified as a key Developer Contribution Plan infrastructure item to be delivered to service the community of the Armstrong Creek West precinct.	New Asset	200,000	0	200,000
Total Community Facilities						31,646	720,000	-688,354
C17507	Community Life	Social Planning & Investment	Land Acquisition Fyansford	Provision for a community facility to accommodate the needs of the local community is subject to s173 obligations. Community infrastructure provision based on former assessment undertaken by developer.	New Asset	1,696,250	0	1,696,250
C11206	Customer & Corporate Services	Property, Procurement & Assets	New Corio / New Station Estates Voluntary Purchase Scheme	Purchase of land in the New Corio and New Station Estates Corio, being old and inappropriate subdivisions comprising total of 847 small lots.	New Asset	200,000	0	200,000
C18604	Planning, Design & Development	Planning & Growth	Griggs Creek Pedestrian Bridge - East Bank Land Acquisition	Land acquisition or carriageway easement to facilitate pedestrian bridge construction and shared path along eastern bank of Griggs Creek. The ped bridge abutment and shared path are located on Department of Education Land.	New Asset	685,503	0	685,503

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C68201	Planning, Design & Development	Planning & Growth	DCP - HBP - DI_LA_22 Sparrovale Wetlands Land Acquisition	Second Year of land acquisition of 1-87 Groves Road, Armstrong Creek. This land will be developed for drainage works and environmental purposes as detailed in the Armstrong Creek Horseshoe Bend Precinct Development Contributions Plan and Precinct Structure Plan. This acquisition will be by the Compulsory Acquisition process as outlined in The Land Acquisition & Compensation Act 1986.	New Asset	1,070,700	0	1,070,700
C68202	Planning, Design & Development	Planning & Growth	DCP - HBP - Sparrovale Wetlands DI_LA_23	First year of Land Acquisition of Part 109-215 Sparrovale Road, Charlemont. The land will be developed for drainage works and environmental purposes as detailed in the Armstrong Creek Horseshoe Bend Development Contributions Plan and Precinct Structure Plan. This acquisition will be by the Compulsory Acquisition process as outlined in The Land Acquisition & Compensation Act 1986.	New Asset	524,000	0	524,000
C68401	Planning, Design & Development	Planning & Growth	ACSP - Armstrong Creek Deviation Channel - Land 2nd year	Land acquisition project funded via development contributions from the Armstrong Creek South Precinct (developer funding agreement - S173). Land to be compulsory acquired to facilitate the delivery of the Armstrong Creek South Precinct and allow broader benefits for the Armstrong Creek catchment.	New Asset	343,000	0	343,000
C68851	Planning, Design & Development	Planning & Growth	Lara West Intersection Land Acquisition	This projects involves the acquisition of land covered by Public Acquisition Overlay on the corner of Patullos Rd, Elcho Rd and O'Hallorans Rd.	New Asset	312,000	0	312,000
Total Land Acquisition						4,831,453	0	4,831,453
TOTAL PROPERTY						7,333,099	880,000	6,453,099
PLANT & EQUIPMENT								
C02314	City Services	Fleet	Heavy and Dedicated Plant Replacement - Core Program	Heavy and dedicated plant replacement program.	Asset Renewal	470,000	0	470,000
C19423	City Services	Infrastructure Operations	Belmont Depot Washbay	A machinery and plant washbay to service Councils largest municipal works depot to be legislatively compliant and meet the current and future needs.	New Asset	120,000	0	120,000
Total Fleet						590,000	0	590,000

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C17801	Economy, Investment & Attraction	Arts & Culture	Public Art Strategy Project Delivery	To deliver public art strategy, which is the key driving document for commissioning new public art across the municipality which will enhance public amenity through the arts. The project will continue to respond to internal capital projects, community lead and developer projects and also create the capacity for leveraging additional funding from other funding partners.	New Asset	80,000	0	80,000
Total Minor Plant & Equipment						80,000	0	80,000
C19101	Chief Executive	People & Culture	Contractor Management System	CAMMS Contractor Management module.	New Asset	75,000	0	75,000
C05207	Customer & Corporate Services	Digital Information & Technology	Minor Acquisitions Program - Core Program	Funding of minor items below \$20K via IT Steering Committee for hardware, software and minor infrastructure items.	New Asset	43,258	0	43,258
C05208	Customer & Corporate Services	Digital Information & Technology	IT Asset Replacement Program - Core Program	Based on cycle replacement.	New Asset	943,132	0	943,132
C18205	Customer & Corporate Services	Digital Information & Technology	Smart City Infrastructure Opportunities	Installation of a LoRaWan low powered sensor network across the municipality to enable the use of smart sensors. The IoT (Internet of Things) network is an important piece of infrastructure to enable the use of numerous sensors for services such as, parking management, environmental monitoring, movement and people counting and waste management. 150 sensors will be installed.	New Asset	88,000	0	88,000
C18206	Customer & Corporate Services	Digital Information & Technology	Single View of Customer Project	There are nine customer databases in the organisation serving line of business requirements. This project would define and implement the best fit technology to consolidate these disparate databases into a cohesive, single view of customer platform.	New Asset	250,000	0	250,000
C19204	Customer & Corporate Services	Digital Information & Technology	ICT Strategy Projects	Implementation of ICT strategy.	New Asset	700,000	0	700,000
C19206	Customer & Corporate Services	Digital Information & Technology	Smart City Project Initiatives	This funding is to be used to implement projects from the Smart City Strategy.	New Asset	180,000	0	180,000
C19207	Customer & Corporate Services	Digital Information & Technology	Public WiFi and Enhanced Broadband Geelong Pilot	Implementation of Public WiFi pilot	New Asset	365,000	0	365,000
Total Computers & Telecommunications						2,644,390	0	2,644,390
TOTAL PLANT & EQUIPMENT						3,314,390	0	3,314,390
INFRASTRUCTURE								
C18403	City Services	Capital Projects	McDonald Reserve Changeroom Upgrade	Upgrade to the change rooms at McDonald Reserve	Asset Upgrade	0	168,000	-168,000
C19422	City Services	Capital Projects	South Barwon FNC Netball Change Rooms	South Barwon Football & Netball Club changerooms.	New Asset	366,000	282,000	84,000

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C19401	City Services	Capital Projects	Kingston Park Sub-Regional Playground	Upgrade to the Kingston Park playground to provide modern and accessible equipment to engage and encourage children's play.	Asset Upgrade	20,000	0	20,000
C19402	City Services	Capital Projects	East Geelong Football Netball Club Umpire Change Room Upgrade	This project will upgrade the non-compliant umpire change facility and provide modern, unisex amenities at Richmond Crescent Oval.	Asset Upgrade	381,000	0	381,000
C19405	City Services	Capital Projects	Northern Skate Park development	Following the completion of concept designs, cost estimates and extensive consultation regarding this project, it is now ready to be implemented. This project will deliver the Northern Skate Park, located at Stead Park in Corio. This project consists of a range of skating elements, particularly for young people, which complements the existing recreation infrastructure in the low socio-economic area of Corio.	New Asset	300,000	0	300,000
C19412	City Services	Capital Projects	Grovedale FNC Changeroom Upgrade	Changeroom upgrade at Burdoo Reserve for the Grovedale Football & Netball Club. This project is connected to a State Government funding application.	Asset Upgrade	150,000	0	150,000
C19415	City Services	Capital Projects	St Josephs Football Club / Netball Changeroom Upgrade	Upgrade facilities.	Asset Upgrade	150,000	0	150,000
C19417	City Services	Capital Projects	Bell Park Sport & Recreation Club - Lighting upgrade	Floodlighting upgrade for Bell Park Sport & Recreation Club at 34-70 Calvert Street, Hamlyn Heights.	Asset Upgrade	15,350	0	15,350
C19427	City Services	Capital Projects	Beacon Point Preschool Playground	Construction of a new playground at the Kinder.	New Asset	66,700	0	66,700
C19428	City Services	Capital Projects	Construction of King Lloyd Reserve Light Towers	Light Tower Construction.	New Asset	200,000	133,368	66,632
C18307	City Services	Environment & Natural Resources	Clifton Springs Boat Harbour Upgrade	Clifton Springs Fishing Jetty extension	Asset Upgrade	0	64,000	-64,000
C18514	Customer & Corporate Services	Program Integration & Development	CISF - Ocean Grove Tennis Club	Funding available for Capital Grants for Council owned assets. Competitive scheme for community organisation.	Asset Upgrade	400,000	163,500	236,500
C18511	Customer & Corporate Services	Program Integration & Development	Unified Grants Scheme - Capital Grants	Funding available for Capital Grants for Council owned assets. Competitive scheme for community organisation.	Asset Upgrade	172,255	0	172,255
C18802	Economy, Investment & Attraction	Arts & Culture	Underwater Sculpture Park	Commissioning of sculptures following the completion of planning, design and construction of the artificial reef. This is the second stage of a major tourism attraction and environmental initiative.	New Asset	250,000	130,000	120,000
Total Parks & Leisure						2,471,305	940,868	1,530,437
C19322	City Services	Engineering Services	Fenwick St - Pedestrian Crossing	Fenwick St - Pedestrian Crossing	New Asset	20,000	0	20,000

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C68902	Planning, Design & Development	Planning & Growth	Tivoli Drive Construction - Year 2	R003, known as Tivoli Drive is a new connection between the Jetty Road growth area and the Portarlington Road. Works consist of a new set of signals on Portarlington Road, approximately 600m of new road, a pedestrian/cyclist signal crossing at the Bellarine Rail Trail, footpaths and connection to the newly built roads in the subdivision.	New Asset	1,000,000	0	1,000,000
Total Roads						1,020,000	0	1,020,000
C02309	City Services	Engineering Services	Drainage Renewal Program - Core Program	Drainage Renewal Program - Core Program	Asset Renewal	200,000	0	200,000
C02317	City Services	Engineering Services	Drainage Construction Sub Program - Flood and Drainage Management - Core Program	Ongoing program of drainage related works including upgrading main drainage infrastructure.	New Asset	800,000	0	800,000
C17301	City Services	Engineering Services	Elcho Channel SRC Scheme	Construction of wetland including planting and outfall structure. Widening of Elcho Channel and construction of underground storm water pipes.	New Asset	4,400,000	5,981,000	-1,581,000
C19301	City Services	Engineering Services	Wandana Gully 2 Landscaping and Water Treatment	Landscaping and water treatment works.	New Asset	1,000,000	0	1,000,000
C19315	City Services	Engineering Services	Harriott Road Drainage Outfall	Design and construction of a stormwater drain from Barwon Heads Road to the proposed Sparrovale Wetlands.	New Asset	10,000	0	10,000
C17812	Economy, Investment & Attraction	Central Geelong & Waterfront	Gheringhap St & Drainage Construction Program	Microtunnelling underground drainage from Mercer Street through to an outlet at the Bay. Stage 1 of the Gheringhap Street drainage augmentation project commenced in February 2019. The project will span two financial years and be completed late 2019.	New Asset	0	600,000	-600,000
C68206	Planning, Design & Development	Planning & Growth	DCP - HBP - Sparrovale Wetlands Project Implementation	Implementation of the Sparrovale Wetlands Project. Delivery of a this implementation plan will ensure the effective transition from degraded farmland to a functional, integrated and sustainable wetland system.	New Asset	312,459	0	312,459
Total Drainage						6,722,459	6,581,000	141,459
C18424	City Services	Capital Projects	Building Better Bike Connections	Building Better Bike Connections.	New Asset	4,100,000	4,168,341	-68,341
C02307	City Services	Engineering Services	Footpath Renewal Program - Core Program	Footpath Renewal Program - Core Program.	Asset Renewal	500,000	0	500,000
C19316	City Services	Engineering Services	Cycle Strategy Implementation - Stage 1 of the Lara Southern Link (Lara to Corio)	This project aims to continue development works to assist cyclists and the sport of cycling throughout the City. The project will continue the work previously carried out according to the implementation schedule of the Cycle Strategy.	New Asset	500,000	0	500,000

Capital Projects 2018-19 Carryover to 2019-20 by Category

Project Number	Division	Business Unit	Project Name	Description	Project Type	2019-20		
						Expenditure \$	Income \$	Net \$
C20308	City Services	Engineering Services	Bellarine Rail Trail Sealing Drysdale - Cycle Strategy	This project proposal is to seal the Bellarine Rail Trail between High Street, Drysdale and the new off road path being constructed along the Drysdale bypass. It also includes a realignment of the trail at the Drysdale station.	Asset Renewal	400,000	0	400,000
Total Footpaths/Bikepaths						5,500,000	4,168,341	1,331,659
C16303	City Services	Waste Services	Composting Site Setup Works	Funding was approved in 2015-2016 towards the establishment of a greenwaste processing facility within the municipality to sustainably manage greenwaste into the future.	New Asset	169,000	0	169,000
C16307	City Services	Waste Services	Drysdale Landfill - Stormwater PAN Compliance	Works undertaken regarding the management of stormwater on the site.	New Asset	38,000	0	38,000
C16310	City Services	Waste Services	Hede Street Landfill Investigative Works	Following on from the discovery of landfill gas in an industrial development site off Hede Street South Geelong significant works are anticipated to be required in order to determine the extent of this landfill gas issue.	New Asset	190,000	0	190,000
C19305	City Services	Waste Services	Drysdale Landfill - Leachate Extraction - Automation	Drysdale landfill operates under an EPA licence, on the condition that leachate levels within the landfill are appropriately managed. Historically leachate levels within the landfill have been maintained through a labour-intensive manual process. In light of EPA's focus on leachate management, the current extraction process is not sufficient to demonstrate compliance with the licence condition. Automation of the leachate extraction process is required to demonstrate licence compliance.	New Asset	150,000	0	150,000
Total Waste Management						547,000	0	547,000
C19804	Economy, Investment & Attraction	Arts & Culture	Road Trauma Public Art Memorial	Memorial sculpture to be designed and constructed to recognise victims of road trauma.	New Asset	50,000	0	50,000
C15829	Economy, Investment & Attraction	Central Geelong & Waterfront	Central Geelong Advancement Fund	Funding of Central Geelong Action Plan capital works projects to upgrade the public realm. Specific projects to be determined by the Central Geelong Task Force.	New Asset	0	500,000	-500,000
Total Streetscapes						50,000	500,000	(450,000)
C19503	Customer & Corporate Services	Program Integration & Development	Community Facilities Infrastructure Fund	Community Facilities Infrastructure Grants	New Asset	880,000	0	880,000
Total Miscellaneous						880,000	0	880,000
TOTAL INFRASTRUCTURE						17,190,764	12,190,209	5,000,555
TOTAL EXPENDITURE - CAPITAL PROJECTS						27,838,253	13,070,209	14,768,044

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
GOVERNANCE, STRATEGY & PERFORMANCE					
Corporate Communication & Marketing	Revitalising Central Geelong Action Plan Communications and Engagement Activities	To provide adequate funding for staff, to support the communication, marketing and stakeholder engagement activities for the next 12 months of the various Revitalising Central Geelong projects - including further blocks of the Malop St Green Spine, the Gheringhap St drain project, the railway precinct planning, and laneways breakthroughs.	80,000	0	80,000
Corporate Communication & Marketing	Corio-Norlane Christmas Decorations/Events	For the staging of a major local community Christmas event and other complementary elements (pending budget) for the residents of our northern suburbs.	60,000	0	60,000
Legal Services	Contract Document Refresh	Legal assistance in the re-writing of Contract Precedents (Contract templates) for use by the City when engaging suppliers, service providers, consultants and construction/civil contractors under Contract.	100,000	0	100,000
CITY SERVICES					
Engineering Services	Barwon Heads Traffic and Parking Study	Study to investigate implementing improved traffic and parking management in and around Barwon Heads and the improved amenity to Barwon Heads.	80,000	0	80,000
Environment & Natural Resources	Project Management Contingency	Contingency for environmental related project, to be confirmed.	350,000	0	350,000
Waste Services	Hard Waste Service	Provision of hard waste service to residential properties.	3,000,000	0	3,000,000
Waste Services	Implementation of Waste Strategy	The City has developed the Waste and Resource Recovery Strategy in 2018-19. This strategic blueprint for waste and resources management set the vision 'to achieve zero waste to landfill from all Council's operations and services, and to support the community to achieve the same.'	30,000	0	30,000
Waste Services	Plastic Wise Options For Council Facilities and Events	In Parallel to the development of the Waste and Resource Recovery Strategy Council has requested that options be developed for reducing plastic waste in its own operations.	55,000	0	55,000
Waste Services	Diversion of Food Organics from Kerbside Collection	Kerbside bin audits have identified that there are 34% of food organics content in the kerbside garbage collected by the City. This proposed project aims to investigate the options for the City to divert this portion of recoverable material away from landfill and recover this resource.	30,000	0	30,000
COMMUNITY LIFE					
Connected Communities	Fence Removal - Bell Park Sports & Recreation Club	Removal of the old school bus shelter fence.	3,000	0	3,000

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
Healthy Communities	Mental Health and Wellbeing Action Plan	A Mental Health and Wellbeing Action Plan will outline how Council's role in mental health and wellbeing (identified in a recent scoping paper) will be fulfilled. The action plan will identify priority actions, which focus on improving community mental wellbeing, as well as Council staff.	50,000	0	50,000
Healthy Communities	People Sleeping Rough Storage	Address issue that rough sleeper's belongings are being left in CBD streets and being stolen and/or thrown out as rubbish by COGG.	15,000	0	15,000
Healthy Communities	Reconciliation Action Plan Development	A plan that is owned and supported by our Traditional Owners and Aboriginal and Torres Strait Islander people living in our municipality is essential to the successful implementation of the plan, and associated benefits of this.	15,000	0	15,000
Healthy Communities	Social Inclusion Framework	In September 2017, Council adopted the Social equity principles to guide staff on how to ensure social inclusion underpins all decision making. This project will ensure that Council's aspiration for achieving social inclusion is measured against indicators and consistently experienced by all community members in an equitable way. A Social Inclusion Strategy will deliver an action plan, and strengthen our organisational capacity to sustain inclusive practices.	95,000	0	95,000
Leisure & Recreation Services	Bellarine Peninsula Aquatic Facility Feasibility Study	The project consists of a feasibility study to review aquatic facility needs on the Bellarine Peninsula. Potential location and scope of additional aquatic facilities will need to be determined for the best response to demand and operating sustainability. The study will include community consultation, demographic growth analysis, and the review of past studies including the 2006 Bellarine Leisure Needs Study and the 2016 Leisure Services Aquatic Infrastructure Report.	150,000	0	150,000
Leisure & Recreation Services	The Geelong Arena Annual Cyclical Maintenance Program	The Geelong Arena Annual Cyclical Maintenance Program is an annual planned asset management program that is essential to the continual operation of the venue. The program addresses the planned maintenance compliance issues as outlined in the Hunt Report at the time of the purchase of the Arena in 2001. While the Hunt report planned maintenance activities have now expired there are still ongoing compliance activities to be undertaken.	75,000	0	75,000
Social Planning & Investment	Ocean Grove Memorial Reserve Master Plan	Development of a Master Plan for Ocean Grove Memorial Reserve to assist in identifying, opportunities, issues and improvements to guide the prioritisation of infrastructure upgrades into the future.	60,000	0	60,000
Social Planning & Investment	Portarlington Recreation Reserve - Facility Improvements	The current structures and facilities at the Portarlington Recreation Reserve have been developed largely by the utilisation of volunteer local labour under the auspices of the former Shire of Bellarine over many years. While they have served the sporting clubs and the general community well over the past half-century, they are now nearing the end of their useful life.	50,000	50,000	0

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
Social Planning & Investment	Rippleside Playground Design	Develop a plan for the Rippleside playground and surrounding park. Design a new regional playground utilising universal design principles to replace the existing outdated, unsuitable facility and plan for the associated infrastructure such as path connections, accessible toilet and park infrastructure. The existing facility requires replacing and has reached the end of its useful life. It was originally designed by the community and replacement will involve extensive consultation.	100,000	0	100,000
Social Planning & Investment	Shell Reserve Corio - Netball Court & Cricket Net Design	Undertake design for cricket net relocation and additional netball court.	30,000	0	30,000
CUSTOMER & CORPORATE SERVICES					
Digital Information & Technology	Payment to HP Financial Services	The ReX implementation in 2016 included a financed component where money was borrowed from HP Financial Services and was due to be repaid over 5 years – annual payments. This is the fifth payment of 5.	73,537	0	73,537
PLANNING, DESIGN & DEVELOPMENT					
Planning & Growth	Works In Kind Reimbursement St Leonards Growth Area 2	Development contributions in St Leonards Growth Area 2 are subject to a Shared Infrastructure Funding Plan and S173 Agreements. The two properties in Leviens Rd are the first to develop and value of infrastructure delivered as works-in-kind will exceed developer's liability (contribution) estimated at \$2.0m.	2,000,000	638,950	1,361,050
Planning & Growth	Northern and Western Geelong Growth Areas	Project will deliver a framework plan for Greater Geelong's long term population growth. Includes the commencement of two PSPs as directed by the Minister for Planning. Income includes \$750,000 per PSP via third party funding agreements with developers and \$100,000 in VPA grant funding for transport strategy. City costs include \$100,000 in co-contribution to VPA grant, \$100,000 for a short term staff contract and \$230,000 for planning scheme amendment.	2,030,000	1,600,000	430,000
Planning & Growth	DCP Management Process Improvement and Review	Council has a statutory requirement to undertake a review of Development Contributions Plans every 5 years. All 7 DCPs are due for a review. This project will determine if updates to the DCP are required. The DCP - reconciliation project undertaken this year will provide key input into the review and the May 2019 DCP Audit. Recommendations identified from the reconciliation will be implemented as part of this review.	300,000	0	300,000
Planning & Growth	Northern and Western Growth Areas Project Manager	Extend the contract of the NWGGA Project Manager for a further two years. CEO has approved extension and the contract is being extended.	157,000	0	157,000
Planning & Growth	Armstrong Creek PSP Reviews	Council has a statutory requirement to undertake a review of Precinct Structure Plans older than 5 years. All 7 Precinct Structure Plans (Armstrong Creek, Lara West and Jetty Road) are due for a review. This project will investigate if development is achieving the vision and objectives; if recent policy changes require updates; if corrections to errors are required. The project will include detailed technical work.	150,000	0	150,000

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
Planning & Growth	Structure Planning	Council is required to prepare, review and update Structure Plans for townships, precincts and places to implement our planning frameworks and meet our housing needs. This includes reviewing planning issues as appropriate including housing capacity and diversity, urban character, environment issues and infrastructure needs. The Housing Diversity Strategy also identifies the need to prepare Structure Plans for increased Housing Diversity Areas.	150,000	0	150,000
Planning & Growth	Municipal Strategic Statement Review	This project will allow Council to update its Municipal Strategic Statement to align with the new format of the Planning Policy Framework introduced into all planning schemes in Victoria through amendment VC148 on 31 July 2018.	50,000	0	50,000
Planning & Growth	Land Supply Monitoring Program	This project will see the continuation of the existing program of housing development and land supply activity monitoring. This data is critical to Council's housing supply monitoring, settlement strategy development and infrastructure planning. This project will involve the collection of both land supply and housing development data. This project will deliver an update to the innovative land supply monitoring tool and create open source data that other researchers and developers can use.	30,000	0	30,000
Urban Design & Heritage	Municipal Heritage Strategy - Implementation	This project allows for part of the implementation of the Municipal Heritage Strategy. It includes the review of heritage policies and support of the education activities of the Heritage Advisory Committee.	30,000	0	30,000
ECONOMY, INVESTMENT & ATTRACTION					
Arts & Culture	Refresh Potato Shed Business Case for Redevelopment	Stage one of a three stage process to position Council and the partner schools to secure State Government funding for the redevelopment of the Potato Shed. Stage one will review and refresh the existing business case (completed in 2010) and include detailed consultation with key partners, users, stakeholders and funding bodies. In 2010 Council approved redevelopment, dependant on securing sufficient funding from the State. The venue remains under significant pressure.	30,000	0	30,000
Arts & Culture	Renew Geelong	Stage two of a two stage project committed to by both the City of Greater Geelong and the State Government. Renew Geelong seeks to revitalise the city centre of Geelong by working with the key stakeholders to fill more than 60 shopfronts and associated offices with arts and creative industries bringing back vibrancy and community pride to the City.	75,000	0	75,000
Central Geelong & Waterfront	Eastern Beach Painting Program	Eastern Beach has significant heritage assets that require ongoing painting. Assets include the swimming enclosure promenade, post and rail fencing, picnic shelters, light poles, stairs balustrades, seats.	60,000	0	60,000

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
Central Geelong & Waterfront	Waterfront Infrastructure Action Plan	The Waterfront Infrastructure Action Plan, includes reflection on the Waterfront Masterplan (2011) and updates on projects and initiatives which have since commenced to inform a revision to the Waterfront Asset Management Plan (2013). The development of a Waterfront Infrastructure Action Plan will outline the new, upgrade and renewal works required for the next 5 years and beyond based on technical inspections, consultation, concept development, cost estimates and a priority works assessment.	100,000	0	100,000
Central Geelong & Waterfront	Waterfront Safe Harbour	This project will see improved public access to the precinct, a safer environment for boat users, and the redevelopment of the Victorian Sailing School and Royal Geelong Yacht Club (RGYC).	3,000,000	0	3,000,000
Economic Development & Events	A scoping study for a multi- purpose small-scale livestock and information exchange in the G21 region (Scoping Study).	The Scoping Study will assess the feasibility of a multi use multi purpose livestock and information exchange to support the peri urban farmer. It is intended the cost will be shared across councils in the G21 Region. The study will assess user requirement, current sales channels, preferred sales channels, volumes, current services in the market, and make recommendations to the Peri Urban Committee.	100,000	30,000	70,000
Economic Development & Events	Geelong-Korea ABL team - Event Support	Geelong has secured the hosting of the Geelong-Korea international team at the Geelong Baseball Centre during the Aust Baseball League season for 2018 and 2019 seasons. There are venue and field presentation requirements to be an ABL compliant venue. In addition to team support during the establishment of the team in the first few years, to retain the Korean participation in Geelong as their Home Venue.	130,000	0	130,000
Economic Development & Events	Head of the Schoolgirls - Geelong Rowing Precinct Operational Support	As part of the City securing the HOSG Regatta in Geelong for a further 5 years (2020-2024) a commitment was made to undertake two feasibility reports on: - improve movements on the Barwon River Rail Trail during the event. - requirements and associated costs to transition the existing Barwon River buoying system to the required Albano System for this level of competition.	30,000	0	30,000
Economic Development & Events	Northern Economic Growth Cluster	This is the second year of the approved 2018-19 funding to develop and promote employment opportunities for the North of the municipality. This work is a joint project between Strategic Planning and Economic Development.	75,000	0	75,000
Economic Development & Events	UNESCO City of Design	In October 2017, Geelong was designated as Australia's first and only City of Design by the UNESCO Creative Cities Network. The designation has the potential to have the biggest impact on supporting the implementation of Geelong's Clever and Creative Vision. The objective over the next 12 months is to build an understanding of the designation with stakeholders, to activate the Geelong community and facilitate activities to support design thinking and activities.	80,000	0	80,000

2019-20 Non Capital Projects Program

Business Unit	Project Name	Description	2019-20		
			Expenditure \$	Income \$	Net Expenditure \$
Investment & Attraction Admin	Regional Fast Rail Alliance	Additional funding to support the commitment of \$50,000 made in 2018-19 for a New Spirit of progress Regional fast rail alliance strategy document. The strategy document will set out a clear vision for regional fast rail and how the communities intend to achieve and what that will mean for broader economic and social policy. Completion of a needs analysis study is required.	50,000	0	50,000
NON CAPITAL PROJECTS TOTAL			13,128,537	2,318,950	10,809,587

2019-20 Community Investment & Support Fund

Division	Cost Centre Description	Job No.	Job Description	2018-19 Budget \$	2019-20 Budget \$	Comments
Grant Programs						
City Services/Planning, Design & Development	Environment & Natural Resources/Planning & Growth	R61147	Environment & Sustainability Grant Program	65,000	85,000	Grants to community organisations for projects consistent goals and outcomes of Council's strategic objectives relating to environment and sustainability e.g. City Plan; Environment Management Strategy; supported by the Future Proofing Geelong initiative for projects that meet the objectives of the Low Carbon Growth Plan. Amounts generally up to \$5k some up to \$10k. \$20k increase in 2019-20 relates to projects aligning with the Community Zero Carbon Action plan.
Community Life	Community Development & Engagement	D57908	Healthy & Connected Communities Grant Program (Formerly known as the Community Grants Program)	243,000	243,000	Grants for NFP's community organisation/groups. Objective is to meet City Plan priority areas of Community Wellbeing: Healthy Lifestyles; Healthy Environments; Connected, creative and strong communities. Includes \$3,000 that was previously allocated to Neighbourhood Watch - so has been consolidated into the grants program.
Community Life	Connected Communities	R57902	Geelong Seniors Festival Program	24,000	24,000	Grants for community organisations who wish to run activities/events as part of the Seniors Festival Program held annually in October. Grants approx. up to \$450.
Community Life	Family Services	R54605	Childrens Week Grants	5,000	5,000	Grants to support activities/events during Children's Week - held in October annually. Grants approximately up to \$350.
Customer & Corporate Services	Community Support Infrastructure Fund	D57913	Grants for Private Groups & Clubs	0	1,000,000	An avenue for private groups and clubs to receive grants.
Economy, Investment & Attraction	Enterprise Geelong	D60290	Business Incubator/Entrepreneurial Support	150,000	0	The City will provide support and leadership in fostering growth in the Startup/Entrepreneurial community, by partnering with local entities to create an environment where Geelong is seen as the regional home of innovation. This support will be in the form of direct partnerships with industry, including programs such as the Runway Project. Assist local businesses to participate in incubation and mentoring programs, so they are ready to attract venture and startup capital, to grow in Geelong. 2018-19 was final year of Grant program.
Economy, Investment & Attraction	Event Services	D11707	Head of the Schoolgirls Rowing Regatta 2020-2024	0	50,000	One off grant - As part of the bid to secure the HOSG Regatta in Geelong for a further 5 years (2020-2024) the City committed to provide extended launch facilities for boats. This will be achieved by the provision of a grant to Rowing Geelong to manufacture, purchase and own two purpose made floating pontoons which will be used to extend the launch facilities at the Barwon River.
Economy, Investment & Attraction	Central Geelong Revitalisation	D81104	Major Heritage Fund	200,000	200,000	The Central Geelong Major Heritage Fund aims to support the restoration of heritage building facades, which will improve the quality and attractiveness of streets within Central Geelong. Budget bid to be confirmed.

2019-20 Community Investment & Support Fund

Division	Cost Centre Description	Job No.	Job Description	2018-19 Budget \$	2019-20 Budget \$	Comments
Economy, Investment & Attraction	Arts & Culture	R57703	Creative Communities Grants Program	220,000	220,000	Grants to community festivals and seeding grants for groups or programs related to Arts. Grants for Community Festivals; Community Arts Programs; Profession Development; and quick response amounts up to \$6,000 for Festivals/Programs, smaller grants for Professional Development & Quick Response.
Grants Sub Total				907,000	1,827,000	

CISF Community Facility Infrastructure Fund

Community Life	Community Development & Engagement	Various	Community Facility Infrastructure Grants	1,000,000	2,000,000	Community Facility Infrastructure Grants.
Community Services	Community Development	R57457	East Timor Admin (Belun Fund)			Donation (Not to continue in 2009-2010)
CISF Sub Total				1,000,000	2,000,000	

Sponsorships & Donations

Economy, Investment & Attraction	Event Services	D11731	Sponsorship 'Geelong Community Events'	10,000	0	Geelong Show, Gala Day, Geelong Highland Gathering, Anzac Day, Australia Day Committee & Geelong Racing Club.
		D11747		15,000	0	
		D11768		12,000	0	
		R11760		10,000	10,000	
		R11703		35,000	0	Funding for various other community events, including Pako Festa Sponsorship Geelong Christmas Carols.
		D11775		16,000	0	
		D117B6		0	300,000	
		D117B7		60,000	80,000	
Community Life	Place Based Community Development	D57909	Sponsorship Christmas Carols	10,000	10,000	Funding for Christmas Carols Including Regional Christmas carols.
		D57910		10,000	10,000	
Donations Sub Total				178,000	410,000	

Strategic Partnerships

City Services	Operations	R37220	Emergency Management	1,800	1,800	Contribution to CREST (Citizens Radio Volunteers).
City Services	Environment & Natural Resources	D61166	Friends of Buckley Falls	15,000	0	To provide funding for the Geelong Environment Council - Friends of Buckley Falls.
City Services	Environment & Natural Resources	D61171	Bellarine Catchment Network	20,000	20,000	To support the Bellarine Catchment Network in providing environment projects for the Bellarine Peninsula community.

2019-20 Community Investment & Support Fund

Division	Cost Centre Description	Job No.	Job Description	2018-19 Budget \$	2019-20 Budget \$	Comments
Community Life	Community Development & Engagement	D57902	Recreation Sponsorships	6,000	6,000	Support for BisSport and locally held State and National Championships. Contribution towards BisSport, but this amount is allocated to Barwon Sports Academy to manage this funding program (as there are other financial contributors to this program).
Community Life	Connected Communities	R57904	Neighbourhood Houses	169,000	169,000	Neighbourhood Houses grants (13 at \$12,500 plus 1 at 6,500).
Community Life	Connected Communities	D57906	Life Education Van	8,000	8,000	Contribution to operating costs.
Community Life	Community Development & Engagement	D57911	Peninsula Park & Ride	12,000	12,000	Contribution to the Ocean Grove/Barwon Heads shuttle bus that is managed by Barwon Coast for 6 weeks over the summer period.
Community Life	Community Development & Engagement	D57901	GCA Agreement	254,809	257,017	As per Council report 27/11/18 - allocation will be \$251,361 in 2018-19 p.a. plus CPI (2.25%) for a further two years.
Community Life	Community Development & Engagement	D57903 D61166	Park Stewardship Funds	10,000	25,000	Council commitment to groups to develop parks (including Hoffman Walk, Friends of Buckley Falls).
Community Life	Community Development & Engagement	D57904	Surf Life Saving Grants	48,750	48,750	Commitment to professional life guards at Ocean Grove, Barwon Heads and Bancoora.
Community Life	Community Development & Engagement	D57905	Barwon Sports Academy	56,375	60,760	Council contribution - \$59,423 cash and \$4K in kind (Memberships etc.) (as per 2018-19 Agreement) (2.25% CPI increase).
Community Life	Community Development & Engagement	D57912	Geelong Cement Bowls Club	6,000	0	Council contribution towards upgrade of clubroom furniture.
Community Life	Community Development & Engagement	D57907	Give Where We Live	20,000	20,000	A strategic partnership agreement for 2019-20 (Note: Strategic Partnerships review to be completed in 2019-20 for 2021).
Community Life	Health, Equity & Planning	D55913	Active Geelong - Partnership	0	50,000	Strategic Partnership to support the Municipal Health and Wellbeing plan as a once off contribution in 2019-20.
Customer & Corporate Services	Community Support Infrastructure Fund	D57914	Support Vulnerable People - Partnership	0	20,000	Available Strategic Partnership to support charitable groups who provide support programs for vulnerable people within the City of Greater Geelong.
Economy, Investment & Attraction	Arts & Culture	R57603	Geelong Art Gallery	1,262,260	1,290,660	Triennial agreement adopted in 2016-17 (2.25% CPI increase).
Economy, Investment & Attraction	Arts & Culture	R57605	Geelong Maritime Museum	9,000	9,000	Continuation of funding.
Economy, Investment & Attraction	Arts & Culture	R57704	Courthouse Youth Arts	260,065	265,916	Continuation of funding (2.25% CPI increase).
Economy, Investment & Attraction	Arts & Culture	R57706	Courthouse Back to Back	8,393	8,581	Continuation of funding (2.25% CPI increase).

2019-20 Community Investment & Support Fund

Division	Cost Centre Description	Job No.	Job Description	2018-19 Budget \$	2019-20 Budget \$	Comments
Economy, Investment & Attraction	Economic Development	D60260	Economic Development GBE Sponsorship	10,000	10,000	Geelong Business Excellence Awards Sponsorship - Funds go towards a specific award for GBE.
Customer & Corporate Services	Director Finance & Strategy Admin	R20101	G21 Contribution	482,111	494,375	Contribution to G21 Regional Organisation (as per Memorandum of Understanding). (2.5% increase).
Strategic Partnerships Sub Total				2,659,563	2,776,859	
Geelong Major Events						
Economy, Investment & Attraction	Event Services	Various	Events Funding	1,230,000	1,230,000	Funding for the attraction of major events to Geelong.
Economy, Investment & Attraction	Event Services	D11701	Australian International Airshow 2016-2017	420,000	0	Sponsorship of the Australian International Airshow.
Strategic Partnerships Sub Total				1,650,000	1,230,000	
Grand Total				6,394,563	8,243,859	

Fees & Charges Analysis

Each year Council's fees and charges are reviewed as part of the budget process. Existing fees and charges have been increased in line with cost increases, market levels, changes in supply and demand for services and the user pay principles. Council has a continuing commitment to ensure its services are priced fairly to allow for maximum community participation, whilst meeting National Competition Policy requirements for services subject to competition.

Discretionary Fees and Charges

The major movements in Council's discretionary fees and charges include:

City Services

- Fees for waste disposal at the North Geelong and Drysdale transfer stations have increased from \$22.00 to \$22.50 for a car boot. Single Axle trailers have increased by \$1.00 to \$44.50 and heaped single axle trailers have increased by \$1.50 to \$58.50.
- The fee for disposal of multiple animal carcasses have been decreased from \$163.80 to \$149.00. The reduction in fee is due to the classification for this waste type no longer being treated as prescribed waste.
- The fee for commercial collection of an extra bin has increased from \$195.10 to \$260.00, \$64.90 increase in price. This fee has been increased in line with competitors under competitive neutrality policy requirements.
- Reinstatements income has increased in line with a cost analysis of completing the service. Up to 10m2 of deep strength asphalt has increased by \$48.40, from \$280.10 to \$328.50.
- New fees have been added in 2019-20 for a new visitor facility opening in the Botanic Gardens. 2 hour hire will be \$145.00, half day hire \$285.00, full day hire \$570.00.

Planning, Design and Development

- Desexed and microchipped dogs have increased from \$41.40 to \$42.40. The pensioner desexed and microchipped dog fees have increased from \$20.70 to \$21.20. Desexed dog fees have increased from \$58.15 to \$59.60. Full fees for the registration of a dog have increased by \$4.65 from \$187.35 to \$192.00. The pensioner full fee for the registration of a dog has increased by \$2.05 to \$96.00.
- Cat fees for a desexed and microchipped cat have increased by \$0.80 to \$32.60. Pensioner fees for a desexed and microchipped cat have increased by \$0.40 from \$15.90 to \$16.30. Desexed cat fees have increased by \$1.20 to \$50.20. The pensioner fee for a desexed cat has increased by \$0.60 from \$24.50 to \$25.10.
- Transfer of food registrations have increased by \$65.00 to \$430.00 and Food Act fast track inspection fees have increased from \$220.00 to \$250.00 to reflect the actual cost associated with issuing the permits.
- Street parking fees for 2019-20 will increase from \$2.90 to \$3.00 per hour.
- The annual fee for a car parking permit at Haymarket car park has increased by \$764.60 to \$2,256.00. Busport and Civic Centre parking reserved permits have increased by \$345.00 to \$2,880.00. Busport and Civic Centre parking unreserved permits have increased by \$376.00 to \$2,880.00. Wesley car parking permits have increased \$764.60 to \$2,256.00. Permit parking for Corio Street and Brougham Street have increased \$764.60 to \$2,256.00. Corio Street casual parking has increased from \$10.70 to \$13.00. Little Ryrie OSCP Parking Permits have increased \$166 to \$2,256.00.
- Statutory planning written requests for information have increased from \$110.00 to \$150.00 in line with the costs associated with providing the service.

- Building fees have increased based on the construction cost fee scale with the complexity of processing the building permit application and carrying out the mandatory building inspections during the phase of the project taken into consideration. An owner builder permit for alterations and additions up to \$5,000 has increased from \$645.00 to \$770.00. A registered builder permit for alterations and additions up to \$5,000 has increased from \$537.00 to \$800.00.

Community Life

- The standard hourly rate for venue hire has increased from \$35.50 to \$36.50. New fees have also been introduced for the addition of the Armstrong Creek East Community Hub and the Leopold Community Hub with the pricing in line with similar Council facilities available for hire.
- Community bus hire has increased from \$62.00 to \$63.50 for 24 hour hire.
- Hire of Council sporting facilities has been increased in line with stage 2 of the Fair Play Strategy. The community rate for seasonal hire summer oval 1 will increase from \$1,802.90 to \$2,772.00.
- Meals on Wheels to Council clients will remain constant at \$9.30 per meal. Full cost meals to agencies will increase by \$0.77 to \$22.22.
- Fees for personal care will increase from \$6.00 to \$7.40. Respite care will increase from \$5.35 to \$7.40 and home care will increase from \$6.20 to \$7.40. These fees are aligned with the Federal client contribution framework. Agency fees for personal & respite care during normal hours will increase \$0.57 to \$62.89.
- Occasional care fees at Council's childcare facilities and integrated children centres will increase by \$11.00 from \$65.00 to \$76.00 for 5 hours.
- School holiday program fees will increase from \$68.00 to \$74.80.
- Long Day Care fees are increasing 4.5% across most childcare facilities and integrated children centres. Ariston, Boorai, and Leopold weekly fees will increase from \$573.00 to \$598.80. Belmont, Drysdale, Corio and Whittington will increase from \$567.00.50 to \$592.50. Fees applicable to the new Child and Family Centres for Drysdale and Purnell Road will be in line with Ariston, Boorai and Leopold.
- Kindergarten fees are set to match the State Government subsidy and are set each calendar year rather than financial year. Four year old kindergarten fees for July to December will remain at the current charge of \$1,542.00, January to June will increase to \$1,580.00. Three year old kindergarten fees for 3.5 hours for July to December will remain at the current charge of \$1,198.00, January to June will increase to \$1,228.00.
- Hire of the Arena auditorium for community groups has increased by 3.1% from \$2,910.00 to \$3,000.00. The commercial rate hire per day for the auditorium has increased from \$4,850.00 to \$5,000.00.
- Leisure centre family memberships have increased by \$72.00 to \$1,860.00. Active adult 12 month memberships have increased by \$24.00 to \$708.00. Learn to swim fees have increased by \$1.05 to \$17.90. Webstar swim school fortnightly fees have increased from \$28.50 to \$30.00. Casual adult gym visits and casual adult swim visits have remained constant at \$17.50 and \$8.00 respectively. A new active adult gold membership has been introduced for members aged 55 plus to provide extended access to Council facilities in comparison to the standard Active Adult membership, this new membership fee is \$810.00.
- A season ticket for the Kardinia or Lara Pool have remained constant at \$405.00. Concession season tickets will remain at \$293.00 and a family season ticket will remain at \$790.00.
- Annual membership fees for the Queens Park Golf Course have increased from \$565.00 to \$590.00 for an adult. Balyang Par 3 has increased from \$370.00 to \$385.00.

Economy, Investment and Attraction

- Carousel rides have remained at the 2018-19 price of \$5.00. Private bookings for 4-6 hours at the Carousel have increased by \$50.00 to \$1,850.00. Children's birthday parties have increased by \$5.00 to \$165.00.

- National Wool Museum admission prices are generally increased biennially with an increase due in 2020-21. The adult general admission price has been held at \$10.00, child admission \$6.00 and family admission at \$30.00.
- The weekly corporate rate for the hire of the Potato Shed (all areas) has increased from \$8,200.00 to \$8,500.00. The daily corporate rate for all areas has increased from \$2,500.00 to \$2,600.00. The daily community rate for hire of all areas has increased by \$50.00 to \$1,000.00.

Statutory Fees and Charges

The major movements in other fees and charges (i.e. statutory charges) include:

- Building Lodgement fees have increased in line with State Government legislation. Commercial and domestic permits where the cost of works is \$5k or greater have increased from \$114.85 to \$118.00.
- Subdivision property information fees have increased from \$95.00 to \$180.00. This fee is partly legislated with building regulations which has been significantly increased across all Victorian Councils.

2019-20 Fees & Charges Price Changes

*Basis of Charge

D = Discretionary A = Act of Parliament L = Local Law

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
City Services						
Subdivisions						
Subdivision Building Site Access Permit	D	140.00	145.00	5.00	3.6%	Fee has been increased by CPI (2.5%) and then rounded to the nearest \$5.
Subdivision Property Information Fees	A	95.00	180.00	85.00	89.5%	Partly legislated with building regulations which has been significantly increased across all Victorian councils. Fee is consistent with other councils.
Subdivision Road Opening Permit	D	140.00	150.00	10.00	7.1%	Fee has been increased by CPI (2.5%) and then rounded to the nearest \$10 so the fee is not the same as Building Site Access Permit fee therefore creating less admin confusion.
Vehicle Crossing Permits (Stand)	D	200.00	205.00	5.00	2.5%	Fee has been increased by CPI (2.5%) and then rounded to the nearest \$5.
Reinstatements						
Up to 10m ² Deep Strength Asphalt	D	280.10	328.50	48.40	17.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Asphalt Path	D	160.10	187.80	27.70	17.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Concrete Path - 75mm	D	186.20	207.20	21.00	11.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Concrete Kerb	D	197.40	219.70	22.30	11.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Bluestone Pitcher	D	214.00	700.40	486.40	227.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Segmental Block Pavers	D	190.50	318.70	128.20	67.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Up to 10m ² Bitumen Rd	D	160.10	187.80	27.70	17.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Transfer Stations						
Car Boot	D	22.00	22.50	0.50	2.3%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Utilities, Vans, Single Axle trailers	D	43.50	44.50	1.00	2.3%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Single axle trailers (heaped) min	D	57.00	58.50	1.50	2.6%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Tandem Trailers (waterline)	D	57.00	58.50	1.50	2.6%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Tandem Trailers (heaped) min	D	114.00	117.50	3.50	3.1%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Tandem Caged Trailer	D	171.00	176.00	5.00	2.9%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Commercial Collection - Extra Bins	D	195.10	260.00	64.90	33.3%	This service is an optional service that commercial properties can choose to engage the City for. The fee has been increase in line with competitors under the competitive neutrality requirements.
Other Recycling Service	D	152.44	185.00	32.56	21.4%	This service is an optional service that commercial properties can engage the City for. This increase is to reflect the change in the recycling industry caused by the China Sword policy which has significantly increased the gate fee payable for recycling. Users of this service would pay considerably more than this to engage private contractors to deliver this even at this increased rate.
Green Waste Service	D	135.90	140.00	4.10	3.0%	Based on acceptable CPI increase.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Waste Disposal						
Poultry	D	192.60	198.40	5.80	3.0%	Based on overall landfill fee increase of 3% (as per landfill model).
Animal Carcass (single)	D	49.00	50.50	1.50	3.1%	Based on overall landfill fee increase of 3% (as per landfill model).
Animal Carcass (multiple)	D	163.80	149.00	(14.80)	(9.0%)	The classification for this waste type has changed and it no longer is a prescribed waste therefore this rate aligns with the standard municipal/industrial waste rate.
Industrial Waste	D	144.70	149.00	4.30	3.0%	Based on overall landfill fee increase of 3% (as per landfill model).
Seaweed	D	122.60	126.30	3.70	3.0%	Based on overall landfill fee increase of 3% (as per landfill model).
Mattresses	D	23.50	24.00	0.50	2.1%	Based on overall landfill fee increase of 3% (as per landfill model) rounded down to nearest \$0.50 increment.
Fish Waste	D	192.60	198.40	5.80	3.0%	Based on overall landfill fee increase of 3% (as per landfill model).
Green Waste (clean)	D	131.30	135.20	3.90	3.0%	Based on overall landfill fee increase of 3% (as per landfill model).
Tyres	D	10.00	10.00	0.00	0.0%	Not increased as costs to recycle these have not risen and it is better for the City to have these delivered by residents to Resource Recovery Centres rather than having them dumped within the municipality.
Parks						
Botanic Gardens - Childrens Program	D	9.00	9.30	0.30	3.3%	CPI increase and rounded.
Botanic Gardens - Visitor Facilities Hire - 2 hours	D	0.00	145.00	145.00	0.0%	Recognising a new visitor facilities will open during 2019-20 FY. Unit rate has been based on current hire costs at Botanic gardens and cleaning costs.
Botanic Gardens - Visitor Facilities Hire - half day	D	0.00	285.00	285.00	0.0%	Recognising a new visitor facilities will open during 2019-20 FY. Unit rate has been based on current hire costs at Botanic gardens and cleaning costs.
Botanic Gardens - Visitor Facilities Hire - Full day	D	0.00	570.00	570.00	0.0%	Recognising a new visitor facilities will open during 2019-20 FY. Unit rate has been based on current hire costs at Botanic gardens and cleaning costs.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Customer and Corporate Services						
Revenue						
Property & Valuations Rate Search over 7 years	D	70.00	75.00	5.00	7.1%	
Renumbering Charge to Subdividers	D	85.00	90.00	5.00	5.9%	
Planning, Design and Development						
Statutory Planning						
Change of Use	A	1,240.70	1,240.70	0.00	0.0%	Fee set by State Government.
Amend a Permit - change statement or conditions	A	1,240.70	1,240.70	0.00	0.0%	Fee set by State Government.
Written request for information	D	110.00	150.00	40.00	36.4%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Planning Scheme Amendment Application Fee	A	2,872.00	2,872.00	0.00	0.0%	Fee set by State Government.
Building Services						
1675 - Build - Stat - Council Consents - all matters except easements	A	273.45	283.40	9.95	3.6%	Fee set by State Government.
1896 - Build - Stat - Application for council assessment - Building surveyor	D	112.75	121.50	8.75	7.8%	Fee increase required to meet the net cost of providing the service.
Build Permits - Own Build - Alterations & Additions - Up to \$5,000	D	645.00	770.00	125.00	19.4%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permits - Regd Build - Alterations & Additions - Up to \$5,000	D	537.00	800.00	263.00	49.0%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permit - Own build - relocation of dwelling (inc alts & adds) - \$50k - \$100k	D	3,400.00	8,000.00	4,600.00	135.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permit - Regd build - relocation of dwelling (inc alts & adds) - \$50k - \$100k	D	3,200.00	7,500.00	4,300.00	134.4%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permit - Own Build - Masts/Antennas, Retaining Walls - \$10,001 - \$25,000	D	865.00	2,000.00	1,135.00	131.2%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permit - Regd Build - Masts/Antennas, Retaining Walls - \$10,001 - \$25,000	D	730.00	1,500.00	770.00	105.5%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Build Permits - Own Build - Class 2 to Class 9 - \$500,001 - \$600,000	D	4,404.00	8,920.00	4,516.00	102.5%	Fees have been increased based on cost analysis of completing the task to be economically viable.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Build Permits - Regd Build - Class 2 to Class 9 - \$500,001 - \$600,000	D	3,992.00	5,053.00	1,061.00	26.6%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Building Permit - Places of Public Entertainment - 0 to 1,000 people	D	700.00	800.00	100.00	14.3%	Fees have been increased based on cost analysis of completing the task to be economically viable.
Building Permit - Places of Public Entertainment - 10,000 to 15,000 people	D	3,125.00	2,950.00	(175.00)	(5.6%)	Fees have been increased based on cost analysis of completing the task to be economically viable.
Local Laws & Traffic						
Street Parking Fees per hour	D	2.90	3.00	0.10	3.4%	
Reserve Car Park Space - metered	D	43.75	44.85	1.10	2.5%	
Reserve Car Park Space - unmetered	D	23.50	24.10	0.60	2.6%	
Busport reserved space	D	2,535.00	2,880.00	345.00	13.6%	
Busport unreserved permit	D	1,880.00	2,256.00	376.00	20.0%	
Civic centre car park reserved space	D	2,535.00	2,880.00	345.00	13.6%	
Civic centre car park unreserved permit	D	1,880.00	2,256.00	376.00	20.0%	
Civic centre casual parking	D	2.90	3.00	0.10	3.4%	
Wesley car parking permits	D	1,491.40	2,256.00	764.60	51.3%	
Wesley casual Parking	D	2.90	3.00	0.10	3.4%	
Little Ryrie OSCP Parking Permits	D	2,090.00	2,256.00	166.00	7.9%	
Haymarket month permit	D	1,491.40	2,256.00	764.60	51.3%	
Haymarket day parking	D	10.80	13.00	2.20	20.4%	
Brougham Street Office Permits	D	1,491.40	2,256.00	764.60	51.3%	
Corio Street Casual Parking	D	10.80	13.00	2.20	20.4%	
Corio Street Permit Parking	D	1,491.40	2,256.00	764.60	51.3%	
Parking Fine	D	79.00	81.00	2.00	2.5%	
Parking Fine (Higher Fee)	D	159.00	161.00	2.00	1.3%	
Local Law Permits	D	104.80	107.40	2.60	2.5%	
Local Law Permit Application	D	26.80	27.45	0.65	2.4%	
Animal Registrations						
Dog Registration - Full	D	187.35	192.00	4.65	2.5%	
Dog over 10 years old	D	64.80	66.40	1.60	2.5%	
Dangerous Dog (Guard Dog)	D	187.35	192.00	4.65	2.5%	As per the Domestic Animals Act - this fee must align with the fee for a Full Dog.
Dog Breeder	D	64.80	66.40	1.60	2.5%	
Dog Working Dog	D	64.80	66.40	1.60	2.5%	
Dog Member Canine Association	D	64.80	66.40	1.60	2.5%	
Dog Obedience Trained	D	64.80	66.40	1.60	2.5%	

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Dog Microchipped (registrations after 2014)	D	187.35	192.00	4.65	2.5%	Laws changed in 2014 - the only registrations to attract a discounted fee are desexed animals - applicable for new registrations only.
Dog Desexed	D	58.15	59.60	1.45	2.5%	
Dog Desexed and Microchipped	D	41.40	42.40	1.00	2.4%	
Dog Pensioner Desexed	D	29.00	29.80	0.80	2.8%	50% of full fee category as per legislation.
Dog Pensioner Microchipped (registrations after 2014)	D	93.65	96.00	2.35	2.5%	50% of full fee category as per legislation.
Dog Pensioner Microchipped and Desexed	D	20.70	21.20	0.50	2.4%	
Dog Pensioner Fee - Full	D	93.95	96.00	2.05	2.2%	50% of full fee category as per legislation.
Cat Registration - Full	D	142.80	146.35	3.55	2.5%	Legislation no longer allows this category.
Cat Desexed	D	49.00	50.20	1.20	2.4%	
Cat Pensioner Desexed	D	24.50	25.10	0.60	2.4%	50% of full fee category as per legislation.
Cat Desexed and Microchipped	D	31.80	32.60	0.80	2.5%	
Cat Pensioner Microchipped and Desexed	D	15.90	16.30	0.40	2.5%	50% of full fee category as per legislation.
Cat Microchipped	D	55.50	56.90	1.40	2.5%	
Release Fee - Dog	D	80.00	82.00	2.00	2.5%	
Release Fee - Cat	D	80.00	82.00	2.00	2.5%	
Release Fee - Livestock	D	82.25	84.90	2.65	3.2%	
Domestic Animal Business Registration (5 or less animals)	D	80.00	82.00	2.00	2.5%	
Environmental Health						
Transfer of Registration-Food	D	365.00	430.00	65.00	17.8%	Fee increase required to meet the net cost of providing the service.
Health Consult-Inspect Fee-Food <300m2	D	185.00	195.00	10.00	5.4%	Fee increase required to meet the net cost of providing the service.
Health Consult-Inspect Fee-Food >300m2	D	364.00	380.00	16.00	4.4%	Fee increase required to meet the net cost of providing the service.
Health Consult-Inspect Fee-Food Fastrack	D	220.00	250.00	30.00	13.6%	Fee increase required to meet the net cost of providing the service.
Health Class 1 Prem-Base Rate	D	487.00	600.00	113.00	23.2%	Fee increase required to meet the net cost of providing the service.
Health Class 1 Prem-Hospital	D	790.00	900.00	110.00	13.9%	Fee increase required to meet the net cost of providing the service.
Health Class 1 Prem-Child Care Fac	D	487.00	570.00	83.00	17.0%	Fee increase required to meet the net cost of providing the service.
Health Class 1 Prem-Aged Services-Meals	D	285.00	300.00	15.00	5.3%	Fee increase required to meet the net cost of providing the service.
Health Class 2 Prem - Base Rate	D	487.00	570.00	83.00	17.0%	Fee increase required to meet the net cost of providing the service.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Health Class 2 Prem-Motel Kitchenette/B&B(light breakfast)	D	128.00	135.00	7.00	5.5%	Fee increase required to meet the net cost of providing the service.
Health Class 2 Prem-Supermarket(butdelbakpfd)	D	1,340.00	1,500.00	160.00	11.9%	Fee increase required to meet the net cost of providing the service.
Health Temp Prem 1-Oper (High Risk)	D	171.00	190.00	19.00	11.1%	Fee increase required to meet the net cost of providing the service.
Health Temp Prem (High Risk)	D	487.00	570.00	83.00	17.0%	Fee increase required to meet the net cost of providing the service.
Food Premises Rating (B) Performance Fee	D	67.00	75.00	8.00	11.9%	Fee increase required to meet the net cost of providing the service.
Design Fees- Health	D	218.00	240.00	22.00	10.1%	Fee increase required to meet the net cost of providing the service.
Health Class 2 Char/NFP 25% base rate	D	125.00	142.00	17.00	13.6%	Fee increase required to meet the net cost of providing the service.
Initial Registration Food Premises- base rate plus 50%	D	730.00	855.00	125.00	17.1%	Fee increase required to meet the net cost of providing the service.
Re-Issue Certificate/Document	D	50.00	55.00	5.00	10.0%	Fee increase required to meet the net cost of providing the service.
Community Life						
Occasional Care						
Occasional Care Fee - 1 hour	D	15.00	17.00	2.00	13.3%	Fee increase required to minimise the net cost of providing the service and gain some parity with Long Day Care fees.
Occasional Care Fee - 3 hours	D	44.00	49.00	5.00	11.4%	Fee increase required to minimise the net cost of providing the service and gain some parity with Long Day Care fees.
Occasional Care Fee - 4 hours	D	55.00	63.00	8.00	14.5%	Fee increase required to minimise the net cost of providing the service and gain some parity with Long Day Care fees.
Occasional Care Fee - 5 hours	D	65.00	76.00	11.00	16.9%	Fee increase required to minimise the net cost of providing the service and gain some parity with Long Day Care fees.
School Holiday Program		68.00	74.80	6.80	10.0%	
Long Day Care						
Ariston Child Care, Boorai Integrated Children's Centre, Leopold Integrated Children's Centre, Purnell Road CFC, Drysdale CFC	D	Weekly \$573 Daily \$122 Sessions \$80	Weekly \$598.80 Daily \$127.50 Sessions \$82	Weekly \$25.80 Daily \$5.50 Sessions \$2	Weekly 4.5% Daily 4.5% Sessions 2.5%	Fees set to minimise the net cost of providing the service with the majority cost increase offset by the new federal government fee subsidy.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
City Learning & Care Belmont, Drysdale, Corio, Whittington	D	Weekly \$567 Daily \$118 Sessions \$73	Weekly \$592.50 Daily \$123.3 Sessions \$74.80	Weekly \$25.50 Daily \$5.30 Sessions \$1.80	Weekly 4.5% Daily 4.5% Sessions 2.5%	Fees set to minimise the net cost of providing the service with the majority cost increase offset by the new federal government fee subsidy.
Kindergarten Development Services						
4 Yr Old Kindergarten Fees - Jul to Dec	D	1,505.00	1,542.00	37.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
4 Yr Old Kindergarten Fees - Jan to Jun	D	1,542.00	1,580.00	38.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
3 Yr Old Kindergarten Fees 3.5 hrs - Jul to Dec	D	1,169.00	1,198.00	29.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
3 Yr Old Kindergarten Fees 3.5 hrs - Jan to Jun	D	1,198.00	1,228.00	30.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
3 Yr Old Kindergarten Fees 6 hrs - Jul to Dec	D	2,004.00	2,054.00	50.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
3 Yr Old Kindergarten Fees 6 hrs - Jan to Jun	D	2,054.00	2,105.00	51.00	2.5%	Fees based on minimising the net cost of providing the service and are closely aligned with State government kindergarten funding.
Community Care						
Personal Care	D	6.00	7.40	1.40	23.3%	Commencing a second fee structure aligned with the Federal client contribution framework.
Personal Care - Hardship Fee	D	3.00	3.00	0.00	0.0%	Scheduled Fees as determined by the State Government.
Home Care	D	6.20	7.40	1.20	19.4%	Commencing a second fee structure aligned with the Federal client contribution framework.
General Care - Hardship Fee	D	3.10	3.10	0.00	0.0%	Scheduled Fees as determined by the State Government.
Respite Care	D	5.35	7.40	2.05	38.3%	Commencing a second fee structure aligned with the Federal client contribution framework.
Respite Care - over 18	D	5.35	7.40	2.05	38.3%	Replaced by Respite Care fee above.
Home Maintenance - Low	D	15.30	18.35	3.05	19.9%	Commencing a second fee structure aligned with the Federal client contribution framework.
Community Aged Care Packages	D	46.56	47.96	1.40	3.0%	Based on a client contribution that can't be more than 17.5% of the pension - fee is agreed by the Home Care Packages Barwon Alliance.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Program for Young People - Personal Care	D	6.00	6.10	0.10	1.7%	Scheduled Fees as determined by the State Government.
Program for Young People - Respite Care	D	5.35	5.40	0.05	0.9%	Scheduled Fees as determined by the State Government.
Program for Young People - Home Care	D	6.30	6.30	0.00	0.0%	Scheduled Fees as determined by the State Government.
Personal / Respite Care Agency - Normal	D	56.24	62.89	6.65	11.8%	Commencing a second fee structure aligned with the Federal client contribution framework.
Personal / Respite Care Agency - Evening	D	81.16	81.73	0.57	0.7%	Commencing a second fee structure aligned with the Federal client contribution framework.
Personal / Respite Care Agency - Weekend	D	95.38	100.57	5.19	5.4%	Commencing a second fee structure aligned with the Federal client contribution framework.
Personal / Respite Care Agency - Public Holiday	D	116.34	119.44	3.10	2.7%	Commencing a second fee structure aligned with the Federal client contribution framework.
Food Distribution Services						
Meal Charges to Clients	D	9.30	9.30	0.00	0.0%	
Meal Charges to Agencies	D	21.45	22.22	0.77	3.6%	
Food Services - Hardship Fee	D	3.70	3.70	0.00	0.0%	Required by DH for clients experiencing financial hardship.
Community Halls and Buses						
Virginia Todd Hall Hourly Rate	D	35.50	36.50	1.00	2.8%	
Armstrong Creek East Hub Hourly Rate - Community Rooms	D	35.50	36.50	1.00	2.8%	New fee for Armstrong Creek East Hub.
Armstrong Creek East Hub Hourly Rate - Multipurpose Rooms	D	21.50	22.50	1.00	4.7%	New fee for Armstrong Creek East Hub.
Armstrong Creek East Hub Hourly Rate - Childrens Room	D	25.50	26.50	1.00	3.9%	New fee for Armstrong Creek East Hub.
Armstrong Creek East Hub Hourly Rate - Meeting Room	D	21.50	22.50	1.00	4.7%	New fee for Armstrong Creek East Hub.
Leopold Community Hub Hourly Rate - First Floor	D	61.00	63.00	2.00	3.3%	New fee for Leopold Community Hub.
Leopold Community Hub Hourly Rate - Community Rooms	D	35.50	36.50	1.00	2.8%	New fee for Leopold Community Hub.
Leopold Community Hub Hourly Rate - Meeting Room	D	25.50	26.50	1.00	3.9%	New fee for Leopold Community Hub.
Centenary Hall Whole Venue Weekend Hourly Rate	D	125.50	129.00	3.50	2.8%	
Cobbin Farm Whole Venue Weekday Hourly Rate	D	71.00	73.00	2.00	2.8%	
Cobradah House Hourly Rate	D	35.50	36.50	1.00	2.8%	Standardise fee - in line with similar hall hire hourly rates.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Geelong West Town Hall Whole Venue Weekend Hourly Rate	D	178.50	183.00	4.50	2.5%	
Lara Hall - Whole Venue Hourly Rate	D	50.50	52.00	1.50	3.0%	
St Leonards Reserve Hall Hourly Rate	D	35.50	36.50	1.00	2.8%	Standardise fee - in line with similar hall hire hourly rates.
Mt Duneed Hall Hourly Rate	D	21.50	22.50	1.00	4.7%	
Parks Hall Hourly Rate Main Hall	D	35.50	36.50	1.00	2.8%	
Newcomb Hall Whole Venue Hourly Rate	D	50.50	52.00	1.50	3.0%	
Community Bus 24 hour hire	D	62.00	63.50	1.50	2.4%	Increased by CPI.
Sporting Facilities Hire						
Casual Hire Summer - Community 1 Oval - Community Rate	D	300.30	308.00	7.70	2.6%	Fee & Charges structure as per the Fair Play Strategy.
Casual Hire Summer - Community 1 Oval - Commercial Rate	D	751.30	770.00	18.70	2.5%	Fee & Charges structure as per the Fair Play Strategy.
Casual Hire Winter - Community 1 Oval - Community Rate	D	308.00	315.70	7.70	2.5%	Fee & Charges structure as per the Fair Play Strategy.
Casual Hire Winter - Community Oval 1 - Commercial Rate	D	770.00	788.70	18.70	2.4%	Fee & Charges structure as per the Fair Play Strategy.
Seasonal Hire Summer- Community 1 Oval-Community Rate	D	1,802.90	2,772.00	969.10	53.8%	Fee & Charges structure as per the Fair Play Strategy.
Seasonal Hire Summer- Community 1 Oval-Commercial Rate	D	27,316.00	27,999.00	683.00	2.5%	Fee & Charges structure as per the Fair Play Strategy.
Seasonal Hire Winter- Community 1 Oval-Community Rate	D	2,772.00	3,444.00	672.00	24.2%	Fee & Charges structure as per the Fair Play Strategy.
Seasonal Hire Winter- Community 1 Oval-Commercial Rate	D	27,999.00	28,699.00	700.00	2.5%	Fee & Charges structure as per the Fair Play Strategy.
Waterworld, Splashdown, Leisurelink, BASC						
Monthly membership	D	90.00	90.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
3 months membership	D	500.00	518.00	18.00	3.6%	
12 months membership	D	1,080.00	1,080.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Family monthly debit	D	149.00	155.00	6.00	4.0%	
Family 12 months	D	1,788.00	1,860.00	72.00	4.0%	
Corporate Adult Monthly Membership	D	81.00	81.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Corporate Adult 12 mths	D	972.00	972.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Corporate Adult Renew 12 mths	D	810.00	810.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Corporate Family monthly debit	D	130.00	139.50	9.50	7.3%	
Corporate Family 12 month	D	1,560.00	1,674.00	114.00	7.3%	
Active Adults monthly debit	D	57.00	59.00	2.00	3.5%	
Active Adults Membership 12 months	D	684.00	708.00	24.00	3.5%	
Gym Adult	D	17.50	17.50	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Gym Concession	D	14.00	14.00	0.00	0.0%	20% discount on the Gym adult fee.
Swimming Adult	D	8.00	8.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Swimming Concession	D	6.00	6.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
School Swimming	D	3.90	4.10	0.20	5.1%	
Learn to Swim	D	16.85	17.90	1.05	6.2%	
Webstar Learn to Swim	D	28.50	30.00	1.50	5.3%	
Webstar Private Lesson	D	97.00	100.00	3.00	3.1%	
Crèche Casual visit 30 mins (member)	D	3.10	3.30	0.20	6.5%	
Crèche Casual visit 30 mins (non member)	D	5.20	5.50	0.30	5.8%	
Occasional care 3 hr	D	27.30	30.00	2.70	9.9%	
Kardinia / Lara Pool						
Season ticket (adult)	D	405.00	405.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Season ticket (concession)	D	293.00	293.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Season ticket (family)	D	790.00	790.00	0.00	0.0%	Prices held as fees are at the top of the market as per benchmarking.
Golf						
Queens Park Adult Green Fee	D	25.00	27.00	2.00	8.0%	Prior year fee listed in fees and charges document as \$28.00 but only \$25.00 was charged.
Queens Park Memberships Adult 12mths	D	565.00	590.00	25.00	4.4%	
Queens Park Memberships Pensioner 12mths	D	440.00	460.00	20.00	4.5%	
Queens Park Student Green Fee	D	17.00	17.50	0.50	2.9%	
Elcho Adult Green Fee	D	26.00	27.00	1.00	3.8%	
Elcho Park Memberships Adult 12mths	D	550.00	575.00	25.00	4.5%	
Elcho Park Memberships Pensioner 12mths	D	430.00	450.00	20.00	4.7%	
Elcho Park Student Green Fees	D	17.00	17.50	0.50	2.9%	
Balyang Adult Membership	D	370.00	385.00	15.00	4.1%	
Balyang Adult Green Fee	D	13.90	15.00	1.10	7.9%	Prior year fee listed in fees and charges document as \$15 but only \$13.90 was charged.
Balyang Concession Adult Green Fee	D	12.30	12.90	0.60	4.9%	

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
Arena						
Function Room - Community Rate	D	235.00	240.00	5.00	2.1%	40% of the commercial rate.
Function Room - Private/Commercial Rate	D	390.00	400.00	10.00	2.6%	Fee increased in line with cost recovery.
Annex Hire - Community Group	D	3,950.00	4,100.00	150.00	3.8%	Fee increased in line with cost recovery.
Annex Hire - Commercial use - per day	D	6,600.00	6,800.00	200.00	3.0%	Fee increased in line with cost recovery.
Auditorium Hire - Community Group per day	D	2,910.00	3,000.00	90.00	3.1%	40% of the commercial rate.
Auditorium Hire - Commercial use per day	D	4,850.00	5,000.00	150.00	3.1%	Fee increased in line with cost recovery.
Auditorium Hire - Promoter Rate (concerts only)	D	6,000.00	6,200.00	200.00	3.3%	Fee increased in line with cost recovery.
Auditorium Hire - Basketball court per hour	D	85.00	88.00	3.00	3.5%	Fee increased in line with cost recovery.
Auditorium Hire - Basketball court per hour community rate	D	51.00	55.00	4.00	7.8%	Fee increased in line with cost recovery.
Corio Leisure Time Centre						
Futsal Stars Development & Transition (per player)	D	10.00	10.50	0.50	5.0%	
Meeting Room - after 5pm	D	27.00	27.00	0.00	0.0%	
Sports Club (per Child)	D	9.50	10.00	0.50	5.3%	
Squash Casual before 5pm	D	10.00	10.00	0.00	0.0%	Rates held to encourage more participation and improve the utilisation of the courts.
Squash After 5pm	D	17.50	17.50	0.00	0.0%	Rates held to encourage more participation and improve the utilisation of the courts.
Synthetic Pitch Hire Affiliate Half Pitch before 4pm	D	51.00	52.50	1.50	2.9%	
Synthetic Pitch Hire Local Tournaments & Events Per Day	D	640.00	650.00	10.00	1.6%	
BVAC						
Badminton	D	9.00	9.20	0.20	2.2%	
Badminton Casual User	D	16.00	16.00	0.00	0.0%	
Sunday Market Outdoor Stall	D	24.00	24.00	0.00	0.0%	
Sunday Market Online Booking Outdoor Stall	D	19.00	19.50	0.50	2.6%	Reduced fee for payments made via the online booking system to encourage online bookings.
Sunday Market Indoor Stall	D	31.00	31.00	0.00	0.0%	
Sunday Market Indoor Booking Indoor Stall	D	21.00	21.50	0.50	2.4%	Reduced fee for payments made via the online booking system to encourage online bookings.
Sports Club (per Child)	D	9.50	10.00	0.50	5.3%	
Court Three Cricket Casual Hire	D	57.50	59.00	1.50	2.6%	
Economy, Investment & Attraction						
National Wool Museum						
NWM General Admission	D	10.00	10.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM General Admission Child	D	6.00	6.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM General Admission Family	D	30.00	30.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM General Admission School	D	5.00	5.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM Membership Adult	D	45.00	45.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.

Description	*Basis of Charge	Charge 2018-19 \$ per unit	Charge 2019-20 \$ per unit	Movement in price per unit Inc/(Dec) \$	% Movement Inc/(Dec)	Comment
NWM Membership Family	D	70.00	70.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
Commercial Kitchen rental - day rate	D	500.00	500.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM Strachan Room - Hourly Rate	D	220.00	220.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
NWM Auction and Multifunction Room - Hourly Rate	D	220.00	220.00	0.00	0.0%	Biennial rate - fees increased in 2018-19.
Potato Shed						
Facility Hire - Community Rate - All areas daily	D	950.00	1,000.00	50.00	5.3%	
Facility Hire - Community Rate - All areas weekly	D	4,200.00	4,500.00	300.00	7.1%	
Facility Hire - Community Rate - All areas weekend	D	1,850.00	1,950.00	100.00	5.4%	
Facility Hire - Community Rate - Auditorium daily	D	420.00	460.00	40.00	9.5%	
Facility Hire - Community Rate - Multipurpose daily	D	260.00	280.00	20.00	7.7%	
Facility Hire - Corporate Rate - All areas daily	D	2,500.00	2,600.00	100.00	4.0%	
Facility Hire - Corporate Rate - Auditorium daily	D	1,000.00	1,200.00	200.00	20.0%	
Facility Hire - Corporate Rate - All areas weekly	D	8,200.00	8,500.00	300.00	3.7%	
Facility Hire - Corporate Rate - Foyer daily	D	85.00	95.00	10.00	11.8%	
Facility Hire - Corporate Rate - Multipurpose daily	D	670.00	700.00	30.00	4.5%	
Carousel						
Wedding - Ceremony 1 hour	D	450.00	460.00	10.00	2.2%	
Private Booking 4-6 hours	D	1,800.00	1,850.00	50.00	2.8%	
Admission - Child	D	5.00	5.00	0.00	0.0%	Standardise fee - all admission now \$5.00 - 4.2% increase for a child in 18/19
Admission - Adult	D	5.00	5.00	0.00	0.0%	Standardise fee - all admission now \$5.00
Admission - Concession	D	5.00	5.00	0.00	0.0%	Standardise fee - all admission now \$5.00
Multiride x 10 ticket	D	45.00	45.00	0.00	0.0%	
Childrens Birthday Parties	D	160.00	165.00	5.00	3.1%	
Group Booking 10 - 19	D	4.50	4.50	0.00	0.0%	Standardise fee - all group bookings now \$4.50
Group Booking 20 - 49	D	4.50	4.50	0.00	0.0%	Standardise fee - all group bookings now \$4.50
Group Booking 50 plus	D	4.50	4.50	0.00	0.0%	Standardise fee - all group bookings now \$4.50

Glossary of Terms

Act	Local Government Act 1989.
Accounting standards	Accounting standards are issued from time to time by the professional accounting bodies and are applicable to the preparation of general purpose financial reports.
Adjusted underlying revenue	The adjusted underlying revenue means total income other than non-recurrent grants used to fund the capital expenditure, non-monetary asset contributions and contributions to fund capital expenditure from sources other than grants and non-monetary contributions.
Adjusted underlying surplus (or deficit)	Local Government (Planning and Reporting) Regulations 2014 - Schedule 3. The adjusted underlying surplus (or deficit) means adjusted underlying revenue less total expenditure. It is a measure of financial sustainability of the City which can be masked in the net surplus (or deficit) by capital-related items.
Annual budget	Local Government (Planning and Reporting) Regulations 2014 - Schedule 3. Plan under section 127 of the Act setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other sources required.
Annual report	The annual report prepared by the City under sections 131, 132 and 133 of the Act. The annual report to the community contains a report of operations and audited financial and performance statements.
Annual reporting requirements	Annual reporting requirements include the financial reporting requirements of the Act, Accounting Standards and other mandatory professional reporting requirements.
Asset expansion	Expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing beneficiaries.
Asset renewal	Local Government (Planning and Reporting) Regulations 2014 - Regulation 5. Expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to original capability.
Asset upgrade	Local Government (Planning and Reporting) Regulations 2014 - Regulation 5. Expenditure which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond its original life.
Borrowing strategy	Local Government (Planning and Reporting) Regulations 2014 - Regulation 5. A borrowing strategy is the process by which the City's current external funding requirements can be identified, existing funding arrangements managed and future requirements monitored.

Glossary of Terms

Balance sheet	The balance sheet shows the expected net current asset, net non-current asset and net asset positions in the forthcoming year compared to the forecast actual in the current year. The balance sheet should be prepared in accordance with the requirements of AASB 101 - Presentation of Financial Statements and the Local Government Model Financial Report.
Budget preparation requirement	Under the Act, a Council is required to prepare and adopt an annual budget by 30 June each year.
Capital expenditure	Capital expenditure is relatively large (material) expenditure that produces economic benefits expected to last for more than 12 months. A pre determined 'threshold' may be used which indicates the level of expenditure deemed to be material in accordance with Council's policy. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and upgrade expenditures, the total project cost needs to be allocated accordingly.
Capital works program	A detailed list of capital works expenditure that will be undertaken during the 2019-2020 financial year. Regulation 10 requires that the budget contains a detailed list of capital works expenditure and sets out how that information is to be disclosed by reference to asset categories, asset expenditure type and funding sources.
Carry forward capital works	Carry forward capital works are those that are incomplete in the current budget year due to unavoidable delays and will be completed in the following budget year.
Community plan / vision	A "community owned" document or process which identifies the long term needs and aspirations of the City, and the medium and short term goals and objectives which are framed within the long term plan.
Comprehensive income statement	The comprehensive income statement shows the expected operating result in the forthcoming year compared to the forecast actual result in the current year. The income statement should be prepared in accordance with the requirements of AASB 101 Presentation of Financial Statements and the Local Government Model Financial Report.
Council plan	Means a Council Plan prepared by the City under section 125 of the <i>Local Government Act 1989</i>. This document sets out the strategic objectives of the City and strategies for achieving the objectives as part of the overall strategic planning framework required by the Act.
Current year rate increase (Rating information)	A statement included in the budget quantifying the amount of the rate change for the forthcoming year and disclosing any significant factors influencing the rate change.
Differential rates	When the City intends to declare a differential rate (e.g. business and residential), information prescribed by the Act under section 161 must be disclosed in the Annual Budget.

Glossary of Terms

Discretionary reserves	Discretionary reserves are funds earmarked by the City for various purposes. Councils can by resolution, change the purpose of these reserves.
Financial sustainability	A key outcome of the strategic resource plan. Longer term planning is essential to ensuring that a council remains financially sustainable in the long term.
Financing activities	Financing activities means those activities which relate to changing the size and composition of the financial structure of the entity, including equity, and borrowings not falling within the definition of cash.
Infrastructure	Non-current property, plant and equipment excluding land.
Infrastructure strategy	An infrastructure strategy is the process by which the Council's current infrastructure and ongoing maintenance requirements can be identified, budgeted capital works implemented and future developments monitored. The key objective of an infrastructure strategy is to maintain or preserve the City's existing assets at desired condition levels. If sufficient funds are not allocated to asset preservation then the City's investment in those assets will reduce, along with the capacity to deliver services to the community.
Investing activities	Investing activities means those activities which relate to acquisition and disposal of non-current assets, including property, plant and equipment and other productive assets, and investments not falling within the definition of cash.
Legislative framework	The Act, Regulations and other laws and statutes which set the City's governance, planning and reporting requirements.
Local Government model financial report	Local Government Model Financial Report published by the Department from time to time including on the Department's Internet website.
Local Government (Planning And Reporting) Regulations 2014	Regulations, made under section 243 of the Act prescribe: (a) the content and preparation of the financial statements of a council. (b) the performance indicators and measures to be included in a budget, revised budget and annual report of a council. (c) the information to be included in a Council Plan, Strategic Resource Plan, budget, revised budget and annual report. (d) Other matters required to be prescribed under Parts 6 and 7 of the Act.
New asset expenditure	Expenditure that creates a new asset that provides a service that does not currently exist.
Non financial resources	Local Government (Planning and Reporting) Regulations 2014 - Regulation 5. Resources of a non financial nature (such as human resources, information systems and processes, asset management systems) that are consumed by an organisation in the achievement of its strategic resource plan goals.

Glossary of Terms

Non-recurrent grant	A grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by the City's Strategic Resource Plan.
Operating activities	Operating activities means those activities that relate to the provision of goods and services.
Operating expenditure	Operating expenditure is defined as consumptions or losses of future economic benefits, in the form of reductions in assets or increases in liabilities; and that result in a decrease in equity during the reporting period.
Operating performance (<i>impact of current year on 2017-2018 budget</i>)	This statement shows the expected operating result as compared to the budget result in the current year separating operating and capital components of revenue and expenditure.
Operating revenue	Operating revenue is defined as inflows or other enhancements, or savings in outflows of future economic benefits, in the form of increases in assets or reductions in liabilities; and that result in an increase in equity during the reporting period.
Own-source revenue	Adjusted underlying revenue other than revenue that is not under the control of Council (including government grants).
Performance statement	A performance statement must be included in the annual report of a Council and include the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the annual report.
Rate cap	The maximum annual rate of increase that councils can apply to their rates revenue, as advised by the Minister for Local Government under Section 185D of the Local Government Act 1989.
Rating strategy	A rating strategy is the process by which the Council's rate structure is established and how the total income generated through rates and charges is allocated across properties in the municipality. Decisions regarding the quantum of rate levels and increases from year to year are made as part of Council's Budget financial planning processes and with consideration of Council's other sources of income and the planned expenditure on services and works to be undertaken for its community.
Recurrent grant	A grant other than a non-recurrent grant.
Regulations	Local Government (Planning and Reporting) Regulations 2014.
Restricted cash	Cash and cash equivalents, within the meaning of AAS, that are not available for use other than a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year.
Revised budget	Section 128 of the Act permits a Council to prepare a revised budget if circumstances arise which cause a material change in the budget and which affects the financial operations and position of the Council.

Glossary of Terms

Road Management Act 2004	The purpose of this Act which came into operation from 1 July 2004 is to reform the law relating to road management in Victoria and to make relating amendments to certain Acts, including the Local Government Act 1989.
Services, initiatives and major initiatives	Section 127 of the Act requires a budget to contain a description of the services and initiatives to be funded by the budget, along with a statement as to how they will contribute to the achievement of the Council's strategic objectives as specified in the Council Plan. The budget must also include major initiatives, being initiatives identified by the Council as priorities to be undertaken during the financial year. The services delivered by Council means assistance, support, advice and other actions undertaken by a council for the benefit of the local community. Initiatives means actions that are once-off in nature and/or lead to improvements in service. Major initiatives means significant initiatives that will directly contribute to the achievement of the Council plan during the current year and have a major focus in the budget.
Statement of capital works	The statement of capital works shows the expected internal and external funding for capital works expenditure and the total proposed capital works expenditure for the forthcoming year with a comparison with forecast actual for the current year. The statement of capital works should be prepared in accordance with Regulation 9.
Statement of cash flows	The statement of cash flows shows the expected net cash inflows and outflows in the forthcoming year in the form of reconciliation between opening and closing balances of total cash and investments for the year. Comparison is made to the current year's expected inflows and outflows. The cash flows statement should be prepared in accordance with the requirements of AASB 107 Statement of Cash Flows and the Local Government Model Financial Report.
Statement of changes in equity	The statement of changes in equity shows the expected movement in Accumulated Surplus and reserves for the year. The statement of changes in equity should be prepared in accordance with the requirements of AASB 101 - Presentation of Financial Statements and the Local Government Model Financial Report.
Statement of human resources	Means a statement which shows all Council staff expenditure and the number of full time equivalent Council staff.
Statutory reserves	Statutory reserves are funds set aside for specified statutory purposes in accordance with various legislative and contractual requirements. These reserves are not available for other purposes.

Glossary of Terms

Strategic resource plan (SRP)	Section 125(2)(d) of the Act requires that a Council must prepare and approve a Council Plan that must include a strategic resource plan containing the matters specified in Section 126. Section 126 of the act states that: - the strategic resource plan is a plan of the resources required to achieve the council plan strategic objectives. - the strategic resource plan must include the financial statements describing the financial resources in respect of at least the next four financial years. - the strategic resource plan must include statements describing the non-financial resources including human resources in respect of at least the next four financial years. - the strategic resource plan must take into account services and initiatives contained in any plan adopted by council and if the council proposes to adopt a plan to provide services or take initiatives, the resources required must be consistent with the strategic resource plan. - council must review their strategic resource plan during the preparation of the council plan. - council must adopt the strategic resource plan not later than 30 June each year and a copy must be available for public inspection at the council office and internet website. In preparing the strategic resource plan, councils should comply with the principles of sound financial management as prescribed in the Act being to: - prudently manage financial risks relating to debt, assets and liabilities. - provide reasonable stability in the level of rate burden. - consider the financial effects of council decisions on future generations. - provide full, accurate and timely disclosure of financial information. In addition to section 126 of the Act, parts 2 and 3 of the Regulations also prescribe further details in relation to the preparation of a strategic resource plan.
Unrestricted cash	Unrestricted cash represents all cash and cash equivalents other than restricted cash.
Valuations of Land Act 1960	The Valuations of Land Act 1960 requires a Council to revalue all rateable properties every two years.

Attachment 4

2019-20 RATING STRATEGY



**THE CITY OF
GREATER GEELONG**

2019-20 RATING STRATEGY

ADOPTED 25 JUNE 2019

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ATTACHMENTS

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Attachment 2: Revaluation Schedules

Attachment 3: Rating Policy – Council Rates

Attachment 4: Historic Overview of Annual Rating Strategy Decisions

1. Rating Framework

Introduction

The rating framework is set down in the *Local Government Act 1989* and determines a council's ability to develop a rating system. The framework provides considerable flexibility to suit requirements within the context of public finance methodology which includes principles of equity, benefit, efficiency and community resource allocation.

Context

Council has a duty to continue to review and refine the impact of its major decisions.

It is incumbent upon the City of Greater Geelong to regularly evaluate the current rating system to ensure it best satisfies the legislative objectives and the Ministerial Guidelines to which it must have regard. Other objectives including ratepayer satisfaction, which the City believes, is relevant.

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 20 December 2018 under section 185D(1) of the LGA that the 2019–20 rate cap would be 2.5% for all Victorian councils.

Not all council charges are included in the rate cap calculation.

- Rates and the Municipal Charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The 2018–19 base average rate is calculated at \$1,557.54 and the 2019–20 Budget proposes this will increase by 2.5% to \$1,596.48

The City has prepared and Council adopted the Rating Strategy within the context of current legislative constraints and to improve community understanding by providing a detailed explanation of rating concepts and decisions.

The City has a responsibility to communicate to ratepayers the consultation process, to review the strategy and to publish and inform the community of its decisions in respect to the strategy and budget determinations.

Background

The City acknowledges that the existing taxation of property (wealth tax) value method is imperfect; however, the application of an alternate rating model (e.g. income tax) is not available within the current constraints of the existing legislation.

The City, via a process of consultation and determination, can modify certain aspects of the rating system in accordance with the legislation, to assist sections of the community. Such assistance must be in the context of having wide acceptance in respect to social and equity principles whilst minimising any penalty, via a shift in rate burden, to other ratepayers.

There is a common misconception that if a property's valuation rises, then the City receives a "windfall gain" with additional income. This is not the case, rather, the revaluation process results in a redistribution of the rate burden across all properties in the municipality. Any increase to total valuations of the municipality is adjusted by recalculating the rate in dollar (ad valorem rate) used to calculate the rate for each property. Budgeted rate income is adjusted each year as part of the budget process and the relevant rate cap percentage taking into account adjustments for supplementary rate income. Rate capping has been introduced by the State Government from 2016–17. The Minister for Local Government announced on 20 December 2018 that the 2019–20 rate cap would be 2.5% for all Victorian councils.

Public finance theory and practice implies that taxation revenue whether it is at federal, state or a local level is generally used to finance various forms of "public goods, services and community obligations" not necessarily in direct relation to user benefit, but ultimately of benefit to the community as a whole. In this respect, rates are a general purpose levy not linked to user pays principles. Other charges such as waste services are linked to costs associated with the service.

Therefore, rates are the balancing item between total expenses and all other revenue sources. Rate revenue is a major source of income providing some 62.8% of recurrent income for 2019–20.

The City acknowledges that property taxes do not recognise the situation where ratepayers are "asset rich" and "income poor". In some cases ratepayers may have considerable wealth reflected in property they own but have a low level of income. Examples include pensioners, self funded retirees, businesses subject

to cyclical downturn, households with large families and property owners with little equity but high levels of mortgage debt. Moreover, the Australian taxation system which allows for annuities, allocated pensions income and other assets to be treated differently in an assessment for government concessions and benefits, may further distort the true disposable income status of one household compared to another.

While personal income tax is more reflective of the capacity to pay, it is not possible to expect a property tax system to deal practically with all aspects of capacity to pay based on individual households and businesses. It is also not practical or acceptable to shift, modify or manipulate the existing system to the benefit of one group of ratepayers at the expense of another unless such shift is widely accepted and for a proper purpose. In fact, local government has no mandate or ability to universally apply a “capacity to pay” test. In recognition of this fact, the City has developed its rates assistance and payment options to ensure that officers can provide ratepayers with assistance upon request.

In the local government context, the rating system determines how we will raise money from properties within the municipality while the annual budget determines how that money will be spent. The rating system comprises the valuation base and the rating instruments that are used to calculate property owner’s liability for rates.

The rating framework is set down in the *Local Government Act 1989* (as amended) and determines a council’s ability to develop a rating system. The framework provides considerable flexibility to suit its requirements within the context of public finance methodology, which includes principles of equity, benefit, efficiency and community resource allocation.

Under the legislation, the City of Greater Geelong has the power to levy:

- Municipal charge,
- Uniform rates,
- Differential rates,
- Special rates and charges,
- Services rates and charges,
- Provide rebates and concessions, and to
- Provide deferrals and waivers based on hardship.

We acknowledge that this framework may not universally cater for significant revaluation property movements in a non-homogenous market place and may result in significant movements in rates (“rates shock”) on a case by case basis.

2. Highlights of 2019-20 Rating Strategy

Rate Structure

The City of Greater Geelong retains 11 rating or tariff groups with the application of differential rates to each of these groups in accordance with section 161 of the Act. The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

2019 Revaluation

Summary by Differential

Rate Type	Number of Properties	2018 CIV	2019 CIV	\$ Difference	% Movement
Residential	110,102	53,177,015,500	60,132,285,000	6,955,269,500	13.1%
The Point Residential	150	90,930,000	107,250,000	16,320,000	17.9%
Farm	991	1,609,127,000	2,133,454,000	524,327,000	32.6%
Commercial	5,927	5,552,981,300	5,924,888,319	371,907,019	6.7%
The Point Commercial	3	9,334,000	8,670,000	- 664,000	-7.1%
Industrial	2,153	1,770,424,374	1,946,875,223	176,450,849	10.0%
Vacant	6,198	2,271,125,622	2,850,290,847	579,165,225	25.5%
The Point Vacant	73	38,030,000	42,070,000	4,040,000	10.6%
Cultural & Recreational	53	124,146,400	144,866,229	20,719,829	16.7%
Mixed Use	330	214,170,000	243,390,000	29,220,000	13.6%
Petroleum	1	145,100,000	145,100,000	-	0.0%
TOTAL	125,981	65,002,384,196	73,679,139,618	8,676,755,422	13.3%

Overall

The Valuation of Land Act 1960 (section 11) requires that valuing authorities conduct a revaluation of all municipal land every year.

The Victorian Valuer General (VGV) has appointed Opteon Property Group to conduct the 2019 revaluation and valuations have been returned in order for impact analysis to commence.

The revaluation date is 1 January 2019 and takes effect from 1 July 2019 for the 2019-20 rating period.

The summary results indicate:

- Total growth in property numbers is 2.6% over the last year with residential 2.3%.
- Average increase in residential valuation is 13.1% compared to 19.9% in 2018.
- The average increase in farm valuations is 32.5% compared with 12.9% in 2018.
- Commercial properties have increased by 6.7% with the increase for the CBD at 7.7%.
- Industrial properties have increased on average at 10.0% compared to an increase of 10.7% in 2018.
- Average increase in vacant land is 25.5% compared with an increase of 18.2% in 2018.

Residential

Overall 110,102 residential properties have increased by an average of 13.1% compared to an average increase of 19.9% at the 2018 revaluation. The average residential capital improved value has moved from \$482,976 to \$546,151.

The average growth in the number of residential properties is 2,465 properties or 2.3% overall from 2018 to 2019. This growth contributes to the increase in CIV.

Impact Analysis

The preliminary results indicate that there is significant spread of valuation movements and the average movement of 13.1% is not uniform. The lowest movement was in Swan Bay at 0.9% with the largest in Batesford at 34.7%.

Nearly half of Geelong's residential population is in nine suburbs. Of the 110,102 residences, 54,409 are affected by the following suburb revaluation movements:

Suburb	No of Residencies 2019	2018 Revaluation Increase Av 19.9%	2019 Revaluation Increase Av 13.1%	
Belmont	6,544	25.8%	9.6%	2019 Below Average
Ocean Grove	7,846	22.7%	10.1%	
Highton	7,745	18.1%	10.2%	
Newtown	4,501	19.0%	11.1%	
Grovedale	6,100	17.5%	11.9%	
Norlane	4,260	31.1%	15.7%	2019 Above Average
Corio	6,161	29.1%	16.2%	
Leopold	5,100	17.3%	17.1%	
Lara	6,152	18.1%	17.8%	
Total	54,409			

Residential property on the Bellarine Peninsula represents 22.6% of the municipality and the average increase is 15.4%. The following table provides a comparison by suburb for the 2018 and 2019 revaluations:

Suburb	No of Residencies 2019	2018 Revaluation Increase Av 19.9%	2019 Revaluation Increase Av 13.1%	
Swan Bay	14	4.7%	0.9%	2019 Below Average
Barwon Heads	2,255	19.0%	8.0%	
Connewarre	306	14.7%	8.9%	
Ocean Grove	7,846	22.7%	10.1%	
Point Lonsdale	710	14.1%	13.5%	
Breamlea	108	15.4%	14.2%	2019 Above Average
Curlewis	1,094	7.9%	14.6%	
Portarlinton	2,876	23.8%	16.6%	
Marcus Hill	40	21.5%	17.1%	
Clifton Springs	3,470	18.8%	17.4%	
St Leonards	2,515	19.1%	18.1%	
Mannerim	17	16.6%	18.4%	
Drysdale	1,964	14.6%	18.9%	
Indented Head	1,229	23.7%	20.6%	
Wallington	425	17.1%	22.9%	
Bellarine	46	7.4%	28.2%	
Total	24,915			

Farm

Overall 991 farm valuations recorded an average increase of 32.5% compared to an increase of 12.9% in 2018.

Impact Analysis

Farms on the Bellarine Peninsula make up 43.1% of all farms and the average increase is 19.0%.

Larger than average valuation movements have been in the northern suburbs. The following table shows the increases in those suburbs:

Suburb	No of Farms 2019	2018 Revaluation Increase Av 12.9%	2019 Revaluation Increase Av 32.5%	
Staughton Vale	8	-2.6%	29.4%	Below Avg
Moorabool	29	15.8%	36.0%	2019 Above Average
Anakie	88	5.6%	42.3%	
Balliang	57	6.1%	57.2%	
Avalon	7	19.3%	59.5%	
Little River	50	24.0%	59.7%	
Lara	69	11.5%	70.3%	
Corio	2	20.3%	90.3%	
Point Wilson	4	17.3%	90.6%	
Lovely Banks	34	-3.8%	101.1%	
Total	348			

Commercial

A total of 5,927 commercial properties valuations have increased on average 6.7% compared to 10.3% in 2018. The number of properties has increased by 1.4%.

Impact Analysis

The main area of commercial activity (1,698 properties) in central Geelong increased by an average of 7.7%.

The following table shows a comparison of the suburbs with the highest number of properties for the 2018 and 2019 revaluations:

Suburb	No. of Properties 2019	2018 Revaluation Increase Av 10.3%	2019 Revaluation Increase Av 6.7%	
Corio	252	11.9%	-4.4%	2019 Below Average
South Geelong	149	13.2%	4.0%	
Geelong West	450	19.0%	5.1%	
Lara	162	8.9%	5.3%	
Ocean Grove	314	13.9%	5.4%	
Waurin Ponds	73	5.2%	5.8%	
Grovedale	355	7.5%	6.0%	
Belmont	322	11.4%	6.0%	
Drysdale	150	14.0%	7.0%	2019 Above Average
Highton	155	16.7%	7.5%	
Geelong	1,698	7.1%	7.7%	
Bell Park	96	2.9%	8.3%	
Norlane	120	6.7%	8.7%	
Leopold	146	7.7%	9.3%	
Newcomb	114	5.3%	10.2%	
Moolap	107	13.6%	10.3%	
North Geelong	160	11.0%	10.9%	
Newtown	311	14.9%	12.5%	
Total	5,134			

Industrial

A total of 2,153 industrial properties valuations have increased on average 10.0% compared to 10.7% in 2018. The number of properties has increased by 2.8%.

Impact Analysis

The majority of industrial properties are in the following five suburbs which have had movements of between -5.4% and 46.7%.

Suburb	No. of Properties 2019	2018 Revaluation Increase Av 10.7%	2019 Revaluation Increase Av 10.0%	
South Geelong	229	5.8%	6.9%	2019 Below Average
North Geelong	490	13.1%	7.7%	
North Shore	134	11.2%	11.2%	2019 Above Average
Breakwater	163	12.9%	13.3%	
Moolap	353	11.0%	23.3%	
Total	1,369			

Vacant

A total of 6,198 vacant land properties valuations have increased on average 25.5% compared to 18.2% in 2018. The number of properties has increased by 10.0%.

Impact Analysis

The following table shows a comparison of the suburbs with the highest number of properties for the 2018 ad 2019 revaluations:

Suburb	No. of Properties 2019	2018 Revaluation Increase Av 18.2%	2019 Revaluation Increase Av 25.5%	
Indented Head	188	33.7%	10.1%	2019 Below Average
Mount Duneed	213	20.0%	19.2%	
Ocean Grove	499	19.4%	19.7%	
Armstrong Creek	832	23.0%	22.5%	
Highton	374	18.1%	23.5%	
Corio	310	16.0%	26.3%	2019 Above Average
Clifton Springs	255	12.3%	30.8%	
Portarlington	428	21.5%	31.3%	
Leopold	94	20.6%	32.5%	
Charlemont	118	14.3%	34.5%	
St Leonards	435	9.4%	35.4%	
North Geelong	82	13.7%	42.0%	
Curlewis	343	8.6%	45.4%	
Lara	285	16.5%	47.3%	
Total	4,456			

Mixed Use

A total of 330 vacant land properties valuations have increased on average 13.6% compared to 19.9% in 2018. The number of properties has decreased by (1.5 %).

Impact Analysis

The following table shows a comparison of the suburbs with the highest number of properties for the 2018 ad 2019 revaluations:

Suburb	No. of Properties 2019	2018 Revaluation Increase Av 18.6%	2019 Revaluation Increase Av 13.6%	
Geelong	34	32.0%	5.8%	2019 Below Average
Geelong West	19	21.0%	6.6%	
Ocean Grove	41	12.6%	7.1%	
Barwon Heads	15	21.1%	7.6%	
Belmont	15	28.7%	10.1%	
Portarlington	24	24.7%	10.9%	
Highton	17	2.5%	11.5%	2019 Above Average
Newtown	10	5.6%	18.6%	
Lara	18	13.2%	42.2%	
Total	193			

Cultural and Recreational

A total of 53 cultural and recreational land properties valuations have increased on average 16.7% compared to 3.4% in 2018. The number of properties has increased by one.

Impact Analysis

The following table shows a comparison of all suburbs for the 2018 ad 2019 revaluations:

Suburb	No. of Properties 2019	2018 Revaluation Increase Av 3.4%	2019 Revaluation Increase Av 16.7%	
Point Lonsdale	2	-4.6%	-5.1%	2019 Below Average
Leopold	2	-13.1%	-1.3%	
Breakwater	2	-3.9%	0.0%	
Barwon Heads	2	2.5%	0.2%	
North Geelong	2	40.0%	3.7%	
Ocean Grove	2	20.5%	4.4%	
Batesford	1	5.9%	5.6%	
Newtown	1	-2.0%	6.0%	
Geelong	3	5.2%	6.4%	
Highton	1	-14.5%	8.5%	
East Geelong	2	22.2%	8.9%	
Indented Head	2	6.5%	9.2%	
Hamlyn Heights	1	11.3%	10.2%	
Clifton Springs	2	2.6%	13.4%	
Portarlington	3	5.6%	17.3%	2019 Above Average
Corio	5	2.4%	18.6%	
Lara	3	-9.0%	23.5%	
Fyansford	1	26.8%	23.7%	
St Leonards	2	18.9%	25.2%	
Norlane	1	17.8%	27.6%	
Drysdale	1	3.1%	29.3%	
Avalon	1	34.2%	40.8%	
South Geelong	6	-0.1%	41.7%	
Mount Duneed	1	8.3%	47.2%	
St Albans Park	1	14.0%	49.1%	
Belmont	3	18.8%	51.2%	
Total	53			

Petroleum

The valuation for the one petroleum property has remained at the 2018 valuation of \$145,100,000 for 2019.

Rate Cap

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 20 December 2018 under section 185D(1) of the LGA that the 2018–19 rate cap would be 2.5% for all Victorian councils.

Not all council charges are included in the rate cap calculation.

- Rates and the Municipal charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The 2018–19 base average rate is calculated at \$1,557.54 and the 2019–20 Budget proposes this will increase by 2.5% to \$1,596.51.

The rate cap calculation for 2019–20 is:

	2018–19	2019–20
Proposed Average Rate Increase all Rateable Property		2.5%
Rates and Municipal Charge (adjusted for Supplementaries 2018–19)	191,401,869	201,045,049
Number of Rateable Properties	125,928	125,928
Base Average Rate (BAR)	1,557.54	1,596.51

The rates and charges for individual properties may have increased or decreased by a different percentage amount to the rate cap for the following reasons:

1. The valuation of a property relative to the valuation of another property in the municipal district;
2. The application of a differential rate based on land use;
3. The inclusion of other charges not included in the rate cap.

Rating Model

Key features of the Rating Model for 2019–20 are:

- After adjusting for the impact of the 2019 revaluation, the rate in the dollar for the Residential and Mixed Use differentials has increased in accordance with the 2.5% rate cap. The farm differential has decreased and when combined with the farm rebate, the overall increase is 2.3%. Other differential rate increases are as follows, Commercial has increased by 3.5%, Industrial has had no change 0.0%, Cultural and Recreational has increased by 5.8% and Petroleum has decreased by (9.9%).
- The waste collection service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$316.90 to \$332.00 or 4.8%. The EPA landfill levy increases to \$35.88 per tenement (included in the service charge).

- A section 162 service charge known as Additional Bins Service was introduced in 2016–17. Households may apply for an additional garbage bin, upsized garbage bin, recycling bin or a green waste bin. The charges for 2019–20 are \$146.85 for a 140L garbage bin, \$105.25 to upgrade to a 240L garbage bin, \$82.40 for a 240L recycling bin and \$95.30 for a 240L green waste bin.
- The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The Municipal charge is to increase from \$102.00 to \$105.25 or 3.2%.
- The Farm rebate has been set at 33.3% to maintain an average rate increase consistent with residential rates and represents a cost to the City of \$1.233m.
- The City has reverted to the definition of Cultural and Recreational Lands Act 1963 from 2017–18. Any properties removed from the differential are eligible for a transitional rebate to the otherwise applicable rate. The transitional rebate is set at 25% for 2019–20.
- The housing support waiver for eligible charitable housing will be maintained for 2019–20 and is available upon application.
- The rates assistance waiver is retained for 2019–20 with the valuation threshold at 50% where the 2019 revaluation may cause financial hardship.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.
- The pensioner concession will increase from \$229.40 in accordance with movement in CPI for Melbourne as advised by the Bureau of Statistics to \$235.15.
- The gap between the Commercial and Industrial differentials has been reduced from 26.1% in 2018–19 to 14.9% in 2019–20 in line with council policy. The intention is for these two rates being set at the same rate in future years.
- The petroleum differential has been aligned to the industrial rate in the dollar, as per Councils adopted Statement of Principle.

Residential Rates and Charges

The average capital improved value of residential properties within the municipality has increased from \$482,976 to \$546,151.

The total increase in rates and charges for the average residential property with a capital improved value of \$546,151 is \$47.15 or 3.0%. This increase is made up of \$28.80 for General Rates, \$3.25 for Municipal Charge and \$15.10 for the Waste Collection Service.

Residential Properties	2018-19 Rates on Average CIV \$	2019-20 Budgeted Rates on Average CIV \$	% increase
General Rates CIV x Rate in \$	1,151.90	1,180.70	2.5%
Municipal Charge	102.00	105.25	3.2%
Total Rates including Municipal Charge	1,253.90	1,285.95	2.6%
Waste Collection Service	316.90	332.00	4.8%
Total Rates and Charges	1,570.80	1,617.95	3.0%

The Essential Services Commission measure rate increases as the movement in Rates & Municipal Charge for all rateable property. The 2018–19 base average rate is calculated as \$1,557.54 and the 2019–20 Budget proposes this will increase by 2.5% to \$1,596.51.

[Rebates – section 169 of the LGA Rebates](#)

For 2019–20 the following rebates will apply:

- Farm Rebate.
- Cultural and Recreational Transitional Rebate.

[Waivers – section 171 of the LGA Waivers](#)

For 2019–20 the following waivers will apply:

- Rates Assistance Waiver (Valuation increase over 50%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision) Waiver.

[Recycling and Waste Collection Service Charge](#)

The Annual Service Charge is proposed at \$332.00 for each rateable land and non–rateable land. The charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which the City provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.

The waste collection service charge is calculated based on a fee for service,

including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$316.90 to \$332.00 or 4.8%. The EPA landfill levy increases to \$35.88 per tenement (included in the service charge).

The Annual Service Charge – Additional Bin Service.

From 1 July 2016 the additional bin service was made available via application compliant with the following criteria:

- In all cases of application for additional bins, the City reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided.
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.
- The green waste additional bin has become available at the Anakie Road green organics processing facility from 2019–20.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice.

If an application is received and approved in the first six months of the financial year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

■ Garbage bin 140L	\$146.85
■ Garbage bin from 140L to 240L	\$105.25
■ Recycling bin 240L	\$ 82.40
■ Green waste bin 240L	\$ 95.30

Fire Services Property Levy

The *Fire Services Property Levy Act 2012* (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. The FSPL appears on the rate notice and it is estimated that the City will levy \$28.3m in 2019–20 and remit to the State Revenue Office. The 2019–20 levy once again will consist of a fixed component plus a variable component based on the property's capital improved value. The levy was confirmed by the Minister on 3 June 2019.

Future Issues

This Rating Strategy is now generally available and will be placed at all City of Greater Geelong customer service centres and be published on the City's web site at www.geelongaustralia.com.au.

Finally, it is acknowledged that the strategy will not address everyone's concerns in respect to revaluations, setting of differential rates and charges and particularly the "rates shock" issues that will occur from time to time. However, the strategy has been prepared based on consultation and legal advice and is considered to be within the framework of the legislation (which is a property taxation system based on valuation).

3. Rating Strategy 2019-20

3.1 Introduction

City of Greater Geelong Responsibilities

The purpose of local government is to provide for the peace, order and good government, facilitate and encourage development, to provide services and facilities for the community and to maintain, improve, and develop the resources of the municipal district.

Local Government must operate in accordance with the *Local Government Act (1989)* and has responsibility for implementing many diverse programs, policies and regulations set by State and Federal Government. Councils have to be flexible and therefore have powers to set their own regulations and by-laws and provide a range of discretionary services in response to local community needs.

Each Victorian municipality is different. Community demographics will vary in terms of age, prosperity, topography and service requirements between councils.

The City of Greater Geelong Profile

The City of Greater Geelong serves a population of some 245,751 and covers an area of 1,250 sq. km. From Little River and Balliang in the north through to the Bellarine Peninsula and west to Waurin Ponds, Barrabool, Ceres and Fyansford, there is significant and diverse land use activities, demographics, topography and community needs.

We are a leading industrial centre for Victoria's southwest, with approximately 8,083 commercial and industrial properties and a strong labour force.

The residential sector is experiencing growth which impacts on services. Tourism is now more important while a diverse culture and environment is unique in a regional municipal setting in Australia.

The City of Greater Geelong is responsible for \$2.5 billion worth of regional assets and infrastructure including roads, bridges, town hall, recreation and leisure facilities, drains, libraries and parks.

There are more than 126 services provided to the local community from cradle to grave.

Every time a person leaves their house they use services provided by the City.

From roads, foot and bike paths, public street lighting, litter bins, school crossings, library books, sporting facilities, community meeting spaces and places, community halls, swimming pools, playgrounds, parking spaces, public tips, youth and family counselling and support, childcare programs, preschools, school holiday programs, maternal and child health services, head lice and immunisation programs. In-home services include child care, parenting and baby health advice, provision of parking permits, access via internet, demolition, building and renovations, garbage, recycling and green waste removal, personal care, home maintenance, meals on wheels and respite care.

Local laws are important for community amenity for the safety, peace and order as well as public health, care of the City's property and the environment. Hazard reduction to noise, fire, abandoned vehicles, parking, street stalls, disabled parking, street furniture, graffiti, animals, nuisance pets and busking permits are all required to be controlled by the City.

We collect rates from residents and businesses to help fund community infrastructure and service obligations.

Our approach to service strategies, budget setting according to priorities and annual rate setting is crucial as to how these services are provided to the community.

In terms of per capita rates the City of Greater Geelong has a lower rate when compared to some rural municipalities; however, we are required to and can provide a full range of services due to economies of scale, scope and aggregation. Services are utilised by non-residents of neighbouring councils, marginally increasing the cost of service to residents.

The following table compares the City of Greater Geelong to other municipalities including neighbouring councils.

[Average Rates & Charges](#)

The following table provides a comparison made to other regional, neighbouring and some metropolitan councils which highlights that the City of Greater Geelong is a low rating council.

2016-17		
Regional Cities	*Per Assessment \$	**Per Residential Assessment \$
Wodonga	2,331	2,072
Horsham	2,029	1,787
Wangaratta	1,936	1,713
Warrnambool	2,038	1,759
Latrobe	1,957	1,582
Greater Geelong	1,713	1,488
Ballarat	1,774	1,592
Greater Bendigo	1,884	1,636
Neighbouring Councils		
Surfcoast	2,264	2,151
Wyndham	1,724	1,617
Golden Plains	1,907	1,824
Metropolitan Councils		
Maribyrnong	2,353	1,951
Whittlesea	1,707	1,449
City of Port Philip	1,674	1,430
* Source: Council Budget Documents		
** Source: Know your Council website		

Many metropolitan councils tend to have lower per capita rates due to economies of scale and interlinking of services with other neighbouring councils. For example, one council may have a high amenity retail sector, another focusing on industry, whilst another council may provide specialist training or aquatics venues. This cross use of facilities and the ability to specialise leads to a reduced cost of service provision.

However, the City of Greater Geelong must provide a full range of services due primarily to its population diversity, geographic spread, as well as providing corporate development and regional leadership.

The average residential rate for Geelong residents for 2019–20 is \$1,617.95 (\$1,570.80 for 2018–19), including waste service charges.

This Rating Strategy includes a summary of rating principles and policies including reasons for policy and historical trends.

Purpose

The purpose of this policy is to outline the City's approach towards rating its' community and to meet the requirements of Part 8 of the *Local Government Act 1989* – Rates and Charges on Rateable Land.

This policy is to be reviewed and adopted by Council each year as part of its budget setting objectives. The City of Greater Geelong aspires, through its budget, to achieve service standards, within resource allocation limits, that benefit the entire community.

Principles

The City must raise revenue each year sufficient for the purpose of good

governance, administration, and to provide for appropriate goods and services for the community. The goods and services the organisation provides are broad and are allocated according to community lifecycle and lifestyle needs. In particular, the City provides goods and services that are not provided by private enterprise (eg. infrastructure, street lighting, regulatory and compliance activities).

Council rates constitute a system of taxation on the local community for the purposes of local government. The value of land and its improvements is generally used as the basis of taxation, which is a measure of the property wealth of the ratepayer. By legislation (*Valuation of Land Act 1960*) the value of all property is to be reassessed every year and is to be relative to all other like property within the municipality.

Rates are in the form of a general purpose levy and the benefits that a ratepayer may receive will not necessarily be to the extent of the tax (rates) paid. Benefits are consumed in different quantities and types over the lifecycle of the ratepayer (e.g. maternal and child health, libraries and aged care, roads and footpaths, local laws).

Our practices and decisions regarding rating are underpinned by:

- Accountability, transparency and simplicity;
- Efficiency, effectiveness and timeliness;
- Equitable distribution of the rate burden across the community according to assessment of property wealth;
- A “safety net” approach to assist eligible ratepayers significantly affected by increasing rates;
- Consistency with the organisation’s strategic, corporate and financial directions and budgetary requirements; and
- Compliance with relevant legislation and accepted professional conventions and ethics.

Reason for Policy

The City of Greater Geelong believes that overall policy must be underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation. Equity and impact issues are best dealt with in application of all facets of rating policy, including valuation, budgetary requirements, differential rating, government taxation and concessions, collection and hardship considerations.

We aspire to balance service levels in accordance with the needs and

expectations of its community and sets taxation levels (rating) to adequately resource its roles and responsibilities.

In setting rates, the City gives primary consideration to its strategic directions, budget considerations, the current economic climate, other external factors and likely impacts upon the community.

Rating Framework

The general rating framework for local government was set out in research undertaken for development of the *Local Government Act 1989*. The research recommended that property rating should be based on the following objectives:

- The entire community should contribute to the unavoidable costs of local government.
- Where feasible, services should be funded on a user pays system.
- Where specified, local objectives can be achieved using differential rates.
- Residual service costs should be apportioned on the basis of property valuation.

In addition to rates on property, local governments are able to levy a municipal charge on each property. This charge is set to achieve the first objective above, i.e. to fund the unavoidable costs of local government. The municipal charge cannot raise more than one fifth (20%) of the total amount raised through rates (including the municipal charge) – LGA section 159.

Waste collection services are based on user-pays principles while a wide variety of other services provided by the City have fees set to recover the full cost or, where subsidisation occurs, to fully notate such cross-subsidisation.

The third element is the use of differential rate groups using variable “rates in dollars” to collect an ad valorem rate against the property value.

In addition to the objectives above, public finance theory sets three major criteria for successful taxation policy:

- Equity – including both horizontal and vertical equity. Horizontal equity means that those in the same position (e.g. with the same property value), should be treated the same. Vertical equity in respect to property taxation means that higher property values should incur higher levels of tax.
- Efficiency – meaning that in a technical sense the tax should not unduly interfere with the efficient operation of the economy. For local government the tax should be consistent with the major policy objectives of the City.

- Simplicity – for both administrative ease (and therefore lower cost) and to ensure that the tax is understood by taxpayers. The latter ensures that the tax system is transparent and capable of being questioned and challenged by ratepayers.

In adopting a differential rating structure for ad valorem tariffs, the City considers that they will contribute to the equitable and efficient carrying out of its functions”– LGA section 161(1)(b). It must also give consideration to the Ministerial Guidelines.

The *Local Government Act 1989* at Part 1A Local Government Charter – section 3C(f) provides that an objective of council should be “to ensure the equitable imposition of rates and charges”. The LGA does not further define equity or efficiency of the rating structure, and it can be presumed that the adoption of a legal rating framework will ensure equity and efficiency within the meaning and principles of the legislation.

Definitions and Abbreviations

LGA Local Government Act (1989).

EA Enterprise Agreement.

Council Generally refers to the Greater Geelong City Council or the City.

CPI Consumer Price Index.

VCAT Victorian and Civil Administrative Tribunal.

FSPL Fire Services Property Levy.

ESC Essential Services Commission

Ad Valorem A tax, duty or fee that varies according to value of products, service or property upon which it is levied. Particularly well used to define property rating in NSW and USA.

Strategic Directions

The City has determined that its annual rate setting objectives should be developed within a framework which integrates planning from a strategic directions level through to service delivery.

The strategic directions of the City are set out in the following documents:

Council Plan 2018-22

This document includes strategic objectives, performance indicators and the Strategic Resource Plan.

2019-20 Budget

Annual funding allocations (action plan) for activities and initiatives, with linkages to the Council Plan, together with key financial performance targets and measures.

Annual Report

Audited statutory operational and financial report including performance statement on key targets and measures identified in the Budget and Council Plan.

The City of Greater Geelong operates as a separate entity to other councils. Each council has different local issues, costs and service provision needs. Each council budget is different to reflect local community needs and priorities. There are 79 Local Government councils in Victoria and some 671 local government entities throughout Australia.

In Victoria, there is a common legislative framework for setting a budget that council's must follow, as set out in the LGA.

Budget Considerations

The City prepares and publishes its annual budget as a separate document in compliance with the LGA, which includes a comprehensive submissions and approval process.

As part of the financial planning and budget process, the rate revenue is calculated in accordance with the rate cap set by the State Government.

Rate modelling is calculated using the following steps:

Step 1

Adjusted 2018–19 rate base. Use the current number of properties (via differential) and multiply by the 2018–19 rate in the dollar using the 2018 level valuations.

Step 2

Replace 2018 level valuations with the 2019 level valuations. Use the current number of properties (via differential) and multiply by the 2018–19 rate in the dollar using the 2019 level valuations to show the increase to revenue. Without adjusting the rate in the dollar, excessive revenue is achieved.

Step 3

Reduce the rate in the dollar to achieve 2018–19 rate revenue. Adjust the rate

in the dollar to achieve the same level of revenue prior to changes in valuation.

Step 4

Introduce 2019–20 rate cap revenue increase. Adjust the rate in the dollar by the rate cap of 2.5% to increase the total revenue target.

Other revenue sources include statutory fees for building and planning through to user pays fees assessed annually in accordance with movements in CPI, wages and market factors. Council relies on Federal and State funding mainly via the Grants Commission allocations. Specific purpose grants for new services and capital works are also received.

Each year the City establishes the maintenance needs of its assets and infrastructure and the community services and facilities that will be provided in the next financial year.

Generally, the City of Greater Geelong seeks to have a balanced budget (ie. that revenue is equal to expenses). Any surplus or deficit result should be minor in context of the overall budget.

Policy Statement: Council, as required by legislation, will prepare a draft budget for community consultation and then adopt and publish the approved budget.

External Influences

The City is subject to numerous economic factors. Since its major expenditure item is salaries and wages, any CPI and EA adjustments will have a significant impact on costs and subsequent rating decisions. We are also subject to significant movements in funding from State and Federal sources. Cost shifting back to council has been a major concern for all councils and has been subject to a Federal Government Inquiry⁵ which found that “*the extent and effects of cost shifting as detailed are the major problems facing Local Government’s deteriorating infrastructure*”. Regulatory and compliance changes affect councils operations and changes to population and demographics will influence change particularly in the medium to long term.

Community Impact

Policy Statement: Council will publish a rates impact statement biannually in its budget papers to inform the community. The impact statement will have reference to historical and future trend information including property valuation movements and rates in the dollar by tariff group.

3.2 Property Valuations

For the purpose of the *Local Government Act 1989* and its rating provisions, the *Valuation of Land Act 1960*, is the principal act in determining property valuations. Generally, each separate occupancy on rateable land must be valued and rated. Contiguous areas of vacant land with more than one title in the same ownership may be consolidated for rating purposes.

An assessment for the purpose of rating may be against any piece of land subject to separate ownership or occupation. In this context, land has been defined to include buildings, structures or improvements and may include automatic teller machines, show case, signage, advertising, radio and mobile telecommunications towers.

Local government may adopt one of the following three valuation methodologies to value properties in its area (LGA section 157).

Capital Value: (CIV) the value of land and other improvements including the house, other buildings and landscaping.

Site Value: (SV) the value of the land plus any improvements which permanently affect the amenity or use of the land, such as drainage works, but excluding the value of buildings and other improvements. Also referred to as the unimproved market value of the land.

Net Annual Value: (NAV) the value of the rental potential of the land, less the landlords' outgoings (such as insurance, land tax and maintenance costs). For residential and farm properties this must be set at 5% of the CIV (Valuation of Land Act 1960 – section 2).

Policy Statement: Council has adopted the Capital Improved Value as the value to which the rate in the dollar will be assessed.

Reason for Policy: Being a measure of the realisable value of the property, the CIV most closely reflects wealth and affordability and thus it is more equitable to tax residents on the total value of their property rather than the notional value of their land alone. In addition, differential rating combined with CIV allows greater flexibility in developing rating outcomes enabling the City to pursue its particular objectives.

Every year council valuers have a statutory requirement under the Valuation of Land Act section 13DC (5), to conduct a review of property values based on market movements and recent sales trends. For the 2019–20 rating years valuations will be based on values returned as at 1 January 2019.

The valuers undertake a physical inspection of some properties during each revaluation. Other valuations are derived from a complex formula based on sectors, sub market groups, property condition factors (including age, materials and floor area), influencing factors such as locality and views, and land areas compared to sales trends within each sector / sub-market group. The municipality has defined sub-market groups of homogeneous property types which are reviewed during the revaluation process. The valuers determine the valuations according to the highest and best use of a property.

In valuing large areas of land without buildings, residential zoning, permits for subdivision or structure plans are indications of potential for subdivision. If the land is capable of subdivision it will be valued accordingly as potential subdivisional land rather than farm land, despite its use. The value of subdivisional land will typically be higher than farm land. The amount of valuation increase will depend on market factors at the time of valuation.

The differential rate applied to the valuation is determined in accordance with the criteria set out in the annual report to Council. The criteria is based on the actual land use and the geographic area of the property.

Valuations are conducted at general revaluation or where any circumstances as listed under section 13DF of the Valuation of Land Act change the valuation and cause the City to undertake a supplementary valuation between revaluations.

Supplementary valuations are notified to ratepayers by the issue of a rates notice.

The Valuer General of Victoria is responsible for reviewing the total valuation of each municipality for accuracy before certifying that the valuations are true and correct. Valuations are conducted using best practice guidelines formulated and published by the Valuer General Victoria.

The total value of the municipality is used as a base against which Council strikes its rate in the dollar for each defined tariff group.

No Windfall Gain

There is a common misconception that if a property's valuation rises then the City receives a "windfall gain" with additional income. This is not so as the revaluation process results in a redistribution of the rate burden across all properties in the municipality. Any increase to total valuations of the municipality is adjusted by recalculating the rate in dollar (ad valorem rate) used to calculate the rate for each property. Budgeted rate income is adjusted each year as part of the budget process and the relevant rate cap percentage taking

into account adjustments for supplementary rate income.

Objections to Property Valuation

The Valuation of Land Act 1960 provides that objection to the valuation may be made each year within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

Objections must be dealt with in accordance with the Valuation of Land Act – Division 3 sections 16–21.

The Act was amended in 2006 in order to improve the valuation objection process and reduce the number of lengthy and costly disputes. The Act specifically improves the processes and practices for lodging an objection, sharing and exchange of information, referring an objection dispute to VCAT, awarding of costs, Valuer General notifications and certification of supplementary valuations. Further information can be obtained by contacting the City of Greater Geelong or accessing the Land Victoria web site at www.land.vic.gov.au/valuation.

The City will continue to advise ratepayers via the “Rates, Charges and Valuation Notice (the Rate Notice), brochure, web site and City News, of their right to object and appeal the valuation.

Property owners also have the ability to object to the site valuations on receipt of their land tax assessment. Property owners can appeal their land valuation within two months of receipt of council Rate Notice (via the City) or within two months of receipt of their Land Tax Assessment (via State Revenue Office).

3.3 Rating Differentials and Rate Types

Rating Equity

Council has determined that the issues concerning equity within the community and the impact of rates across the municipal district are best addressed by the application of all the policies in respect to differential tariffs, government funded rebates and provisions for relief based on hardship in accordance with LGA section 171 and 171A as amended.

Council has determined that identical land uses should be treated in the same manner with the exception of the land known as the Point. The Point land at Point Lonsdale is unique in that it requires expenditure to maintain the water quality of the waterways in line with the environmental obligations. Equity and impact issues being best dealt within application of the entire Rating Policy

having regard to:

- Land use – differential groups;
- Valuation – valuation relative to other properties within land use groups;
- Rate in dollar – based on the City’s revenue requirements and % contribution by differential group;
- Collection arrangements – access to multiple payment methods to suit; and
- Hardship being taken into consideration – subject to rating impact on class of persons or by application for individuals.

Ministerial Guidelines

The *Local Government Legislation Amendment (Miscellaneous) Act 2012* allows the Minister to set differential rating guidelines for compliance by councils. The final version of the Ministerial Guidelines, was gazetted on 26 April 2013 and came into effect from 1 July 2013. The City needs to consider the objectives, the suitable uses and the types of classes of land when introducing a differential rate. There are no new differential rates being introduced as part of the 2019–20 Budget.

Reasons for Differential Rates Policy

The application of the rating strategy should be simple, efficient, and include a mechanism that contains principles of public benefit taxation.

While general rates are not a user pay mechanism, elements of the rating strategy will embrace the user pays principle where practicable. The City may consider the imposition of specific costs that may warrant the striking of new or higher differentials.

Rating must ensure that there is sufficient funding to meet the cost of providing and maintaining infrastructure assets and services for the benefit of current and future communities.

The City of Greater Geelong applies a capital improved valuation (CIV) method to all properties within the municipality to take into account the full development value of the property. This method is applied irrespective of whether the property is subject to rates or exempt under legislation. The City recognises that people with higher value properties generally have higher wealth and a greater ability to meet the provision of council services.

Rating, through the application of higher differentials recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates and provides for a series of differential rates. This takes into account low economic return to large landholdings, avoid distortions in the market or an

ability to contribute above the standard charge.

Rating shall endeavour to promote and encourage economic development throughout the municipality.

The farm differential is to recognise the benefits of large holdings, open space and traditionally, generally less demand upon council services per land area held. The City of Greater Geelong has used a combination of a differential tariff and a LGA section 169 rebate in order to maintain the status of farms as the lowest rated tariff group.

Vacant Land is rated at a higher rate in the dollar than residential to encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong and to discourage untimely and unnecessary divisions of land.

To promote equity in rating, a "Municipal Charge" may be used, or where appropriate an ex-gratia amount may be negotiated.

Differential Tariff Groups

The local government Act allows councils to "differentiate" rates based on the use of the land, the geographic locality of the land or the use and locality of the land.

Policy Statement: Council has determined that the following differential tariff groups based on land use characteristics and geographical area are appropriate for rating purposes.

Reason for Policy: Council has a diverse mix of geographically located and land use properties. Valuation methodology is not consistent between differing land use property types and the establishment of differential tariff groups ensures greater equity and contribution from rates according to land use characteristics in relation to affordability and taxation principles. Council has also introduced a geographic rate to ensure that the land defined as The Point makes a contribution to the management of the environmentally sensitive land.

Rating Differentials

In accordance with LGA section 161 council is required:

- to specify the objectives of the differential rate;
- to define the types and classes of land and a statement of reasons for the use and level of that rate; and

- to identify the types and classes of land in respect to uses, geographic location, planning scheme zoning, building types and any other relevant criteria.

The purpose is to ensure that council has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure that these are consistent with the provisions of the LGA.

The general objectives of each of the differential rates is:

- To ensure that all rateable land makes an equitable financial contribution to cost of carrying out the functions of council, including the:
 - construction and maintenance of public infrastructure;
 - development and provision of health and community services;
 - provision of general support services; or
 - a specific objective as described within the differential characteristic.

Types and Classes

Rateable land having the relevant characteristics described in each category below.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level, which council considers is necessary to achieve the objectives specified above.

Geographic Location

Wherever located within the municipal district or by reference to specific location within the differential tariff description.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2020.

Differential Tariff Definitions and Characteristics

Residential Land – means any land:

- i) that is used exclusively for residential purposes; or
- ii) on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Vacant Land – means any land:

- i) that does not have the characteristics of Farm Land; and
- ii) on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.

To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 146.1% of the Residential Land differential.

Commercial Land – means any land that:

- i) does not have the characteristics of:

- a) Farm Land; or
 - b) Industrial Land; and
 - c) Petroleum Production Land
- ii) is used predominantly for the sale of goods or services or other commercial purposes; or
 - iii) on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Point – Residential Land – means any land that:

- i) is used exclusively for residential purposes; or
- ii) on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and
- iii) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

The Point – Vacant Land – means any land:

- i) that does not have the characteristics of Farm Land; and
- ii) on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and
- iii) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS722215C, PS 722214E, PS 743877, PS 816893, PS 743876 and PS 743878, PS 822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City, generally including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong and, more specifically, to the Point Land.

To discourage untimely and unnecessary divisions of land.

The Point – Commercial Land – means any land that:

- i) does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
- ii) is used predominantly for the sale of goods or services, or other commercial purposes; or
- iii) on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and
- iv) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS722215C, PS 722214E, PS 743877, PS 816893, PS 743876 and PS 743878, PS 822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of the City, generally including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

Industrial Land – means any land that:

- i) does not have the characteristics of:
 - a) Vacant Land; or
 - b) Commercial Land; and
 - c) Petroleum Production Land

- ii) is used predominantly for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing or warehousing.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Mixed Use Land – means any land that:

- i) has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land; and
- ii) is used partly for residential purposes and partly for commercial and/or industrial purposes.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Farm Land – means any land which:

- i) is not less than 2 hectares in area; and
- ii) is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii) satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 80% of the Residential Land differential and by the provision of a farm rebate under section 169 of the LGA.

Petroleum Production Land – means any land that is:

- i) used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
- ii) described as all that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;

- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at the Industrial Land differential from 2017–18.

Cultural & Recreational Land – means any land that:

Has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963. As described in the Council report.

Differential Rates for Year 2019-20

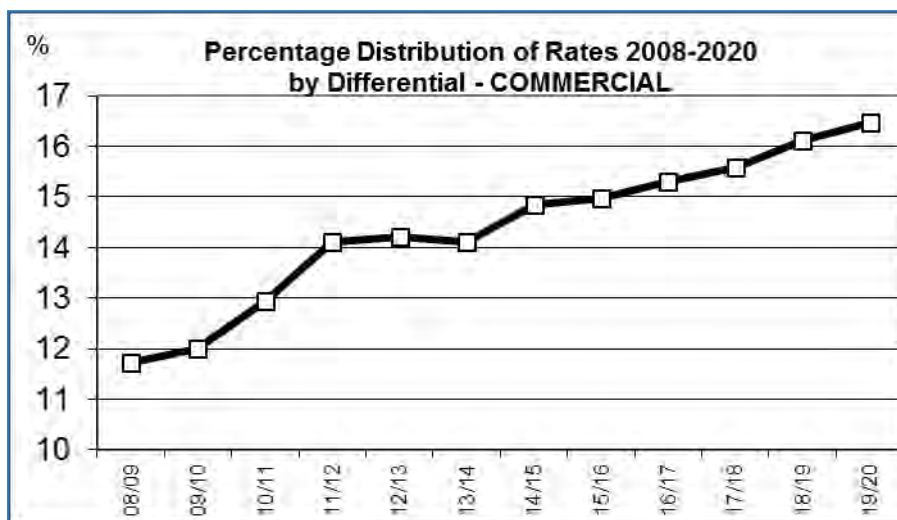
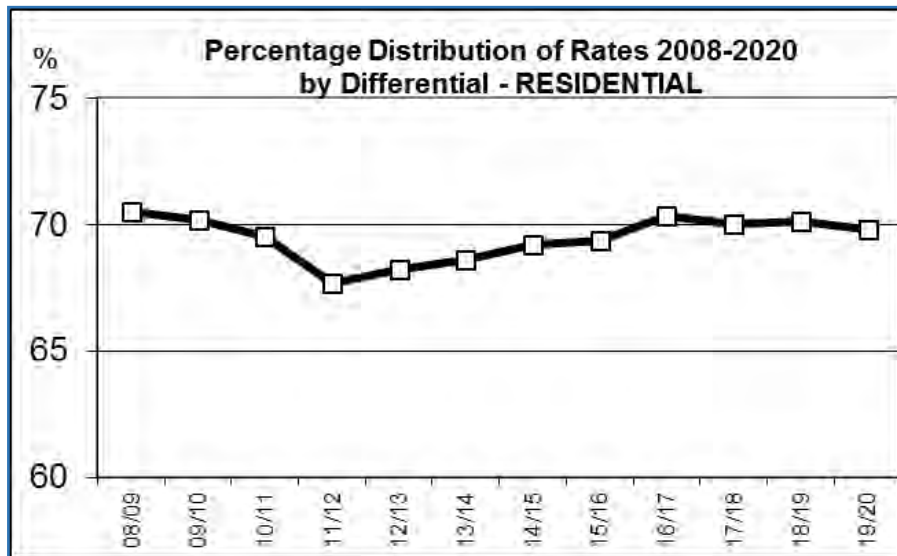
Council has declared the following rates and charges for 2019–20:

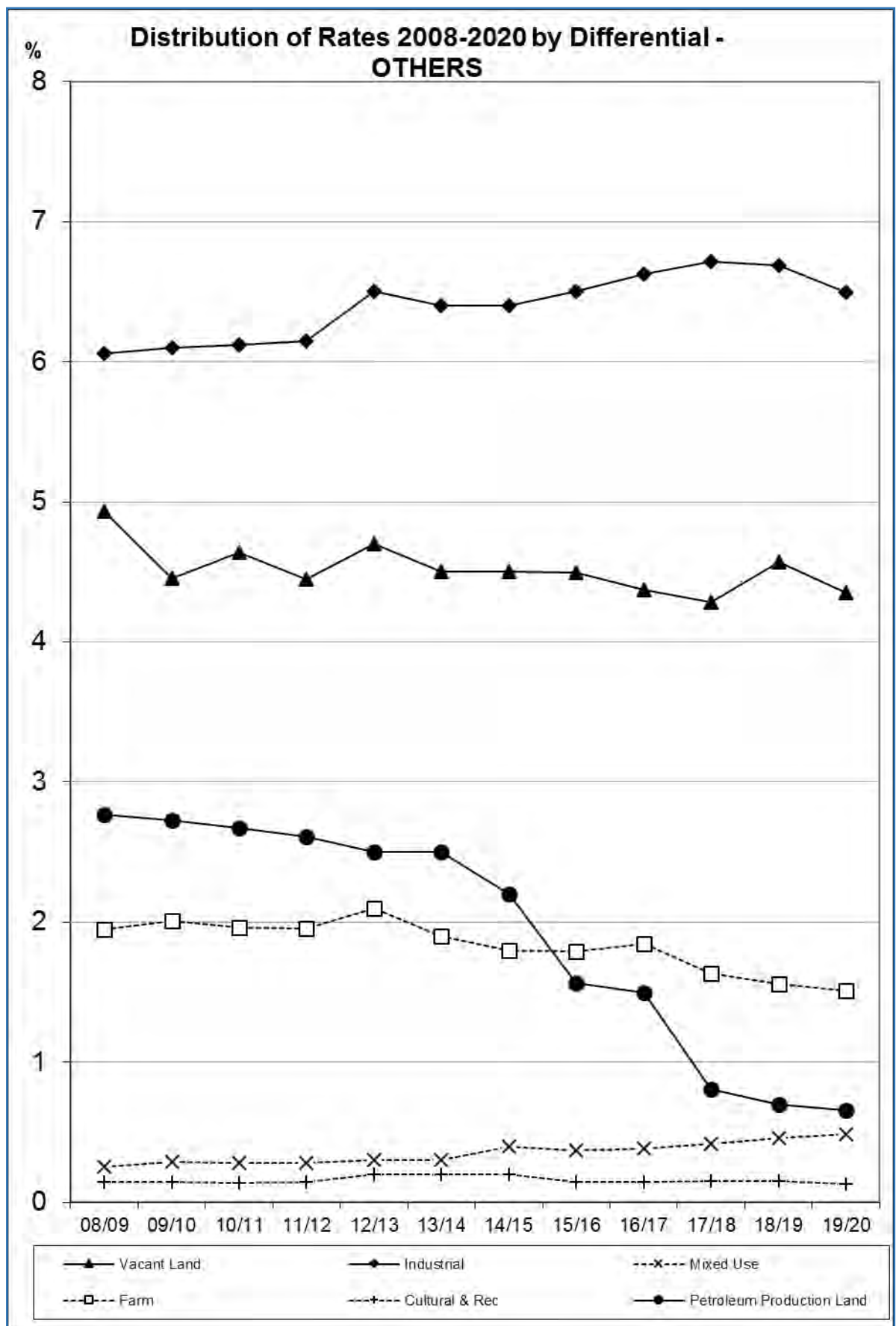
Category	Short description	2018-19 Rate in Dollar Comparative %	2019-20 Rate in Dollar Comparative %
Rating Differentials			
Farm Land	Greater than 2 hectares and sustaining a farm business or satisfying the municipal benefit large holding criteria.	0.002385	0.00172948
		(or .2385 percent of CIV) a 37.3% farm rebate applies	(or .172948 percent of CIV) a 33.3% farm rebate applies
Residential Land	Residential purpose only.	0.002385	0.00216185
		(or .2385 percent of CIV)	(or .216185 percent of CIV)
Vacant Land	Vacant land may disregard non-habitable structure (eg. shed) occupying not more than 5% of total area.	0.003740	0.00315616
		(or .3740 percent of CIV)	(or .315616 percent of CIV)
Petroleum Production Land	Used for petroleum and related product manufacture.	0.006797	0.00618097
		(or .6797 percent of CIV)	(or .618097 percent of CIV)
Industrial Land	Used for manufacturing, repairing, servicing, processing and reprocessing or warehousing.	0.006797	0.00618097
		(or .6797 percent of CIV)	(or .618097 percent of CIV)
Commercial Land	Properties used for sale of goods and services.	0.005390	0.00522789
		(or .5390 percent of CIV)	(or .522789 percent of CIV)
The Point Residential Land	Residential purpose only within the Point geographical area.	0.002385	0.00216185
		(or .2385 percent of CIV)	(or .216185 percent of CIV)
The Point Vacant Land	Vacant land within the Point geographical area.	0.003740	0.00315616
		(or .3740 percent of CIV)	(or .315616 percent of CIV)
The Point Commercial Land	Properties used for sale of goods or services within the Point geographical area.	0.005390	0.00522789
		(or .5390 percent of CIV)	(or .522789 percent of CIV)
Mixed Use Land	Residential and business combined.	0.003617	0.00326233
		(or .3617 percent of CIV)	(or .326233 percent of CIV)
Cultural and Recreational Lands Act 1963			
Cultural and Recreational	Land reserved under Cultural and Recreation Land Act.	0.001962	0.00172948
		(or .1962 percent of CIV).	(or .172948 percent of CIV).
Service Charges			
Municipal Charge	As per LGA section 159.	\$102.00 per rateable property in any category	\$105.25 per rateable property in any category
Recycle and Waste Collection Service Fee	Service Charge as per LGA section 162.	\$316.90 per standard 3 bin service	\$332.00 per standard 3 bin service

The rates and charges as declared above are set to raise a total of \$237,685,462 for 2019–20 (\$224,941,888 for 2018–19).

Historical Trends

The use of differential rates is used to “balance and maintain” the revenue contribution from each property group. Where significant variation occurs to valuations and property numbers within a tariff group, the revenue contribution may alter accordingly. Where a tariff group has a significant declining valuation we may adjust the rate in dollar upwards to maintain the value of the rates contribution limited only by the ‘four times’ rule LGA section 161(5).





3.4 Interpretive Guidelines for Differentials and Rate Types

Farm Rates

The farm differential is to recognise the benefits of large holdings, open space and traditionally, generally less demand upon council services per land area held. This takes into account low economic return to large landholdings, avoiding distortions in the market or an ability to contribute above the standard charge. The City utilises a combination of a differential tariff and a LGA section 169 rebate in order to maintain the status as the lowest rated tariff group. Eligibility for Farm rebate is based on qualification for farm differential, whereby properties comply with the land use criteria.

The City determines whether properties are to be classified as Farm according to the definitions set out in the rating declaration that is made as part of the budget process each year.

The key factors to determine whether a property meets the definition of farm are:

- Is the area of the property 2 hectares or greater?
- Legal area of property as per council records.
- Is the property being utilised for one of the defined farming activities?

Farm Land – means any land which is not less than 2 hectares in area and;

- i) is used predominantly for a business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities or;
- ii) satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

Case law on farming activities has concluded that recreational horses are not part of the recognised farming activities. This has been further defined to allow that properties conducting a business of grazing animals for agistment are farming businesses, provided the animals meet the definition of a grazing animal. Properties training horses for racing purposes are not farming but are conducting a commercial activity. The 'predominant use' test is relevant to

determine whether farming activities qualify as a farm.

Predominant or main activity requires looking at the amount of land used for the particular activity / activities and also the intensity of that use. Mere comparison of relative areas occupied by a residential use and a farming business is not decisive. Regard also needs to be given to the relative weights of the competing uses (eg. residential verses business etc.).

Is the property a farming business?

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- has a significant and substantial commercial purpose or character; and
- seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

The City collects information that assists in determining whether or not the property is being run as a business (commercial venture organised for profit). The tests are in line with the Australian Tax Office tests for a primary production business. The key tests include ABN, business names, regular volume of activity, level of activity showing commercial objective, income level above Australian Taxation Office threshold for income assistance and business plan for operation of the property.

The farming carried out must be on a sufficient scale as to have some element of independent viability, therefore not supported by alternate income sources. The purpose of the farming activity must be ongoing and the result being of significant commercial volume. Therefore, if the activities will only ever produce small returns then they would be considered to be of a slight or minor character (Hobby farm or rural retreats). Seasonal fluctuations should not affect this outcome.

Is the property providing a municipal benefit?

Alternatively, land predominantly used or maintained for heritage, cultural or environmental purpose such as land held as natural bushland under a trust for nature covenant, or other type of formal undertaking will be classed as farm land under the definition. Small areas of the subject property will not be able to attract the definition.

Large land holdings unable to qualify as farm land use would be typically tracts of land held for subdivision and not being utilised in accordance with the criteria. In such cases, land will generally be rated at either the residential or vacant land rating differential.

The Farm classification is reviewed when a property is sold or subdivided. An application survey is sent to the owners to obtain details on the properties ongoing usage by the new owner. Based on the information returned, the property is reclassified.

At times, the City may also mail out an application survey to groups of existing farm classified properties to ensure they are still using the land for farming purposes and therefore are still eligible for the farming classification. Owners of properties not currently defined as farm land may request the application survey. The rating differential will be determined based on the returned information.

The farm differential will be set at 80% of the residential rate and the rebate will be set at 33.3% (46.5% 2010–11 and 2011–12, 36.2% 2012–13 and 2013–14, 34% 2014–15 and 2015–16, 40% 2016–17 and 2017–18, 37.3% 2018–19) of the amount payable of the capital improved value of the property.

Multiple Land Use – Separate Assessment

The City’s rating framework is governed by the *Local Government Act 1989* and the *Valuation of Land Act 1960*.

Under section 158A of the *Local Government Act* rates and charges are to be levied on each occupancy and the City must separately levy the rate and charge in respect of each portion of land for which the City has a separate valuation.

Under section 13DC of the *Valuation of Land Act 1960* each separate occupancy must be computed at its nett annual value, its capital value and its site value and under section 7(a):

“If a portion of a parcel of land on which a building is erected is occupied separately, or is obviously adapted to being occupied separately, from other land in the parcel, that portion must be regarded as forming a separate rateable property and must be valued accordingly”.

In order to meet the requirements of the Acts and rate a parcel of land accordingly the City makes an assessment of each parcel of land to:

- determine the predominant land characteristics;
- values the land accordingly; and
- applies a rating differential which matches the land characteristics.

As part of the rating process the City regularly reviews land within the municipality to monitor changes to land use characteristics at:

- Revaluation;
- When building, planning or other permits are applied for;
- When building, planning or other permits are required;
- When subdivisions occur;
- Upon sale and transfer of land;
- Upon inspection by the us; or
- Upon application and inquiry.

As part of this process single parcels of land are sometimes identified as having characteristics applicable to different rating differentials.

The City has determined that the issues concerning equity within the community and the impact of rates across the municipality are partly addressed by the application of differential rates where identical land uses should be treated in the same manner.

In determining a differential rate for a parcel of land the City refers to the definitions and characteristics for each class of land – residential, vacant, commercial, industrial, farm or mixed use. Each differential has been developed to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council.

In most cases each parcel of land will have single land use to which a differential rate applies. In a small number of cases a parcel of land may have more than one land use. The City, in accordance with legislation, classifies these properties in two ways to ensure equity with other like properties across the municipality.

The first method of classification is the ‘mixed use’ differential where a parcel of land has the characteristics of residential land combined with the characteristics of another rate type. For more information on mixed use, please refer above.

The second methodology is to create separate rateable properties to recognise the differing land use such as Farm with Commercial. This methodology is consistent with legislative requirements where a parcel of land has more than one land use and the property has been adapted for separate occupancy.

The decision to create a separate rateable property is determined according to the following:

- the granting of a planning, building or other permits for a separate occupancy; or
- there is a significant and substantial commercial purpose or character to part of the property; or
- seeks to make a profit on a continuous and repetitive basis from its activities; or
- when a subdivision occurs.

The creation of a separate rateable property will ensure that common types and classes of land are classified consistently across the municipality. The creation will also provide an equitable outcome for the land owner as the separate assessment is typically only the portion relating to the profit making activity, building area only with no additional land or access roads included. Thus, the higher differential is only applied to a portion of the land rather than the whole site being classified as 'mixed use'.

This is of particular relevance to properties which are classified as farm land and receive the farm rate and rebate. To be eligible for a farm rebate (as per the *Valuation of Land Act 1960*) a property must be not less than 2 hectares and be used predominantly for a sustainable business of grazing (including agistment) dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or a combination of those activities.

In recent times some 'farm' properties have diversified to include activities that do not meet the farm land definition. In these instances the City has again created a separate assessment to ensure consistency across the municipality and not penalise the property owner by only applying a different rating differential to the portion of land directly attributed to the alternate activity.

Mixed Use Rate

In determining a differential rate for a parcel of land the City refers to the definitions and characteristics for each class of land – residential, vacant, commercial, industrial, farm or mixed use. Each differential has been developed to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council.

In most cases each parcel of land will have a single land use to which a differential rate applies. In a small number of cases a parcel of land may have more than one land use. The City, in accordance with legislation, classifies these

properties to ensure equity with other like land uses across the municipality.

The method of classification is the 'mixed use' differential where a parcel of land has the characteristics of residential land combined with the characteristics of commercial or industrial land. The 'mixed use' differential is a concessional rate compared to the commercial/industrial rate differential.

Mixed use properties historically included corner milk bars and hairdressers and more recently include home businesses, student housing and short term accommodation available from a residential property. In the majority of cases these uses do not have defined boundaries and/or have not been adapted for separate occupancy.

In making an assessment as to whether a mixed use and/or commercial/industrial differential is to be applied to a residential property the City has developed a number of principles to aid the decision making process:

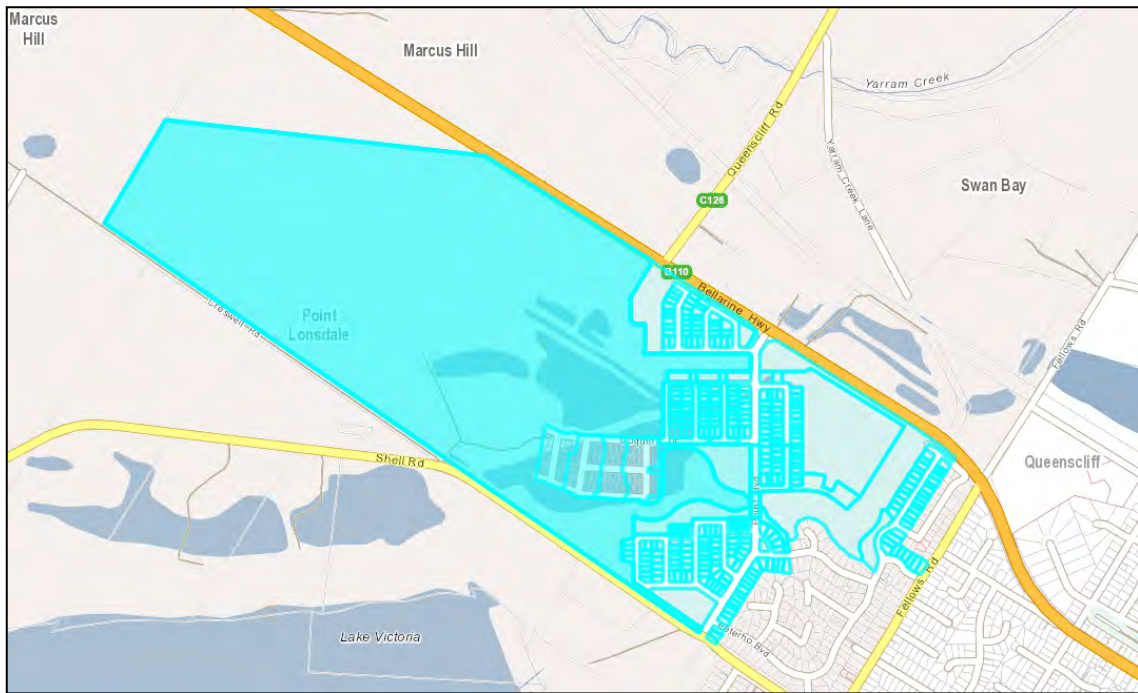
Principle	Rating differential to apply
Properties that are not used as a residence.	Commercial, Industrial, Farm or Vacant
Properties leased under the Residential Tenancy Act, in effect this property is a tenant's principal place of residence. Lease in place for greater than 6 months.	Residential
Properties used for short term accommodation where: ■ it is not the tenants principal place of residence; ■ where the accommodation is being used for the owners commercial gain or reward; ■ where the property is advertised externally.	Commercial
Properties used as a principal place of residence and also offered for short term accommodation where: ■ it is not the tenants principal place of residence; ■ where the accommodation is being used for the owners commercial gain or reward; ■ where the property may be advertised externally.	Mixed Use

Principle	Rating differential to apply
Property is used as a principal place of residence and commercial activity is also conducted at the residence.	Mixed Use
Where the owner moves out of his sole and principal place of residence once a year and hires the dwelling for a few weeks, up to a maximum of 6 weeks. A statutory declaration and removal of all advertising material is acceptable evidence.	Residential
Properties available for short term accommodation as part of one off events are not considered for rating changes. For example, the register of properties available for accommodation for 'one off' events would not constitute the predominant use of the property.	Residential

The Point' Geographical Rate Description

The geographical land description of the Point land is – forms part of the land described (or formerly described) in Certificate of Title Volume 09901 Folio 324 and also described as Lot b PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918 and PS 816907.

It is recognised that the land description will change in the future with subdivision and sale of the land however the Lot C PS 638301 and PS 722214 description will always be traceable to the area of land to be included in the differential.



A map of the land area is included. The hashed land is included in the definition for the differential rates. CA 2012 is a road reserve that is immaterial to the differential rate.

The land definition does not include Lot 2 TP 24109, Lot 1 TP 89558, Lot 1 TP 817344, Lot 1 TP 650917, Lot 3 TP 810878, Lot 4 TP 810878. This is adjoining land not included in the differential rate at this stage.

The land definition does not include properties that are already developed in the area.

An alternative definition of the land is included to assist in understanding. The definition is:

All land that is generally bounded by Bellarine Highway, Shell Road, Fellows Road and the western perimeter of the current land at 2202 –2350 Bellarine Highway, excluding the following list of properties that are outside the Point subdivision:

- 1–6 Chiswick Court
- 165 – 239 Fellows Road
- 1–8 Herron Court
- 1–18 Huntingdon Court
- 1–18 Kings Court
- 1–16 Lakeland Court
- 1–9 Lakes Entrance

- 1–69 Peterho Boulevard
- 2–60 Peterho Boulevard
- 703–735 Shell Road
- 1–35 Silver Ridge Road
- 23–29 Point Boulevard
- 2–10 Crown Lane
- 7–15 and 4–36 Cockle Crescent
- 1–6 Watermans Court

Cultural and Recreation Land Rate

The City declares the Cultural and Recreation Rate on all land reserved under and in accordance with the *Cultural and Recreational Lands Act 1963* – section 4.

The *Cultural and Recreational Lands Act* provides that “an amount be payable in lieu of rates in each year being such amount as the municipal council thinks reasonable having regard to the services provided in relation to such lands and having regard to the benefit to the community derived from such recreational lands”.

Rather than calculating the costs that local government bears in respect to such lands, or the benefits received by locals in relation to these properties, the City has set the rate representing a concession to the commercial rate. The 2019–20 rate is 31% of the commercial rate. An assessment of the direct and indirect costs involved is problematic. For example, depreciation of local roads related to access while the quantification of benefits in terms of income, employment, social interaction, community and physical wellbeing is also problematic. The resources involved in attempting to accurately identify and quantify benefits and costs is not justifiable on grounds of efficiency especially given the low levels of rate income involved.

The City had previously extended the cultural and recreational differential to not-for-profit clubs or associations engaged in indoor sporting, recreational and cultural activities which have similar characteristics and objectives to cultural and recreational land.

From 2017–18 the City will revert to the definition of cultural and recreational land as per the *Cultural and Recreational Lands Act 1963*. Any affected properties will be eligible for a transitional rebate to the otherwise applicable rate. The transitional rebate is to be set at 25% for 2019–20.

Service Charges – LGA section 162

A service rate or annual service charge for water supply, refuse, sewerage or other prescribed services may be declared under any criteria specified by the City. The City of Greater Geelong currently declares a service charge only in respect to the collection and disposal of refuse. The Recycle and Waste Collection service is based on user-pay principles to cover the costs of collection, recycling and landfill disposal. The City operates a full domestic garbage, recycling and green waste system providing a three bin service to all residential households. Private contractors generally undertake all non-residential refuse collections by direct arrangement with the landowner or tenant.

The Recycling and Waste Collection Service charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which the City provides a domestic refuse collection and disposal service.

- The charge will be raised irrespective of whether the service is used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$316.90 to \$332.00 or 4.8%. The EPA landfill levy increases to \$35.88 per tenement (included in the service charge).

Larger 140 litre general waste bins were introduced at no extra cost from 2013–2014. These bins are provided to new residential properties or where there is a need to replace damaged bins.

A section 162 service charge was introduced in 2016–17– The Annual Service Charge – Additional Bin Service.

From 1 July 2016 the additional bin service will be available via application compliant with the following criteria:

- The green waste additional bin has become available at the Anakie Road Green Organics processing facility from 2019–20.
- In all cases of application for additional bins, the City reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges

notice.

If an application is received and approved in the first six months of the financial year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

■ Garbage bin 140L	\$146.85
■ Garbage bin from 140L to 240L	\$105.25
■ Recycling bin 240L	\$ 82.40
■ Green waste bin 240L	\$ 95.30

[Municipal Charge – LGA section 159](#)

In addition to differential rates, Council may declare a municipal charge to cover some of the administrative costs of council. The total revenue from a municipal charge must not exceed 20% of the sum total of the general rates and municipal charge combined in a financial year. LGA section 159 (2). Council's position is that the charge is a contribution to the fixed and unavoidable costs of governance and not to separately account for costs as to do so would not be an efficient use of resources.

Reasons for policy:

- Council believes that the diverse land use mix within the municipality is best described using the above differential rating categories and service charge. Taxation deductibility, valuation impacts, property use changes and levels of charge are all considered in determining tariff groups and the level of rate in dollar to be applied each year.
- A municipal charge is declared as a “minimum rate” applicable to all tariff groups and properties. For 2019–20 the municipal charge equates to 6.6% of the total sum of general rates and the municipal charge combined (6.6% in 2018–19).

[Ex Gratia Rates](#)

The City has “Ex Gratia Rates” to gain contributions towards its operational costs from those property owners exempt from paying rates. The City's intent is to align ex gratia contributions as close to or equivalent to the applicable rate category for that property subject to particular circumstances.

Special Charge Rates – LGA section 163

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. The special rate is the Central Activities Area (CAA) rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

A special rate has been declared for the period commencing on 1 July 2016 and concluding on 30 June 2021. 2019–20 will be the fourth year of the scheme and provides to raise \$1,117,259 (\$1,090,009 in 2018–19). The rate in dollar for 2019–20 is set at \$0.00063761 and \$0.00019887 for Cultural & Recreation (cultural and recreation properties are charged a reduced CAA rate, in accordance with the ratio of the recreation rate to the commercial rate). Council from time to time declares special charges in respect to street schemes, construction of footpaths and area beautification subject to the provisions of LGA S163–S166.

3.5 Collections

Liability to Pay Rates

LGA section 156 makes the owner of the land liable to pay the rates and charges on that land. In certain cases, the occupier, mortgagee or licensee holder is liable to pay the rates.

The LGA section 156(6) declares the rate or charge, unpaid interest or costs to be a first charge upon the land.

Electronic Notices

The City encourages the electronic distribution of rate notices and promotes My Geelong. Ratepayers can elect to receive either their Annual Rate notice or Quarterly Rate notice electronically which is received through their email address.

Register with your rate notice at www.geelongaustralia.com.au/ratesonline.

Once you have registered you can:

- Receive and manage rate notices and payments
- Receive and manage animal registrations
- Check bin collection days
- Submit service requests

Payment Dates for Rates

The City, in accordance with the LGA section 167 (1) must allow for the payment of rates by four instalments per annum. The City may allow a person to pay a rate or charge in a single lump sum payment LGA section 167 (2).

The Minister fixes instalment and single lump sum payment dates by notice published in the Government gazette.

Policy Statement: Council offers ratepayers the option to pay rates by four instalments due on 30 September, 30 November, 28 February and 31 May each year, or the next working day thereafter should those days be a weekend or public holiday.

Ratepayers may pay in a single lump sum payment provided that payment is received by 15 February or next working day thereafter if that day is a weekend or public holiday.

Reason for policy: The policy is set in accordance with the *Local Government Act 1989*.

Alternative Instalment / Payment Options

A number of councils offer four instalments per annum as the only payments option (e.g. Queenscliffe Borough Council).

LGA section 167 requires that councils “must allow” payment in four instalments and “may allow” payment in one lump sum. The Minister fixes the dates of instalments and lump sum by notice published in the Government Gazette. The dates are set statewide with no variability between councils and have traditionally been the dates as listed above.

Council may in future consider moving to the instalment payment options only. Of the 125,981 rate accounts issued annually, some 49.4% now use the 4–instalment option. A move to four instalments only would bring cash flow forward and increase interest on cash held in investments. However, this is offset by increased postage and collection fees.

For 2019–20 there is to be no change to the existing payment instalment arrangements.

Payment Options

The City of Greater Geelong offers a range of payment options including direct debit, Bpay, internet via www.geelongaustralia.com.au, by mail, telephone, over the counter services at customer service centres. Over the counter is also available at Australia Post agencies at a significant cost to the City. This service

is to be reviewed in the future as a part of a review of payment options. The City also uses Centrepay arrangements which offer Centrelink recipients to have payments deducted directly from their Centrelink entitlements.

To assist ratepayers spread the cost of rates over the year the City allows 20 fortnightly direct debit or fortnightly centrepay payments, nine monthly direct debit payments. Quarterly or in full payments can be made by the set dates by the means listed above.

The cost of collections via all options continues to increase. The budget for 2019–20 is \$276,920.

The City incurs costs of collection via agency and merchant service fees. A payment processing fee on credit card transactions was introduced during 2014–15 at 0.4% to offset the merchant service fees charged by financial institutions. Due to increased costs the percentage recovered will be increased to 0.55% from 1 July 2019.

[Incentives for Prompt Payment](#)

The LGA section 168 provides that incentives for prompt payment may be offered. Discount for early payment should be based on cash flow benefit to the City.

Policy Statement: Council has determined that no incentives for prompt payment will be offered for the year 2019–20.

Reasons for Policy: The City offers payments via a number of agencies and services and to provide discount would be administratively cumbersome and costly. Awards and competition based incentives are generally only of benefit to the City via early cash flow and the successful ratepayer(s).

[Late Payment of Rates](#)

Policy statement: Council has determined that the application of interest penalties will be in accordance with LGA section 172.

Reason for policy: To alleviate any discussion or debate late payment of fines and penalties will be applied to any outstanding rates not paid by the due date. A period of not less than one day grace will be allowed.

[Interest on Arrears and Overdue Rates](#)

Interest is charged on all overdue rates in accordance with LGA section 172. Penalty interest is to be charged from the date when each instalment was due, irrespective of whether a lump sum option is available.

The interest rate to apply is fixed under section 2 of the Penalty Interest Rates Act 1983, which is determined by the Minister and published by notice in the Government Gazette. The penalty interest rate of 10% per annum will apply from 1 July 2017.

The City cannot apply an alternative rate but has the power to exempt any person from paying the whole or part of any interest amount generally or specifically payable – LGA section 172 (2A).

As part of the hardship provisions the City allows people who have proven financial difficulties to defer rate payments. The interest rate for deferred rate payments is set at 5.34% for 2019–20.

[Debt Recovery - Collection of Overdue Rates](#)

The City makes every effort to contact ratepayers at their correct address but it is the ratepayers' responsibility to properly advise the City of their contact details. Amendments to the LGA require both the vendor and buyer of property, or their agents (e.g. solicitors), to notify the City of Greater Geelong by way of a notice of acquisition.

In the event that an account becomes overdue, the City has established procedures for the issue of an overdue final notice which may include interest pre calculated to a forward payment date.

In the event that the account remains unpaid, we may take legal action without further notice to recover any overdue amount. All fees and court costs are recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, the City may sell the land in accordance with the *Local Government Act* – section 181.

Reason for Policy: The purpose of the policy is to act as a genuine deterrent to ratepayers who might otherwise fail to pay rates on time, to allow the City to recover the administrative cost of following up unpaid rates and to recover any interest cost the City may incur due to lost investment opportunities. The principle in providing for such penalty is that ratepayers who pay within the required timeframe should not have to subsidise or bear any cost of ratepayers who default in payment.

[3.6 Rates Assistance](#)

Council has determined that the rating framework described above is appropriate for equitable rating given the principle of taxation by property

wealth, land use groupings, other revenue raising strategies and government funded concessions and legislative provisions and requirements.

The City acknowledges that some ratepayers will experience difficulty from time to time in meeting rate payments due to the effect of rising valuations, cost of council services and personal circumstance. We further understand that rebates and relief measures have a cost to the City which must be borne by other ratepayers either short or long term. It is for this reason that the City provides limited assistance, rates waivers and rebates to assist persons or classes of person in accordance with LGA section 169 and 171.

The MAV 2010 study of the Capacity of Residential Households to Pay Rates found that the average household rate burden is around 2.25% of expenditure. It found that the type of households that typically had a higher rate burden were:

- Owned outright (i.e. without a mortgage).
- Rely principally on government pensions and allowances.
- Are lone person households.
- Have a reference person of 65 years or over.
- Have no dependent children aged under 25 years.

We have implemented rates assistance measures to address the needs of these groups where property taxing causes financial hardship. In particular the pension rebate, rate deferral, rate waiver and the variety of payment options including Centrepay.

The MAV has released hardship policy guidelines. The objectives of these hardship policy guidelines are:

- To provide assistance to ratepayers experiencing financial hardship.
- To provide guidelines, templates and other resources for councils, council staff and contractors to effectively and consistently manage ratepayer financial hardship.
- To ensure a council's debt collection practices are sensitive and responsive to financial hardship issues.

[Rebates – LGA section 169](#)

A rebate is a mechanism through which a targeted group receives a discount or concession to achieve certain objectives. Essentially rebates are funded through the general rate pool. More specifically, the amount required to fund the rebate is calculated and is incorporated into the total rates and charges requirement. For transparency the amount of any rebate or concession funded by ratepayers

should be declared on an annual basis.

The City may grant rebates or concessions in accordance with the LGA to assist the proper development of the municipal district, to preserve buildings or places in the municipal district which are of historical or environmental interest, to restore or maintain buildings or places of historical, environmental, architectural or scientific importance in the municipal district, to assist the proper development of part of the municipal district. A Council resolution granting a rebate or concession must specify the benefit to the community as a whole resulting from the rebate or concession. If a person granted a rebate or concession has not complied with the terms on which the rebate or concession was granted, the City will send a notice to the person requiring the payment of the whole or part of the rate by a specified date including interest.

Policy Statement: Council considers that it is not appropriate for Council via ratepayer funds to provide for rebates for the proper development in full or part to the municipality.

In 2009 the LGA was amended to allow council to provide rebates to support the provision of affordable housing by a registered agency. It is not proposed to provide any rebate for the provision of affordable housing for 2019–20.

[Charitable Housing](#)

There are a number of organisations providing housing for people with low-income, on a voluntary and not for profit basis. The provisions of the LGA section 154 (4) (b) preclude such residential housing from being non-rateable, even though their use may be regarded as charitable, in the everyday sense of the word.

All housing provided by registered agencies, housing associations, charitable or government organisations is rateable in accordance with legal precedent and the LGA.

During 2009 the Act was amended to include section 169 1 (D) which allows that the City may grant a rebate or concession in relation to any rate or charge, to support the provision of affordable housing, to a registered agency.

The City does not provide a rate rebate to support the provision of affordable housing by registered agencies. Assistance for low income households is already provided through the State Government pension rebate and the means tested rent provided by the Department of Housing and the Housing Associations.

There have been some inconsistencies with some charitable housing providers

being exempt from rates. This includes some properties owned by registered housing agencies, charitable organisations and some retirement units.

From 2011–2012 all exclusive residential housing will be rated inline with the Act. The City recognises that this will make some previously non rated properties rateable and has decided to offer a Housing Support Waiver for eligible properties.

Farm Rebate

Due to significant variations in valuations within tariff groups and the limitations of the ‘four times’ rule, the City provides a rebate for farm properties in conjunction with a lower rate in the dollar compared to the residential rate in the dollar in accordance with Rating Policy.

Farm Rates

The City has determined that for 2019–20 properties defined as farms (991 assessments) will be entitled to a rebate reflecting the view that there is benefit to the community in encouraging the retention of large lot primary producing holdings.

Traditionally a discounted rate (lower differential) for the farm sector has been justified due to factors, which include:

- Perception of inequality between rates paid and services received;
- Geographic impediments in terms of access to council services, which are primarily located in urban areas;
- Perception that “farmers” use less council services due to “cultural” differences;
- The relatively low return on asset of the farm sector;
- The need to protect the commercial viability of the farm sector;

However, given significant variations to valuations across tariff groups and the limitations of the ‘four times’ rule LGA section 169 (5), Council has resolved to retain and set the farm differential at a lower rate than the residential rate and provide a rebate to all farm properties in accordance with Policy of having the farm sector as the lowest rated tariff group.

To qualify for the farm rebate properties will be defined as farm land. The rebate will be set at 33.3% (46.5% for 2010–11 and 2011–12, 36.2% for 2012–13 and 2013–14, 34% for 2014–15 and 2015–16, 40% 2016–17 and 2017–18, 37.3% 2018–19) of the amount payable of the capital improved value of the property.

The cost to the City of the rebate approximates \$1.232m and is offset by

increased rates to all other rate differentials.

Criteria for eligibility:

Farm Land – means any land which is not less than 2 hectares in area and

- i) is used predominantly for a business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities or;
- ii) satisfies the criteria for municipal purpose benefit for large holdings; such as land predominantly used and maintained for heritage, cultural or environmental purpose such as land held as natural bushland under a trust for nature covenant, or other type of formal undertaking will be classed as farm land.

A business is defined in the *Valuation of Land Act* as:

- i) having a significant and substantial commercial purpose or characters; and
- ii) Seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- iii) Is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Reason for Policy: The Farm rebate replaces the previous farm rate with all such properties to be rated at the residential rate or redefined according to land use. The rebate recognises the nature of the farm with a LGA section 169 rebate. This rebate policy compliments the vacant land policy whereby a higher rate exists to promote infill and development of subdivisional land on a timely basis.

Cultural and Recreational Transitional Rebate

Council has declared a transitional rebate for 25% of the difference between the Cultural and Recreational differential of the otherwise applicable differential. Properties that were eligible for the cultural and recreational differential in 2016–17 that are no longer eligible in 2017–18 will be encouraged to apply for this rebate.

Pensioner Rebates

Holders of a Centrelink or Veterans Affairs pension concession card, or a Veteran Affairs Gold card which stipulates TPI or War Widow (excludes Health Care and DVA all conditions, POW, EDA and dependant cards) may claim a rebate on their

sole or principal place of residence.

For 2019–20 the government-funded indexed rebate is provided under the Municipal Rates Concession scheme. It will increase from \$229.40 to 235.15 or 50% of the rate payment, whichever is the less. Upon initial application, an ongoing eligibility is maintained unless rejected by Centrelink or Department of Veteran Affairs during verification procedures. Upon acceptance of pensioner status the concession or rebate is deducted from the rate account before payment by the ratepayer.

Applications for the concession must be lodged by 30 June in each year.

In 2010 the MAV undertook a statistical analysis of figures across Victoria that showed on average 2.25% of household expenditure was spent on council rates. The study indicated that households occupied by old-age pensioners are likely to have a higher rate burden. The study recommended that the MAV should call for an increase in the State Government pension rate rebate.

Policy Statement: Council considers that it is not appropriate for council via ratepayer funds to make an additional rebate or offset to all pensioners.

Reason for Policy: Councils view is that pensioners receive a variety of utility and other concessions funded from general government taxation, which is appropriate. The State government has historically accepted the need to redistribute income taxes in support of utility concessions and rebates to low income households. Council supports this view, along with annual indexation of the municipal rate concession amount.

For the City to make further concessions would mean a redistribution of the rate burden with other ratepayers bearing the cost by way of higher rates and charges and having regard to these factors would unfairly penalise those ratepayers.

[Waivers – LGA section 171](#)

[Housing Support Waiver](#)

From 2013–14, Council declared a waiver under section 171 of the *Local Government Act* of 100% of general rates and municipal charge for the following types of properties. Transitional, emergency, crisis housing, housing for legatees or war widows provided by the Geelong Legacy Club or provided by RSL, and supported housing for disabled people.

This allows the City to waive the fire services levy under section 27 of the FSPL Act, inline with council policy.

The Housing Support Waiver will be for 100% of general rates and the municipal

charge for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:

- Transitional, emergency or crisis housing;
- Housing for legatees or war widows, provided by the Geelong Legacy Club or provided by RSL; and
- Supported housing for disabled people.

This waiver recognises that these properties provide for specific needs within the community.

[Rates Assistance Waiver](#)

Policy Statement: Council is of the opinion that it is desirable to provide relief against any substantial increase of rates payable by residential ratepayers where such increase may cause hardship.

Reasons for Policy: In each revaluation there has been significant increases in valuations above the average, which have occurred due to the diverse property types and market influences within the municipal district and especially along coastal and waterfront locations. Based upon analysis of rating impacts, Council has determined that the continuation of the assistance measure will ensure that equity, benefit, ability to pay, efficiency and simplicity principles of taxation are adhered to.

Policy: The purpose of this measure is to provide relief to qualifying ratepayers who have incurred significant increases to valuation and hence rates arising solely from an increase in valuation caused by market conditions. Relief is granted subject to the criteria below for one year of the valuation as a “phase-in of valuation” method.

The waiver for 2019–20 is granted in accordance with the waiver / hardship provisions of section 171A of the LGA.

[Upon Application:-](#)

Provide a waiver to any qualifying ratepayer experiencing an increase in valuation of more than 50% provided the following criteria is met:

- the property is the principal place of residence;
- the property has been owned by the same ratepayer for both valuation periods;
- the property is rated within the residential or farm tariff group; and
- have not had an increase in valuation of the land for the assessment because of improvements made requiring a building permit; and can demonstrate

financial hardship by way of being currently eligible as a pensioner under the *State Concession Act* (2004) (Centrelink Pensioner Concession, Department of Veterans Affairs Pension Concession, Gold Card –widow or TPI specific – Cards); and

- can demonstrate that they are of low income status with a maximum income of \$53,728 or less (Statement of Earnings SOE – Centrelink or most recent tax assessment notice).

Amount of waiver

The amount of the waiver shall be calculated to provide a maximum 50% waiver of the total increase in rates due to the change in CIV. A phase-in percentage based on increments to the property valuation shall apply viz:

Property valuation increased by:

50% – 51.9%	Waiver at 25% of increase
52% – 53.9%	Waiver at 30% of increase
54% – 55.9%	Waiver at 35% of increase
56% – 57.9%	Waiver at 40% of increase
58% – 59.9%	Waiver at 45% of increase
60% or greater	Waiver at 50% of increase

Calculation of Rates Assistance Waiver 2019–20 – Example:

Residential & Farm Property only			
Input 2018 CIV	\$350,000	Rates Paid 2018–19	\$834.75
Input 2019 CIV	\$555,000	Rates Payable 2019–20	\$1,199.83
Variation	58.6%	Variance	\$365.08
Rebate Amount			
Percentage Rebate Allowable	45.0%		\$164.29

No maximum rebate under this formula is to apply.

The Recycle and Waste Services charge and the Municipal charge are excluded from the waiver.

Reason for policy

The waiver provisions are provided for under LGA section 171A.

The waiver is to be granted upon application simplified for those ratepayers

supplying a current Centrelink statement of earnings or ATO tax assessment.

The property criteria to be met is to ensure that the waiver is properly targeted to property owners that have experienced significant changes in valuations by reason only of market forces.

The financial criteria is to prove hardship within the context of the legislation and to ensure that only low-income status property owners become entitled to the waiver.

The maximum income test is \$53,728 which is the Centrelink threshold for Family Tax Benefit Part A.

Other ratepayers, via a higher rate, effectively pay for the cost of any waiver granted.

The application process is to be subject to the provision of LGA section 171A (4) with penalties for misleading or false information relative to the granting of the waiver (10 penalty units equals \$1,652.20 as at 1 July 2019).

Communications

The City to ratepayers' communication will include the following:

- Rates assistance waiver: A letter is sent to each residential property identified as having a significant valuation movement outlining the Rates Assistance measures available. An 'Application for Waiver' form accompanies the letter.
- Personalised assistance will be given for either deferral or waiver measures including council officers visiting the ratepayer if necessary (this already occurs with some pensioner applications).
- Staff training is conducted each year with customer service staff, with material available to again emphasise the assistance measures available to ensure that ratepayer requests are properly addressed.
- Information will be included on the rate notice, rate brochure, web site and City News advertising.

New Corio Estate (Inappropriate Subdivision) Waiver

The New Corio Estate is an old and inappropriate subdivision within an established farming zone in Corio. Since the land is zoned as farming land it cannot be developed for residential use with no services available for the area. There is no prospect of these services becoming available in the future. In addition Council has adopted Planning Scheme amendment C243 which formally protects the native vegetation and provides some certainty over future use of the land.

For 2019–20 Council will declare a waiver under section 171 of the LGA of 100% of general rates and municipal charge for privately owned properties in the New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of the land and the encumbrances that prevents property owners from making any demands on council services now and into the future.

[Deferral of Rates - LGA section 170](#)

[Assistance to Individuals](#)

When a ratepayer has financial difficulty the City will consider deferral of rates.

Policy Statement: Council has determined that the provisions for deferral (LGA section 170) and waiver of rates (LGA section 171 & 171A) may be utilised in accordance with the delegated authority to officers approved by Council.

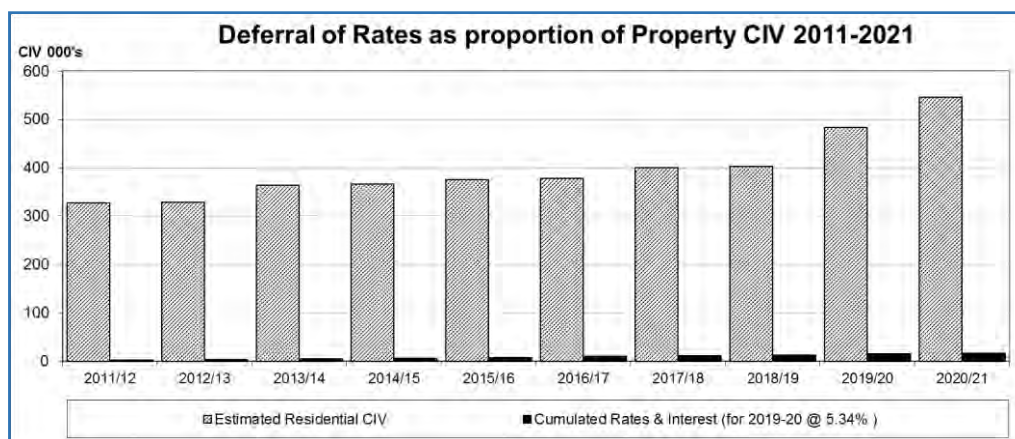
Reason for Policy: Council recognises that discretionary deferral and waiver of rates is appropriate for certain individuals in cases of proven hardship.

The option to defer rates is a legislative provision – LGA section 170.

Council has determined that the deferral of rates be extended to include both residential and non-investment vacant land ratepayers.

Promotion of this option will occur on the rate notice, rate brochures and web site.

There is a misconception that by deferring rates the City would eventually “own the property” by way of accumulated debt. This is not so. By way of example, current average rates approximate 0.22% of the capital value of the property. Based on the average residential rates and the actual CIV changes and rate increases over the past 10 years, even after 10 years of accumulated rate deferral (with interest rate for 2019–20 at 5.34%), the value of rates deferred still only approximated 3.2% of the properties capital value.



The City has established guidelines and an application form for ratepayers wishing to apply for deferral or waiver of rates.

If the City is satisfied on the application of a ratepayer that payment of rates in accordance with the Act would cause hardship, the the City may defer payment or part payment for such period as the City thinks fit.

The deferral will be granted on the following conditions:

- That the ratepayer pay interest on the amount affected by the deferral at a rate fixed by the City.
- The deferral ceases if the City in its discretion revokes the deferral (in which case the City must give the ratepayer at least 30 days' notice in writing of the revocation before taking action to recover rates affected by the deferral);
- The ratepayer ceases to own or occupy the land in respect of which rates are imposed (in which case the rates are immediately payable); and
- Any other conditions as the City thinks fit.

The application for deferral does not change the due date for payment of rates.

Policy Statement: Council policy is that deferral is appropriate where ratepayers have incurred increases to rates and immediate affordability is an issue.

Reason for Policy: Where application for waiver of rates causing hardship is based on the premise of significant increases to capital value, short-term rates assistance measures are available based on eligibility. Beyond the rates assistance measures council believes that in such cases deferral of rates is more appropriate. Waiver should be considered only for those in genuine hardship and where little capital gain or future benefit can be demonstrated. To provide additional waiver to ratepayers experiencing significant capital appreciation in property values would result in a redistribution of rates back to lower valued properties – in effect regressive taxation, which is inequitable.

[Bushfire Relief](#)

Policy Statement: Council has determined to provide Bushfire rate relief for any properties significantly damaged by bushfire to immediately have their valuation reduced down to a site value for the remainder of the financial year and then subject to supplementary valuation thereafter.

Policy Statement: Upon verification of an owner occupied residence being destroyed or significantly damaged by bushfire, the City is to provide rate relief by amending the property rate back to it's site value (residential) from the date of the fire for the remainder of this financial year. Such properties to be revalued with appropriate valuations and rate differential effective from 1 July of the new

financial year. Affected ratepayers to be given the opportunity to make arrangements to pay rates without penalty up to 31 May in that year.

Reason for Policy: Council recognises the distress that bushfire can cause and seeks to provide immediate relief to affected residents. The relief is targeted where the immediate living conditions of the ratepayer is affected and not the surrounding land which may include fencing, stock and outbuildings.

Drought Assistance

Since July 2005, the City has administered the State Government Municipal Rate Subsidy Drought Assistance scheme. Farmers who were receiving emergency payments or Exceptional Circumstances Relief payments were eligible to receive a subsidy of up to 30% off their rates.

The declaration of Geelong as a drought affected area with farmers potentially being eligible for exceptional circumstances payments concluded on 1 May 2011.

Community Grants

The City operates the community grants, sponsorships and donations program allocating \$8.3m to support a wide variety of community organisations, events and networks. Based on principles of accountability and transparency, and in lieu of the granting an application for rebates of rates, it is the City's preference that such organisations apply for funding under this program.

Exemptions from Rating

The LGA section 154 declares that all land is rateable with a number of exceptions including crown land occupied for municipal purposes, land used exclusively for charitable purposes, the residence of a practising Minister of Religion, certain land used for mining purposes, clubs or memorials under the Patriotic Funds Act, Returned Services League and related associations as defined. Generally land is not used exclusively for public municipal or charitable purposes if it is a residence, is used for the retail sale of goods or the carrying on a business for profit.

Charitable and Not-for-Profit Organisations

Application for exemption from rating may be made at any time during the financial year and will be assessed based on the usage of the property. The City does not generally allow for any retrospective claims.

Legal precedent has determined that charitable uses include those providing health services, education, religion and services to the needy.

Fire Services Property Levy (FSPL)

The Victorian State Government introduced the *Fire Services Property Levy Act* (2012) which came into effect from 1 July 2013 and requiring local government to bill, receipt and collect a Fire Services Property Levy on rateable and non rateable properties.

The Act was in response to one of the recommendations of the Victorian Bushfires Royal Commission with the objective being to ensure that all property owners benefitting from Victoria's Fire Services should make a contribution to the cost of the service compared with the existing insurance based levy.

Principles

The levy is designed to ensure that all property owners pay a contribution for fire services so that Victoria's fire services continue to operate with sufficient resources. The levy is assessed on the Capital Improved Value (CIV) of property and is consistent with the valuation base used by most municipalities in levying rates.

How is the payment calculated?

The levy will consist of a fixed component plus a variable component based on the property's capital improved value. The variable component will be a rate based on the land use classification code, known as the Australian Valuation Property Classification Code (AVPCC) for different property types [residential, commercial, industrial, primary production, public benefit, vacant] and will be determined by the Minister on or before 31 May each year. A \$50 per property concession will apply to pensioner concession and Veterans Affairs gold card holders.

The rates for 2019–20 are:

2019–20 Rates	Fixed Charge	Variable Charge per \$ of CIV	Council Differential
Residential (including vacant residential land)	\$111	0.000066	Residential The Point Residential Vacant The Point Vacant

2019-20 Rates	Fixed Charge	Variable Charge per \$ of CIV	Council Differential
Vacant (excluding vacant residential land)	\$226	0.000249	Vacant The Point Vacant
Commercial	\$226	0.000795	Commercial Mixed Use The Point Commercial
Industrial	\$226	0.000953	Industrial Automobile Petroleum
Primary Production	\$226	0.000190	Farm
Public Benefit	\$226	0.000066	Cultural & Recreation

For FSPL Vacant Land is split between Residential Land and other Vacant Land.

4. Bibliography

- City of Greater Geelong 2019–20 Budget.
- Capacity of Residential Households to Pay Rates. Municipal Association of Victoria February 2010.
- URL link to latest version of *Local Government Act 1989*:
www.austlii.edu.au/au/legis/vic/consol_act/lga1989182/
- Income test for Family Tax Benefit Part A
www.centrelink.gov.au/payments/ftb-a-

Attachment 1

STATUTORY INFORMATION ON RATES

Differential Rates and Charges Schedule LGA Section 161 (3)

for Period 1 July 2019 to 30 June 2020

Category	No of Properties 2019-20	2018-19 Rate in the Dollar	2019-20 Rate in the Dollar	% Change in Rate in the Dollar	CIV 2018 Level Valuation	CIV 2019 Level Valuation	% Change in CIV Level Valuation	Revenue at 2018-19 Rate in the Dollar	Revenue at the 2019-20 Rate in the Dollar	% Change in Revenue	Average Rates Payable 2018-19	Average Rates Payable 2019-20	\$ Change in Average Rates Payable	% Change in Average Rates Payable
Residential-base	110,102	0.002385	0.00216185	-9.4%	53,176,595,500	60,132,285,000	13.1%	126,826,180	129,996,980	2.5%	1,151.90	1,180.70	28.80	2.5%
Vacant Land	6,198	0.003740	0.00315616	-15.6%	2,271,205,622	2,850,290,847	25.5%	8,494,309	8,995,974	5.9%	1,370.49	1,451.43	80.94	5.9%
Commercial	5,927	0.005390	0.00522789	-3.0%	5,552,901,300	5,924,888,319	6.7%	29,930,138	30,974,664	3.5%	5,049.80	5,226.03	176.23	3.5%
The Point Residential	150	0.002385	0.00216185	-9.4%	90,930,000	107,250,000	17.9%	216,868	231,858	6.9%	1,445.79	1,545.72	99.94	6.9%
The Point Vacant Land	73	0.037400	0.00315616	-91.6%	38,030,000	42,070,000	10.6%	1,422,322	132,780	-90.7%	19,483.86	1,818.90	-17,664.96	-90.7%
The Point Commercial	3	0.005390	0.00522789	-3.0%	9,334,000	8,670,000	-7.1%	50,310	45,326	-9.9%	16,770.09	15,108.60	-1,661.48	-9.9%
Industrial	2,153	0.006797	0.00618097	-9.1%	1,770,424,374	1,946,875,223	10.0%	12,033,574	12,033,577	0.0%	5,589.21	5,589.21	0.00	0.0%
Mixed Use	330	0.003617	0.00326233	-9.8%	214,170,000	243,390,000	13.6%	774,653	794,018	2.5%	2,347.43	2,406.12	58.68	2.5%
Farm-(net of Rebate)	991	0.002385	0.00172948	-27.5%	1,609,547,000	2,133,454,000	32.5%	2,406,909	2,461,074	2.3%	2,428.77	2,483.42	54.66	2.3%
Petroleum Production Land	1	0.006797	0.00618097	-9.1%	145,100,000	145,100,000	0.0%	986,245	896,859	-9.1%	986,244.70	896,858.75	-89,385.95	-9.1%
Total Rates	125,928							183,141,508	186,563,111					
Municipal Charge	125,926	102.00	105.25	3.2%				12,844,452	13,253,712	3.2%				
Rates and Municipal Charge*								195,985,960	199,816,823					
Waste and Recycling Charge	113,355	316.90	332.00	4.8%				35,922,200	37,633,860	4.8%				
Total Rates and Charges					64,878,237,796	73,534,273,389		231,908,160	237,450,683					

*subject to the Rate Cap

Adjustments to Rates and Charges for 2019-20

Cultural & Rec (rated under the Cultural and Recreational Lands Act 1963)	53	0.001789	0.001622	-9.3%	124,146,400	144,866,229	16.7%	222,098	235,015	5.8%	4,190.53	4,434.25	243.72	5.8%
Waivers - Housing Support, Rates assistance and New Corio Estate								-	70					
Interest on Rates and Charges at 10% pa									515,000					
Additional Bins									732,000					
Special Rates and Charges (including CAA)									9,263,259					
Supplementary Rates									1,900,000					
Total Rates and Charges	125,981				65,002,384,196	73,679,139,618			250,095,887					

Adopted by Council 25 June 2019

Attachment 2

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Anakie	Residential	220	112,595,000	127,975,000	13.7%
Anakie	Farm	88	117,479,000	167,114,000	42.3%
Anakie	Commercial	9	3,781,000	4,153,000	9.8%
Anakie	Industrial	5	13,400,000	15,190,000	13.4%
Anakie	Vacant	17	5,709,000	8,215,000	43.9%
Anakie	Mixed Use	6	3,630,000	3,900,000	7.4%
Anakie Total		345	256,594,000	326,547,000	
Armstrong Creek	Residential	2,595	1,208,925,000	1,342,612,000	11.1%
Armstrong Creek	Farm	19	118,960,000	136,620,000	14.8%
Armstrong Creek	Commercial	81	69,446,000	75,185,000	8.3%
Armstrong Creek	Vacant	832	293,020,000	359,030,000	22.5%
Armstrong Creek Total		3,527	1,690,351,000	1,913,447,000	
Avalon	Residential	99	49,878,000	56,429,000	13.1%
Avalon	Farm	7	11,490,000	18,330,000	59.5%
Avalon	Commercial	10	17,140,700	17,771,857	3.7%
Avalon	Industrial	4	22,989,000	23,720,000	3.2%
Avalon	Vacant	15	7,947,000	10,077,000	26.8%
Avalon	Cult & Rec	1	490,000	690,000	40.8%
Avalon	Mixed Use	5	2,950,000	3,260,000	10.5%
Avalon Total		141	112,884,700	130,277,857	
Balliang	Residential	29	19,650,000	22,855,000	16.3%
Balliang	Farm	57	62,515,000	98,300,000	57.2%
Balliang	Commercial	1	350,000	510,000	45.7%
Balliang	Industrial	1	940,000	1,120,000	19.1%
Balliang	Vacant	7	2,834,000	4,576,000	61.5%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Balliang Total		95	86,289,000	127,361,000	
Barwon Heads	Residential	2,255	2,291,875,000	2,476,075,000	8.0%
Barwon Heads	Farm	4	5,500,000	6,700,000	21.8%
Barwon Heads	Commercial	58	51,051,300	52,477,680	2.8%
Barwon Heads	Vacant	73	55,180,000	60,110,000	8.9%
Barwon Heads	Cult & Rec	2	16,755,000	16,795,000	0.2%
Barwon Heads	Mixed Use	15	14,960,000	16,090,000	7.6%
Barwon Heads Total		2,407	2,435,321,300	2,628,247,680	
Batesford	Residential	75	53,900,000	72,580,000	34.7%
Batesford	Farm	12	17,760,000	23,560,000	32.7%
Batesford	Commercial	5	3,236,700	3,456,439	6.8%
Batesford	Vacant	9	3,273,000	4,125,000	26.0%
Batesford	Cult & Rec	1	720,000	760,000	5.6%
Batesford	Mixed Use	1	670,000	770,000	14.9%
Batesford Total		103	79,559,700	105,251,439	
Bell Park	Residential	2,378	866,015,000	1,004,015,000	15.9%
Bell Park	Commercial	96	71,224,800	77,116,139	8.3%
Bell Park	Industrial	99	74,105,000	79,460,000	7.2%
Bell Park	Vacant	54	14,499,000	19,532,000	34.7%
Bell Park	Mixed Use	5	2,030,000	2,270,000	11.8%
Bell Park Total		2,632	1,027,873,800	1,182,393,139	
Bell Post Hill	Residential	2,190	893,495,000	985,224,000	10.3%
Bell Post Hill	Farm	6	4,810,000	6,560,000	36.4%
Bell Post Hill	Commercial	17	7,646,000	8,002,000	4.7%
Bell Post Hill	Vacant	63	20,905,000	24,265,000	16.1%
Bell Post Hill	Mixed Use	1	410,000	450,000	9.8%
Bell Post Hill Total		2,277	927,266,000	1,024,501,000	

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Bellarine	Residential	46	50,218,000	64,399,000	28.2%
Bellarine	Farm	42	82,500,000	94,460,000	14.5%
Bellarine	Commercial	4	4,910,000	4,970,000	1.2%
Bellarine	Industrial	1	370,000	350,000	-5.4%
Bellarine	Vacant	2	600,000	1,130,000	88.3%
Bellarine	Mixed Use	1	1,020,000	1,420,000	39.2%
Bellarine Total		96	139,618,000	166,729,000	
Belmont	Residential	6,544	2,867,370,000	3,142,445,000	9.6%
Belmont	Commercial	322	310,835,500	329,608,419	6.0%
Belmont	Industrial	54	30,355,000	37,215,000	22.6%
Belmont	Vacant	103	38,334,000	43,282,000	12.9%
Belmont	Cult & Rec	3	5,080,000	7,680,000	51.2%
Belmont	Mixed Use	15	8,345,000	9,190,000	10.1%
Belmont Total		7,041	3,260,319,500	3,569,420,419	
Breakwater	Residential	527	157,790,000	183,545,000	16.3%
Breakwater	Commercial	45	39,194,000	43,242,590	10.3%
Breakwater	Industrial	163	146,195,000	165,700,000	13.3%
Breakwater	Vacant	14	5,180,000	6,535,000	26.2%
Breakwater	Cult & Rec	2	10,700,000	10,700,000	0.0%
Breakwater	Mixed Use	6	2,080,000	2,210,000	6.3%
Breakwater Total		757	361,139,000	411,932,590	
Breamlea	Residential	108	80,730,000	92,170,000	14.2%
Breamlea	Commercial	1	105,000	135,000	28.6%
Breamlea	Vacant	4	2,230,000	2,780,000	24.7%
Breamlea Total		113	83,065,000	95,085,000	
Ceres	Residential	87	86,310,000	92,445,000	7.1%
Ceres	Farm	15	31,050,000	32,710,000	5.3%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Ceres	Commercial	2	181,000	257,000	42.0%
Ceres	Vacant	7	2,767,000	3,511,000	26.9%
Ceres Total		111	120,308,000	128,923,000	
Charlemont	Residential	445	233,780,000	248,790,000	6.4%
Charlemont	Farm	29	88,300,000	89,735,000	1.6%
Charlemont	Commercial	7	2,011,000	2,026,000	0.7%
Charlemont	Industrial	1	790,000	820,000	3.8%
Charlemont	Vacant	118	46,395,000	62,415,000	34.5%
Charlemont	Mixed Use	2	1,470,000	1,560,000	6.1%
Charlemont Total		602	372,746,000	405,346,000	
Clifton Springs	Residential	3,470	1,456,815,000	1,711,010,000	17.4%
Clifton Springs	Farm	1	4,600,000	4,500,000	-2.2%
Clifton Springs	Commercial	17	5,480,200	5,806,689	6.0%
Clifton Springs	Vacant	255	50,090,000	65,520,000	30.8%
Clifton Springs	Cult & Rec	2	5,892,000	6,684,000	13.4%
Clifton Springs	Mixed Use	4	1,195,000	1,225,000	2.5%
Clifton Springs Total		3,749	1,524,072,200	1,794,745,689	
Connewarre	Residential	306	239,265,000	260,593,000	8.9%
Connewarre	Farm	52	55,608,000	65,255,000	17.3%
Connewarre	Commercial	27	12,864,000	13,964,905	8.6%
Connewarre	Vacant	74	30,970,000	36,000,000	16.2%
Connewarre	Mixed Use	5	4,370,000	5,240,000	19.9%
Connewarre Total		464	343,077,000	381,052,905	
Corio	Residential	6,161	1,762,230,000	2,048,145,000	16.2%
Corio	Farm	2	5,480,000	10,430,000	90.3%
Corio	Commercial	252	267,939,900	256,120,771	-4.4%
Corio	Industrial	81	162,574,000	163,857,000	0.8%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Corio	Vacant	310	65,118,911	82,251,911	26.3%
Corio	Cult & Rec	5	17,886,700	21,208,218	18.6%
Corio	Mixed Use	7	2,500,000	2,850,000	14.0%
Corio	Petroleum	1	145,100,000	145,100,000	0.0%
Corio Total		6,819	2,428,829,511	2,729,962,900	
Curlewis	Residential	1,094	530,755,000	608,380,000	14.6%
Curlewis	Farm	37	76,880,000	81,610,000	6.2%
Curlewis	Commercial	34	23,819,000	26,794,525	12.5%
Curlewis	Vacant	343	82,687,000	120,200,000	45.4%
Curlewis Total		1,508	714,141,000	836,984,525	
Drumcondra	Residential	242	210,190,000	246,530,000	17.3%
Drumcondra	Commercial	11	4,301,700	4,581,075	6.5%
Drumcondra	Vacant	1	1,700,000	2,100,000	23.5%
Drumcondra	Mixed Use	3	2,290,000	2,570,000	12.2%
Drumcondra Total		257	218,481,700	255,781,075	
Drysdale	Residential	1,964	911,205,000	1,083,875,000	18.9%
Drysdale	Farm	80	106,950,000	128,000,000	19.7%
Drysdale	Commercial	150	103,606,300	110,887,294	7.0%
Drysdale	Industrial	31	9,940,000	10,200,000	2.6%
Drysdale	Vacant	119	42,316,000	52,679,000	24.5%
Drysdale	Cult & Rec	1	990,000	1,280,000	29.3%
Drysdale	Mixed Use	7	6,850,000	7,260,000	6.0%
Drysdale Total		2,352	1,181,857,300	1,394,181,294	
East Geelong	Residential	1,817	926,005,000	1,066,990,000	15.2%
East Geelong	Commercial	66	40,921,900	42,618,846	4.1%
East Geelong	Vacant	15	6,190,000	7,400,000	19.5%
East Geelong	Cult & Rec	2	6,292,000	6,852,000	8.9%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
East Geelong	Mixed Use	6	3,350,000	3,280,000	-2.1%
East Geelong Total		1,906	982,758,900	1,127,140,846	
Fyansford	Residential	210	123,690,000	147,610,000	19.3%
Fyansford	Farm	9	20,030,000	20,720,000	3.4%
Fyansford	Commercial	18	13,375,000	13,942,335	4.2%
Fyansford	Industrial	11	17,855,000	18,295,000	2.5%
Fyansford	Vacant	190	77,175,000	86,915,000	12.6%
Fyansford	Cult & Rec	1	970,000	1,200,000	23.7%
Fyansford	Mixed Use	2	880,000	950,000	8.0%
Fyansford Total		441	253,975,000	289,632,335	
Geelong	Residential	2,797	1,710,010,000	1,916,670,000	12.1%
Geelong	Commercial	1,698	1,809,873,100	1,949,880,220	7.7%
Geelong	Industrial	14	13,640,000	17,340,000	27.1%
Geelong	Vacant	34	15,762,000	19,691,000	24.9%
Geelong	Cult & Rec	3	6,630,000	7,056,000	6.4%
Geelong	Mixed Use	34	21,500,000	22,740,000	5.8%
Geelong Total		4,580	3,577,415,100	3,933,377,220	
Geelong West	Residential	3,513	1,801,760,000	1,968,660,000	9.3%
Geelong West	Commercial	450	385,052,600	404,849,450	5.1%
Geelong West	Industrial	42	21,629,000	23,780,000	9.9%
Geelong West	Vacant	39	27,712,000	29,958,000	8.1%
Geelong West	Mixed Use	19	9,240,000	9,850,000	6.6%
Geelong West Total		4,063	2,245,393,600	2,437,097,450	
Grovedale	Residential	6,100	2,422,605,000	2,710,210,000	11.9%
Grovedale	Commercial	355	397,358,800	421,118,518	6.0%
Grovedale	Industrial	87	48,760,000	52,520,000	7.7%
Grovedale	Vacant	92	33,810,000	39,640,000	17.2%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Grovedale	Mixed Use	10	6,165,000	6,960,000	12.9%
Grovedale Total		6,644	2,908,698,800	3,230,448,518	
Hamlyn Heights	Residential	2,872	1,258,815,000	1,403,080,000	11.5%
Hamlyn Heights	Farm	1	1,200,000	1,360,000	13.3%
Hamlyn Heights	Commercial	34	13,500,000	14,566,000	7.9%
Hamlyn Heights	Vacant	55	20,205,000	20,665,000	2.3%
Hamlyn Heights	Cult & Rec	1	534,100	588,748	10.2%
Hamlyn Heights	Mixed Use	5	2,580,000	2,740,000	6.2%
Hamlyn Heights Total		2,968	1,296,834,100	1,442,999,748	
Herne Hill	Residential	1,760	661,290,000	756,525,000	14.4%
Herne Hill	Commercial	26	9,710,000	10,845,000	11.7%
Herne Hill	Vacant	29	9,080,000	10,440,000	15.0%
Herne Hill	Mixed Use	2	890,000	980,000	10.1%
Herne Hill Total		1,817	680,970,000	778,790,000	
Highton	Residential	7,745	4,280,100,000	4,717,100,000	10.2%
Highton	Commercial	155	122,377,300	131,607,400	7.5%
Highton	Vacant	374	128,515,000	158,690,000	23.5%
Highton	Cult & Rec	1	1,180,000	1,280,000	8.5%
Highton	Mixed Use	17	4,715,000	5,255,000	11.5%
Highton Total		8,292	4,536,887,300	5,013,932,400	
Indented Head	Residential	1,229	627,975,000	757,155,000	20.6%
Indented Head	Farm	9	15,430,000	18,940,000	22.7%
Indented Head	Commercial	5	645,000	684,000	6.0%
Indented Head	Vacant	188	51,650,000	56,880,000	10.1%
Indented Head	Cult & Rec	2	346,000	378,000	9.2%
Indented Head	Mixed Use	2	3,320,000	3,720,000	12.0%
Indented Head Total		1,435	699,366,000	837,757,000	

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Lara	Residential	6,152	2,836,232,000	3,340,680,000	17.8%
Lara	Farm	69	92,870,000	158,180,000	70.3%
Lara	Commercial	162	126,546,300	133,259,281	5.3%
Lara	Industrial	53	95,365,000	96,185,000	0.9%
Lara	Vacant	285	116,541,000	171,712,000	47.3%
Lara	Cult & Rec	3	2,930,000	3,620,000	23.5%
Lara	Mixed Use	18	12,395,000	17,620,000	42.2%
Lara Total		6,742	3,282,879,300	3,921,256,281	
Leopold	Residential	5,100	2,216,090,000	2,595,770,000	17.1%
Leopold	Farm	39	56,630,000	70,510,000	24.5%
Leopold	Commercial	146	145,209,500	158,674,802	9.3%
Leopold	Vacant	94	39,235,000	51,990,000	32.5%
Leopold	Cult & Rec	2	2,041,000	2,015,000	-1.3%
Leopold	Mixed Use	2	4,600,000	4,640,000	0.9%
Leopold Total		5,383	2,463,805,500	2,883,599,802	
Little River	Residential	171	133,780,000	161,830,000	21.0%
Little River	Farm	50	60,620,000	96,830,000	59.7%
Little River	Commercial	7	17,720,000	20,027,857	13.0%
Little River	Industrial	5	24,790,000	26,713,000	7.8%
Little River	Vacant	37	22,795,000	36,925,000	62.0%
Little River	Mixed Use	3	2,540,000	2,850,000	12.2%
Little River Total		273	262,245,000	345,175,857	
Lovely Banks	Residential	826	454,940,000	534,605,000	17.5%
Lovely Banks	Farm	34	111,830,000	224,890,000	101.1%
Lovely Banks	Commercial	21	22,950,700	25,495,696	11.1%
Lovely Banks	Industrial	1	750,000	1,100,000	46.7%
Lovely Banks	Vacant	104	46,820,000	70,125,000	49.8%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Lovely Banks	Mixed Use	2	5,320,000	9,440,000	77.4%
Lovely Banks Total		988	642,610,700	865,655,696	
Manifold Heights	Residential	1,176	670,570,000	727,025,000	8.4%
Manifold Heights	Commercial	38	24,323,400	25,168,766	3.5%
Manifold Heights	Industrial	1	520,000	620,000	19.2%
Manifold Heights	Vacant	17	8,940,000	9,240,000	3.4%
Manifold Heights	Mixed Use	2	1,250,000	1,270,000	1.6%
Manifold Heights Total		1,234	705,603,400	763,323,766	
Mannerim	Residential	17	13,220,000	15,655,000	18.4%
Mannerim	Farm	41	62,195,000	70,765,000	13.8%
Mannerim	Commercial	2	690,000	710,000	2.9%
Mannerim	Vacant	5	6,150,000	6,560,000	6.7%
Mannerim Total		65	82,255,000	93,690,000	
Marcus Hill	Residential	40	32,980,000	38,625,000	17.1%
Marcus Hill	Farm	30	42,480,000	53,640,000	26.3%
Marcus Hill	Commercial	6	5,245,000	5,315,000	1.3%
Marcus Hill	Vacant	1	600,000	720,000	20.0%
Marcus Hill	Mixed Use	1	80,000	85,000	6.3%
Marcus Hill Total		78	81,385,000	98,385,000	
Marshall	Residential	985	362,920,000	407,450,000	12.3%
Marshall	Farm	2	4,160,000	4,560,000	9.6%
Marshall	Commercial	3	1,520,000	1,570,000	3.3%
Marshall	Vacant	17	11,346,000	13,362,000	17.8%
Marshall	Mixed Use	2	2,380,000	2,800,000	17.6%
Marshall Total		1,009	382,326,000	429,742,000	
Moolap	Residential	631	356,847,000	433,558,000	21.5%
Moolap	Farm	37	31,840,000	42,300,000	32.9%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Moolap	Commercial	107	83,254,000	91,861,410	10.3%
Moolap	Industrial	353	198,705,001	244,995,001	23.3%
Moolap	Vacant	86	32,325,000	37,935,000	17.4%
Moolap	Mixed Use	8	4,405,000	5,885,000	33.6%
Moolap Total		1,222	707,376,001	856,534,411	
Moorabool	Residential	21	13,085,000	16,990,000	29.8%
Moorabool	Farm	29	42,150,000	57,310,000	36.0%
Moorabool	Commercial	1	290,000	185,000	-36.2%
Moorabool	Industrial	1	940,000	1,300,000	38.3%
Moorabool	Vacant	4	1,690,000	2,470,000	46.2%
Moorabool Total		56	58,155,000	78,255,000	
Mount Duneed	Residential	1,158	624,780,000	690,335,000	10.5%
Mount Duneed	Farm	23	55,350,000	63,330,000	14.4%
Mount Duneed	Commercial	24	13,557,000	15,456,000	14.0%
Mount Duneed	Vacant	213	90,625,000	108,055,000	19.2%
Mount Duneed	Cult & Rec	1	720,000	1,060,000	47.2%
Mount Duneed Total		1,419	785,032,000	878,236,000	
Newcomb	Residential	2,323	787,400,000	933,250,000	18.5%
Newcomb	Commercial	114	105,184,400	115,950,179	10.2%
Newcomb	Industrial	21	11,040,000	12,270,000	11.1%
Newcomb	Vacant	21	6,775,000	8,155,000	20.4%
Newcomb	Mixed Use	3	1,440,000	1,510,000	4.9%
Newcomb Total		2,482	911,839,400	1,071,135,179	
Newtown	Residential	4,501	3,179,845,000	3,531,455,000	11.1%
Newtown	Commercial	311	242,692,400	273,123,357	12.5%
Newtown	Industrial	110	69,095,000	81,470,000	17.9%
Newtown	Vacant	95	57,913,000	65,488,000	13.1%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Newtown	Cult & Rec	1	3,360,000	3,560,000	6.0%
Newtown	Mixed Use	10	5,580,000	6,620,000	18.6%
Newtown Total		5,028	3,558,485,400	3,961,716,357	
Norlane	Residential	4,260	1,132,580,000	1,310,580,000	15.7%
Norlane	Commercial	120	80,930,400	87,964,443	8.7%
Norlane	Industrial	63	71,600,000	73,570,000	2.8%
Norlane	Vacant	59	17,000,000	21,870,000	28.6%
Norlane	Cult & Rec	1	1,160,000	1,480,000	27.6%
Norlane	Mixed Use	2	350,000	410,000	17.1%
Norlane Total		4,505	1,303,620,400	1,495,874,443	
North Geelong	Residential	1,272	501,025,000	546,125,000	9.0%
North Geelong	Commercial	160	164,964,300	182,885,395	10.9%
North Geelong	Industrial	490	355,070,595	382,460,444	7.7%
North Geelong	Vacant	82	27,365,000	38,860,000	42.0%
North Geelong	Cult & Rec	2	3,750,000	3,890,000	3.7%
North Geelong	Mixed Use	7	2,870,000	3,430,000	19.5%
North Geelong Total		2,013	1,055,044,895	1,157,650,839	
North Shore	Residential	189	86,045,000	95,265,000	10.7%
North Shore	Commercial	6	4,360,000	4,680,000	7.3%
North Shore	Industrial	134	106,660,778	118,590,778	11.2%
North Shore	Vacant	26	11,385,111	13,160,111	15.6%
North Shore	Mixed Use	1	270,000	300,000	11.1%
North Shore Total		356	208,720,889	231,995,889	
Ocean Grove	Residential	7,846	4,984,732,500	5,485,955,000	10.1%
Ocean Grove	Farm	3	11,050,000	13,000,000	17.6%
Ocean Grove	Commercial	314	246,415,900	259,742,467	5.4%
Ocean Grove	Industrial	78	38,435,000	47,815,000	24.4%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Ocean Grove	Vacant	499	259,231,000	310,395,000	19.7%
Ocean Grove	Cult & Rec	2	4,998,600	5,218,888	4.4%
Ocean Grove	Mixed Use	41	29,270,000	31,350,000	7.1%
Ocean Grove Total		8,783	5,574,133,000	6,153,476,355	
Point Lonsdale	The Point - Residential	150	90,930,000	107,250,000	17.9%
Point Lonsdale	The Point - Commercial	3	9,334,000	8,670,000	-7.1%
Point Lonsdale	The Point - Vacant	73	38,030,000	42,070,000	10.6%
Point Lonsdale	Residential	710	481,939,000	546,975,000	13.5%
Point Lonsdale	Farm	12	12,990,000	14,225,000	9.5%
Point Lonsdale	Commercial	7	1,258,000	1,350,000	7.3%
Point Lonsdale	Industrial	1	1,520,000	1,660,000	9.2%
Point Lonsdale	Vacant	87	40,821,600	50,702,825	24.2%
Point Lonsdale	Cult & Rec	2	2,970,000	2,999,175	1.0%
Point Lonsdale Total		1,045	679,792,600	775,902,000	
Point Wilson	Farm	4	4,450,000	8,480,000	90.6%
Point Wilson	Commercial	1	160,000	290,000	81.3%
Point Wilson	Industrial	1	40,480,000	43,540,000	7.6%
Point Wilson	Vacant	1	5,500,000	6,300,000	14.5%
Point Wilson Total		7	50,590,000	58,610,000	
Portarlington	Residential	2,876	1,490,025,000	1,737,130,000	16.6%
Portarlington	Farm	34	40,790,000	58,230,000	42.8%
Portarlington	Commercial	59	55,685,100	58,322,961	4.7%
Portarlington	Industrial	15	6,650,000	7,270,000	9.3%
Portarlington	Vacant	428	126,595,000	166,210,000	31.3%
Portarlington	Cult & Rec	3	5,079,000	5,956,200	17.3%
Portarlington	Mixed Use	24	16,300,000	18,070,000	10.9%
Portarlington Total		3,439	1,741,124,100	2,051,189,161	

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Rippleside	Residential	436	319,670,000	332,780,000	4.1%
Rippleside	Commercial	30	17,612,000	18,402,000	4.5%
Rippleside	Vacant	12	11,370,000	11,550,000	1.6%
Rippleside	Mixed Use	1	770,000	770,000	0.0%
Rippleside Total		479	349,422,000	363,502,000	
South Geelong	Residential	479	227,590,000	255,945,000	12.5%
South Geelong	Commercial	149	169,285,500	175,972,839	4.0%
South Geelong	Industrial	229	175,386,000	187,469,000	6.9%
South Geelong	Vacant	42	17,630,000	23,675,000	34.3%
South Geelong	Cult & Rec	6	20,680,000	29,295,000	41.7%
South Geelong	Mixed Use	4	2,280,000	2,360,000	3.5%
South Geelong Total		909	612,851,500	674,716,839	
St Albans Park	Residential	2,145	762,940,000	866,235,000	13.5%
St Albans Park	Farm	4	3,700,000	5,240,000	41.6%
St Albans Park	Commercial	13	19,778,000	20,114,000	1.7%
St Albans Park	Vacant	21	5,310,000	6,960,000	31.1%
St Albans Park	Cult & Rec	1	530,000	790,000	49.1%
St Albans Park	Mixed Use	1	810,000	1,160,000	43.2%
St Albans Park Total		2,185	793,068,000	900,499,000	
St Leonards	Residential	2,515	1,175,254,000	1,387,495,000	18.1%
St Leonards	Farm	28	41,200,000	60,640,000	47.2%
St Leonards	Commercial	36	21,533,600	22,875,594	6.2%
St Leonards	Industrial	1	55,000	60,000	9.1%
St Leonards	Vacant	435	119,791,000	162,170,000	35.4%
St Leonards	Cult & Rec	2	1,462,000	1,830,000	25.2%
St Leonards	Mixed Use	7	3,490,000	3,840,000	10.0%
St Leonards Total		3,024	1,362,785,600	1,638,910,594	

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Staughton Vale	Residential	30	16,930,000	19,540,000	15.4%
Staughton Vale	Farm	8	5,270,000	6,820,000	29.4%
Staughton Vale	Vacant	4	1,330,000	1,875,000	41.0%
Staughton Vale Total		42	23,530,000	28,235,000	
Swan Bay	Residential	14	17,130,000	17,280,000	0.9%
Swan Bay	Farm	13	23,970,000	23,840,000	-0.5%
Swan Bay	Commercial	3	4,781,000	4,729,000	-1.1%
Swan Bay	Vacant	4	2,910,000	3,190,000	9.6%
Swan Bay	Mixed Use	1	880,000	870,000	-1.1%
Swan Bay Total		35	49,671,000	49,909,000	
Thomson	Residential	919	271,765,000	329,240,000	21.1%
Thomson	Commercial	18	4,890,000	4,920,000	0.6%
Thomson	Vacant	5	1,000,000	1,650,000	65.0%
Thomson	Mixed Use	1	280,000	310,000	10.7%
Thomson Total		943	277,935,000	336,120,000	
Wallington	Residential	425	393,030,000	482,965,000	22.9%
Wallington	Farm	41	48,060,000	63,560,000	32.3%
Wallington	Commercial	22	30,659,000	31,161,000	1.6%
Wallington	Vacant	17	12,446,000	15,888,000	27.7%
Wallington	Mixed Use	6	7,420,000	8,520,000	14.8%
Wallington Total		511	491,615,000	602,094,000	
Wandana Heights	Residential	735	470,775,000	520,790,000	10.6%
Wandana Heights	Commercial	6	594,000	1,002,000	68.7%
Wandana Heights	Vacant	27	13,035,000	15,800,000	21.2%
Wandana Heights Total		768	484,404,000	537,592,000	
Waurin Ponds	Mixed Use	3	1,780,000	2,540,000	42.7%
Waurin Ponds	Residential	1,396	775,500,000	860,195,000	10.9%

Suburb	Rate Type	Number of Properties	2018 Level CIV	2019 Level CIV	% Movement
Waurm Ponds	Farm	20	30,980,000	32,200,000	3.9%
Waurm Ponds	Commercial	73	136,589,000	144,546,120	5.8%
Waurm Ponds	Industrial	2	9,820,000	10,220,000	4.1%
Waurm Ponds	Vacant	31	14,425,000	18,195,000	26.1%
Waurm Ponds Total		1,525	969,094,000	1,067,896,120	
Whittington	Residential	1,876	492,155,000	596,470,000	21.2%
Whittington	Commercial	12	12,365,000	11,955,000	-3.3%
Whittington	Vacant	3	372,000	490,000	31.7%
Whittington Total		1,891	504,892,000	608,915,000	
Grand Total		125,981	65,002,384,196	73,679,139,618	

Attachment 3

COUNCIL POLICY

Council Rates	Document No:	CPL510.2
	Approval Date:	25 June 2019
	Approved By:	Council
	Review Date:	May 2020
Responsible Officer:	Expiry Date:	N/A
Director Customer and Corporate Services	Version No:	12
Authorising Officer: Chief Executive Officer		

1. PURPOSE

To ensure that the organisation has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure consistency with provisions of the *Local Government Act 1989 (LGA)*.

2. SCOPE

The policy applies to the City when considering and determining the annual budget or special rates and charges throughout the financial year.

Council officers must consider the application of this policy when:

- preparing revenue models or raising charges; or
- dealing with any proposed or existing commercial enterprises.

3. REFERENCES

- LGA – Part 8 Rates & Charges on Rateable Land – in particular see section 161(1).
- Ministerial Guidelines for Differential Rating.

4. DEFINITIONS

Use & Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council and set at a level which Council considers necessary to achieve the identified objectives.

Geographic Location

Wherever located within the municipal district, except those differentials which are described below as including a geographic restriction.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each piece of rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2020.

Vacant Land

No building must be located on the land or constructed prior to 30 June 2020 except for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Differential Characteristics & Rating Objectives

Residential Land – means any land:

- i. that is used exclusively for residential purposes; or
- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Vacant Land – means any land:

- i. that does not have the characteristics of Farm Land; and
- ii. on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.
- ii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.
- iii. To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 146% of the Residential Land differential.

Commercial Land – means any land that:

- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
 - c) Petroleum Production Land.
- ii. is used predominantly for the sale of goods or services or other commercial purposes; or
- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Point – Residential Land - means any land that:

- i. is used exclusively for residential purposes; or

- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS722215C, PS 722214E PS 743877, PS 816893, PS 743876, PS 743878, PS822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

The Point – Vacant Land - means any land:

- i. that does not have the characteristics of Farm Land; and
- ii. on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and
- iii. forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS722215C, PS 722214E PS 743877, PS 816893, PS 743876, PS 743878, PS822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City, generally including the:

- a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.
- iii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong and, more specifically, to the Point Land.
- iv. To discourage untimely and unnecessary divisions of land.

The Point – Commercial Land - means any land that:

- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
- ii. is used predominantly for the sale of goods or services, or other commercial purposes; or
- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and
- iv. forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS722215C, PS 722214E PS 743877, PS 816893, PS 743876, PS 743878, PS822924, PS 822922, PS 822918 and PS 816907.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of the City, generally including the:
 - a) construction and maintenance of public infrastructure;

- b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

Industrial Land – means any land that:

- i. does not have the characteristics of:
 - a) Vacant Land; or
 - b) Commercial Land; and
 - c) Petroleum Production Land.
- ii. is used predominantly for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing or warehousing.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Mixed Use Land – means any land that:

- i. has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land; and
- ii. is used partly for residential purposes and partly for commercial and/or industrial purposes.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Farm Land – means any land which:

- i. is not less than 2 hectares in area; and
- ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii. satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.
- ii. To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 80% of the Residential Land differential and by the provision of a farm rebate under section 169 of the LGA.

Petroleum Production Land – means any land that is:

- i. used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
- ii. described as all that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at the Industrial Land rate differential from 2017–18.

Cultural & Recreational Land – means any land that:

- i. has the characteristics of '*recreational lands*' as defined by the *Cultural and Recreational Lands Act* 1963; and
- ii. the following organisations will be reviewed to confirm eligibility based on land use definition :

Assessment	Ratepayer	Property Address
2315	Bareena Bowling Club Incorporated	89 Noble Street. NEWTOWN VIC 3220
75017	Bell Park Sports Club	10 Lynnburn Road. BATESFORD VIC 3213
18010	Barwon Rowing Club Inc.	2 Barwon Terrace. SOUTH GEELONG VIC 3220
18011	Geelong College Rowing Club	4 Barwon Terrace. SOUTH GEELONG VIC 3220
18012	Geelong Church of England Grammar	6 Barwon Terrace. SOUTH GEELONG VIC 3220
18014	Geelong Rowing Association	8 Barwon Terrace. SOUTH GEELONG VIC 3220
18015	Corio Bay Rowing Club	10 Barwon Terrace. SOUTH GEELONG VIC 3220
18932	Geelong Race Course Trustees	99 Breakwater Road. BREAKWATER VIC 3219
19004	Royal Geelong Agricultural & Pastoral	79 Breakwater Road. BREAKWATER VIC 3219
14860	Royal Geelong Yacht Club	25 Eastern Beach Road. GEELONG VIC 3220
18125	Geelong Eastern Park Bowling Club Inc.	51–55 Garden Street. EAST GEELONG VIC 3219
12265	Geelong Football Club Limited	360 Moorabool Street. SOUTH GEELONG VIC 3220
14226	East Geelong Golf Club	401 Eastern Park Circuit. EAST GEELONG VIC 3219
17308	East Geelong Recreation Reserve	137–139 McKillop Street. GEELONG VIC 3220
12466	Western Beach Boat Club Inc.	74–90 Western Foreshore Road. GEELONG VIC 3220
19948	Highton Bowling Club Inc.	204 Roslyn Road. HIGHTON VIC 3216
34824	Barwon Heads Golf Club Incorporated	1A Golf Links Road. BARWON HEADS VIC 3227
27814	Belmont Bowling Club Incorporated	16–36 Reynolds Road. BELMONT VIC 3216

Assessment	Ratepayer	Property Address
28619	Geelong Lawn Tennis Club Incorporated	12-20 Sommers Street. BELMONT VIC 3216
28620	Geelong Bowls Club Incorporated	4-10 Sommers Street. BELMONT VIC 3216
41419	Geelong Pistol Club Inc.	70-80 Williams Road. MOUNT DUNEED VIC 3217
75364	Western District Car Club and Geelong Motor Sports Complex Inc.	55 Beach Road, AVALON VIC 3212
76277	Becklev Park Committee of Management	40 Broderick Road. CORIO VIC 3214
78578	Croatian Community Centre of Geelong (Inc.)	172 Cox Road, CORIO VIC 3214
81781	Australian Croatian Sporting Centre and North Geelong Warriors Soccer Club Inc.	15 Gibbons Road, LARA VIC 3212
86079	Geelong Trailable Yacht Club Inc.	105 Mackev Street. NORTH GEELONG VIC 3215
51189	Clifton Springs Golf Club Inc.	62-88 Clear Water Drive. CLIFTON SPRINGS VIC
51336	Clifton Springs Bowling Club	39 Springs Street. CLIFTON SPRINGS VIC 3222
51643	Drysdale Bowling & Croquet Club Inc.	19-29 Collins Street. DRYSDALE VIC 3222
55682	Lonsdale Golf Club	PARENT - 28 Gill Road. POINT LONSDALE VIC 3225
56256	Portarlington Sailing Club	219 Point Richards Road. PORTARLINGTON VIC
56261	Portarlington Bowls Club Incorporated	2A Harding Street. PORTARLINGTON VIC 3223
56282	Indented Head Boat Club Inc.	326A The Esplanade. INDENTED HEAD VIC 3223
56284	Indented Head Yacht Club	326B The Esplanade. INDENTED HEAD VIC 3223
56302	St Leonards Yacht Club & Motor Squadron	1001 Lower Bluff Road. ST LEONARDS VIC 3223
59153	Portarlington Golf Club	92-160 Hood Road. PORTARLINGTON VIC 3223
60281	Leopold Sportsman's Club Inc.	131-139 Kensington Road. LEOPOLD VIC 3224
61065	Ocean Grove Bowling Club Incorporated	16-24 The Terrace. OCEAN GROVE VIC 3226
63059	St Leonards Bowling Club	1274 Murradoc Road. ST LEONARDS VIC 3223
71282	Ocean Grove Golf Club Incorporated	9 Guthridge Street. OCEAN GROVE VIC 3226
72825	Geelong Watersports Club Inc.	493-499 Wilsons Road. ST ALBANS PARK VIC 3219
103216	Lagoon Boat Club Inc.	200 Foreshore Road. CORIO VIC 3214
112395	Belrec Incorporated	68 Calvert Street. HAMILYN HEIGHTS VIC 3215
112396	North Shore Football & Netball Club Inc.	39 Rose Avenue. NORLANE VIC 3214
113283	Lara Sporting Club Incorporated	4 Mill Road. LARA VIC 3212
115653	Corio Bay Sailing Club	180 Foreshore Road. CORIO VIC 3214
806676	Norlane Bowling Club Incorporated	26-36 St Georges Road. CORIO VIC 3214
813371	Lara Bowling Club Inc.	10 Alkara Avenue. LARA VIC 3212
821417	Herne Hill Bowls Club Inc.	200 McCurdy Road. FYANSFORD VIC 3218
901556	Seabrae Boat Owners Club Inc.	302 Clifton Avenue. LEOPOLD VIC 3224
902805	Barwon Heads Bowling Club Inc.	18 Geelong Road East. BARWON HEADS VIC 3227
919267	Lonsdale Golf Club	69 Fellows Road. POINT LONSDALE VIC 3225
920726	City of Geelong Bowls Club Inc.	7-9 Ballarat Road. NORTH GEELONG VIC 3215

If the ratepayer is not eligible then the transitional rebate may apply.

5. COUNCIL POLICY

5.1. Statement of Principles

- 5.1.1. The application of the rating strategy should be simple, efficient, and include a mechanism that contains principles of public benefit taxation.
- 5.1.2. While general rates are not a 'user pays' mechanism, elements of the rating strategy will embrace the 'user pays' principle where practicable. The City may consider the imposition of specific costs that may warrant the striking of new or higher differentials. The investigation of new differentials will be conducted as appropriate.

- 5.1.3. Rating must ensure that there is sufficient funding to meet the cost of providing and maintaining infrastructure, assets and services for the benefit of current and future communities.
- 5.1.4. The City of Greater Geelong applies a Capital Improved Valuation (CIV) method to all properties within the municipality to take into account the full development value of the property. This method is applied irrespective of whether the property is subject to rates or exempt under legislation. The City recognises that people with higher value properties generally have higher wealth and a greater ability to meet the provision of council services.
- 5.1.5. Rating, through the application of higher differentials, recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates and provides for a series of differential rates. This takes into account low economic return to large landholdings, avoidance of distortions in the market or an ability to contribute above the standard charge.
- 5.1.6. Rating shall endeavour to promote and encourage economic development throughout the municipality.
- 5.1.7. The Farm Land differential is intended to recognise the benefits of large land holdings, open space and what has traditionally been a lesser demand upon council services per land area held. The City has used a combination of a differential rate and a rebate under section 169 of the LGA in order to maintain the status of farms as the lowest rated tariff group.
- 5.1.8. Vacant Land is rated at a higher rate in the dollar than Residential Land to encourage the development of the land and discourage future subdivisions ahead of market elements.
- 5.1.9. To promote equity in rating, a "Municipal Charge" may be used or, where appropriate, an ex-gratia amount may be negotiated.

5.2. Rating Strategy

Parameters to be considered in developing Rating Strategy:

5.2.1. Rate Differentials (or "RateTypes"):

Under section 161(1) of the LGA.

The City will apply differential rates to ensure there is flexibility in the rating model to enable rates to be raised at different levels.

The City has considered its differential rates in the context of the range of revenue instruments available to it and has determined that differential rates are the most appropriate means of meeting the City's stated objectives.

The investigation of introducing new differentials will proceed budget discussions.

5.2.2. Municipal Charge:

Under section 159(1) of the LGA

The City will apply a "Municipal Charge" to ensure some of its fixed administrative costs are recovered as a uniform contribution by all of its ratepayers.

(Note: City of Greater Geelong intent is to continually review the charge over time, noting that it can total no more than 20% of the total rate income as required by section 159(2) of the LGA.).

5.2.3. Service Rates & Charges:

Under section 162(1) of the LGA

The City has service rates and charges to recover the full cost of the service from the user through an annual charge, e.g. the waste management / garbage charge is determined annually in accordance with cost and service.

From 1 July 2016 a user pays system will be introduced for an additional bin service.

5.2.4. Special Rates & Charges:

Under section 163(1) of the LGA

The City has special rates and charges to defray the cost for the performance of a function that is of special benefit to any specific ratepayer group (refer Council Policy Special Rates & Charges).

5.2.5. Ex Gratia Rates

The City has "Ex Gratia Rates" to gain contributions towards its operational costs from those property owners which are otherwise exempt from paying rates. It is the City's intent to align ex gratia contributions as close, or equivalent, to the applicable rate category for that property as possible, subject to particular circumstances.

5.3. Other Legislative Provisions (LGA)

- 5.3.1. Section 157 of the LGA provides that the City of Greater Geelong may use the "Site Value", "Net Annual Value" or "Capital Improved Value" system of valuation. ("Capital Improved Valuation" is currently used by the City).
- 5.3.2. Section 158 of the LGA requires Council to declare rates and charges by 31 August each year.
- 5.3.3. Section 158A of the LGA requires rates and charges to be levied on each occupancy.
- 5.3.4. Section 161(5) of the LGA requires that the highest differential must be no more than 4 times the lowest differential.

5.4. Incentives, Discounts and Rebates

- 5.4.1. For 2019–20 the City do not grant rebates or concessions to assist the proper development in full or part unless a council resolution as per the LGA specifies the benefit to the community as a whole.
- 5.4.2. The City offers support by way of sponsorships, grants and donations to specific groups as an alternative to rate rebates.
- 5.4.3. The City administers the State Government funded pension rebate according to the eligibility criteria set by the State Government.
- 5.4.4. Council declares a Farm Rebate to support the continuation of broad acre farming. The Farm Rebate is fixed at 33.3% of general rates payable in respect of each assessment that is subject to the Farm Land differential.
- 5.4.5. Council declares a transitional rebate for 25% of the difference between the Cultural and Recreational differential of the otherwise applicable differential. Properties that were eligible for the Cultural and Recreational differential in 2016–17 that are no longer eligible in 2017–18 will be encouraged to apply for this rebate.

5.5. Rates Waivers

Rates Assistance will be reviewed annually as part of the budget process and published within Council's Rating Strategy. Ratepayers will be provided with a range of payment options. Applications for hardship will be considered in accordance with sections 170 and 171 of the LGA.

- 5.5.1. Council declares a waiver of general rates under section 171A of the LGA for the class of persons comprised of ratepayers in respect of assessments which are categorised as Residential Land or Farm Land where the valuation of the assessment has increased, between the 2018 valuation and the 2019 valuation, by 50% or more and that increase is

purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver is set at:

- 5.5.1.1. between 25% and 49.99% of the general rates payable for the 2018–19 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and
- 5.5.1.2. 50% of the general rates payable for the 2019–20 financial year for valuation increases of 60% or more.

The waiver is designed to mitigate the rates shock of a valuation increase and can only be claimed in respect of an assessment once in a two year valuation cycle.

- 5.5.2. Council declares a Housing Support Waiver of 100% of general rates and municipal charge under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:

- 5.5.2.1. transitional, emergency or crisis housing;
- 5.5.2.2. housing for legatees or war widows, provided by the Geelong Legacy Club or provided by RSL; and
- 5.5.2.3. supported housing for disabled people.

This waiver recognises that these properties provide for specific needs within the community.

- 5.5.3. For 2019–20 financial year, Council declares a waiver of 100% of general rates and municipal charge under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are in private ownership within the inappropriate subdivision known as New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of this land. Land within the New Corio Estate is zoned as farming land and the area has been determined to be an inappropriate subdivision due to the difficulty of providing utilities and drainage and due to its distance from other residential areas. The Minister for Environment & Climate Change has approved a native vegetation plan for this land in support of natural temperate grassland of the Victorian Volcanic Plains. The waiver recognises the ongoing encumbrances on the land that prevent owners from making any demands on Council services now and into the future.

5.6. Rate Review

5.6.1. Rateable and non-rateable land shall be subject to regular review and audit.

Rateable land is reviewed:

- o upon revaluation;
- o when building permits or subdivisions occur;
- o where a parcel of land may have more than one land use;
- o if the creation of a separate assessment on a parcel of land is required;
- o upon sale and transfer of land;
- o upon inspection by the City; and
- o upon application and inquiry by the ratepayer.

Non-rateable land shall be reviewed bi-annually in respect to its continuing classification as non-rateable land.

5.7. Policy Review

5.7.1. This Policy and Rating Strategy shall be reviewed annually during budget development and endorsed by Council.

QUALITY RECORDS

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

Record	Retention/Disposal Responsibility	Retention Period	Location
Adopted Budget.	Manager – Financial Services		Corporate Records

6. ATTACHMENTS – none.

Historic Overview of Annual Rating Strategy Decisions

2002–03

Following the 2002–03 Budget and striking of rates using the 2002 revaluations, Council received considerable negative response from ratepayers whose rates had significantly increased above the 5.7% average movement.

In response, Council in October 2002 adopted a ‘Rates Assistance Plan’ offering a range of support, including extension of interest free terms, easier arrangements for hardship and deferral applications and significantly, a one-off rate relief of up to \$300 for qualifying ratepayers under the hardship provisions of the *Local Government Act 1989*.

2003–04

For the 2003–04 Budget, Council established a consultation process with a Community Rates Forum held in June 2003. A report to Council in July 2003 recommended a number of legislative amendments and administrative action.

Council pursued legislative amendments that would give flexibility within the rate setting framework including a general capping of rates, power to set a minimum rate and changes to the four times rule.

Despite Council considerable effort, the *Local Government (Democratic Reform) Act 2003* included none of Council proposals and legal advice concluded that the amendment to section 171 of the principal Act provides for no additional flexibility for capping rates per se as a result of significant valuation movements.

At the National Conference of the Australian Local Government Association, in November 2003, Council put forward a motion to move towards an “income assessed” method of rating for local government, which received little support. The ALGA represents the local government industry nationally and delegates are councillors, elected and appointed by ratepayers.

In November 2003 a NATSEMA study¹ indicated that Australia’s ageing population held significant wealth in housing with the younger generation holding less housing assets and greater debt arising from soaring higher education fees, higher house prices along with job insecurity and cuts in welfare. The so called “generation X” are likely to pay higher taxes to meet health and welfare costs of an ageing population. Any move to

reduce the property tax burden will simply shift that burden to lower cost housing owners and tenants. Again, more likely to be the younger generation.

The State of the Regions 2003–04² report identified regional cities in Australia with growth potential and that one of the biggest demographic shifts – retirees moving to desirable locations such as the coast – would ultimately depress those economies. The report indicated that while retirees will have lower disposable income they will require higher support and infrastructure needs which can drain resources from local government.

The problem of inter-generational debt and tax burdening has been described by the Federal Treasurer as *“one of the largest challenges which is confronting our society”*.

Similarly affecting the rates and charges levied by Council, is the extent to which cost shifting from federal and state to local government has occurred in recent years. Council’s submission to the Federal Inquiry⁵ estimated that costs upwards of \$20 million per annum or some \$220 p.a. per ratepayer has been “shifted” onto Council and in turn its ratepayers and clients using fee paying services.

Council urged the State Government to increase the pension rebate to bring it more in line with increases in other states. The State Budget in May 2004 provided for an increase to the pensioner concession rebate from \$135 to \$160 commencing 1 July 2004 to be indexed annually.

2004–05

As part of the administrative action plan, Council worked in conjunction with ministerial officers to develop a comprehensive Rating Strategy for 2004–05. The strategy included a number of key strategic issues considered with feedback via public submission and community forums.

The strategy provided for the continuation of the Rates Assistance Plan as a measure of “phasing in” of the 2004 Revaluations, subject to the hardship provisions of section 171A.

The strategy outlined a change to rating of the Farm sector to introduce a “large holding rebate” with farm criteria eligibility expanded to include properties outside of the Valuation of Land Act definition for farms, but who provide evidence of ATO primary producer status, or where the holding of large land parcels is of benefit to the community in terms of conservation, heritage or open space. The adoption of this component and the subsequent farm rebate had little overall financial impact on eligible ratepayers, but encourages the holding of land and more timely development of non-farm sub divisional land.

During this wide ranging review, a number of other issues arose, however Council

concluded no change was required to current policy and practice. Items included Heritage Assistance which was recommended to be decided on a case-by-case basis rather than any rebate methodology within the rating framework; that the instalment options only payment system as implemented by other councils not be introduced without significant customer support; that charitable and not-for-profit rating policy remain unchanged.

The consultation process involved public submissions, community forums, direct discussions with local politicians and the Victorian Farmers Federation – Bellarine Branch.

Following adoption by Council, the strategy was implemented for 2004–05 and became the base for future year’s discussion and review.

Every two years Council is required, for rating purposes, to undertake a general revaluation of all properties within the municipality. The revaluation resulted in an average movement of 54%. Revaluations of this magnitude can result in major shifts to billing and are more likely to result in strategic decisions and policy change by Council in respect to rating structures. In the year 2004–05 Council gave consideration and implemented changes to its rating structures.

Changes were considered in the context of rising property values brought about by the diverse range of property and market forces within the municipality and particularly within the residential sector. Council only has limited scope to mitigate significant variations to rate accounts. While many respondents called for a general rate capping process to restrict rate rises on an individual account, there are practical and legal difficulties in introducing such change. Within the context of current legislation the most effective way of managing rate rises and use of a rate cap is to increase the municipal (or flat rate) charge component.

[Raising the Municipal Charge](#)

By definition, the municipal charge is a contribution to the fixed costs of governance (LGA section 159). While regressive in nature, an increase in the charge could be justified on the basis of the “common benefit principle”, ie. that all ratepayers benefit from council services and should contribute a similar amount. A 20% of total revenue ceiling is imposed by legislation, but in this context the municipal charge could be up to \$148.00 – (2003–04 at \$36.40). The effect of increasing the municipal charge would be to decrease the rate in the dollar value used to calculate rates. Before legislative changes and amalgamations in the mid nineties, many councils applied minimum rates with some former councils in the Geelong region having minimum rates ranging from \$279 to \$330. The ability to declare a minimum rate was abolished in amendments to the Local Government Act in 1996.

An increase in the “minimum rate component” is an effective alternative to a non–

discretionary rate cap. It has the same effect in that it restricts the rate increase at the high end and redistributes across the rate base.

The consultation process revealed some general support for a more significant increase to the municipal charge as a “rate cap” to mitigate the effect of significant rises in capital improved valuations.

However, because of the significant variation in valuations within tariff groups and the limitations of the 'four times' rule in setting differential tariffs, it was not practical to significantly increase the municipal charge for 2004–05. Council resolved to increase the municipal charge from \$36.40 to \$40.00 only for 2004–05.

[Introduction of a Non-discretionary Waiver \(Rate Capping\)](#)

Such a waiver could be introduced using the new hardship provisions (LGA section 171) related to classes of person to provide a general waiver.

Legal advice was obtained indicating that in order to comply with this hardship provision Council must link the class of persons to their financial (including asset base) characteristics.

The purpose of the LGA section 171 amendment was to make it clear that a “council may decide to waive all or part of the rates for a category of people on the grounds of financial hardship”. This is in addition to rates waived in accordance with the States Concession Act 1983 (the Municipal Rates Concession Scheme). The amendment was primarily to give certainty to those councils providing an additional pensioner concession benefit directly funded by the council.

Legal advice indicated that Council could not, for example, provide a non-discretionary waiver to a class of persons defined *as any residential ratepayer* having an increase of greater than say 50% in dollar value (or x% of valuation) to their account as to do so may provide a benefit to persons not in hardship.

This suggested that confining such a waiver to a pensioner group, health care card holders etc, would be permissible by resolution of Council defining such group as being eligible on the grounds of hardship, noting however, that LGA section 171 (4) does not in itself link pensioners to hardship merely a right to eligibility of a State funded concession.

In summary, the new LGA section 171, while providing for a “class of persons”, limits the ability of Council to offer relief from “rates shock” by imposing a financial hardship test upon that ‘class of persons’. The two criteria go hand in hand and the final responsibility and risk lies with Council in any resolution as required by LGA section 171(2).

Any proposal to expand the concessions to pensioner groups would have to be

balanced by a higher dollar charge for those ratepayers below the percentage break point, effectively flattening the rate charges by providing a “tax break” for these increasing and higher valued properties. The effect would be to increase the “Rate in Dollar” for all properties in order to fund the benefit or concession.

Council reviewed the non-discretionary provisions of the LGA and determined that a discretionary waiver was more appropriate in respect to rating for 2004–05.

[Discretionary Waiver](#)

Council reviewed the discretionary waiver provisions of the LGA section 171A (2) and resolved to provide relief from significant increase to rates brought about by market only increments to residential property valuations. Requirements and restrictions were placed on the rebate, including an income test, excluding properties that had been subject to a supplementary valuation, and applicable only to the principal place of residence.

Whilst more administrative effort is required, this discretionary waiver more effectively targets the group and persons most in need and worthy of assistance and complies with the LGA. The LGA section 171A procedure, where the individual makes the application to council, has the benefit of the incorporation into the section of provisions which provide sanctions if any person provides false or misleading information in respect of the application or fails to notify the council of a change of circumstance which is relevant to an application or to a waiver granted under section 171A.

Legal advice received in respect to the above matters concluded that:

“As any waiver of rates or charges will be likely to result in the Council having to raise replacement revenue through some other source, it is desirable that any formula adopted by Council to grant relief in appropriate circumstances is one that is as sound as possible. This can, in our view, be best achieved by adopting the section 171A procedure notwithstanding that it would be administratively more burdensome on Council”.

Generally, the effect of any additional benefit or concessions is to flatten the charges by raising rates at the low value end of the scale (tax burdening) and reducing rates (tax break) for higher valued properties either by a one-in all-in approach (blanket rate cap) without regard to capacity to pay or more selectively having regard to personal circumstance (discretionary benefit – point 3 above).

An estimate of the amount of waiver, (in effect Council foregoing the right to claim payment) was determined including threshold limits to apply.

[Rates Assistance Measure for 2004-2006](#)

[Upon application:](#)

Provide a rebate to any ratepayer experiencing an increase in valuation of more than

100%* provided the following criteria is met:

- the property is the principal place of residence;
- the property is rated within the residential tariff group;
- and have not had an increase in valuation of the land for the assessment because of improvements made requiring a building permit; and
- can demonstrate financial hardship by way of:

being currently eligible as a pensioner under the State Concession Act, (Centrelink Pensioner Concession, Department of Veterans Affairs Pension Concession, Gold Card – widow or TPI specific – cards)

or

can demonstrate that they are of low income status with a maximum income of \$31,755 or less (Statement of Earnings SOE – Centrelink or most recent tax assessment notice).

[Amount of Waiver](#)

The amount of the waiver shall be calculated to provide a maximum 50% rebate of the total increase on the previous year's rates. A phase-in percentage based on increments to the property valuation shall apply viz:

Property valuation increased by:

100.1% – 101.9%	Rebate at 25%
102% – 103.9%	Rebate at 30%
104% – 105.9%	Rebate at 35%
106% – 107.9%	Rebate at 40%
108% – 109.9%	Rebate at 45%
110% or greater	Rebate at 50%

No maximum rebate under this formula is to apply.

The Recycle and Waste Services Charge and the Municipal Charge are excluded from the waiver.

The cost to Council was estimated at \$140,000.

The City of Greater Geelong is the only known council to offer this extended waiver in Victoria.

[Differential Farm Rate](#)

The Differential Farm Rate was considered and Council resolved to retain the farm differential and set the rate at the same level as the residential rate. A 'large holding rebate' set at 25% of the CIV by rate in dollar component was made applicable to all

eligible properties under LGA section 169.

The eligible property criteria was expanded to include all properties meeting the Valuation of Lands Act farm definition plus other properties for which a current ATO primary producers assessment can be provided.

Criteria was further extended to enable Council to include any other non farm large holding of land, for example, conservation areas, native bush or grasslands, for which there is a benefit to the community to retain or develop as open space, to be rated in this category.

Non farm subdivisional land continued to be rated as vacant land thereby encouraging timely development in accordance with planning requirements.

An alternative “Environmental Rural Rebate” based on specific “on farm” environmental works was considered but not recommended for 2004–05.

[Heritage Assistance](#)

Council has available heritage funding to assist the restoration, preservation and maintenance of buildings or places of historical or heritage importance to the municipality. Council could provide funds either by way of a rate rebate (usually a percentage of rates payable) under LGA section 169 or to simply provide a grant or donation for specific purpose. In either case, the identification of the building or site, the amount and duration of any assistance needs to be determined. A consistent approach is required with the preferred method being to continue to provide assistance to heritage properties via the minor grants scheme on a case by case basis by way of an allocation of grant or donation approved during budget deliberations.

[Deferral of Rates](#)

The deferral of rates is provided for by legislation LGA section 170.

An improved communication plan to promote the option to partially or fully defer rates was implemented for 2004–05. The deferral of rates was extended to include non-investment holders of vacant land. The interest rate on deferred rates was discounted at 8.25% for the 2003–04 year.

The development of the 2004–05 Rates Strategy was a key commitment in conjunction with Department of Victorian Communities and the Minister for Local Government.

[2005–06](#)

In this non-revaluation year, Council made no significant strategic decisions in respect to the structure of the differential rating system. Council resolved to increase the vacant land rate from 115% to 130% of the residential rate in dollar. This decision was to further encourage the development of existing vacant land and discourage future subdivisions ahead of market demands.

Council endorsed:

- A general rate in dollar increase of 6%.
- An increase to the municipal charge from \$40.00 to \$62.40.
- An increase of 4% in the Recycling and Waste Collection Service Charge from \$160.40 to \$166.80.

These increases were required in order to fund increases to recurrent expenditure, the continuing capital works program and Councils priorities within each ward. Rate increases provided for a significant and noticeable level of improved services within each ward and to community facilities in general across the municipality.

The Rates Assistance Plan continued into its second year and the State Government announced an indexed increase to the pension concession amount from \$160 to \$163.50.

2006–07

Rates for 2006–07 were based on new valuations made as at 1 January 2006 and effective for rating purposes from 1 July 2006. As in previous years, valuation shifts occurred and varied according to property type, location and condition. The average residential property valuation movement was 14.1%, significantly less than previous valuations and more uniform across the municipality. This resulted in less volatility to rate accounts. The valuation generally reflects market value and becomes the basis for the property tax.

Farm properties were significantly affected by the revaluation with average valuation movement of 28%. As a consequence, Council determined that the large holding rebate should be increased from 25% to 33% of the CIV for all eligible properties.

For 2006–07 Council included rate relief for bushfire affected properties and amended the definition of Cultural and Recreational for not-for-profit Clubs and Associations and continuation of the 2006–2008 Rates Assistance Waiver and Farm Rebates.

The Rate Assistance Plan continued with a 50% increase to Valuations set as the benchmark above which assistance could be applied for.

The State Government Municipal Rates Concession amount rose to \$168.00.

2007–08

The 2007–08 budget year was not a revaluation year and therefore full remodelling of the distributional effects of tariffs within each of the differential rate categories was not required. The current valuations subject only to supplementary valuations by reason of new subdivisions, new buildings, or improvements will apply in accordance with Valuation of Lands Act 1960.

Minor amendments occurred to individual properties as a result of the Mixed Use review. The policy change is that all Mixed Use properties must have a waste bin service, however the Mixed Use properties had an option to apply for a commercial service and not be subject to the standard residential waste services charge.

The Geelong region continued to experience drought conditions (third consecutive year) and the Federal Government had put in place an Exceptional Circumstances assistance package. A total of 27 farmers applied for the 2006–07 assistance package for 47 property assessments. Council agreed to further extend rate assistance for farmers by increasing the Farm rebate from 33% to 40%.

Council endorsed:

- A general rate in dollar increase of 6.9% for Residential, Industrial and Commercial tariffs.
- Late License tariff to be reinstated at the equivalent highest differential rate.
- An increase to the municipal charge from \$68.30 to \$72.50.
- An increase of 4.5% in the Recycling and Waste Collection Service Charge from \$173.50 to \$181.30.

These increases were required in order to fund increases to recurrent expenditure, the continuing capital works program and Councils priorities within each ward.

The State Government announced an indexed increase to the pension concession amount from \$168.00 to \$172.90.

2008–09

The basis for rates in 2008–09 are the valuations prepared as at 1 January 2008 by Council's contract valuers in accordance with Council obligations to revalue every property in the municipality under the Valuation of Land Act 1960. These valuations apply to all properties from 1 July 2008.

The table below indicates the general property valuation movement by tariff group, excluding growth.

Property Group	2008 Average % Increase	2006 Average % Increase
Residential	5.6%	15.6%
Vacant Land	12.7%	36.7%
Commercial	22.1%	26.7%
Industrial	27.2%	24.1%
Farm	15.2%	48.4%

The valuation increases for all categories except industrial properties have been less than previous revaluations.

Industrial property values have increased in line with a short supply of serviced industrial land and increased access from the ring road.

Council endorsed the following changes:

- The Vacant Land ratio to Residential has been increased to 135% in order to continue to encourage the development of Vacant Land.
- The Farm rebate increases to 45% in response to significant valuation movements and recognition of continuing drought circumstances. This rebate provides significant ongoing rate relief to farmers (33% rebate 2006–07, 40% rebate 2007–08).
- Average residential rates and charges (including Municipal Charge and Waste Service Charge) will increase by 4.9%.
- The pensioner concession is \$178.60, increasing from \$172.90 or 3.3% which is the movement in CPI.
- The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The proposed garbage charge to 2008–09 is to increase from \$181.30 to \$183.50.
- The municipal charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge is increasing from \$72.50 to \$75.50.

[Rate Waiver](#)

Council proposes to continue the rate relief provisions to allow for the continuation of a one off waiver for residential properties where the valuation has exceeded reasonable expectations and is purely the result of market factors, not the result of improvements to property by the owner.

Modelling shows that if a 50% increase to residential valuation is considered the trigger point for rate relief, then 608 properties (0.7% of residential properties) may become eligible. Not all properties will be principal places of residence, nor will they meet the hardship income test. The income test is based on an income threshold of \$41,318.

In cases of proven hardship Council also offers deferred rates for a period determined by Council. Deferred rates attract interest at Councils overdraft rate. For 2008–09 the interest rate is determined at 10.85%.

[2009–10](#)

Based on proposed increments to the draft operating budget, a target revenue of \$130.5m was required. To achieve this a 4.9% increase in the average residential rates was included in the Budget.

Rating Differentials

The relativity between differential rates is proposed to remain unchanged from 2008–09.

Residential and Farm rate are the lowest differential tariff.

Vacant land remains at 135% of residential rates to encourage the development of Vacant land.

Aluminium, Automobile and Late License rates are four times residential rates. The rate set is the maximum in line with the four times rule where the highest differential must be no more than four times the lowest differential rate.

Farm Rebate

The retention of the 45% rebate for farm properties to provide ongoing rate relief to farmers. The farm rebate was introduced in 2004–05 at 25% and was increased to 33% in 2006–07, 40% in 2007–08 and 45% in 2008–09.

Municipal Charge

The municipal charge covers fixed administrative costs and must not exceed 20% of the revenue from rates and the municipal charge. The municipal charge increased to \$78.50 and provided a rate income of \$8,044,000 which was 7% of the rate and municipal charge revenue.

Waste & Recycling Charge

The waste and recycling charge covers the cost for collection and disposal of waste. The charge increased from \$183.50 to \$190.80 per assessment. The criteria for charging the waste charge remained.

Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.

The charge will be raised irrespective of whether the service is used or not.

Pension Rebate

The pension rebate is provided by the State Government to assist pensioners. The rebate will increase from \$178.60 to \$184.30 in line with CPI of 3.2%.

Exceptional Circumstances – Drought Assistance

The State Government's municipal rate subsidy drought assistance scheme was introduced in July 2005. Effectively, farmers affected by drought and receiving emergency payments or exceptional circumstances payments from Centrelink are eligible for a 50% subsidy on their rates and charges funded by the State Government. At this stage the scheme has not been extended beyond June 2009.

Payment Assistance

Council offers a variety of assistance measures to help people pay their rates. The options include flexible payment methods such as quarterly, monthly or fortnightly Direct Debit, Centrepay deductions from Centrelink entitlements, and individual payment arrangements. The City will assist ratepayers who are experiencing hardship by creating individual payment plans which may include deferral of rate payments in full or part, depending on individual circumstances. The interest rate on deferred rates is declared at 7% for 2009–10.

Rates Waiver

Council also provide a one-off rates waiver for low income ratepayers whose property valuations increased by more than 50% in the last revaluation (the last revaluation was as at 1 January 2008). It is expected that most eligible ratepayers would have received the waiver in 2008–09, and there will be minimal claims in 2009–10.

2010–11

2010 Revaluation

The 2010–11 rating strategy included valuations prepared as at 1 January 2010 by Council's contract valuers in accordance with Council obligations to revalue every property in the municipality under the Valuation of Land Act 1960. These valuations applied to all properties from 1 July 2010.

The table below indicates the general property valuation movement by tariff group, excluding growth.

Property Group	2008 Average % Increase	2010 Average % Increase
Residential	5.6%	11.1%
Vacant Land	12.7%	19.0%
Commercial	22.1%	8.2%
Industrial	27.2%	12.3%
Farm	15.2%	22.1%

Rating Reviews

During the year Council reviewed all properties under the Mixed Use rating category to ensure that they complied with the definition by having the characteristics of both residential and commercial or industrial land use. Council will extend the application of the Mixed Use rate where properties can be identified through referring to food and health permits for business applications and where properties provide short term accommodation. The Mixed Use differential allows Council to provide a lower rate than commercial where there is residential use of a property with commercial activity. Where

the land use is predominantly commercial, a commercial rate differential will be applied.

To maintain consistency and comply with the Local Government Act all housing provided by Housing Associations, charitable or government organisations is rateable.

During 2010 the Local Government Act was amended to allow rebates in support of affordable housing by registered agencies. Council did not propose to grant any rebates to providers of affordable housing. Council has over 3,380 houses provided by the Office of Housing and over 334 homes provided by registered Housing Associations. Assistance for low income households is already provided through the State Government pension rebate and the means tested rent provided by the Department of Housing and the Housing associations. Council did not provide a further rebate for low income households.

Council reviewed the definition of Farm Land, removing the outdated reference to the ATO certification, and including reference to a sustainable business to ensure that the Farm differential and Farm rebate are directed to encourage broad acre farming.

Council endorsed the following changes:

1. Average residential rates and charges (including Municipal Charge and Waste Service Charge) increased by 4.9%.
2. The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by the increase in the EPA levy on waste to landfill. The charge for 2010–11 increased from \$190.80 to \$199.00 or 4.3%.
3. The municipal charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge increased from \$78.50 to \$82.30.
4. The pensioner concession increased from \$184.30 to \$187.60 or 1.8% which is the movement in CPI for Melbourne as advised by the Australian Bureau of Statistics.
5. The Vacant Land ratio to Residential was increased from 135% to 138% to encourage the development of Vacant Land. With the growth in the number of vacant lots to 5,460, the average rate increase per lot was 4.7%.
6. Automobile and Aluminium rate in dollar were retained as the highest rate or four times Residential Rate. The reduction in valuation resulted in a reduction in rates from these properties of (\$11,965) and (\$143,608) respectively.
7. Petroleum rate was affected by a significant reduction in valuation of 29.4%. A reduction in rates of (\$100,586) or 3.4% is a consequence of this valuation

movement.

8. Farm rate was once again set as per the Residential rate. The Farm Rebate was applicable to all Farm land and was increased from 45% to 46.5% in response to the average 22.1% increase in Farm valuations. The farm rebate applied to encourage the retention of broad acre farming. Farm land use definition was updated to include a requirement to be a sustainable business to ensure the rebate was directed to operating farms.

[Rates Assistance](#)

The rate relief provisions will continue to allow for the continuation of a one-off waiver for residential and farm properties where the valuation has exceeded reasonable expectations and is purely the result of market factors, not the result of improvements to property by the owner.

Based on current valuations, there are a possible 1,621 residential properties where there has been an increase of over 50% in valuation. A 50% waiver on all these properties would equate to \$369,000 in waiver. The criteria for the waiver includes an income level test and a requirement that there has been no building works or other alterations to the property requiring a building permit in the past two years. There is a phase-in of the waiver between 50% and 60% valuation increase.

The MAV Report on Capacity of Residential Households to Pay Rates identifies that the average Victorian household spends 2.25% of their expenditure on Council rates. The report also profiles the type of households likely to suffer a higher than average rate burden, confirming old age pensioners as where Council must continue to provide rates assistance measures.

[2011-12](#)

[Rate Structure](#)

In 2011-12 Council decided to introduce three new differentials for the unique environmentally sensitive urban development land at “The Point”, Point Lonsdale. These rates were set at the same level as the similar land use for 2011-12, however in future years will contribute to the costs of managing the environmentally sensitive land.

A review of the rating status of housing provided for social, community or charitable purposes highlighted some inconsistencies. In 2011-12 all housing provided by Housing Associations, charitable or government organisations was rated in accordance with legal precedent and the Local Government Act.

A Housing Support rebate was provided on application for Transitional, Crisis or Emergency housing provided by charitable organisations. The rebate was also provided on application for housing provided by Geelong Legacy Club or the RSL and housing provided by charitable organisations to support disabled people. Rebates were for

100% of general rates and the municipal charge.

A Transitional rebate of 100% of general rates and municipal charges was provided in 2011–12 for nominated charitable housing properties that have previously not been rated to allow for a consultation period and transition plan to be developed (refer page 56). This rebate benefits the community by allowing a smooth transition in the rating of these properties.

Assistance for low income households is already provided through the State Government pension rebate and the means tested rent provided by the Department of Housing and the Housing Associations.

Other changes proposed for 2011–12 were:

- Rates and charges for an average residential property (including Municipal Charge and Waste Service Charge) increased by 4.9%.
- The rates in the dollar for Vacant Land, Commercial, Industrial, Farm, Mixed Use and Late Licence rate types were increased by 4.9%.
- Petroleum rate has been increased by 4.9%.
- Automobile and Aluminium rate in dollar were reduced to the same rate in the dollar as Petroleum rate reflecting a reduction from the highest rate and recognising some similarities with other major industrial facilities. This resulted in a 0.4% increase in rates for these properties.
- The Waste Collection Service charge was impacted by the increase in the EPA levy of \$44 per tonne on waste going to landfill, and the provision of a new unwanted household goods projects and information service. The charge for 2011–12 increased from \$199.00 to \$213.20 or 7.1%.
- The municipal charge was held at \$82.30, the same level as 2010–11.
- The Farm rebate remained at 46.5%. This rebate provides ongoing rate relief to farmers (33% rebate 2006–07, 40% rebate 2007–08, 45% for 2008–09, 45% for 2009–10, 46.5% for 2010–11). In 2011–12 a 46.5% rebate represented \$2.3M.
- The pensioner concession increased from \$187.60 to \$193.40 which is the movement in CPI for Melbourne as advised by the Australian Bureau of Statistics.
- The rate waiver provisions are retained for year 2 of 2010 valuation.

Residential Rates Increases

The total increase in rates and charges for a property with the average capital improved value of \$328,762 was \$55.40 or 4.9%. This increase was made up of \$41.20 for General Rates, and \$14.20 for the Waste Collection service.

Residential Properties	2010-11 Rates on Av CIV \$	2011-12 Rates on Av CIV \$
General Rates CIV x Rate in \$	841.09	882.29
Municipal Charge	82.30	82.30
Waste Collection Service	199.00	213.20
Total Rates and Charges	1,122.39	1,177.79

2012-13

2012 Revaluation

Summary by Differential

Differentials	Number of Assessments	Final Budget % Change 2012 Reval CIV to 2010 Reval CIV
General Rates	94,809	10.2%
Vacant Land	5,097	14.2%
Commercial Rate	5,068	3.9%
The Point – Vacant Land	1	(0.3%)
Late Licence Premises Rate	28	6.1%
Industrial Rate	1,746	(1.2%)
Mixed Use	238	0.8%
Farm Rate	1,087	(1.3%)
Recreation	59	20.2%
Automotive	2	14.5%
Petroleum	1	(4.1%)
Aluminium	1	0.0%
Grand Total	108,137	8.9%

Overall

The revaluation date was 1 January 2012 and took effect from 1 July 2012.

The summary results were:

- Average increase in residential 10.2% compared to 11.1% in 2010.
- The average decrease in farm valuations was (1.3%) compared with an increase of 22.1% in 2010, with the main decreases occurring on the Bellarine Peninsula.
- Commercial properties increased by 3.9% with increases in shopping centres averaging 11.7%, being offset by reductions elsewhere.
- Industrial properties decreased on average at (1.2%) compared to an increase of 12.3% in 2010.
- Late Licence valuations increased 6.1% on average for 28 properties.

Key features of the rating model were:

- The Residential rate has been set at \$0.002544 per \$ of CIV valuation or 4.9% average increase.

- Vacant land rates will increase on average 4.9% and the rate in \$ relative to residential has reduced from 137.9% to 133.7%.
- Commercial rates will increase on average 4.09% and Industrial rates on average 3.8%.
- Automobile rate increase to average 3.9% consistent with Industrial increase.
- Petroleum and Aluminium rate in \$ has been set at the maximum 4 times the lowest rate.
- Farm rate has once again been set as per the Residential rate. The Farm Rebate is applicable to all Farm land and has been reduced to 36.2% from 46.5%. The farm rebate applies to encourage the retention of broad acre farming. Farm land use requires land to be used as a sustainable business to ensure the rebate is directed to operating farms.

Charitable Housing

Prior to the 2011–12 budget a review was conducted of housing provided for social, community or charitable purposes. Commencing from 2011–12 all housing provided by Housing Associations, charitable or government organisations were rated in accordance with legal precedent and the Local Government Act.

A Housing Support rebate was provided again on application for Transitional, Crisis or Emergency housing provided by charitable organisations. The rebate was also provided on application for housing provided by Geelong Legacy Club or the RSL and housing provided by charitable organisations to support disabled people. Rebates were for 100% of general rates and the municipal charge.

A Transitional rebate of 50% of general rates and municipal charges was provided in 2012–13 for nominated charitable housing properties that had previously not been rated, to allow for a smooth transition in the rateable status of these properties.

Assistance for low income households is already provided through the State Government pension rebate and the means tested rent provided by the Department of Housing and the Housing Associations.

Rates Assistance

The rate relief provisions continued, to allow for the continuation of a one-off waiver for residential and farm properties where the valuation increased greater than 50% and was purely the result of market factors, not the result of improvements to property by the owner.

The amount of the waiver was set, commencing at 25% rebate for valuation increases at 50% and up to 50% rebate for valuation increases at 60% or greater. The waiver is designed to mitigate the rates shock of a valuation increase and is only claimable once in a two year valuation period.

Council also provided a range of assistance measures to suit individual needs including pension rebates, farm rebates, rates deferral, and payment options such as regular Direct Debit, and Centrepay.

[Municipal Charge](#)

The purpose of the municipal charge is to recover some of the administrative costs of the Council. The charge is applied to all rateable properties and increased from \$82.30 to \$86.33.

Where rates are a variable charge levied on CIV at a rate in the dollar, the municipal charge is a fixed contribution on all ratepayers.

[Recycling and Waste Collection Service Charge](#)

The Annual Service Charge was \$226.00 for each rateable land and non-rateable land. The charge was levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge was raised irrespective of whether the service were used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by the closure of Corio Landfill, cost estimates for the introduction of Carbon Tax and the increase in the EPA levy of \$4 per tonne on waste going to landfill. The charge for 2012–13 increased from \$213.20 to \$226.00 or 6.0%.

[Farm Rebate](#)

The Farm rebate was reduce to 36.2% with average rates increasing by 4.9%. This rebate provides ongoing rate relief to farmers (33% rebate 2006–07, 40% rebate 2007–08, 45% 2008–09, 45% for 2009–10, 46.5% for 2010–11, 46.5% for 2011–12). In 2012–13 a 36.2% rebate represents a cost to Council of \$1.3m.

[Pensioner Concession](#)

The pensioner concession increased from \$193.40 to \$198.20 representing a 2.5% increase.

[Residential Rates and Charges](#)

The general revaluation movement of 10.2% together with growth from increase in property numbers due to new assessments and building improvements have increased the average Capital Improved Value of residential properties within the municipality from \$328,762 to \$363,800.

The total increase in rates and charges for the average property with a capital improved value of \$363,800 is \$60.06 or 5.1%. This increase is made up of \$43.23 for General Rates, \$4.03 for Municipal Charge and \$12.80 for the Waste Collection service.

Residential Properties	2011-12 Rates on Av CIV \$	2012-13 Average Rates \$	Increase %
General Rates CIV x Rate in \$	882.28	925.51	4.9%
Municipal Charge	82.30	86.33	4.9%
Waste Collection Service	213.20	226.00	6.0%
Total Rates and Charges	1,177.78	1,237.84	5.1%

2013–14

Rate Structure

The 2013–14 Rating Strategy included a number of significant changes in response to Ministerial Guidelines for Differential rating and Council considerations. The finalised Ministerial Guidelines for Differential Rating were gazetted on 26 April 2013 and came into effect from 1 July 2013.

A detailed review of existing objectives for each of the 13 differential tariffs was undertaken. New objectives were developed for some of the existing differentials to provide additional clarity where required.

The Late Licence differential rate was discontinued from 2013–14. The Late Licence differential rate was introduced in 2000–01 in recognition of the cost associated with this activity. This differential is now seen as inappropriate. The properties that were categorised under this differential are now categorised under the commercial differential rate to offset a reduction in revenue of \$0.34m.

The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

Fire Services Property Levy

The *Fire Services Property Levy Act 2012* (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. It is estimated that Council will levy \$23m in 2013–14 and remit to the State Revenue Office.

Rebates - section 169 of the LGA Rebates

For 2013–14 the following rebates applied:

- Farm Rebate.
- Transitional Housing Rebate.

Waivers - section 171 of the LGA Waivers

For 2013–14 the following waivers applied:

- Rates Assistance Waiver (Valuation increase over 50%).

- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision).

[Rating Model](#)

Key features of the Rating Model were:

- Rates and charges on a residential property increased overall by 4.45%, including rate in \$ movement 4.7%, Municipal Charge movement 3%, and Waste Collection Service Charge 3.8%. The residential rate was set at \$0.002665 per \$ of CIV valuation.
- Vacant Land rate in the dollar increased to 140% of residential in order to encourage building activity and development.
- The Late Licence differential was discontinued in response to the Ministerial guidelines. The Commercial rate in \$ therefore increased by 7%.
- Automobile, Petroleum and Aluminium differentials were aligned to the same rate in the \$. Council objective was to reduce the gap between the rate in \$ for those differentials and the Industrial differential. The Industrial rate increased by 7.7%.
- The Waste Collection Service charge was impacted by cost estimates of EPA levy \$24.55 and Carbon Tax of \$2.23 per tenement. The charge for 2013–14 increased from \$226.00 to \$234.50 or 3.8%.
- The Municipal Charge represented a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The Municipal Charge increased from \$86.33 to \$88.90 or 3%.
- The Farm rebate remained at 36.2% with average rates increasing by 4.45% (as per residential). This rebate provides ongoing rate relief to farmers (33% rebate 2006–07, 40% rebate 2007–08, 45% 2008–09, 45% for 2009–10, 46.5% for 2010–11, 46.5% for 2011–12, 36.2% for 2012–13). In 2013–2014 a 36.2% rebate represented a cost to Council of \$1.384m.
- The Housing Support Rebate for eligible Charitable Housing was replaced with a Rates Waiver for 2013–14.
- The transitional rebate introduced in 2010–11 for nominated charitable housing properties remained at a 50% rebate in 2013–14.
- A Rates Waiver was introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243.
- The pensioner concession increased from \$198.00 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to \$202.90.

[Recycling and Waste Collection Service Charge](#)

The Annual Service Charge was \$234.50 for each rateable land and non–rateable land. The charge was levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge was raised irrespective of whether the service was used or not.

Part of the standard service was altered as part of the new waste collection contract for 2013–14. There was a provision for a 660 litre bin for multi unit premises where presentation and storage was an issue. This bin was available for general, recycling and green waste. The default collection was fortnightly for recycling and green waste and weekly for garbage. Each unit within the complex was charged the residential waste charge.

Larger 140 litre general waste bins were introduced in 2013–14. These bins replace damaged or stolen 120 litre bins. There was no additional charge to the ratepayer for this increased service.

The Waste Voucher system continued in 2013–14 either as a boot load or half a trailer and was issued to the occupier instead of the ratepayer. Each voucher had a value of \$18.50 compared to \$17.00 for 2012–13.

Provision was made for a HACC support program for residents requiring assistance with waste removal.

[Residential Rates and Charges](#)

The average Capital Improved Value of residential properties within the municipality increased from \$363,800 to \$365,610.

The total increase in rates and charges for the average property with a capital improved value of \$365,610 was \$55.24 or 4.45%. The increase was made up of \$44.17 for General Rates, \$2.57 for Municipal Charge and \$8.50 for the Waste Collection service.

Residential Properties	2012-13 Rates on Average CIV \$	2013-14 Budget Rates on Average CIV	Increase %
General Rates CIV x Rate in \$	930.11	974.28	4.75%
Municipal Charge	86.33	88.90	2.98%
Waste Collection Service	226.00	234.50	3.76%
Total Rates and Charges	1,242.44	1,297.68	4.45%

[2014–15](#)

[2014 Revaluation](#)

Westlink Consulting (Contract Valuers) finalised the 2014 revaluation of all properties within the City of Greater Geelong. The revaluation date was 1 January 2014 and took effect from 1 July 2014.

The summary results taken from the extract on 19 March 2014 were:

- Average increase in residential was 2.16% compared to 10.2% in 2012.
- The average decrease in farm valuations was (0.67%) compared with (1.3%) in 2012.
- Commercial properties increased by 2.49% with the increase for the CBD at 0.16%.
- Industrial properties increased on average at 2.32% compared to a decrease of (1.2%) in 2012.
- Average increase in vacant land was 4.11% compared with an increase of 14.2% in 2012.

Summary by Differential

Differential Rates	Count of Assessment Number	% Change 2014 Reval CIV to 2012 Reval CIV
General Rates	98,460	2.16%
Vacant Land	5,004	4.11%
Commercial Rate	5,309	2.49%
The Point – Residential	15	(5.76%)
The Point – Vacant	24	(14.57%)
The Point – Commercial	2	(73.26%)
Industrial Rate	1,851	2.32%
Mixed Use	255	3.76%
Farm Rate	1,075	(0.67%)
Recreation	58	2.52%
Automotive	2	(20.12%)
Petroleum	1	0.00%
Aluminium	1	(24.10%)
Grand Total	112,057	2.08%

Residential

Overall 98,460 residential properties increased by an average of 2.16%, compared to an average increase of 10.2% at the 2012 revaluation. The average residential capital improved value moved from \$365,610 to \$375,674.

Of the total 98,460 residences, 126 increased in value over 50% (compared to 525 which increased over 50% for the 2012 revaluation).

Impacts on Residential Areas

Just over half of Geelong's residential population was in nine suburbs. Of the 98,460 residences, 50,655 were affected by the following suburb revaluation movements:

Suburb	No. of Residences 2014	2010 Revaluation Increase Av 11.1%	2012 Revaluation Increase Av 10.2%	2014 Revaluation Increase Av 2.16%
Belmont	6,338	12.92%	10.10%	4.39%

Suburb	No. of Residences 2014	2010 Revaluation Increase Av 11.1%	2012 Revaluation Increase Av 10.2%	2014 Revaluation Increase Av 2.16%	
Norlane	3,877	10.19%	10.40%	4.09%	
Lara	5,420	2.50%	10.30%	3.60%	
Corio	6,103	5.67%	10.30%	3.46%	Above
Grovedale	5,905	11.99%	8.40%	2.89%	Average
Newtown	4,382	8.57%	10.10%	2.67%	
Leopold	4,549	8.18%	7.50%	2.60%	
Highton	7,241	8.45%	9.60%	1.55%	Below
Ocean Grove	6,840	10.52%	9.30%	0.70%	Average
Total	50,655				

Higher valuation increases were achieved in suburbs of lower numbers of residences – South Geelong 6.36%, East Geelong 6.45%, North Shore 6.64%, Barwon Heads 6.71%, Staughton Vale 7.28% and Balliang 10.29%.

Bellarine Peninsula

Residential property on the Bellarine Peninsula represented 22% of the municipality and the average increase was 0.003%. The following table provides a comparison by suburb for the 2010, 2012 and 2014 revaluations.

Suburb	No. of Residences 2014	2010 Revaluation Increase Av 11.1%	2012 Revaluation Increase Av 10.2%	2014 Revaluation Increase Av 2.16%	
Barwon Heads	2,116	8.60%	13.30%	6.71%	Above Average (of Residential Valuation increase)
Swan Bay	15	-0.70%	5.20%	4.13%	
Mannerim	16	-0.20%	8.70%	3.85%	
Wallington	397	11.70%	8.20%	1.99%	Below Average (of Residential Valuation increase)
Marcus Hill	36	-1.90%	4.10%	1.61%	
Ocean Grove	6,840	10.50%	9.30%	0.70%	
St Leonards	2,290	17.40%	10.90%	(0.09%)	
Clifton Springs	3,307	6.50%	14.50%	(0.53%)	
Drysdale	1,655	7.70%	10.90%	(0.76%)	
Curlewis	318	1.60%	8.30%	(1.65%)	
Breamlea	107	29.90%	9.20%	(2.37%)	
Portarlinton	2,646	11.80%	11.90%	(2.50%)	
Bellarine	43	8.00%	13.50%	(2.51%)	
Point Lonsdale	645	12.20%	17.40%	(3.20%)	
Connewarre	222	11.30%	20.30%	(6.19%)	
Indented Head	1,095	19.70%	9.50%	(6.28%)	
Total	21,748				

Farms

Overall 1,075 Farm valuations recorded an average decrease of (0.67%) compared to a decrease of (1.3%) in 2012.

Farms on the Bellarine Peninsula made up 42.42% of farming properties. These properties recorded an overall decrease of (0.015%) with St Leonards (33 properties) having the largest decrease of (7.78%) and Swan Bay (13 properties) having the largest increase of 10.82%.

A total of 87 farms in Anakie increased by an average of 11.21%, 54 farms in Balliang increased by 11.38% and 28 farms in Moorabool decreased by (8.55%).

Commercial

A total of 5,309 commercial properties increased on average 2.49% compared to 3.9% in 2012. The main area of commercial activity (1,671 properties) in Central Geelong increased an average valuation by 0.16%.

The following table provides a comparison of the suburbs with the highest number of properties for the 2010, 2012 and 2014 revaluations.

Suburb	No. of Properties 2014	2010 Revaluation Increase Av 8.2%	2012 Revaluation Increase Av 3.9%	2014 Revaluation Increase Av 2.49%	
Hamlyn Heights	33	1.45%	27.00%	14.44%	
Ocean Grove	267	14.07%	3.20%	9.62%	
Grovedale	277	9.86%	9.60%	7.54%	Above
North Shore	9	(5.29%)	161.70%	5.44%	Average
Geelong West	434	8.08%	430.00%	2.84%	
Newtown	258	8.20%	6.90%	2.82%	
Belmont	322	14.51%	6.90%	(0.02%)	
Lovely Banks	13	(15.91%)	36.40%	(1.08%)	Below
Moolap	105	18.70%	2.40%	(2.61%)	Average
South Geelong	139	20.12%	(0.80%)	(2.99%)	
Total	1,857				

Industrial

A total of 1,851 industrial properties increased on average 2.32%. The majority of industrial properties were in the following five areas which increased between 2.31% and 5.18%.

Suburbs	No. of Properties (2014)	2010 Revaluation Increase Av 12.3%	2012 Revaluation Increase Av (1.2%)	2014 Revaluation Increase Av 2.32%	
North Shore	118	18.80%	(9.60%)	5.18%	
Breakwater	141	16.10%	(8.60%)	3.59%	Above
North Geelong	436	9.80%	(8.00%)	3.16%	Average
South Geelong	180	7.30%	(0.20%)	2.78%	
Moolap	314	7.90%	(0.20%)	2.31%	Below Average
Total	1,189				

A total of 86 properties in Newtown decreased by (0.99%) and 65 properties in Ocean Grove decreased by (6.72%).

Vacant

Overall 5,004 vacant land valuations recorded an average increase of 4.11% compared to an increase of 14.2% in 2012.

The following table provides a comparison of the suburbs with the highest number of properties for the 2010, 2012 and 2014 revaluations.

Suburbs	No. of Properties 2014	2010 Revaluation Increase Av 19.0%	2012 Revaluation Increase Av 14.2%	2014 Revaluation Increase Av 4.11%	
Portarlington	342	17.63%	21.50%	(5.19%)	Below Average
Indented Head	214	13.62%	22.10%	(1.89%)	
St Leonards	343	15.06%	23.10%	0.91%	
Clifton Springs	306	23.02%	14.80%	1.08%	
Ocean Grove	372	29.62%	10.80%	1.45%	
Leopold	272	13.49%	13.30%	6.30%	Above Average
North Geelong	249	35.78%	7.40%	8.52%	
Highton	434	8.00%	13.70%	11.22%	
Armstrong Creek	221	New suburb	59.20%	14.97%	
Corio	278	20.85%	0.20%	15.29%	
Total	3,031				

A total of 103 properties at Drysdale increased by 0.43%, 135 properties in Newtown increased by 1.11% and 53 properties at Connewarre decreased by (9.01%).

Mixed Use

Overall 255 mixed use land valuations recorded an average increase of 3.76% compared to an increase of 0.8% in 2012. The following table provides a comparison of the suburbs with the highest number of properties for the 2010, 2012 and 2014 revaluations.

Suburbs	No. of Properties 2014	2010 Revaluation Increase Av 9.1%	2012 Revaluation Increase Av 0.8%	2014 Revaluation Increase Av 3.76%	
Barwon Heads	11	31.88%	8.90%	17.84%	Above Average
Belmont	16	13.37%	0.10%	9.48%	
Geelong West	20	5.84%	0.30%	6.69%	
Geelong	25	6.76%	7.60%	4.86%	
Portarlington	12	6.13%	4.80%	4.67%	
Newtown	15	-0.82%	11.40%	3.94%	Below Average
Ocean Grove	18	-0.85%	2.40%	0.42%	
Lara	13	6.60%	5.30%	0.12%	
Total	130				

A total of 9 properties at Corio increased by 5.43% and 4 properties at Newcomb decreased by (6.44%).

Major Industrials

Finalisation of valuations for the major industrials were influenced as follows:

- Shell disputed the 2012 CIV and SV and the matter went before VCAT for determination.
- The CIV for Ford was reduced in recognition of the environmental footprint Ford has on the land.
- The CIV for Alcoa was reduced in recognition of the plant closing during 2014–15.

Rebates - section 169 of the LGA Rebates

For 2014–15 the following rebates applied:

- Farm Rebate.
- Transitional Housing Rebate.

Waivers - section 171 of the LGA Waivers

For 2014–15 the following waivers applied:

- Rates Assistance Waiver (Valuation increase over 50%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision).

Rating Model

Key features of the Rating Model were:

- Rates and charges on a residential property increased overall by 4.51%, Municipal Charge movement 3%, and Waste Collection Service Charge 5.12%. The residential rate was set at \$0.002710 per \$ of CIV valuation.
- Vacant Land rate in the dollar increased to 145% of residential in order to encourage building activity and development.
- Automobile, Petroleum and Aluminium differentials were aligned to the same rate in the \$. Council's objective is to reduce the gap between the rate in \$ for these differentials and the Industrial differential.
- The Waste Collection Service charge was calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by cost estimates of EPA levy \$27.70 per tenement. The Carbon Tax has not been costed into the 2014–15 waste model. The charge for 2014–15 increased from \$234.50 to \$246.50 or 5.12%.
- The Municipal Charge represented a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge increased from \$88.90 to \$91.55 or 3%.

- The Farm rebate was reduced to 34% with average rates increasing by 4.44% (lower than residential). This rebate provides ongoing rate relief to farmers. In 2014–15 a 34% rebate represents a cost to Council of \$1.308M.
- The Housing Support Waiver for eligible Charitable Housing was maintained for 2014–15.
- The transitional rebate introduced in 2010–11 for nominated charitable housing properties was reduced to a 25% rebate in 2014–15.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 was maintained.
- The pensioner concession increased from \$202.90 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to \$208.00.

[Recycling and Waste Collection Service Charge](#)

The Annual Service Charge was \$246.50 for each rateable land and non-rateable land. The charge was levied on the following criteria:

- Geographic existence within those areas of the municipal district in which the City provides a domestic refuse collection and disposal service.
- The charge was raised irrespective of whether the service was used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge for 2014–15 increased from \$234.50 to \$246.50 or 5.1%. Larger 140 litre general waste bins was introduced in 2013–14. These bins replace damaged or stolen 120 litre bins. There was no additional charge to the ratepayer for this increased service. The Waste Voucher system for residential properties did not continue in 2014–15.

Provision was retained for a HACC support program for aged and disadvantaged residents requiring assistance with waste removal.

[Residential Rates and Charges](#)

The average Capital Improved Value of residential properties within the municipality increased from \$365,610 to \$375,674. This reflected a 1.9% growth in the number of residential properties together with growth of 2.16% in Residential Capital Improved Value.

The total increase in rates and charges for the average property with a capital improved value of \$375,674 was \$58.50 or 4.51%. This increase was made up of \$43.85 for General Rates, \$2.65 for Municipal Charge and \$12.00 for the Waste Collection Service.

Residential Properties	2013-14 Rates on Average CIV \$	2014-15 Budget Rates on Average CIV \$	Increase %
General Rates CIV x Rate in \$	974.25	1,018.10	4.50%
Municipal Charge	88.90	91.55	2.98%
Waste Collection Service	234.50	246.50	5.12%
Total Rates and Charges	1,297.65	1,356.15	4.51%

Investigation into the introduction of new differentials for 2014–15.

In preparing the 2014–15 Budget, Council investigated the introduction of a Derelict, Residential Investment and Retirement Village Rating differential in response to requests from Council ratepayers. Before declaring a differential rate for any land, Council must have regard to the Ministerial Guidelines for Differential Rating and the differential rate terminology must unambiguously correspond with clearly identified uses, geographic location, planning scheme zoning of the land and types of buildings situated on it. As part of the consideration a thorough review of all issues was undertaken. Council supported officer recommendations not to proceed with these differentials.

Derelict Differential

Investigations into the possibility of introducing a Derelict differential were undertaken during 2013–14 and a briefing provided to Council as part of the 2014–15 Budget.

A property could be considered to be derelict if it has been deserted or abandoned by an owner or occupant. In addition, if the property is allowed to fall into ruins, or is neglected or dilapidated, it may be described as derelict.

Council often receives complaints about abandoned and/or dilapidated buildings, particularly residential buildings that either present a safety hazard or detrimentally affect the amenity of the neighbourhood.

Council can only require property owners to secure the building (or materials thereon) to a level where a safety hazard no longer exists.

The local laws department have investigated the introduction of a new local law in relation to dilapidated buildings. Council does not have the authority to introduce such a local law. The building regulations have been reviewed to see if any regulation relates to dilapidated or derelict buildings. Currently, there are no building regulations that can be utilised.

There are 110,000 properties in the municipality, therefore identification of derelict properties will be problematic.

There are no existing processes in place for the identification of derelict properties that would be fair and equitable to all ratepayers.

The following steps were undertaken as part of the investigation:

Discussions were held with local laws, planning and building departments. No department has a listing of derelict properties or criteria that may be considered to be derelict. The Building department were able to provide a report for buildings with a Building Notice Order (BNO). Analysis of this list resulted in five properties that may fit the classification of derelict.

Council's database (110,000 records) was reviewed to compare the Site Value (SV) against the Capital Improved Value (CIV).

The listing was broken down into Council's rate differentials.

The vast majority of residential properties have a higher CIV than SV since buildings add value to the overall property valuation. There were 1,847 properties where the SV matched the CIV. These properties were analysed as to why SV matched CIV.

In some instances the value of the land exceeded the value of the building. However, this did not mean that the property was derelict. No derelict properties were identified.

In summary, Council does not have a reliable means to identify buildings that are deemed derelict. Any attempt to investigate properties that may be derelict will only represent a snapshot at any point in time. This would have to be an ongoing manual process that would require additional resources to continually manage.

Policy: A Derelict differential is not supported as it would not be simple or efficient to administer.

Residential Investment Differential

An investigation was undertaken into the possibility of a Residential Investment differential. The Ministerial Guidelines do not list residential investment properties in any category within the hierarchy. The closest differential would be holiday rental which is listed in the "require careful consideration" category.

Criteria needs to be consistently applied to properties to identify whether a property is a residential investment property. A clear definition of what constitutes a "residential investment property" would need to be determined. This would exclude properties that are advertised on the internet or in holiday accommodation guides for short term accommodation.

Identifying residential investment properties is not a simple exercise for the following reasons:

- Ratepayers may own more than one property. This could be for a variety of reasons, such as serving as a family holiday home that does not generate income. Tenants

may be family, children or elderly relatives that make no financial contribution to the property.

- Council's corporate property database system does not record whether a property is a residential investment property compared to an owner/occupier property.

It cannot be assumed that because the mailing address does not match the property address that it is a residential investment property.

The Minister will have close regard to the proposed differential rates of councils during the 28 day statutory draft budget public notice and consultation period in advance of Councils adopting their annual budgets. The Minister has the power to prohibit any proposed differential rate that is deemed not appropriate.

There are no reliable means of identifying residential investment properties. It would be a manual system which would be time consuming and may not be fair and equitable to all residential investment property owners.

Council currently use the commercial rate or the mixed use rate on residential properties that are run for profit and can be clearly identified by the AVPCC used.

Policy: A Residential Investment differential is not supported as it would not be simple or efficient to administer.

Retirement Village Differential

Under the Ministerial Guidelines Retirement Village Land is considered appropriate as a type and category for which a differential rate may be considered. Retirement Village land is defined by the Retirement Villages Act 1986.

A number of retirement villages wrote to Council requesting the introduction of a retirement land differential. The main contention being that retirement villages are less of a burden on Council services and infrastructure as these are provided for within the village and as such Retirement Village land should be rated at a lower differential.

Council has a diverse mix of geographically located land use property types. Differential rates apply to land use to ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council. The Residential differential covers all land which is used exclusively for residential purposes, and is set as the lowest differential rate in the dollar. The State Government provides a concession for eligible Centrelink or Veterans Affairs Pension concession card holders, currently \$202.90.

In considering a Retirement Village Land differential the Ministerial Guidelines specify that eligible land has to meet the definition provided under the Retirement Villages Act 1986. Section 3 of the Act specifies the following:

- Retirement Village Land means land used or to be used for the purposes of a retirement village, other than any part of any such land on which a residential care facility is situated; and
- a community where —
- the majority of which is retired persons who are provided with accommodation and services other than services that are provided in a residential care facility; and
- at least one of whom, before or upon becoming a member of the community, pays or is required to pay an in-going contribution.

In consideration of a retirement village differential and the requirement for such a differential, based on the contentions of retirement villages, a comparison has been undertaken between residential property and Retirement Village land.

Residential property is valued using two methods, direct comparison and summation. Retirement Villages are valued on the direct comparison basis using 'all in rates' analysed from sales that occur within the Retirement Villages.

Council contract valuer has advised that it is difficult to compare the sale price within a village as the owners are reluctant to disclose this information. No acquisition/disposition is completed as the owner has not changed, only the ratepayer. Retirement villages are generally under valued as a result of this. Thus, compared to residential properties Retirement Village Land is generally valued in a conservative manner and therefore occupiers pay a lower rate to a comparable property outside of the retirement village.

A comparison of residential versus retirement village change in valuation for 2012 and 2014 is provided in the table below:

Year of Valuation	Average change in valuation (%)	
	Residential	Retirement Village
2012	11.5	8.65
2014	2.12	0.13

Retirement villages contended that a separate rating differential was required, not for purposes of unique property taxing but rather, to recognise that retirement village occupiers do not utilise some council services and/or infrastructure.

Rates are a property tax in the form of a general purpose levy to all property owners and the benefits that a ratepayer may receive will not necessarily be to the extent of the tax (rates) paid. Council's Rating Strategy has been devised to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council.

- Rates are a property tax, not a user pays system.

- Council rates are a life time cycle, pending what stage in life you are at, sometimes you rely heavily on council, other times you don't need the services.
- Residents of retirement villages still utilise services and infrastructure provided by Council and they are not excluded from using any such services or infrastructure.
- Property values are generally lower than other similar residential properties because they are contained in a village environment.
- Council believes that the perceived issues of fairness and equity are adequately addressed under the current rating structure.
- Providing retirement villages with a lower differential rate would create issues of inequity for any residents who have their own private facilities (e.g.; pools, tennis courts, etc.) and/or choose not to use Council provided facilities.
- Potentially the beneficiary of a retirement village differential may be the owner of the retirement village and not the ratepayer.

Policy: A Retirement Village differential is not supported.

2015–16

Rate Structure

Council retains 12 rating or tariff groups with the application of differential rates to each of these groups in accordance with section 161 of the Act. The Aluminium production land differential rate has been discontinued from 2015–16, given there are no applicable rateable properties. This follows the closure of Alcoa smelter in December 2014.

The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

Rating Matters considered for the 2015–16 Budget

In formulating the 2015–16 Rating Strategy, Council considered the representations from some ratepayers, the impact of rating appeals, review of rate differentials and the appropriateness of land use definitions relative for rating differentials. The matters considered are summarised as follows:

- To increase the Farm rebate from 34% to 50% on a permanent basis.

The Farm rebate is reviewed in context of biannual revaluations and the relative movement of farm valuations relative to residential. The current Farm differential is set at the residential rate less a 34% rebate. Any increase in the rebate cost would need to be funded by rate increases to other rate differentials. The farm rebate will

be reviewed following outcomes of the 2016 Municipal revaluation, impacting on the 2016–17 rating strategy.

■ **Provision of a rating incentive for broader commercial land use on Farm land**

Where a portion of a farm property is used for commercial activities then the commercial differential applies to this land use (ie. a separate rating assessment is created from the farm assessment). It was suggested that a rebate off the commercial rate would act as incentive for farmers to introduce commercial activities such as cafes or restaurants. The introduction of a new rebate would need to be funded by rate increases to other rate differentials. No new rebates were proposed as part of the 2015–16 Rating Strategy.

■ **Rate in dollar review for Cultural & Recreation land use differential**

Under the Cultural and Recreation Lands Act provision is made for a council to levy the rate for recreational lands at such amount as the council determines reasonable having regard to the services provided by the council in relation to such lands and having regard to the benefit to the community derived from such recreational lands. The commercial rate was set at 208% of the residential rate and the rate concession for recreational land was set at 31% of the commercial rate for 2015–16.

■ **Requests from Cultural & Recreation organisations to shift from the Commercial differential to the Cultural & Recreation differential**

Council has previously extended the Cultural & Recreation differential to not-for-profit clubs or associations engaged in, indoor sporting, recreational and cultural activities which have similar characteristics and objectives to Cultural & Recreational land.

To be considered, each property should have limited venue hire, restricted liquor licensing provisions and have little impact on neighbouring amenity. The following organisations are to be included as Cultural & Recreation land use.

Croatian Community Centre of Geelong (Inc.)	172–178 Cox Road, CORIO VIC 3214
Association of Ukrainians – Victoria	16–21 Monastery Court, LOVELY BANKS VIC 3213

■ **Rate Objections and VCAT appeals lodged by Petroleum and Aluminium ratepayers**

The resolution of rate objections and VCAT appeals for high value property, create risks to achieving budgeted rate revenue. The 2014 level valuation for Petroleum land has been certified and the objection for Aluminium production land is awaiting final certification. These objections and appeals represent significant rate reductions to be incorporated in the 2015–16 Rating Strategy. The Rating Strategy provides for a reduction of \$0.9m in the Petroleum rate revenue and a net reduction of \$0.4m for the Aluminium differential. This rate revenue reduction was partly

offset by the increase in supplementary rates growth.

■ Review of Aluminium production differential

The Aluminium Production Land differential rate was discontinued from 2015–16, given there were no applicable rateable properties. This follows the closure of the Alcoa smelter in December 2014. The Aluminium production assessment is now defined as industrial land and rated at the industrial differential rate.

■ Review of Petroleum & Automobile production differential

Council maintains a rating priority to align the Petroleum production land, and Automobile production land differential.

Council has previously adopted a policy position that the long term intention was to move the Petroleum production land differential (along with Automobile production land differential) closer to the Industrial land differential. Council proposed to adopt a timeline for transitioning the Petroleum and Automobile rating differential to the Industrial rating differential so that the differentials cease to exist as from 1 July 2017. A 50% reduction in the gap between the Petroleum and Automobile rating differential and the Industrial rating differential was proposed as part of the 2015–16 Rating Strategy.

■ Review of Mixed use land characteristics

The Mixed use differential applies to any land which has characteristics of residential land combined with characteristics of commercial or industrial land. There are no changes proposed to this land use definition in 2015–16.

Rating Model

Key features of the Rating Model are:

- Rates and charges on a residential property increased overall by 4.45%, Municipal Charge movement 3%, and Waste Collection Service Charge 4.77%. The residential rate was set at \$0.002832 per \$ of CIV valuation.
- The Waste Collection Service charge was calculated based on a fee for service, including direct, indirect and overhead costs. The charge was impacted by cost estimates of EPA levy \$28.75 per tenement. The charge for 2015–16 increased from \$246.50 to \$258.25 or 4.77%.
- The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge increased from \$91.55 to \$94.30 or 3%.
- The Farm rebate remained at 34%. This rebate provides ongoing rate relief to farmers. In 2015–16 a 34% rebate represents a cost to Council of \$1.289m.

- Vacant Land rate in the dollar remained at 145% of residential in order to encourage building activity and development.
- Petroleum and Automobile differentials have been aligned to the same rate in the dollar. Council's adopted Statement of Principle is to reduce the gap between the rate in the dollar for these differentials and the industrial differential. For 2015–16 Petroleum and Automobile differential moved from 367% to 322% relative to residential.
- The Housing Support Waiver for eligible Charitable Housing was maintained for 2015–16 and made available upon application for eligible properties.
- The transitional rebate introduced in 2010–11 for nominated charitable housing properties was reduced to 25% in 2014–15 and withdrawn from 2015–16.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 was maintained.
- The pensioner concession increased from \$208.00 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to an estimated \$212.70.

Rebates – section 169 of the LGA Rebates

For 2015–16 the following rebate applied:

- Farm Rebate.

Waivers – section 171 of the LGA Waivers

For 2015–16 the following waivers applied:

- Rates Assistance Waiver (Valuation increase over 50%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision).

Recycling and Waste Collection Service Charge

The Annual Service Charge is proposed at \$258.25 for each rateable land and non-rateable land. The charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge for 2015–16 will increase from \$246.50 to \$258.25 or 4.77%.

Provision has been retained for a HACC support program for aged and disadvantaged residents requiring assistance with waste removal.

Residential Rates and Charges

The average Capital Improved Value of residential properties within the municipality increased from \$375,674 to \$377,721. The total increase in rates and charges for the average property with a capital improved value of \$377,721 is \$60.55 or 4.45%. This increase is made up of \$46.05 for General Rates, \$2.75 for Municipal Charge and \$11.75 for the Waste Collection Service.

Residential Properties	2014-15 Rates on Average CIV \$	2015-16 Budget Rates on Average CIV \$	Increase %
General Rates CIV x Rate in \$	1,023.60	1,069.65	4.50%
Municipal Charge	91.55	94.30	3.00%
Waste Collection Service	246.50	258.25	4.77%
Total Rates and Charges	1,361.65	1,422.20	4.45%

Fire Services Property Levy

The Fire Services Property Levy Act 2012 (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. The FSPL appears on the rate notice and it is estimated that Council will levy \$23.4m in 2015-16 and remit to the State Revenue Office.

The 2015-16 Levy once again will consist of a fixed component plus a variable component based on the property's capital improved value to be determined by the Minister on or before 31 May 2015.

2016-17

Rate Structure

Council retains 12 rating or tariff groups with the application of differential rates to each of these groups in accordance with section 161 of the Act. The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

2016 Revaluation

Summary by Differential

Row Labels	Assessment Numbers	\$ Change 2016 Reval CIV to 2014 Reval CIV
General Rates	102,636	5.4%
Vacant Land	5,050	9.5%
Commercial Rate	5,588	11.8%
The Point – Residential	45	-0.1%
The Point – Vacant	28	4.6%
The Point – Commercial	3	1.4%
Industrial Rate	1,926	5.0%
Mixed Use	326	10.4%
Farm Rate	1,028	16.7%
Recreation	62	8.0%
Automotive	2	-19.9%
Petroleum	1	0.0%
Grand Total	116,695	6.4%

Overall

Westlink Consulting (Contract Valuers) have completed Stage 4 of the 2016 municipal revaluation within the City of Greater Geelong. Stage 5 will include a final review of all properties due to be lodged with the Valuer General.

The revaluation date is 1 January 2016 and takes effect from 1 July 2016.

The summary results are:

- Average increase in residential is 5.44% compared to 2.16% in 2014.
- The average increase in farm valuations is 16.71% compared with (0.67%) in 2014.
- Commercial properties have increased by 11.81% with the increase for the CBD at 8.90%.
- Industrial properties have increased on average at 4.95% compared to an increase of 2.32% in 2014.
- Average increase in vacant land is 9.51% compared with an increase of 4.11% in 2014.

Residential

Overall 102,636 residential properties have increased by an average of 5.44%, compared to an average increase of 2.16% at the 2014 revaluation. The average residential capital improved value has moved from \$377,721 to \$400,130.

Of the total 102,636 residences, 307 have increased in value over 50% (compared to 126 which increased over 50% for the 2014 revaluation).

There has been an increase in the value of two hectare rural living properties located in close proximity to Geelong between 8.38% and 16.98%. The suburbs affected are Anakie, Balliang, Batesford, Ceres, Fyansford, Little River, Lovely Banks, Moorabool, Mount Duneed and Wallington.

Impacts on Residential Areas

Just over half of Geelong's residential population is in nine suburbs. Of the 102,636 residences, 52,224 are affected by the following suburb revaluation movements:

Suburb	No. of Residences 2016	2012 Revaluation Increase Av 10.2%	2014 Revaluation Increase Av 2.16%	2016 Revaluation Increase Av 5.44%	
Belmont	6,425	10.10%	4.39%	5.59%	Above Average
Lara	5,629	10.30%	3.60%	5.80%	
Highton	7,464	9.60%	1.55%	7.65%	
Newtown	4,470	10.10%	2.67%	8.49%	
Leopold	4,893	7.50%	2.60%	1.51%	Below Average
Norlane	4,082	10.40%	4.09%	1.73%	
Corio	6,121	10.30%	3.46%	1.73%	
Ocean Grove	7,167	9.30%	0.70%	4.89%	
Grovedale	5,973	8.40%	2.89%	4.99%	
Total	52,224				

Higher valuation increases were achieved in suburbs of lower numbers of residences – Geelong West 7.43%, Bell Park 7.69%, St Albans Park 7.72%, Newcomb 9.03%, Geelong 9.39%, Barwon Heads 10.02%, South Geelong 12.73%, and Balliang 13.56%.

Lower valuation increases were achieved in the following suburbs – Armstrong Creek 4.05%, Whittington 2.93%, Hamlyn Heights 2.25%, St Leonards 1.47%, Portarlington 0.78% and Clifton Springs (0.41%).

Bellarine Peninsula

Residential property on the Bellarine Peninsula represents 22% of the municipality and the average increase is 3.94%. The following table provides a comparison by suburb for the 2012, 2014 & 2016 revaluations.

Suburb	No. of Residences 2016	2012 Revaluation Increase Av 10.2%	2014 Revaluation Increase Av 2.16%	2016 Revaluation Increase Av 5.44%	
Swan Bay	15	5.20%	4.13%	6.88%	Above Average (of Residential Valuation increase)
Barwon Heads	2,181	13.30%	6.71%	10.02%	
Wallington	411	8.20%	1.99%	10.84%	
Clifton Springs	3,363	14.50%	-0.53%	-0.41%	
Portarlinton	2,723	11.90%	-2.50%	0.78%	Below Average (of Residential Valuation increase)
Indented Head	1,141	9.50%	-6.28%	0.96%	
Curlewis	508	8.30%	-1.65%	1.26%	
Bellarine	45	13.50%	-2.51%	1.29%	
St Leonards	2,387	10.90%	-0.09%	1.47%	
Drysdale	1,747	10.90%	-0.76%	1.66%	
Mannerim	17	8.70%	3.85%	2.12%	
Marcus Hill	38	4.10%	1.61%	2.25%	
Point Lonsdale	657	17.40%	-3.20%	2.66%	
Breamlea	107	9.20%	-2.37%	2.83%	
Connewarre	246	20.30%	-6.19%	3.09%	
Ocean Grove	7,167	9.30%	0.70%	4.89%	
Total	22,753				

Farms

Overall 1,028 Farm valuations recorded an average increase of 16.71% compared to a decrease of (0.67%) in 2014.

The farm increase is not uniform and significant numbers of farming properties have recorded decreases.

The following table shows the valuation changes within farming properties:

% Change	No of Properties	% of Properties
< 5%	678	66%
5% to 9.99%	92	9%
10% to 19.99%	111	11%
20% to 29.99%	50	5%
30% to 39.99%	25	2%
40% to 49.99%	9	1%
> 50%	63	6%
	1,028	100%

Farms on the Bellarine Peninsula make up 42.61% of farming properties and the average increase is 5.98%. The following table provides a comparison by suburb for the 2012,

2014 & 2016 revaluations.

Suburb	No. of Farms 2016	2012 Revaluation Increase Av (1.3%)	2014 Revaluation Increase Av (0.67%)	2016 Revaluation Increase Av 16.71%	
St Leonards	34	-14.80%	-7.78%	24.86%	Above Average
Barwon Heads	4	-31.00%	-1.97%	27.62%	
Ocean Grove	5	108.60%	1.62%	39.60%	
Indented Head	9	-14.90%	0.00%	47.26%	
Point Lonsdale	11	0.40%	-2.49%	-4.11%	Below Average
Swan Bay	13	8.10%	10.82%	-0.98%	
Mannerim	39	-10.30%	-3.58%	0.21%	
Drysdale	81	-4.90%	-1.28%	0.64%	
Clifton Springs	1	179.90%	0.00%	1.76%	
Wallington	43	-9.30%	0.52%	1.95%	
Bellarine	42	-6.80%	0.64%	2.18%	
Curlewis	38	-10.70%	-0.72%	2.38%	
Connewarre	54	-1.40%	-7.23%	4.03%	
Portarlinton	35	-17.30%	-3.10%	4.04%	
Marcus Hill	29	4.80%	-0.46%	5.53%	
Total	438				

The Armstrong Creek Urban growth area make up 15.76% of farming properties and the average increase is 25.02%. The following table provides a comparison by suburb for the 2012, 2014 & 2016 revaluations.

Suburb	No. of Farms 2016	2012 Revaluation Increase Av (1.3%)	2014 Revaluation Increase Av (0.67%)	2016 Revaluation Increase Av 16.71%	
Armstrong Creek	27	8.20%	-6.70%	46.47%	Above Average
Charlemont	33	-14.00%	-3.33%	26.75%	
Mount Duneed	27	-3.20%	-1.48%	20.19%	Below Average
Waurin Ponds	21	-16.80%	-4.35%	11.68%	
Connewarre	54	-1.40%	-7.23%	4.03%	
Total	162				

A total of 51 farms in Little River increased by an average of 6.44%, 29 farms in Moorabool increased by 5.84% 88 farms in Anakie have increased by 3.09% and 54 farms in Balliang decreased by (0.99%).

Commercial

A total of 5,588 commercial properties have increased on average 11.81% compared to 2.49% in 2014.

The main area of commercial activity (1,696 properties) in Central Geelong increased in average valuation by 8.90%.

The following table provides a comparison of the suburbs with the highest number of properties for the 2012, 2014 & 2016 revaluations.

Suburb	No. of Properties 2016	2012 Revaluation Increase Av 3.9%	2014 Revaluation Increase Av 2.49%	2016 Revaluation Increase Av 11.81%	
Newtown	281	6.90%	2.82%	20.78%	Above Average
Grovedale	339	9.60%	7.54%	19.11%	
Geelong West	443	4.30%	2.84%	19.00%	
Waurin Ponds	36	-9.40%	6.28%	17.82%	
Lara	145	-1.50%	2.78%	16.90%	
Belmont	322	6.90%	-0.02%	16.11%	
Highton	151	10.70%	11.79%	13.91%	
Ocean Grove	277	3.20%	9.62%	13.51%	
Leopold	91	0.70%	5.18%	12.42%	
Drysdale	143	-0.90%	2.36%	9.68%	Below Average
North Geelong	174	-2.00%	10.63%	9.40%	
Bell Park	91	-5.60%	9.18%	9.13%	
Geelong	1,696	4.60%	0.16%	8.90%	
Norlane	124	3.50%	4.76%	8.20%	
Newcomb	112	4.10%	1.88%	8.08%	
Corio	240	0.30%	2.39%	6.39%	
South Geelong	141	-0.80%	-2.99%	3.45%	
Moolap	111	2.40%	-2.61%	-5.29%	
Total	4,917				

Industrial

A total of 1,926 industrial properties have increased on average 4.95%. The majority of industrial properties are in the following five areas which have changed between (2.40%) and 10.19%.

Alcoa of Australia Ltd has been rated as industrial (previously on the Aluminium differential rate) since the closure of the plant in December 2015. The CIV has reduced from \$46,000,000 to \$21,910,000 or (52.37%). Alcoa of Australia Ltd is in the suburb of Moolap. This valuation has been deducted from the Moolap suburb so revaluation comparisons are relative from one revaluation to the next.

Suburbs	No. of Properties (2014)	2012 Revaluation Increase Av (1.2%)	2014 Revaluation Increase Av 2.32%	2016 Revaluation Increase Av 4.95%	
South Geelong	195	-0.20%	2.78%	10.19%	Above Average
North Geelong	442	-8.00%	3.16%	10.29%	
North Shore	123	-9.60%	5.18%	15.91%	
Moolap*	327	-0.20%	2.31%	6.99%	
Breakwater	151	-8.60%	3.59%	-2.40%	Below Average
Total	1,238				

*Moolap does not include Alcoa of Australia Ltd previously on the aluminium differential.

A total of 84 properties in Newtown have increased by 22.20%, 70 properties in Ocean Grove have increased by 23.43%, and 67 properties in Corio have decreased by (0.95%).

Vacant

Overall 5,050 vacant land valuations recorded an average increase of 9.51% compared to an increase of 4.11% in 2014.

The following table provides a comparison of the suburbs with the highest number of properties for the 2012, 2014 & 2016 revaluations.

Suburbs	No. of Properties 2014	2012 Revaluation Increase Av 14.2%	2014 Revaluation Increase Av 4.11%	2016 Revaluation Increase Av 9.51%	
Armstrong Creek	215	59.20%	14.97%	26.18%	Above Average
Mount Duneed	261	-0.30%	-4.08%	22.28%	
North Geelong	166	7.40%	8.52%	14.68%	
St Leonards	305	23.10%	0.91%	11.70%	
Clifton Springs	268	14.80%	1.08%	9.39%	Below Average
Ocean Grove	493	10.80%	1.45%	6.76%	
Highton	348	13.70%	11.22%	6.39%	
Portarlington	345	21.50%	-5.19%	3.44%	
Indented Head	215	22.10%	-1.89%	1.83%	
Lara	188	15.70%	0.55%	1.43%	
Leopold	196	13.30%	6.30%	-3.02%	
Corio	277	0.20%	15.29%	-4.90%	
Total	3,277				

A total of 89 properties at Newtown have increased by 18.62%, 143 properties at Curlewis have increased by 9.65%, 112 properties at Grovedale have increased by 8.04%, 116 properties at Drysdale have increased by 6.48% and 103 properties at Moolap have increased by 0.90%.

Mixed Use

Overall 326 mixed use land valuations recorded an average increase of 10.36% compared to an increase of 3.76% in 2014.

The following table provides a comparison of the suburbs with the highest number of properties for the 2012, 2014 & 2016 revaluations.

	No. of Properties 2014	2012 Revaluation Increase	2014 Revaluation Increase	2016 Revaluation Increase	
Suburbs		Av 0.8%	Av 3.76%	Av 10.36%	
Portarlinton	15	4.80%	4.67%	31.28%	Above Average
Belmont	18	0.10%	9.48%	15.48%	
Newtown	13	11.40%	3.94%	10.42%	
Barwon Heads	13	8.90%	17.84%	10.17%	
Geelong West	21	0.30%	6.69%	10.17%	Below Average
Geelong	33	7.60%	4.86%	8.24%	
Lara	20	5.30%	0.12%	4.64%	
Highton	23	8.20%	1.81%	3.33%	
Ocean Grove	34	2.40%	0.42%	2.17%	
Total	190				

A total of 8 properties at Corio have increased by 10.92%, 8 properties at North Geelong have increased by 7.01%, 8 properties at Moolap have increased by 2.06%, and 10 properties at Grovedale have increased by 0.10%.

Major Industrials

For the Petroleum Production Land differential, there is no change to the CIV for Viva Energy from 2014 to 2016. It remains at \$136,000,000.

For the Automobile Production Land differential, the CIV for Ford has been reduced from \$45,550,000 to \$36,510,000 or (19.85%) in recognition of the plant closing in October 2016.

Rating Model

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 22 December 2015 under section 185D(1) of the LGA that the 2016–17 rate cap would be 2.5% for all Victorian Councils.

Not all Council charges are included in the rate cap calculation.

- Rates and the Municipal Charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The 2015–16 base average rate is calculated at \$1,435.43 and the 2016–17 Budget proposes this will increase by 2.44% to \$1,470.55.

The rate cap calculation for 2016–17 is:

	2015-16	2016-17
Proposed Average Rate Increase all Rateable Property		2.44%
Rates and Municipal Charge (adjusted for Supplementaries 2015–16)	168,453,253	172,574,645
Number of Rateable Properties	117,354	117,354
Base Average Rate (BAR)	1,435.43	1,470.55

The rates and charges for individual properties may have increased or decreased by a different percentage amount to the rate cap for the following reasons:

- The valuation of a property relative to the valuation of another property in the municipal district;
- The application of a differential rate based on land use;
- The inclusion of other charges not included in the rate cap.

The following table shows the percentage increase for all differentials. There has not been a uniform 2.5% increase on all differentials due to changes in CIV and Council's commitment to move the Major Industrials (Petroleum and Automobile) differential closer to the Industrial Land differential.

Category	No. of Properties 2015-16	No. of Properties 2016-17	% Change 2015-16 vs 2016-17	Average Rates 2015-16 Budget	Average Rates 2016-17 Budget	% Change to Average Rates Paid
Residential–base	100,803	102,925	2.1%	1,069.70	1,096.41	2.50%
Vacant Land	4,930	5,396	9.5%	1,332.80	1,366.11	2.50%
Commercial	5,448	5,584	2.5%	4,304.60	4,497.06	4.47%
Industrial	1,886	1,933	2.5%	5,265.34	5,492.54	4.31%
Mixed Use	298	332	11.4%	2,162.21	2,236.11	3.42%
Farm–(with Rebate)	1,041	1,025	–1.5%	2,403.04	2,456.57	2.23%
Cultural & Rec	64	63	–1.6%	3,688.63	3,858.14	4.60%
Automobile Manufacture Land	2	2	0.0%	208,004.08	151,410.16	(27.21%)
Petroleum Production Land	1	1	0.0%	1,242,088.00	1,128,007.80	(9.18%)
Industrial (ex Aluminium Land)	1	1	0.0%	362,526.00	168,355.89	(53.56%)

Key features of the Rating Model at the rate cap of 2.5% are:

- The Rate in \$ for Residential Land use has been lowered to adjust for increase in capital improved valuations for average increase of 2.5%. The residential rate has been set at \$0.002739 per \$ of CIV valuation.
- The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge is to increase from \$94.30 to \$96.65 or 2.5%.
- The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by cost estimates of EPA levy \$30.75 per tenement. The charge for 2016–17 will increase from \$258.25 to \$270.50 or 4.75%.
- A new section 162 Service Charge known as Additional Bins service will be introduced in 2016–17. The criteria is set for families with six or more occupants within a household who may apply for an additional garbage, recycling or green waste bin. The charges for 2016–17 are \$135 for a garbage bin, \$48 for a recycling bin and \$62 for a green waste bin.
- The Farm rebate will be increased to 40%. This rebate provides ongoing rate relief to farmers. In 2016–17 a 40% rebate represents a cost to Council of \$1.679m.
- Vacant Land will increase by an average 2.5% whilst adjusting the relatively to the residential rate.
- Petroleum and Automobile differentials have been aligned to the same rate in the dollar. Council's adopted Statement of Principle is to reduce the gap between the rate in the dollar for these differentials and the industrial differential. For 2016–17 Petroleum and Automobile differential have moved from 322% to 302% relative to residential.
- The Housing Support Waiver for eligible Charitable Housing will be maintained for 2016–17 and will be available upon application for eligible properties.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.
- The pensioner concession will increase from \$213.00 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to \$218.30.

[Rebates – section 169 of the LGA Rebates](#)

For 2016–17 the following rebate will apply:

- Farm Rebate.

Waivers – section 171 of the LGA Waivers

For 2016–17 the following waivers will apply:

- Rates Assistance Waiver (Valuation increase over 50%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision).

Recycling and Waste Collection Service Charge

The Annual Service Charge is proposed at \$270.50 for each rateable land and non-rateable land. The charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge for 2016–17 will increase from \$258.25 to \$270.50 or 4.75%.

Provision has been retained for a HACC support program for aged residents requiring assistance with waste removal.

A new section 162 service charge has been introduced – The Annual Service Charge – Additional Bin Service.

From 1 July 2016 the additional bin service will be available via application compliant with the following criteria:

- Families with six or more occupants within a household may apply for an additional garbage and/or recycling bin;
- Properties that are able to prove to Council's satisfaction that the physical area of the property would generate sufficient greenwaste volumes to exceed the capacity of their existing bin may apply for an additional greenwaste bin;
- In all cases of application for additional bins, Council reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice.

If an application is received and approved in the first six months of the financial year,

that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

- Garbage bin \$135 (for 2016–17).
- Recycling bin \$ 48 (for 2016–17).
- Green Waste bin \$ 62 (for 2016–17).

Fire Services Property Levy

The Fire Services Property Levy Act 2012 (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. The FSPL appears on the rate notice and it is estimated that Council will levy \$29.6M in 2016–17 and remit to the State Revenue Office.

The 2016–17 Levy once again will consist of a fixed component plus a variable component based on the property's capital improved value to be determined by the Minister on or before 31 May 2016.

2017–18

Rate Structure

Council retains 11 rating or tariff groups with the application of differential rates to each of these groups in accordance with Section 161 of the Act. The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

Rate Review

In formulating the 2017–18 Rating Strategy, Council has considered a review of rate differentials and the appropriateness of land use definitions relative for rating differentials. The matters considered are summarised as follows:

- The Industrial land use definition has been amended to include warehousing. This will align Council's definition with the FSPL classification to reduce confusion for the ratepayer.
- For 2016–17 the Industrial rate in the dollar was 40% higher than the Commercial rate in the dollar. The relativity between the Industrial and Commercial differentials is to be more closely aligned commencing from 2017–18 and continuing in future years.

- Council will revert to the definition under the Cultural and Recreational Lands Act 1963 for properties rated as the Cultural and Recreational differential. Any affected properties will be eligible for a transitional rebate to the otherwise applicable rate. The transitional rebate is to be set at 75% for 2017–18.
- The Petroleum differential has been aligned to the Industrial rate in the dollar as per Council's adopted Statement of Principle.
- The Automobile differential has been discontinued from 2017–18 since there are no properties that satisfy the land use description. These properties will be rated as Industrial.

Rate Cap

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 19 December 2016 under section 185D(1) of the LGA that the 2017–18 rate cap would be 2.0% for all Victorian Councils.

Not all Council charges are included in the rate cap calculation.

- Rates and the Municipal Charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The 2016–17 base average rate is calculated at \$1,475.14 and the 2017–18 Budget proposes this will increase by 2.0% to \$1,504.64.

The rate cap calculation for 2017–18 is:

	2016-17	2017-18
Proposed Average Rate Increase all Rateable Property		2.0%
Rates and Municipal Charge (adjusted for Supplementaries 2016–17)	176,671,824	180,205,260
Number of Rateable Properties	119,766	119,766
Base Average Rate (BAR)	1,475.14	1,504.64

The rates and charges for individual properties may have increased or decreased by a different percentage amount to the rate cap for the following reasons:

- The valuation of a property relative to the valuation of another property in the municipal district;
- The application of a differential rate based on land use;
- The inclusion of other charges not included in the rate cap.

Residential Rates and Charges

The growth in property numbers for the residential base is 2.2% or 2,286 properties.

The average CIV of residential properties within the municipality has increased from \$400,322 to \$401,730.

The increase in the rate in the dollar for the residential differential is 2.0%.

Therefore, the increase in Residential Rates and Charges for the average property with a CIV of \$401,730 is \$35.39 or 2.41%.

Residential Properties	2016-17 Rates on Average CIV \$	2017-18 Budget Rates on Average CIV \$	Increase \$	Increase %
General Rates CIV x Rate in \$	1,096.41	1,122.35	25.94	2.36%
Municipal Charge	96.65	98.55	1.90	2.00%
Total Rates including Municipal Charge	1,193.06	1,220.90	27.84	2.33%
Waste Collection Service	270.5	278.05	7.55	2.80%
Total Rates & Charges	1,463.56	1,498.95	35.39	2.41%

As 2017-18 is not a revaluation year, a number of properties will have the same valuation from 2016-17 to 2017-18. With no change to the the average CIV of \$400,322 from 2016-17, the rates payable will increase by the rate cap of 2.0%.

Residential Property	2016-17	2017-18	Increase \$	Increase %
CIV 400,322 x Rate in \$	1,096.41	1,118.50	22.09	2.0%
Municipal Charge	96.65	98.55	1.90	2.0%
Total Rates including Municipal Charge	1,193.06	1,217.05	23.99	2.0%

The Essential Services Commission measure rate increases as the movement in Rates and the Municipal Charge for all rateable property not by individual property.

Rating Model

Key features of the Rating Model at the rate cap of 2.0% are:

- The rate in the dollar for the Residential, Mixed Use, Farm and Cultural and Recreation differentials have increased in accordance with the 2.0% rate cap. Other differential rate in the dollar movements are as follows; Vacant land has increased by 1.5%, Commercial has increased by 4.3%, Industrial has decreased by (2.0%) and Petroleum has decreased by (9.2%).

- The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The municipal charge is to increase from \$96.65 to \$98.55 or 2.0%.
- The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by cost estimates of EPA levy \$34.00 per tenement. The charge for 2017–18 will increase from \$270.50 to \$278.05 or 2.8%.
- A section 162 Service Charge known as Additional Bins Service was introduced in 2016–17. The criteria is set for families with six or more occupants within a household who may apply for an additional garbage, recycling or green waste bin. In accordance with the Council decision on 26 April 2017 this criteria will be removed from 1 January 2018 and any ratepayer can apply for the service. The charges for 2017–18 are \$138.80 for a 140L garbage bin, \$99.50 to change from a 140L garbage bin to the larger 240L garbage bin, \$49.30 for a 240L recycling bin and \$92.50 for a 240L green waste bin.
- The Farm rebate will be retained at 40%. This rebate provides ongoing rate relief to farmers. In 2017–18 a 40% rebate represents a cost to Council of \$1.692m.
- The Petroleum differential has been aligned to the Industrial rate in the dollar, as per Council's adopted Statement of Principle.
- The Automobile differential has been discontinued from 2017–18 since there are no properties that satisfy the land use description. These properties will be rated as Industrial.
- The Industrial land use definition has been amended to include warehousing. This will align Council's definition with the FSPL classification to reduce confusion for the ratepayer.
- For 2016–17 the Industrial rate in the dollar is 40% higher than the Commercial rate in the dollar. The relativity between the Industrial and Commercial differentials is to be more closely aligned commencing 2017–18 and continuing in future years.
- Council will revert to the definition of Cultural and Recreational Land use as per the Cultural and Recreational Lands Act 1963. Any affected properties will be eligible for a transitional rebate to the otherwise applicable rate. The transitional rebate is to be set at 75% for 2017–18.
- The Housing Support Waiver for eligible Charitable Housing will be maintained for 2017–18 and will be available upon application for eligible properties.
- A rates waiver introduced for the New Corio Estate from 2013–2014 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.

- The pensioner concession will increase from \$218.30 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to \$223.80.

Rebates – Section 169 of the LGA Rebates

For 2017–18 the following rebates will apply:

- Farm Rebate.
- Cultural and Recreational Transitional Rebate.

Waivers – Section 171 of the LGA Waivers

For 2017–18 the following waivers will apply:

- Rates Assistance Waiver (Valuation increase over 50%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision) Waiver.

Recycling and Waste Collection Service Charge

The Annual Service Charge is proposed at \$278.05 for each rateable land and non-rateable land. The charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.
- The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge for 2017–18 will increase from \$270.50 to \$278.05 or 2.8%.

Provision has been retained for a HACC support program for aged residents requiring assistance with waste removal.

The Annual Service Charge – Additional Bin Service.

From 1 July 2016 the additional bin service was made available via application compliant with the following criteria:

- Families with six or more occupants within a household may apply for an additional garbage and/or recycling bin. In accordance with the Council decision on 26 April 2017 this criteria will be removed from 1 January 2018 and any ratepayer can apply for the service;
- For residential properties to be eligible for an additional green waste bin, the property must have a minimum area of 1,500m² (1 acre = 4,046m²);
- The green waste additional bin will only become available when the Anakie Road Green Organics processing facility is fully operational.

- In all cases of application for additional bins, Council reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice. Council will be considering a proposal to remove the eligibility criteria with a potential commencement date from 1 January 2018.

If an application is received and approved in the first six months of the financial year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

- Garbage bin 140L \$138.80 (for 2017–18).
- Garbage bin from 140L to 240L \$ 99.50 (for 2017–18)
- Recycling bin 240L \$ 49.30 (for 2017–18).
- Green Waste bin 240L \$ 92.50 (for 2017–18).

Fire Services Property Levy

The Fire Services Property Levy Act 2012 (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. The FSPL appears on the rate notice and it is estimated that Council will levy \$27.7m in 2017–18 and remit to the State Revenue Office. The 2017–18 Levy once again will consist of a fixed component plus a variable component based on the property's capital improved value to be determined by the Minister on or before 31 May 2017

2018–19

Rate Structure

Council retains 11 rating or tariff groups with the application of differential rates to each of these groups in accordance with Section 161 of the Act. The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates.

2018 Revaluation

Summary by Differential

Rate Type	Number of Properties	2016 CIV	2018 CIV	\$ Difference	% Difference
Residential	107,559	43,357,880,000	51,834,523,600	8,476,643,600	19.6%
The Point - Residential	101	53,750,000	58,800,000	5,050,000	9.4%
Farm	1,002	1,477,342,200	1,663,271,000	185,928,800	12.6%
Commercial	5,862	4,932,919,150	5,338,731,750	405,812,600	8.2%
The Point - Commercial	3	9,087,000	9,334,000	247,000	2.7%
Industrial	2,096	1,557,256,001	1,704,812,000	147,555,999	9.5%
Vacant	5,630	1,812,059,201	2,163,382,200	351,322,999	19.4%
The Point - Vacant	35	17,960,000	21,529,000	3,569,000	19.9%
Cultural and Recreational	52	115,722,000	118,615,000	2,893,000	2.5%
Mixed Use	339	183,838,000	218,728,000	34,890,000	19.0%
Petroleum	1	146,900,000	145,100,000	- 1,800,000	-1.2%
Totals	122,680	53,664,713,552	63,276,826,550	9,612,112,998	17.9%

Overall

The Valuation of Land Act 1960 (section 11) requires that valuing authorities conduct a revaluation of all municipal land every two years. This is the last year of bi-annual revaluations moving to annual valuations from 2019–20.

Council has appointed Opteon Property Group to conduct the 2018 Revaluation and valuations have been returned in order for impact analysis to commence.

The revaluation date is 1 January 2018 and takes effect from 1 July 2018 for the 2018–19 rating period.

The summary results indicate:

- Total growth in property numbers is 5.1% over the two years with residential 4.8%.
- Average increase in residential valuation is 19.6% compared to 5.4% in 2016.
- The average increase in farm valuations is 12.6% compared with 16.7% in 2016.
- Commercial properties have increased by 8.2% with the increase for the CBD at 8.7%.
- Industrial properties have increased on average at 9.5% compared to an increase of 4.9% in 2016.
- Average increase in vacant land is 19.4% compared with an increase of 9.5% in 2016.

Residential

Overall 107,559 residential properties have increased by an average of 19.6%, compared to an average increase of 5.4% at the 2016 revaluation. The average residential capital improved value has moved from \$403,091 to \$481,846.

The average growth in the number of residential properties is 4,923 properties or 4.8% overall from 2016 to 2018. This growth contributes to the increase in CIV.

Impact Analysis

The preliminary results indicate that there is significant spread of valuation movements and the average movement of 19.6% is not uniform. The following impact analysis highlights the spread.

Number of Properties by CIV % increase - Residential			
% change between 2016 and 2018 Level Valuations	Number of Properties	% of Properties	Below/Above Average
Less than 10%	22,641	21.05%	54,615 or 50.8% of properties are below average
10% to 15%	16,203	15.06%	
15% to 20%	15,771	14.66%	
20% to 25%	16,871	15.69%	52,944 or 49.2% of properties are above average
25% to 30%	13,202	12.27%	
30% to 35%	8,352	7.77%	
35% to 40%	5,726	5.32%	
40% to 45%	4,024	3.74%	
45% to 50%	2,314	2.15%	
50% to 60%	1,748	1.63%	
60% to 70%	456	0.42%	
70% to 80%	116	0.11%	
80% to 90%	38	0.04%	
90% to 100%	26	0.02%	
100% to 200%	64	0.06%	
200% to 300%	4	0.00%	
over 300%	3	0.00%	
	107,559	100.00%	

Half of Geelong's residential population is in nine suburbs. Of the 107,559 residences, 53,656 are affected by the following suburb revaluation movements:

Suburb	No of Residencies 2018	2014 Revaluation Increase Av 2.2%	2016 Revaluation Increase Av 5.4%	2018 Revaluation Increase Av 19.6%	
LEOPOLD	5,067	2.6%	1.5%	17.2%	2018 Below Average
GROVEDALE	6,067	2.9%	5.0%	17.5%	
HIGHTON	7,640	1.6%	7.7%	17.8%	
LARA	5,933	3.6%	5.8%	17.6%	
NEWTOWN	4,499	2.7%	8.5%	18.8%	
OCEAN GROVE	7,585	0.7%	4.9%	22.4%	2018 Above Average
BELMONT	6,507	4.4%	5.6%	25.5%	
CORIO	6,150	3.5%	1.7%	29.0%	
NORLANE	4,208	4.1%	1.7%	30.8%	
Total	53,656				

Bellarine Peninsula – lower than the overall average of the CIV increase

Residential property on the Bellarine Peninsula represents 22% of the municipality and the average increase is 15.7%. The following table provides a comparison by suburb for the 2014, 2016 and 2018 revaluations.

Suburb	No of Residencies 2018	2014 Revaluation Increase Av 2.2%	2016 Revaluation Increase Av 5.4%	2018 Revaluation Increase Av 19.6%	
SWAN BAY	14	4.1%	6.9%	2.5%	2018 Below Average
BELLARINE	45	-2.5%	1.3%	4.7%	
CURLEWIS	901	-1.7%	1.3%	6.5%	
POINT LONSDALE	686	-3.2%	2.7%	13.8%	
DRYSDALE	1,901	-0.8%	1.7%	14.3%	
CONNEWARRE	279	-6.2%	3.1%	14.7%	
BREAMLEA	108	-2.4%	2.8%	15.4%	
MANNERIM	18	3.9%	2.1%	16.4%	
WALLINGTON	420	2.0%	10.8%	16.5%	
CLIFTON SPRINGS	3,412	-0.5%	-0.4%	18.7%	
BARWON HEADS	2,232	6.7%	10.0%	18.8%	
ST LEONARDS	2,461	-0.1%	1.5%	18.9%	2018 Above Average
MARCUS HILL	40	1.6%	2.3%	21.5%	
OCEAN GROVE	7,585	0.7%	4.9%	22.4%	
PORTARLINGTON	2,818	-2.5%	0.8%	22.9%	
INDENTED HEAD	1,200	-6.3%	1.0%	23.4%	
Total	24,120				

Farm

Overall 1,002 Farm valuations recorded an average increase of 12.6% compared to an increase of 16.7% in 2016.

The number of farms has been reducing mainly due to farm land sold off for residential subdivisions and properties which no longer qualify as farm land use. Farms have reduced from 1,075 farms in 2014, to 1,028 farms in 2016 to 1,002 farms in 2018.

Impact Analysis

Farms on the Bellarine Peninsula make up 43% of all farms and the average increase is 6.6%. The following table provides a comparison by suburb for the 2014, 2016 & 2018 revaluations.

Suburb	No of Farms 2018	2014 Revaluation Increase Av (0.67%)	2016 Revaluation Increase Av 16.7%	2018 Revaluation Increase Av 12.6%	
POINT LONSDALE	11	-2.5%	-4.1%	-3.8%	
CLIFTON SPRINGS	1	0.0%	1.8%	-0.6%	
WALLINGTON	43	0.5%	2.0%	0.3%	
BELLARINE	43	0.6%	2.2%	1.1%	
DRYSDALE	82	-1.3%	0.6%	2.7%	
CURLEWIS	39	-0.7%	2.4%	4.6%	
MANNERIM	38	-3.6%	0.2%	5.4%	
SWAN BAY	13	10.8%	-1.0%	5.5%	
ST LEONARDS	31	-7.8%	24.9%	8.4%	
MARCUS HILL	30	-0.5%	5.5%	9.1%	
PORTARLINGTON	34	-3.1%	4.0%	9.7%	
BARWON HEADS	4	-2.0%	27.6%	10.2%	
CONNEWARRE	49	-7.2%	4.0%	11.1%	2018
INDENTED HEAD	9	0.0%	47.3%	12.1%	Below Average
OCEAN GROVE	6	1.6%	39.6%	23.7%	2018 Above Average
Total	433				

Commercial

A total of 5,862 commercial properties valuations have increased on average 8.2% compared to 11.8% in 2016. The number of properties has increased by 4.9%.

Impact Analysis

The main area of commercial activity (1,723 properties) in central Geelong increased in average valuation by 5.9%.

The following table provides a comparison of the suburbs with the highest number of properties for the 2014, 2016 & 2018 revaluations.

Suburb	No. of Properties 2018	2014 Revaluation Increase Av 2.5%	2016 Revaluation Increase Av 11.8%	2018 Revaluation Increase Av 8.2%	
Leopold	144	0.7%	5.2%	2.8%	2018 Below Average
Newcomb	114	4.1%	1.9%	3.9%	
Corio	249	0.3%	2.4%	3.9%	
Bell Park	97	-5.6%	9.2%	4.0%	
Grovedale	337	9.6%	7.5%	4.0%	
Lara	161	-1.5%	2.8%	4.5%	
Norlane	128	3.5%	4.8%	5.7%	
Geelong	1,723	4.6%	0.2%	5.9%	
North Geelong	159	-2.0%	10.6%	9.1%	2018 Above Average
Ocean Grove	293	3.2%	9.6%	10.7%	
Moolap	106	2.4%	-2.6%	10.7%	
Belmont	321	6.9%	0.0%	10.8%	
South Geelong	145	-0.8%	-3.0%	11.0%	
Newtown	306	6.9%	2.8%	13.5%	
Drysdale	151	-0.9%	2.4%	13.9%	
Highton	155	10.7%	11.8%	14.3%	
Geelong West	448	4.3%	2.8%	17.3%	
Waurin Ponds	73	-9.4%	6.3%	70.0%	
Total	5,110				

Industrial

A total of 2,096 industrial properties have increased on average 9.5% compared to 4.9% in 2016.

Impact Analysis

The majority of industrial properties are in the following five areas which have changed between 5.5% and 13.2%.

Suburb	No. of Properties 2018	2014 Revaluation Increase Av 2.3%	2016 Revaluation Increase Av 5.0%	2018 Revaluation Increase Av 9.5%	
South Geelong	218	2.8%	10.2%	5.5%	2018 Below Average
North Shore	134	5.2%	15.9%	7.3%	
North Geelong	461	3.2%	10.3%	10.5%	2018 Above Average
Breakwater	163	3.6%	-2.4%	12.7%	
Moolap	347	2.3%	7.0%	13.2%	
Total	1,323				

Vacant

Overall 5,630 vacant land valuations recorded an average increase of 19.4% compared to an increase of 9.5% in 2016.

Impact Analysis

The following table provides a comparison of the suburbs with the highest number of properties for the 2014, 2016 & 2018 revaluations.

Suburb	No. of Properties 2018	2014 Revaluation Increase Av 4.1%	2016 Revaluation Increase Av 9.5%	2018 Revaluation Increase Av 19.4%	
CORIO	274	15.3%	-4.9%	11.2%	2018 Below Average
ST LEONARDS	299	0.9%	11.7%	12.0%	
CURLEWIS	259	0.9%	9.7%	12.9%	
NORTH GEELONG	110	8.5%	14.7%	13.1%	
CLIFTON SPRINGS	278	1.1%	9.4%	13.1%	
CHARLEMONT	286	7.2%	-3.0%	14.8%	
LARA	357	0.6%	1.4%	16.3%	
HIGHTON	350	11.2%	6.4%	18.1%	
LEOPOLD	105	6.3%	-3.0%	20.5%	2018 Above Average
OCEAN GROVE	527	1.5%	6.8%	20.8%	
PORTARLINGTON	379	-5.2%	3.4%	21.3%	
MOUNT DUNEED	276	-4.1%	22.3%	22.8%	
ARMSTRONG CREE	365	15.0%	26.2%	25.6%	
INDENTED HEAD	216	-1.9%	1.8%	37.9%	
Total	4,081				

Mixed Use

Overall 339 mixed use land valuations recorded an average increase of 19.0% compared to an increase of 10.4% in 2016.

Impact Analysis

The following table provides a comparison of the suburbs with the highest number of properties for the 2014, 2016 & 2018 revaluations.

Suburb	No. of Properties 2018	2014 Revaluation Increase Av 3.8%	2016 Revaluation Increase Av 10.4%	2018 Revaluation Increase Av 19.0%	
Highton	17	1.81%	3.33%	2.5%	2018 Below Average
Newtown	11	3.94%	10.42%	7.0%	
Ocean Grove	42	0.42%	2.17%	12.1%	
Lara	20	0.12%	4.64%	13.2%	
Barwon Heads	16	17.84%	10.17%	20.8%	2018 Above Average
Geelong West	19	6.69%	10.17%	21.0%	
Portarlington	28	4.67%	31.28%	22.1%	
Belmont	15	9.48%	15.48%	28.7%	
Geelong	30	4.86%	8.24%	31.0%	
Total	198				

Cultural and Recreational

Overall 52 cultural and recreational land valuations recorded an average increase of 2.5% compared to an increase of 8% in 2016.

Impact Analysis

The following table provides a comparison of the suburbs with the highest number of properties for the 2014, 2016 & 2018 revaluations.

Suburb	No. of Properties 2018	2014 Revaluation Increase Av 2.5%	2016 Revaluation Increase Av 8%	2018 Revaluation Increase Av 2.5%	
Breakwater	2	27.26%	52.92%	-3.9%	2018 Below Average
Newtown	1	11.81%	3.78%	-2.0%	
South Geelong	6	-13.83%	-1.74%	-0.1%	
East Geelong	2	-9.35%	10.71%	2.9%	
Drysdale	1	34.07%	5.68%	3.1%	
Clifton Springs	2	-7.72%	35.70%	-2.8%	
Corio	5	18.64%	13.15%	1.0%	
Geelong	3	2.81%	0.56%	20.0%	
Portarlington	3	-1.86%	-0.70%	4.1%	
Indented Head	2	0.00%	1.88%	15.4%	
Mount Duneed	1	-12.57%	9.92%	8.3%	2018 Above Average
Highton	1	-36.89%	37.63%	-17.4%	
Barwon Heads	2	6.37%	4.37%	0.5%	
Hamlyn Heights	1	28.81%	0.00%	27.1%	
Point Lonsdale	2	0.00%	-4.20%	0.0%	
North Geelong	1	0.00%	-8.87%	40.0%	
Norlane	1	-27.27%	8.52%	17.8%	
Lara	3	-1.03%	-5.50%	-9.6%	
St Leonards	2	11.39%	22.09%	10.6%	
St Albans Park	1	0.00%	-6.06%	14.0%	
Ocean Grove	2	0.07%	21.18%	0.0%	
Belmont	3	13.73%	-26.99%	18.8%	
Fyansford	1	2.92%	-1.29%	26.8%	
Leopold	2	13.88%	-38.07%	18.4%	
Avalon	1	-0.37%	68.52%	34.2%	
Batesford	1	-4.83%	6.52%	5.9%	
Total	52			2.5%	

Major Industrials

The Petroleum Production Land differential, has had a reduction to the CIV for Viva Energy for 2016 to 2018. It reduces from \$146,900,000 to \$145,100,100 or (1.2%).

Rate Cap

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 18 December 2017 under section 185D(1) of the LGA that the 2018–19 rate cap would be 2.25% for all Victorian councils.

Not all Council charges are included in the rate cap calculation.

- Rates and the Municipal Charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The 2017–18 base average rate is calculated at \$1,526.24 and the 2018–19 Budget proposes this will increase by 2.25% to \$1,560.58.

The rate cap calculation for 2018–19 is:

	2017-18	2018-19
Proposed Average Rate Increase all Rateable Property		2.25%
Rates and Municipal Charge (adjusted for Supplementaries 2017–18)	187,276,173	191,489,887
Number of Rateable Properties	122,704	122,704
Base Average Rate (BAR)	1,526.24	1,560.58

The rates and charges for individual properties may have increased or decreased by a different percentage amount to the rate cap for the following reasons:

- The valuation of a property relative to the valuation of another property in the municipal district;
- The application of a differential rate based on land use;
- The inclusion of other charges not included in the rate cap.

Rating Model

Key features of the Rating Model for 2018–19 are:

- The average increase in rates payable for Residential, Vacant land, Mixed Use and Farm differentials have increased in accordance with the 2.25% rate cap. Other differential rate increases are as follows, Commercial has increased by 3.5%, Industrial has decreased by (0.10%), Cultural and Recreational has decreased by (6.4%) and Petroleum has decreased by (9.9%).
- The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$278.05 to \$316.90 or 14%. This increase is necessary to recover the higher costs of waste collection and recycling processing operations together with the introduction of a hard waste collection system in 2019 equivalent to \$6.80 per tenement in the first year. The EPA landfill levy increases to \$34.75 per tenement (included in the service charge).
- A section 162 Service Charge known as Additional Bins Service was introduced in 2016–17. Households may apply for an additional garbage bin, upsized garbage

bin or recycling bin. The charges for 2018–19 are \$141.90 for a 140L garbage bin, \$99.50 to upgrade to a 240L garbage bin and \$80.00 for a recycling bin.

- The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The Municipal Charge is to increase from \$98.55 to \$102.00 or 3.5%.
- The Farm rebate has been set at 36.3% to maintain an average rate increase consistent with residential rates and represents a cost to Council of \$1.443m.
- Council has reverted to the definition of Cultural and Recreational Lands Act 1963 from 2017–18. Any properties removed from the differential are eligible for a transitional rebate to the otherwise applicable rate. The transitional rebate is set at 50% for 2018–19.
- The Housing Support Waiver for eligible charitable housing will be maintained for 2018–19 and is available upon application.
- The Rates Assistance Waiver is retained for 2018–19 with the valuation threshold lowered from 50% to 45% to assist more ratepayers where the 2018 revaluation may cause financial hardship.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.
- The pensioner concession will increase from \$223.80 to \$229.40 as advised by the Department of Health & Human Services.

Residential Rates and Charges

The average Capital Improved Value of residential properties within the municipality has increased from \$403,091 to \$481,846.

The total increase in rates and charges for the average residential property with a capital improved value of \$481,846 is \$67.64 or 4.5%. This increase is made up of \$25.34 for General Rates, \$3.45 for Municipal Charge and \$38.85 for the Waste Collection Service.

Residential Properties	2017-18 Rates on Average CIV \$	2018-19 Budget Rates on Average CIV \$	Increase %
General Rates CIV x Rate in \$	1,126.24	1,151.58	2.25%
Municipal Charge	98.55	102.00	3.50%
Total Rates including Municipal Charge	1,224.79	1,253.58	2.35%
Waste Collection Service	278.05	316.90	14.00%
Total Rates & Charges	1,502.84	1,570.48	4.50%

The Essential Services Commission measure rate increases as the movement in Rates & Municipal Charge for all rateable property. The 2017–18 base average rate is calculated as \$1,526.24 and the 2018–19 Budget proposes this will increase by 2.25% to \$1,560.58.

[Rebates – Section 169 of the LGA Rebates](#)

For 2018–19 the following rebates will apply:

- Farm Rebate.
- Cultural and Recreational Transitional Rebate.

[Waivers – Section 171 of the LGA Waivers](#)

For 2018–19 the following waivers will apply:

- Rates Assistance Waiver (Valuation increase over 45%).
- Housing Support Waiver.
- New Corio Estate (Inappropriate Subdivision) Waiver.

[Recycling and Waste Collection Service Charge](#)

The Annual Service Charge is proposed at \$316.90 for each rateable land and non-rateable land. The charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$278.05 to \$316.90 or 14%. This increase is necessary to recover the higher costs of waste collection and recycling processing operations together with the introduction of a hard waste collection system in 2019 equivalent to \$6.80 per tenement in the first year. The EPA landfill levy increases to \$34.75 per tenement (included in the service charge).

The Annual Service Charge – Additional Bin Service.

From 1 July 2016 the additional bin service was made available via application compliant with the following criteria:

- The green waste additional bin will only become available when the Anakie Road Green Organics processing facility is fully operational.
- In all cases of application for additional bins, the City reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice.

If an application is received and approved in the first six months of the financial year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

■ Garbage bin 140L	\$141.90 (for 2018–19)
■ Garbage bin from 140L to 240L	\$101.70 (for 2018–19)
■ Recycling bin 240L	\$ 80.00 (for 2018–19).

Fire Services Property Levy

The Fire Services Property Levy Act 2012 (FSPL) came into effect from 1 July 2013 and requires local government to bill, receipt and collect FSPL on rateable and non-rateable properties. The FSPL appears on the rate notice and it is estimated that Council will levy \$28.3m in 2018–19 and remit to the State Revenue Office. The 2018–19 Levy once again will consist of a fixed component plus a variable component based on the property's capital improved value to be determined by the Minister on or before 31 May 2018.

Attachment 5

MINUTES

**BUDGET & COUNCIL PLAN SUBMISSIONS HEARING PANEL
HELD IN COUNCIL CHAMBER
COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, 30 GHERINGHAP ST, GEELONG
ON WEDNESDAY, 5 JUNE 2019
FOLLOWING COMPLETION OF PANEL HEARING**

Present:

- Cr S Asher (Chair),
- Cr K Grzybek,
- Cr S Mansfield,
- Cr J Mason,
- Cr P Murnane,
- Cr P Murrihy.

Also Present:

- M Cutter (CEO),
- M Dugina (Director – Customer & Corporate Services),
- R Stevens (Director - Community Life),
- B Luxford (Director – Investment & Attraction),
- G Smith (Director – Planning & Development),
- G. Wilson-Browne (Director – City Services),
- K Phyland (Executive Manager – People & Culture),
- R Leonard (Acting Director – Governance Strategy & Performance),
- M Kelly (Chief Financial Officer),
- D Bushell (Councillor Liaison Officer),
- S Fowles (Communications & Media Officer - Strategic Communications),
- D Chrimes (Executive Assistant - Customer & Corporate Services).

The hearing commenced at 6.06pm and closed at 8.03pm.

Cr. Asher chaired the hearing of public submissions.

Apologies:

Councillor Bruce Harwood, Councillor Eddy Kontelj, Councillor Trent Sullivan, Councillor Anthony Aitken, Councillor Ron Nelson.

Apologies from submitters:

Ms Kathryn Arndt (Victorian Local Governance Association membership) Mr Bo Li attended and spoke to the submission on behalf of Ms Arndt.

Declarations of Interest or Conflicts of Interest:

Councillor Asher declared direct interest with Item 5 - Agribusiness Strategy Implementation

Councillor Grzybek declared direct interest with Item 10 – Building Better Bike Connections.

Cr Murrihy Declared a direct interest with Item 17 – St Mary's Sports Club redevelopment of facilities.

Items considered:

On 30 April 2019 Council gave notice of intention to adopt the 2018-22 Council Plan Update 2019-20 and Proposed Budget 2019-20. Council received 52 submissions in relation to the Council Plan and Proposed Budget. Submissions have been listed by topic and name of the submitter as follows.

Topic No.	Topic	Submitters Name
1	Newcomb Streetscape Improvements	Ms Miranda Hurley
2	Cycling Path East Geelong / Belmont	Ms Miranda Hurley
3	Car Parking - Proposed Fee Increase - Car Parking Permits - Central Geelong Parking	Ms Cassandra Rabich Ms Zoe Sells Ms Leanne Yearsley Ms Jeanette Connolly Ms Jo-anne Duffield Ms Irene Kadenbach Mr Andrew Craddock Mr Steve Sowden Mr Jason Wilde Ms Renee Gaulke Ms Kim Blair Mr Brian Happ Ms Shelley Christy Ms Vicki Maroulis Ms Stephanie Wood Ms Helen Donnelly Ms Renee Brenner Ms Ruby Burns Ms Meredith Fletcher Mr Joel Harbour Mr Iliya Ilievski Ms Gail Croft Ms Janet Taylor
4	Little Malop Street Mall Improvements	Mr Michael Inturissi Ms Jacqui Hart Ms Dannielle Menz Ms Jeanette Connolly Mr Braden McKay
5	Agribusiness Strategy Implementation	Bill Winter
6	Funding for Indented Head - General Infrastructure - Footpath Infrastructure - Indented Head Woodland	Ms Ingrid Novosel
7	Waste Management Initiatives	Mr Ryan Mischkulnig
8	Rates Increase	Mr Rod Hodson
9	Portarlington Recreation Reserve	Ms Judith Bracken
10	Building Better Bike Connections	Ms Monique Connell
11	Proposed consolidation of Maternal Child Health Centres	Ms Monique Connell
12	Improvements to Beach Road, Avalon Locale	Mr Justin Giddings
13	Barwon Heads Football & Netball – Ground Maintenance	Mr Tim Goddard
14	Funding for Heritage operations and activities	Mr Ian Morris
15	Off street parking in residential developments	Mr John Brockway
16	Kevin Hoffman Walk Stewardship	Mr Greg Wilson
17	St Mary's Sports Club redevelopment of facilities	Mr Kevin McMahon

Topic No.	Topic	Submitters Name
18	Tree scaping and Traffic Management in Geelong West	Ms Jacqueline Edge
19	Victorian Local Governance Association membership	Ms Kathryn Arndt
20	Cunningham Pier car park upgrade	Mr Murray Rance
21	Footpath Infrastructure in Grovedale	Ms Sarah Roberts
22	Geelong Gallery expansion to City Hall space	Mr Jason Smith
23	Collendina Reserve multi-purpose pavilion	Mr Steven Bishop

Late submissions were received as follows:

Topic No.	Topic	Submitters Name
24	General Commentary on Budget	Ms A L Chalmers OAM
25	Feasibility Study – Chilwell Community Hub	Ms Lynne Dowling

List of submitters who addressed the panel:

Submitters Name	Topic
Mr Andrew Elliott	Improvements to Beach Road, Avalon Locale
Mr Tim Goddard	Barwon Heads Football & Netball – Ground Maintenance
Mr Greg Wilson	Kevin Hoffman Walk Stewardship
Mr Kevin McMahon	St Mary's Sports Club redevelopment of facilities (Cr Murrehy left the room for this item)
Mr Bo Li	Victorian Local Governance Association membership
Mr Murray Rance	Cunningham Pier car park upgrade
Ms Sarah Roberts	Footpath Infrastructure in Grovedale
Mr Jason Smith	Geelong Gallery expansion to City Hall space
Mr Steven Bishop	Collendina Reserve multi-purpose pavilion
Ms Lynne Dowling	Feasibility Study – Chilwell Community Hub
Ms Jacqueline Edge	Tree scaping and Traffic Management in Geelong West

PANEL CONSIDERATION OF SUBMISSIONS MADE TO THE COUNCIL PLAN 2018-22, UPDATE 2019-20 AND PROPOSED 2019-20 BUDGET

Source: Customer & Corporate Services – **Financial Services**
Director: Michael Dugina
Report To: **Council Meeting**
Portfolio: Finance

Purpose

1. The purpose of the Council Plan and Budget Submission Hearing Panel is to consider all submissions received and make a recommendation whether to change the Council Plan 2018-22, Update 2019-20 or the 2019-20 Budget.

Background

2. Council adopted the 2018-20 Council Plan, Update 2019 and the 2019-20 Proposed Budget on 30 April 2019. In accordance with the requirements of the Local Government Act, the proposed Council Plan update and Budget was advertised and invited submissions for a 28 day consultation period. The submission period closed on Tuesday, 28 May 2019 at 5:00pm.
3. The submissions hearing panel met on Wednesday 5 June 2019 at 6:00pm to consider the submissions. All submitters have been invited to attend the panel hearing and to briefly speak to their submission.
4. Council will receive a report from the submissions panel and consider recommendations as part of adopting the 2018-22 Council Plan, Update 2019 and 2019-20 Budget. This meeting is scheduled on Tuesday 25 June 2019 at 6:00pm.

Key Matters

5. Council received 52 written submissions in relation to the Council Plan update and budget. Two submissions were received after the submission deadline. Submissions have been grouped under each topic raised, listing the name of the submitter (**refer Attachment 1**), see a full list of submissions in order of receipt at **Attachment 3**. All submitters have received an acknowledgement of their submission and invited to attend the panel hearing in order to speak to their submission.
6. The Submissions Hearing Panel heard 11 submitters and reviewed 52 submission and recommended no change to the budget.

Recommendation

7. **That the Panel, having heard all submitters and considered the submissions made in respect of the proposed 2019-20 Budget and Council Plan Update, recommend that Council:**
 - 7.1 **Adopt the proposed 2019-20 Budget and Council Plan without change;**
 - 7.2 **Ensure that all submitters be thanked for their submission and be individually advised in writing of the submission outcome resulting from the Panel Hearing.**

Attachment 1

Topic No.	Topic	Submitters Name	Action/Recommendation
1	Newcomb Streetscape Improvements	Ms Miranda Hurley	No change to Budget
2	Cycling Path East Geelong / Belmont	Ms Miranda Hurley	No change to Budget
3	Car Parking - Proposed Fee Increase - Car Parking Permits - Central Geelong Parking	Ms Cassandra Rabich Ms Zoe Sells Ms Leanne Yearsley Ms Jeanette Connolly Ms Jo-anne Duffield Ms Irene Kadenbach Mr Andrew Craddock Mr Steve Sowden Mr Jason Wilde Ms Renee Gaulke Ms Kim Blair Mr Brian Happ Ms Shelley Christy Ms Vicki Maroulis Ms Stephanie Wood Ms Helen Donnelly Ms Renee Brenner Ms Ruby Burns Ms Meredith Fletcher Mr Joel Harbour Mr Iliya Ilievski Ms Gail Croft Ms Janet Taylor	No change to Budget
4	Little Malop Street Mall Improvements	Mr Michael Inturissi Ms Jacqui Hart Ms Dannielle Menz Ms Jeanette Connolly Mr Braden McKay	No change to Budget
5	Agribusiness Strategy Implementation	Bill Winter	No change to Budget
6	Funding for Indented Head - General Infrastructure - Footpath Infrastructure - Indented Head Woodland	Ms Ingrid Novosel	No change to Budget
7	Waste Management Initiatives	Mr Ryan Mischkulnig	No change to Budget
8	Rates Increase	Mr Rod Hodson	No change to Budget
9	Portarlinton Recreation Reserve	Ms Judith Bracken	No change to Budget
10	Building Better Bike Connections	Ms Monique Connell	No change to Budget
11	Proposed consolidation of Maternal Child Health Centres	Ms Monique Connell	No change to Budget
12	Improvements to Beach Road, Avalon Locale	Mr Justin Giddings	No change to Budget
13	Barwon Heads Football & Netball – Ground Maintenance	Mr Tim Goddard	By December 2019, request the CEO provide Council with a report assessing potential options for supporting the Barwon Heads Football club, which also gives consideration to any other potential impacts for other public facilities on crown land not managed by Council.

Topic No.	Topic	Submitters Name	Action/Recommendation
14	Funding for Heritage operations and activities	Mr Ian Morris	No change to Budget
15	Off street parking in residential developments	Mr John Brockway	No change to Budget
16	Kevin Hoffman Walk Stewardship	Mr Greg Wilson	Identify opportunities for support. / No change to Budget
17	St Mary's Sports Club redevelopment of facilities	Mr Kevin McMahon	No change to Budget
18	Tree scaping and Traffic Management in Geelong West	Ms Jacqueline Edge	Refer to City Works Team to identify Tree Scaping Opportunities within Budget / No change to Budget
19	Victorian Local Governance Association membership	Ms Kathryn Arndt	No change to Budget
20	Cunningham Pier car park upgrade	Mr Murray Rance	No change to Budget
21	Footpath Infrastructure in Grovedale	Ms Sarah Roberts	Refer to City Works Footpath and Road prioritisation report planned for Council in 2019 / No change to Budget
22	Geelong Gallery expansion to City Hall space	Mr Jason Smith	By December 2019, request the CEO provide Council with a report considering the use of City Hall, in particular by the Geelong Art Gallery.
23	Collendina Reserve multi-purpose pavilion	Mr Steven Bishop	Referred to Community Infrastructure Grants Scheme

Late submissions were received as follows:

Topic No.	Topic	Submitters Name	Action/Recommendation
24	General Commentary on Budget	Ms A L Chalmers OAM	No change to Budget
25	Feasibility Study – Chilwell Community Hub	Ms Lynne Dowling	No change to Budget

Attachment 2

1. & 2. MIRANDA HURLEY – NEWCOMB STREETScape IMPROVEMENTS AND CYCLING PATH EAST GEELONG TO BELMONT

Ms Miranda Hurley provides a submission in response to the proposed 2019-20 Budget. The submission requests budget funding for deciduous tree plantings on nature strips in Newcomb to create treed environs in the neighbourhood. Additionally, a request that the budget fund provision of a usable cycling / walking path from Geelong to Belmont via Breakwater Road.

Officer Comments

The City has received requests for the construction of a footpath on Breakwater Road past the Racecourse and Geelong Showgrounds. The request is on our Footpath Customer Commitments register and will be considered for inclusion in the 2020-21 Budget. Breakwater Road is an identified on-road principal bicycle network route. The Barwon River Trail provides connections between East Geelong over Breakwater Road bridge to the Belmont cycle paths along the Waurin Ponds Creek. The City is also undertaking a Shared Trails Masterplan to refine the existing planned and existing routes for walking and cycling, which will be open for community engagement later this year.

As a part of Councils Urban Forest Strategy suburbs with low canopy, high heat and social vulnerability such as Whittington and Corio have been prioritised for street tree planting. Councils focus has been the higher priority areas and early indicators have shown improved canopy coverage and increased density of tree planting.

Newcomb and Moolap as surrounding suburbs have also been identified as a higher priority tree planting area within the Urban Forest Strategy and are anticipated to have tree planting within the next 3-5 years.

To achieve this, approximately 1,200 trees will need to be planted with species selected for tolerance to climate change, canopy cover and suitability for their planting location. Currently planting is limited to 'by request' only as we continue to progress with our primary tree planting program in Corio.

3. CAR PARKING - PROPOSED FEE INCREASE, PARKING PERMITS, CENTRAL GEELONG PARKING

Submissions responding to the proposed 2019-20 Budget were received from: Ms Cassandra Rabich, Ms Zoe Sells, Ms Leanne Yearsley, Ms Jo-anne Duffield, Ms Irene Kadenbach, Mr Steve Sowden, Mr Jason Wilde, Mr Andrew Craddock, Ms Renee Gaulke, Ms Helen Donnelly, Ms Stephanie Wood, Ms Vicki Maroulis, Ms Shelley Christy, Mr Brian Happ, Ms Kim Blair, Ms Jeanette Connelly, Ms Renee Brenner, Ms Ruby Burns, Ms Meredith Fletcher, Mr Joel Harbour, Mr Iliya Ilievski, Ms Gail Croft and Ms Janet Taylor.

The submissions object to the proposed increase in car parking fees for Council owned car parks.

Officer Comments

Proposed Fee Increase

With the growth of the Geelong CBD, we are experiencing a shortage of all day car parking options. This is a direct result of the increase in demand far exceeding the available supply.

As a result, new car parking options are being offered by commercial providers at a higher daily and monthly rate than the CBD has experienced before.

To ensure the City is not undercutting this growing competitive market, we are aiming to ensure competitive neutrality with new and existing providers within our CBD. We are doing this by increasing our fees over a two year period to a level consistent with other providers and councils.

The best way to attract additional commercial car parking providers to Geelong is to ensure the market is fair and reasonable.

Use of shared car parking permits

The City is not in a position to issue two car park access permits for the capacity of one space. Not only is this bad practice from an audit perspective, it effectively has the potential to enable existing permit holders to establish their own permit management process, waiting list and usage patterns, which significantly impacts on councils ability to manage the capacity of the car park and the integrity of our waiting list in a transparent manner. We are not opposed to a permit holder sharing their permit with someone else but will not be involved in that process as it is the onus of those concerned to make the arrangement work for both parties.

The option of applying pro-rata charges is not available to us from a technical perspective. The choice of experiencing a minor level of inconvenience for the benefit of gaining access to a car park space is a choice that needs to be made by the person involved.

Central Geelong Parking

Whilst undertaking Greater Geelong - A Clever and Creative Future in 2016 and 2017, more than 16,000 people from our community told us what they valued about our region and how they rated it against the recognised elements of a successful community. They told us about their aspirations for our future city. One of those key aspirations was 'A fast, reliable and connected transport network'.

Parking is a key aspect of the transport equation and a major issue for cities globally. In Geelong, more than 80% of daily CBD commuters drive as single occupants in vehicles, leaving their cars sitting vacant in car parking spaces all day. Additionally, many of these commuters are travelling from less than two kilometres away.

This behaviour has a profound impact on our transport system and our city streets. More than 30% of the land in Central Geelong is asphalt for vehicles. City space is not infinite, so smarter and more effective methods for moving people in, out and around Central Geelong must be developed and embraced by the community.

We are fortunate to live in a wonderful city, on one of the only north facing bays in Australia and in proximity to some of the most visited and beautiful destinations. Geelong is considered one of the most liveable regional cities and we need to protect its liveability for future generations.

We recently completed a 100-day community engagement relating to car parking in Central Geelong. One aspect of this engagement was a discussion paper and survey. More than 2,600 responses were received from the community both on line and in person, with data collected throughout the municipality from residents and visitors. The results of this survey are currently being assessed and will be used to inform a draft Central Geelong Parking Strategy which will be released for public engagement later in 2019.

The City are currently working with the State Government regarding the Transport Planning within and around Central Geelong, which includes the location and routes of buses.

Improved parking options for Central Geelong workers will be considered as part of the Central Geelong Parking Strategy which will be released for engagement late in 2019.

The Central Geelong Parking Strategy will not be undertaken in isolation to other transport solutions. With the State Government and other major agencies including Transport for Victoria and VicRoads, we are also progressing the:

- Geelong Commuter Parking Strategy, which deals with parking supply and demand at our commuter rail stations;*
- Transport Network Operating Plan, a public transport review that takes an integrated network approach, linking strategy and operations;*
- Bus Network Review, which will identify and assess the potential bus route realignments and bus stop areas within Central Geelong;*
- Geelong 10-year Road Network Upgrade Plan, a program identifying and implementing works to manage our city and regional road space better;*
- Freight Transit Review, a project to identify and implement priority routes for large vehicles;*
- Building Better Bike Connections, the creation of two new major cycling routes from the city to Waurn Ponds via Belmont and to Hearne Hill via Geelong West.*

All these projects have links to each other and will all work together to deliver important transport solutions for Geelong.

Even though the currently engagement is closed, you can still view a short video and read our Central Geelong Car Parking Discussion paper at <https://www.geelongaustralia.com.au/yoursay/item/8d66416e9441cd1.aspx>.

We continue to explore options to improve both transport and amenity outcomes in Central Geelong.

4. LITTLE MALOP STREET MALL IMPROVEMENTS

Submissions in response to the proposed 2019-20 Budget were received from Mr Michael Inturrisi, Ms Jacqui Hart, Ms Dannielle Menz, Braden McKay and Ms Jeanette Connolly. The submissions recommend improvements to public space to address antisocial behaviour and safety in the Little Malop Street mall area and Moorabool Street bus interchange.

Officer Comments

Lt Malop Central and the Moorabool Street bus stops

Everyone experiences the Mall in different ways, depending on age, gender and cultural background. Everyone has the right to be in the Mall and to feel safe and comfortable. Anti-social behaviour and the perception that the space is generally unsafe is an issue in the Mall that both Council and Victoria Police have been working together to address. There is a strong community perception that the Mall is unsafe, however only one reported incident of 'crimes against a person' has been reported since 2014.

The G21 Regional Justice Reference Group has facilitated a sub-committee comprising of representatives from the City of Greater Geelong, Victoria Police, G21 Geelong Region Alliance, Barwon Adolescent Taskforce, Market Square Management, Geelong Chamber of Commerce, Sexual Assault and Family Violence Centre, Department of Justice and Community Safety, Department of Health and Human Services, Department of Environment, Land, Water and Planning and Public Transport Victoria.

The sub-committee takes a collaborative and socially responsible approach to address some of the perceived community safety issues, anti-social behaviour and the societal issues relating to homelessness and rough sleepers in and around the Mall that is experienced in almost every community in Australia and around the world.

Emerging issues have been investigated and a variety of activities have been embarked upon. Victoria Police and City of Greater Geelong, in conjunction with other social agencies, continue to have a strong presence in the area and intervention through a variety of activities and strategies that actively engage with users and the broader community.

Central Geelong Revitalisation Partnership and the State Action Plan

The Revitalising Central Geelong Action Plan is a partnership between the City and Victorian Government to drive change in Central Geelong. This long term strategic plan endeavours to have a positive impact on the Geelong CBD as a whole, including this precinct. Lt Malop Central ('the Mall') and the bus stops in Moorabool Street will both be redeveloped as part of the Revitalising Central Geelong Action Plan.

To commence the redevelopment, Councillors have been asked to allocate \$250,000 in the 2019-20 financial year to allow officers to undertake a comprehensive master plan and produce design and construction documentation for the rebuilding of Lt Malop St between Moorabool Street and Yarra Street (the Mall). A recent Crime Prevention Through Environmental Design (CPTED) assessment identified a number of physical, environmental and built-form factors that contribute to issues of anti-social behaviour and low public perceptions of safety. Redeveloping the area with more active edges (and fully tenanted shops with the cooperation of Market Square) will assist in addressing most of these issues in conjunction with collaborative projects by other agencies.

The Transport Network Operating Plan currently being developed through the State Action Plan will also address the 'cluster' of bus stops in Moorabool St, the concentration of people often leading to aggression and anti-social behaviour.

Further information can be found at: <https://revitalisingcentralgeelong.vic.gov.au/>; and https://www.planning.vic.gov.au/data/assets/pdf_file/0021/95250/Revitalising-Central-Geelong-Action-Plan.pdf.

City of Greater Geelong led activities

The City's Place Activation Central Geelong implements and facilitates a range of activities and entertainment initiatives to help create unique, exciting and dynamic public spaces that encourage community pride and increase pedestrian traffic.

Annually, over 500 on-street performances ranging from Food Truck Friday, school holiday activities, musical performances, giant games, busking competitions and workshops provide 1,345 hours of free community activity in the Mall.

More than 50 permits are issued annually to commercial and community groups who are encouraged to utilise the space. Youth and targeted outreach engagement and mentoring activities are provided and supported within the area.

Pedestrian Counting technology has been introduced to help assess and provide consistent data regarding the usage and value of activities in the area. Over time this data will provide useful trend information to aid evaluation and future planning.

CCTV is provided by the City to enable live monitoring of the area at the Geelong Police Station which provides a valuable tool for police in dealing with anti-social behaviour and the potential apprehension and prosecution of offenders.

Cleaning services are provided seven days a week to ensure the area remains clean and well presented at all times. Service levels are reviewed regularly to deliver additional top up cleaning when necessary.

The City of Greater Geelong has recently received funding from the Victorian Government to develop a Social Housing Strategy which will provide a plan that outlines options and opportunities to impact on affordable housing and assist with rough sleepers and homelessness in our community.

The City will continue liaison and support with key stakeholders and adjacent property owners and operators.

Victoria Police led activities

Victoria Police have a regular active presence in the Mall area. The City Safe Operations include a strong physical Police presence including officers on daily foot patrols, bicycles, mounted Police and Police vehicles on site.

Coffee with a Cop is an ongoing initiative that is occurring throughout the Geelong Police Service Area. Local Police regularly host, Coffee with a Cop, in the Mall which enables members of the public to talk with local officers in an informal setting.

Recent legislation changes have enabled Protective Service Officers to monitor and patrol the Mall and the bus stops in Moorabool Street.

As mentioned earlier, Safe City CCTV cameras are located in various areas within the Mall precinct and Geelong CBD. These are monitored within Geelong Police Station.

The Council, Victoria Police and the G21 Regional Justice Reference Group meets regularly to determine:

- new opportunities for planning or funding;

- *creative and innovative ideas that will continue to activate the precinct;*
- *actions that have emerged from activities mentioned in this document; and*
- *highlight any emerging issues that need immediate attention.*

Victoria Police maintain regular informal contact with traders in the precinct. Their Community Engagement Unit provide business security audits to assist traders to identifying security issues and seek opportunities to install crime prevention measures.

Council, the agencies outlined above and major stakeholders will continue to work together to deliver a public space that is worthy of our community.

5. BILL WINTER - AGRIBUSINESS IMPLEMENTATION STRATEGY

Mr Bill Winter on behalf of Food and Agribusiness Network, G21 Region provides a submission in response to the proposed 2019-20 Budget. Submission notes the omission in the proposed 2019-20 budget of \$60k for funding the Agribusiness Strategy implementation.

Officer Comments

The City has provided funding to support the Agribusiness sector to the value of \$220,000 over the last three years. The last two years funding has been used and leveraged to support the delivery of priority actions in the Agribusiness strategy for the G21 region. Mr Winter rightly identifies the development of a web portal for the agribusiness sector, supporting showcase events, and progressing collaborative new products and services delivering new jobs and investment to the region.

The City is pleased with the productive and collaborative partnership with the AgriCollective in support of the implementation of the Sustainable Agribusiness Strategy for the G21 region, 2017-22. The Agri Collective are a key member of the Implementation Strategy Group which also includes G21 Regional Partnership, Geelong Food Cluster, Industry, Golden Plains Shire, Surf Coast shire, Colac Otway Shire, Agriculture Victoria and Regional Development Victoria. This group is led by CoGG.

The Economic Development budget does provide some flexibility to support priority industry growth projects that deliver jobs, investment or building business capacity activities in the region. At this time there is no specific line item in the budget to support Agribusiness.

It should be noted that there is no line item for incubator services of \$150,000 in the 2019-20 Budget as identified by Mr Winter in his submission.

6. INGRID NOVOSEL – FUNDING FOR INDENTED HEAD – GENERAL INFRASTRUCTURE, FOOTPATH INFRASTRUCTURE AND INDENTED HEAD WOODLAND

Ms Ingrid Novosel provides three submissions in response to the proposed 2019-20 Budget. The submissions note the absence of funding for footpaths and general infrastructure in Indented Head and the absence of funding in the 2019-20 Budget for the preparation of a land management plan and maintenance of the Indented Head Woodland.

Officer Comments

An allocation of \$1.2m is included in the budget for the construction of new footpaths across the municipality. Priority paths are assessed for inclusion in the program. The nominated

paths in Indented Head by the Locomote walkability group have been assessed and are not listed within the 2019-20 program. Murradoc Road, St Leonards, identified by Locomote, has been allocated funding for the construction of a footpath along the south side of Murradoc Road from the shopping centre to the bowling club.

Indented Head Woodland was included in the Environment Reserves Budget. Completing the Master Plan is a priority project and will be funded from this budget.

7. RYAN MISCHKULNIG – WASTE MANAGEMENT INITIATIVES

Mr Ryan Mischkulnig provides a submission in response to the 2018-22 Council Plan, Update 2019. Supportive comments from Mr Mischkulnig on current waste management processes were noted.

The submission offers a suggestion to investigate waste stream opportunities based on a circular economy methodology.

Officer Comments

The City thanks Mr Mischkulnig for his support and suggestion. While maintaining Council's responsibility in providing waste services to our residents and visitors, the City also supports and helps promote resource recovery opportunities that can make a difference to environmental sustainability. As such we operate two Resource Recovery Centres and also other facilities where residents can dispose of their items for recycling or reuse.

The City has been working with the community and stakeholders to develop a new Waste and Resource Recovery Strategy. This strategic document will guide Geelong to move towards a more national circular economy by reducing the waste we generate and recovering waste as valuable resources. The draft Strategy will be available for public consultation in the next few months and we encourage you to provide feedback to this important document.

8. ROD HODSON – RATES INCREASE 2019-20

Mr Rod Hodson provides a submission in response to the proposed 2019-20 Budget. Mr Hodson is concerned at the increase of 2.5% for residential rates being higher than the CPI increases for aged pension recipients and the impact of this increase adding to further cost of living expenses.

Officer Comments

An officer phoned Mr Hodson and spoke with him regarding specifics to his property.

The City has complied with the rate cap set by the State Government. As the calculation uses the average valuation movement, where a property has a valuation movement lower than the average, there will be a reduction to the rates payable. Where a property has a valuation movement higher than the average, the increase to the rates payable will be higher than the rate cap.

The City currently offers the following to eligible ratepayers:

- The City administers the Municipal Rates Concession Scheme on behalf of the State Government. For 2018-19 the concession was \$279.40 (\$229.40 for rates and \$50.00 for fire services levy), this amount will increase by CPI for 2019-20 to an estimated \$285.10.*

- *The City offers a rates assistance waiver for residential ratepayers who have had a valuation increase over 50% solely due to market conditions. The City will write to ratepayers and encourage those who meet the criteria to apply for the waiver.*
- *The City is always willing to make affordable payment arrangement with ratepayers depending on individual circumstances.*
- *When a ratepayer has financial difficulty, the City will (upon application) consider the deferral of rates.*

The above assistance measures provide relief to ratepayers.

9. JUDITH BRACKEN – PORTARLINGTON RECREATION RESERVE

Ms Judith Bracken provides a submission in response to the proposed 2019-20 Budget. The submission comments on the allocation of \$50k in the proposed 2019-20 Budget to create a master plan for the recreation reserve in Portarlington. The submission requests that consideration be given to the use of the reserve and that its use is inclusive of all members of the community. Present access to the reserve are unsuitable for dog walking activities.

Officer Comments

No funding has been requested and no budget allocation required. Council officers will contact the author of the submission to ensure they are aware of their existing use rights and outline their opportunities to contribute to the Master plan review once the project commences.

10. & 11. MONIQUE CONNELL – BUILDING BETTER BIKE CONNECTIONS AND PROPOSED CONSOLIDATION OF MATERNAL AND CHILD HEALTH (MCH) CENTRES

Ms Monique Connell provides two submissions in response to the proposed 2019-20 Budget. The first submission acknowledged the City's initiatives to improve the Moorabool Street and mall precinct and the trial of short term free parking. The submission requests an update on the western route for the Better Bike Connections which has not yet commenced and requests Council address the issue of parking options for workers in the CBD, in particular park and ride facilities for workers who access the CBD from the northern and western entrances. A further submission requests an amendment to plans to consolidate the MCH centres in Bell Park, Bell Post Hill and Herne Hill.

Officer Comments

Building Better Bike Connections

The City has now awarded the tender for the Building Better Bike Connections - Western Link. Construction is due to commence in July 2019.

We continue to explore options to improve both transport and amenity outcomes in Central Geelong.

Planned consolidation of Maternal Child Health centres

The comments above are noted and the matters identified will be incorporated and addressed as part of the proposed site selection and future design requirements for a new early childhood facility in the Bell Park - Bell Post Hill area. Proximity to public transport and provision of off-street parking are key criteria used as part of site selection and facility design specifications.

The future design of a new early childhood facility in Bell Park - Bell Post Hill proposed to consolidate, upgrade, and replace existing buildings will include consultation with service users and stakeholders, where the matters referred to in this budget submission (above) will be considered further. Future plans for any facilities that maybe subject to relocation and proposed to be redeveloped as all-abilities playgrounds (item 3 above) will also be considered in accordance with Council's open space and public playground planning and development priorities.

12. JUSTIN GIDDINGS – AVALON AIRPORT - BEACH ROAD IMPROVEMENTS

Mr Justin Giddings provides a submission on behalf of Avalon Airport Australia in response to the proposed 2019-20 Budget. The submission requests the proposed 2019-20 capital works budget consider funding improvements to the Beach Road Avalon locale.

Officer Comments

Engineering Services has met with Avalon Airport representatives, Transport for Victoria and Regional Development Victoria to assist with facilitating improved ground transport both internally and externally to the airport.

The City supports a road safety audit to identify traffic management and road infrastructure interventions to improve the customer experience and provide safe access for all road users, in particular foreign drivers.

Request for budget would need to be supported by detailed design and investigation to determine scope of works required. There is a likely opportunity for a joint application for external funding to support the submission. Minor works can be accommodated within existing budgets – e.g. linemarking and signage.

13. TIM GODDARD – BARWON HEADS FOOTBALL AND NETBALL CLUB SPORTS GROUND MAINTENANCE

Mr Tim Goddard provides a submission on behalf of Barwon Heads Football and Netball Club (BHFNC) in response to the proposed 2019-20 Budget. BHFNC are seeking Council support for funding of \$49,216.57 for 2019-20 for the cost of ground maintenance. The club currently funds the expenditure from its operating budget.

Officer Comments

Council's Fair Play Policy (adopted 2017) can be applied to public land and reserves and is not just limited to public lands managed by CoGG. The Barwon Heads Football Netball Club (BHFNC) is located on public land (Howard Harmer Reserve) that is under the management of the Barwon Coast Committee of Management (BCCoM) and therefore the Fair Play Policy can be applied.

The BHFNC competes in the same league as a range of other clubs that all have access to the benefits of Council's Fair Play Policy. As Howard Harmer reserve is currently public land under the management of the BCCoM, the BCCoM have existing responsibility to maintain public land for public use and access, and specifically BCCoM utilise the Howard Harmer reserve for camping two months of every year, that derives a direct income for the BCCoM.

It is the officers view that BCCoM should retain responsibility for maintaining Howard Harmer reserve to a standard fit for general public use and camping and that as a result the BCCoM should also retain a level of responsibility for the cost of maintaining the reserve to a standard suitable for safe general use by the public, as would be the case in the absence of BHFNC being a tenant.

It is noted that the submission provided by BHFNC provides quotes of future costs for reserve maintenance. It is the officers view that a more accurate reflection of the cost attributable to the maintenance of the Howard Harmer Reserve would be to rely on the past three (3) years of actual costs borne by the club for oval maintenance.

It is recommended that Council consider:

- to allocate an amount of \$20K to the 2019-20 budget.*
- to agree in-principle to enter into a service and funding agreement of up to \$20K per annum for 3 years, as a contribution towards the oval maintenance and watering of Howard Harmer reserve based on:*
 - The level of service being defined and being consistent with the levels of service provided to similar clubs, in accordance with the Fair Play Policy.*
 - The Barwon Coast Committee of Management making an ongoing contribution towards maintenance of the Howard Harmer Reserve (as land manager) to meet their existing responsibility to ensure the reserve is fit for general public use, including fit for use as a camping area for two months per year.*

14. IAN MORRIS – GREATER GEELONG HERITAGE ADVISORY COMMITTEE

Mr Ian Morris provides a submission on behalf of Greater Geelong Heritage Advisory Committee in response to the proposed 2019-20 Budget. The submission requests the budget make provision for additional funding to increase heritage committee activities.

Officer Comments

There is currently no budget for the operation of the Heritage Advisory committee other than staff resourcing. It is understood the Committee was allocated \$5,000 from the Planning, Design and Development division but to date none of this money has been spent. This money will be made available this financial year.

It is understood the Committee is currently meeting bi-monthly not quarterly and this is being resourced by staff. The quarterly meetings are a minimum in the terms of reference.

Council is currently appointing a heritage planner who will develop a detailed implementation plan to deliver the heritage strategy, this will allow considered budget bids to be made next financial year. \$30,000 will provide funding to deliver some of the identified actions on the heritage strategy this financial year.

The heritage planner can investigate the tree register option with the City's Parks Unit for consideration for a future budget bid.

The Major Heritage Fund will be reviewed after the latest round is finalised. The latest round of the Fund is being broadly advertised with targeted consultation as well.

The City is currently undertaking a Heritage Asset Strategy which will inform future decision making on how to best manage and care for our collections.

15. JOHN BROCKWAY – OFF STREET PARKING IN RESIDENTIAL DEVELOPMENTS

Mr John Brockway provides a submission in response to the 2019-20 Budget. The submission acknowledged the challenges of creating annual budgets which respond to the demands of the municipality. The submission requests that consideration at the planning stage of new residential developments include adequate off street car parking bays.

Officer Comments

This matter has been discussed with the Development Planning Unit of Engineering Services. Indented parking bays, such as those cited in Trinity Way, Armstrong Creek, are provided at the time of subdivision where the road and lot layout prevents adequate on-street parking. Parking provision in and around Cornell Avenue, Mount Duneed is standard for new residential areas and consistent with State Government requirements in the planning scheme. Council has no program to retrofit residential areas by providing new indented parking bays.

16. GREG WILSON – KEVIN HOFFMAN WALK STEWARDSHIP

Mr Greg Wilson provides a submission on behalf of the Friends of Kevin Hoffman Walk in response to the 2019-20 Budget. The submission requests an additional \$25k funding for Friends of Kevin Hoffman Walk to employ a part time horticulturist to continue the work initiated by Mr Hoffman.

Officer Comments

The Friends of Kevin Hoffman Walk group was formed approximately 3-4 years ago due to Kevin's failing health. Due to his health Kevin has been unable to contribute to works in any great capacity for some time and has already been working with Corrections Victoria and the arrangements detailed above were part of the management plan put in place when the group was formed to allow them to be self-sustainable.

Council has previously been in support of providing funds through the Parks Stewardship fund however, has not been prepared to contribute to the wages of a gardener.

17. KEVIN MCMAHON – ST MARY'S SPORTING CLUB REDEVELOPMENT OF FACILITIES

Mr Kevin McMahon provides a submission on behalf of St Mary's Sporting Club in response to the proposed 2019-20 Budget. The submission is seeking funding of \$43k in 2019-20 proposed budget to support a \$2.2m redevelopment of existing facilities.

Officer Comments

The scope of the current St Mary's pavilion project is to deliver non-essential upgrades and expansion of social rooms which exceed the AFL facility guidelines. Project funding has already been committed by State Government and the St Mary's Football Club, with the Club also committing to fund any budget overrun that may occur. Council will manage the project delivery at no cost to the club.

The project has already been scoped and adequate funding secured via the funding agreement with State Government and existing Club financial commitment.

Officer recommendation is that no allocation be made in the budget towards this discretionary club project which already has funding secured.

18. JACQUELINE EDGE – TREESCAPING AND TRAFFIC MANAGEMENT IN GEELONG WEST

Ms Jacqueline Edge provides a submission in response to the proposed 2019-20 Budget. The submission requests the 2019-20 Proposed Budget include provision in Elizabeth Street, Geelong West for an environmental assessment, treescaping plan and additionally, complete a safety assessment and implementation of a traffic management plan.

Officer Comments

Our streetscape upgrade program is currently focussed on shopping strip areas where there are existing adopted master plans. At present there is no streetscape or master plan for this area, and no budget allocation for the 2019-20 financial year to plan for these works.

A Road Safety Audit Assessment under the Safer Road System is not planned for 2019-20. Traffic counts in Elizabeth Street indicate motorists are compliant with the posted speed limit. Residents are welcome to provide input to the City's Road Safety Strategy when it is available for community input in September 2019.

19. KATHRYN ARNDT – VICTORIAN LOCAL GOVERNANCE ASSOCIATION (VLGA) MEMBERSHIP

Ms Kathryn Arndt provides a submission on behalf of VLGA in response to the proposed 2019-20 Budget. The submission seeks an allocation of \$48k in 2019-20 Proposed Budget for the City to purchase membership of VLGA for 2019-20.

Officer Comments

The City of Greater Geelong has previously been a member of the VLGA. In 2017, the VLGA provided support for all candidates interested in standing for Council and partnered with the City and WILD to run candidate information sessions. There are a number of benefits of VLGA membership including access to resources at a discounted member rate (including candidate and Councillor information sessions and training) and support for advocacy particularly about gaming machines. The VLGA have also been championing the representation of women in Local Government and have received government funding for its Local Women Leading Change campaign. Council may consider rejoining the VLGA to support the upcoming Council elections in 2020.

20. MURRAY RANCE – PORT PHILLIP FERRIES – CUNNINGHAM PIER CARPARKING UPGRADE

Mr Murray Rance provides a submission on behalf of Port Phillip Ferries in response to the proposed 2019-20 Budget. The submission requests the 2019-20 Proposed Budget make provision for \$200k contribution towards the upgrade of the Cunningham Pier car park. Cunningham Pier has been identified as a suitable car parking location for ferry users due to the close proximity to the arrival/departure point.

Officer Comments

The addition of a ferry service from Geelong to Melbourne will add to both the image of Geelong and the accessibility of Geelong. It will add another dimension to the waterfront and allow people to experience Geelong from another angle.

Port Phillip Ferries have identified an opportunity to reconfigure car parking on Cunningham Pier to allow for users of the ferry to park nearby. This initiative will improve the operation of the Cunningham Pier car parking and allow for a greater number of bays to be available at other peak times in Central Geelong. It will encourage more people to use the ferry and will help ensure sustainability of the service.

The initial investment by both Port Phillip Ferries and the Victorian Government is significant in establishing this operation and the request of the City of Greater Geelong to upgrade parking in the nearby vicinity appears to be in-line with what would be considered the role of Local Government, car parking. This would be a one-off payment that would ensure that the City is supporting a very worthwhile addition to the offering of Geelong and the region.

21. SARAH ROBERTS – FOOTPATH INFRASTRUCTURE IN GROVEDALE

Ms Sarah Roberts provides a submission in response to the proposed 2019-20 Budget. The submission requests the 2019-20 proposed budget be revised to include spending on footpath infrastructure to deliver a principal pedestrian network in Grovedale.

Officer Comments

\$1.2m has been allocated for the construction of new footpaths across the municipality. Priority paths are assessed for inclusion in the program.

Funding of new footpaths is via the Special Rates and Charges mechanism whereby abutting property owners share the cost of the works with Council. Thus, agreement and support is needed from property owners before we can proceed to construction.

With respect to future footpaths in Grovedale, the City is aware that there are areas of Grovedale without an extensive footpath network and have undertaken a Principal Pedestrian Network (PPN) study for Grovedale.

A PPN uses census data to determine origins and destinations of pedestrians and creates a map indicating the areas use and/or needed as a priority. We use this document to assess needs against the existing footpath network and determine gaps in preparing future footpath construction programs for budget consideration.

In addition to the PPN, the City has a Footpath Customer Commitments Register (FCCR) where footpaths that need constructing are added to the list and ranked in order of risk and priority.

All of the locations identified in your submission are included in our list of missing paths in Grovedale and have been ranked in the FCCR. The priority paths recommended for construction in Grovedale are Burdoo Drive and Surfcoast Highway missing links. Timing of delivery is proposed within the next 3-5 years.

The paths listed below are key routes that have been constructed over the past five years.

- *Marshalltown Road (Property No. 116 – Bailey St).*
- *Marshalltown Road (Grovedale Primary School – Surf Coast Hwy).*
- *Pioneer Road (Torquay Rd – Beltana St).*
- *Surf Coast Highway (Grove Rd – Church St).*

22. JASON SMITH – GEELONG GALLERY BUSINESS CASE

Mr Jason Smith provides a submission on behalf of Geelong Gallery in response to the proposed 2019-20 Budget. The submission seeks reconsideration of Geelong Gallery's budget bid for Council investment of \$100k to complete an updated business case for Geelong Gallery expansion into City Hall space.

Officer Comments

The Geelong Gallery Business Case is unlikely to be funded by the State if Council does not contribute. Immediate major risks if the Business Case remains unfunded by Council include:

- *Loss of state funding for Business Case update/refresh*
- *Inability of the Gallery to manage and develop the business case without Council and State support*

- *Significant impediment in critical timing for the required process putting later stages of the Gallery redevelopment in jeopardy*

Major risks long term if the Business Case remains unfunded by Council include:

- *Loss of capital funding for the redevelopment for two election cycles (i.e. 8 years)*
- *No vision for City Hall*
- *City Hall remaining part/wholly vacant*
- *No capacity to address remedial work on City Hall to provide retained Civic presence and reduce requirements on civic accommodation project.*
- *Reputational damage to Council and the Gallery.*

23. STEVEN BISHOP – FACILITIES UPGRADE COLLENDINA RESERVE

Mr Steven Bishop provides a submission on behalf of Ocean Grove Cobras Junior Football Club and Collendina Cricket Club in response to the proposed 2019-20 Budget. The Club has secured a Federal Government commitment of \$580K towards the development of a multi-purpose pavilion at Collendina Reserve and seeks a matching contribution of \$580k from Council be included in the 2019-20 Proposed Budget.

Officer Comments

Officers have met with representatives of the Collendina Cobras regarding this project. The growth in Club participation is noted and also the Clubs' need to expand and deliver facilities that meets sport standards and deal with the pressure of increased participation at peak times.

The design of the proposed facility, and the needs for further improvement or changes to other existing / supporting infrastructure in the reserve is not resolved and would benefit from further engagement with the City to more fully resolve the proposed design and infrastructure response.

It is proposed that as a one-off community initiative seeking Council support, that this matter be referred to the Community Infrastructure Grants process opening on 7 June. That officers will continue to work with the Club to further refine the proposal, look at any alternatives and also consider any needs for improvements to other aspects of the reserve and that this will enable the Club to submit a more resolved proposal as part of the community infrastructure grants process.

The following two submissions (Topic 24 & 25) were received after the closing date, therefore they are provided to the panel for information, but officer comments are not provided:

24. LEX CHALMERS OAM – GENERAL COMMENTARY ON PROPOSED BUDGET

Ms Lex Chalmers OAM provides a submission in response to the proposed 2019-20 Budget. The submission proposes that increased budget funding for Heritage Strategy, UNESCO designation and heritage, urban and social planning staff will enable the City to respond to community cultural needs.

25. LYNNE DOWLING – FEASIBILITY STUDY FOR CHILWELL COMMUNITY HUB

Ms Lynne Dowling provides a submission in response to the proposed 2019-20 Budget. Ms Lynne Dowling requested that the City provide finance for a feasibility study to incorporate the Chilwell Library and adjoining Maternal Health Centre and Sladen Park into a 'Community Hub' for local residents. This is the only community space in the Chilwell area for people of all ages to meet and interact. The facilities are aged and could be better utilised with an integrated and modern expanded facility. The design could incorporate a separate meeting room, men's shed, community garden and public toilets.

Listing of Submissions in order of receipt

Attachment 3

Subm. No.	Topic	Name	Organisation	Attending
1	Newcomb Streetscape Improvements	Ms Miranda Hurley		
2	Bike Path East Geelong / Belmont	Ms Miranda Hurley		
3	Car Parking	Ms Cassandra Rabich		
4	Car Parking	Ms Zoe Sells		
5	Little Malop Street Mall Improvements	Mr Michael Inturrisi		
6	Car Parking	Ms Leanne Yearsley		
7	Little Malop Street Mall Improvements	Ms Jacqui Hart		
8	Little Malop Street Mall Improvements	Ms Dannielle Menz		
9	Little Malop Street Mall Improvements	Ms Jeanette Connolly		
10	Agribusiness Strategy Implementation	Mr Bill Winter	Food & Agribusiness Network G21 Region	
11	Car Parking	Ms Jo-anne Duffield		
12	Footpath Infrastructure	Ms Ingrid Novosel		
13	Car Parking	Ms Irene Kadenbach		
14	Environmental Management	Mr Ryan Mischkulnig		
15	Little Malop Street Mall Improvements	Mr Braden McKay		
16	Rates Increase 2019-20	Mr Rod Hodson		
17	Infrastructure funding for Indented Head	Ms Ingrid Novosel		
18	Indented Head Woodland	Ms Ingrid Novosel		
19	Car Parking	Mr Andrew Craddock		
20	Bike Networks / Park and ride facilities	Ms Monique Connell		
21	Car Parking	Mr Steve Sowden		
22	Car Parking	Mr Jason Wilde		
23	MHC centres consolidation	Ms Monique Connell		
24	Car Parking	Ms Renee Gaulke		
25	Masterplan – Portarlington Rec Reserve	Ms Judith Bracken		
26	Car Parking	Ms Kim Blair		
27	Car Parking	Mr Brian Happ		
28	Car Parking	Ms Shelley Christy		
29	Car Parking	Ms Vicki Maroulis		
30	Car Parking	Ms Stephanie Wood		
31	Sports Ground Maintenance	Mr Tim Goddard	Barwon Heads Football & Netball Club	
32	Beach Road Avalon Improvements	Mr Justin Giddings	Avalon Airport Australia	Yes – Andrew Elliott
33	Car Parking	Ms Helen Donnelly		
34	Heritage funding	Mr Ian Morris	Geelong Heritage Advisory Committee	
35	Off street parking in residential developments	Mr John Brockway		
36	Kevin Hoffman Walk stewardship	Mr Greg Wilson	Kevin Hoffman Walk Committee	
37	Redevelopment of existing facilities	Mr Kevin McMahon	St Mary's Sporting Club	
38	Geelong West – Treescaping & Traffic Management	Ms Jacqueline Edge		
39	Car Parking	Ms Renee Brenner		
40	VLGA Membership	Ms Kathryn Arndt	Victorian Local Governance Association	Yes
41	Car Parking	Ms Ruby Burns		
42	Cunningham Pier carpark upgrade	Mr Murray Rance	Port Phillip Ferries Pty Ltd	
43	Footpath Infrastructure	Ms Sarah Roberts		Yes
44	Geelong Gallery Business Case	Mr Jason Smith	Geelong Gallery	Yes
45	Car Parking	Ms Meredith Fletcher		
46	Car Parking	Mr Joel Harbour		
47	Car Parking	Mr Iliya Ilievski		
48	Car Parking	Ms Gail Croft		
49	Car Parking	Ms Janet Taylor		
50	Collendina Reserve facilities upgrade	Mr Steven Bishop	Ocean Grove Cobras Junior Football Club and Collendina Cricket Club	Yes
51	General Budget Commentary	Ms Lex Chalmers OAM		
52	Feasibility study – Chilwell Community Hub	Ms Lynne Dowling		Yes

2. TRAFFIC FLOW, MOVEMENT AND CONGESTION IN MALOP STREET – GREEN SPINE AREA

Source: Economy, Investment & Attraction – Central Geelong & Waterfront
Director: Brett Luxford
Portfolio: Economic Development

Purpose

1. To provide Council with the results of the traffic review undertaken for Malop Street Green Spine and to outline the series of initiatives that have been implemented and proposed.

Background

2. At the 12 February 2019 Community Focus Council Meeting, Council resolved to seek a review of the operations of the Malop Street Green Spine post implementation, particularly how it related to traffic flow and safety.
3. The Malop Street Green Spine is highlighted as a catalyst project in the Vision 2 strategy and is identified in Council's 2013 Central Geelong Action Plan, including the Victorian Government's Revitalising Central Geelong Action Plan.
4. The objective of the project is to develop a streetscape that makes the city more liveable and encourages people to spend longer in the space.

Key Matters

5. In response to the request to review operations a 'Malop Street Green Spine Investigation' report was prepared (**Attachment 3**).
6. As a destination street, the Green Spine aimed to increase pedestrian numbers and reduce through vehicle traffic on Malop Street. Since the Green Spine implementation, vehicle volumes have decreased by 56%. During mid-day peak (between 12-1pm) pedestrian movements have increased by 11% and now make up 75% of all movement (1358 pedestrian movements, 452 vehicle movements).
7. Delay has increased for through moving vehicles on Malop Street between Gheringhap Street and Bellerine Street. From the data collected; east bound traffic (Gheringhap to Bellerine Street) maximum delays occurred in the hour between 4-5pm; for west bound traffic (Bellerine to Gheringhap Street) maximum delays were between 5-6pm.
8. The data collected reflected increases in delay at times, however it also showed minimum delays at those same time periods. So whilst delays may be experienced, they are typically only at peak times and for short durations.
9. Comparisons in data pre-Green Spine (2016) to post-Green Spine (2019) have been undertaken, where data was available pre-Green Spine.
10. Three priority short term actions are recommended; 1) work with Regional Roads Victoria to improve traffic signal phasing, 2) develop a driver education program and 3) implement directional signage improvements.

Cr Kontelj moved, Cr Nelson seconded -

11. That Council:

- 11.1 Note the findings of the Malop Street Green Spine Investigation report.**
- 11.2 Note the measures outlined in the report Malop Street Green Spine Investigation report.**
- 11.3 Note that with the exception of the PM east bound traffic, all other legs of the Moorabool / Malop Street intersection have resulted in comparatively minor increases or decreases in travel times and that any decreases are largely due to the decrease in vehicular traffic entering or egressing the Malop Street Green Spine.**
- 11.4 Note that officers will implement the following short term actions;**
 - (a) Continue to work with Regional Roads Victoria to improve traffic signal phasing;**
 - (b) Develop an education campaign to reduce traffic blocking intersections; and**
 - (c) Implement the identified directional signage improvements.**
- 11.5 Further evaluate the changes in traffic conditions and driver behaviour following the implementation of the above actions and that Council receive a further report on the measures in March 2020.**
- 11.6 Request the Chief Executive Officer to provide a report to Council by November 2019, which includes an outline of the work scope, the potential impacts on the Green Spine design, pros and cons, costs and timelines for implementation to install/introduce vehicle turning lanes at the intersections of Malop Street and Yarra Street and Malop Street and Moorabool Street.**

Carried.

Division Requested:

For: Crs Kontelj, Mansfield, Aitken, Murrihy, Mason, Asher, Sullivan, Nelson
Against: Cr Murnane

Attachment 1

Financial Implications

1. The proposed directional signage changes and education programs can be funded through Council's existing programs and are estimated at \$10,000. Those items requiring action by Regional Roads Victoria will be subject to their funding for implementation.

Community Engagement

2. Community engagement was not undertaken in the development of this report or the traffic data and movement review.

Social Equity Considerations

3. Social Equity consideration have been considered in the development of the Green Spine project, particularly relating to disability and access and impairment.

Policy/Legal/Statutory Implications

4. There are no policy, legal or statutory implications arising from this report.

Alignment to Council Plan

5. The Green Spine is identified as a key catalyst project in Vision2, Central Geelong Action Plan, Revitalising Central Geelong and Council Plan.

Conflict of Interest

6. There have been no direct or indirect interests declared.

Risk Assessment

7. Safety is paramount and the City adopts the Safe System Principles lead by TAC in reviewing and monitoring the municipalities' road network. Traffic speed in Central Geelong has been reduced to 40km/h in recognition of the need to reduce traffic speed and prioritise the safety of vulnerable users, pedestrians and cyclists.
8. The Green Spine is designed to make the city more liveable and encourage people to spend longer along the Malop Street Green Spine. As such, we have considered the need to reduce the impact of vehicles in this space and reprioritise for pedestrians.
9. The traffic investigation identified risks to pedestrians with vehicles stopping within pedestrian crossings in Central Geelong. We have been liaising with Victoria Police to monitor and assist enforcing poor driver behaviour, as well as developing an education campaign '*don't block the intersection*'.

Environmental Implications

10. There are no identified environmental implications arising from this report.

Attachment 2

Discussion

1. At the Community Focus Council Meeting on 12 February 2019, through an urgent Notice of Motion regarding *Malop Street Traffic Issues*, Council resolved to;
 - 1.1 *Note the traffic flow issues that are currently experienced in the Green Spine;*
 - 1.2 *In order to significantly improve vehicle traffic flow and movement through the Green Spine, work with VicRoads to investigate all possible improvement opportunities taking into consideration what impact the recent changes, including the installation of the bike lanes, may have had on traffic flow and movement;*
 - 1.3 *Work with VicPol to ensure safety aspects of traffic congestion are managed appropriately in the Green Spine;*
 - 1.4 *Undertake a detailed post-evaluation of traffic for the Green Spine project; and*
 - 1.5 *Report back to Council with all findings and recommendations by no later than 18 June 2019.*
2. Investigation comparing data pre-Green Spine (2016) to post-Green Spine (2019) has been undertaken and is detailed in the 'Malop Street Green Spine Investigation' report, where data was available pre-Green Spine.
3. The design of the Green Spine included the removal of turning lanes on the east approach to the intersection of Moorabool/Malop Streets and the west approach to the intersection of Yarra / Malop Streets to allow space for additional greening and landscaping.
4. The design considered the inclusion of turn lanes at the expense of reducing the 'botanic walk' (landscaping), however the streetscape value was deemed a priority element that aligned with the objectives of the project.
5. The investigation highlighted that pedestrian numbers have increased and vehicles travelling through the space have decreased. It also highlighted that some challenges still exist with queuing in Malop Street and across intersections.
6. Key actions arising from the investigation and detailed in the 'Malop Street Green Spine Investigation' report are:
 - 6.1 Broader traffic signal linking and intersection sequencing will be considered following completion of the Central Geelong Transport Network Operating Plan.
 - 6.2 Council officers to continue to work with VicRoads to understand the impacts of recent improvements to the timing of signals and identify what further improvements can be made to traffic signals.
 - 6.3 Victoria Police have commenced additional patrols to address driver behaviour. Council officers have regular meetings with Victoria Police members and will continue to monitor safety and compliance.
 - 6.4 Education initiatives through online platforms, social media and temporary electronic message signs regarding driver behaviour "*don't block the intersection*" will be developed.
 - 6.5 Changes and improvements to directional signage entering Central Geelong, particularly Malop Street, have been identified for implementation.

-
- 6.6 Changes to turn lanes at the intersection of Garden/Ryrie Streets have been identified to direct through traffic (that does not have a destination for Malop Street) to continue along the arterial road network (along Ryrie Street). This change will be requested to Regional Roads Victoria.
7. The installation of bike lanes specifically has not had an impact on traffic flow. It is considered that the removal of turning lanes is what has impacted traffic flow and the available options for signal phasing. The desired Green Spine streetscape and maximise landscaping opportunities results in reduced space to provide turning lanes.
8. Subsequent traffic comparison will be commence in September 2019 to further reevaluate the changes in traffic conditions and driver behaviour following the implementation of the above actions.
9. Findings from the investigations will be used to inform the design of subsequent blocks of the Malop Street Green Spine.

THE CITY OF
GREATER GEELONG

MALOP STREET GREEN SPINE INVESTIGATION

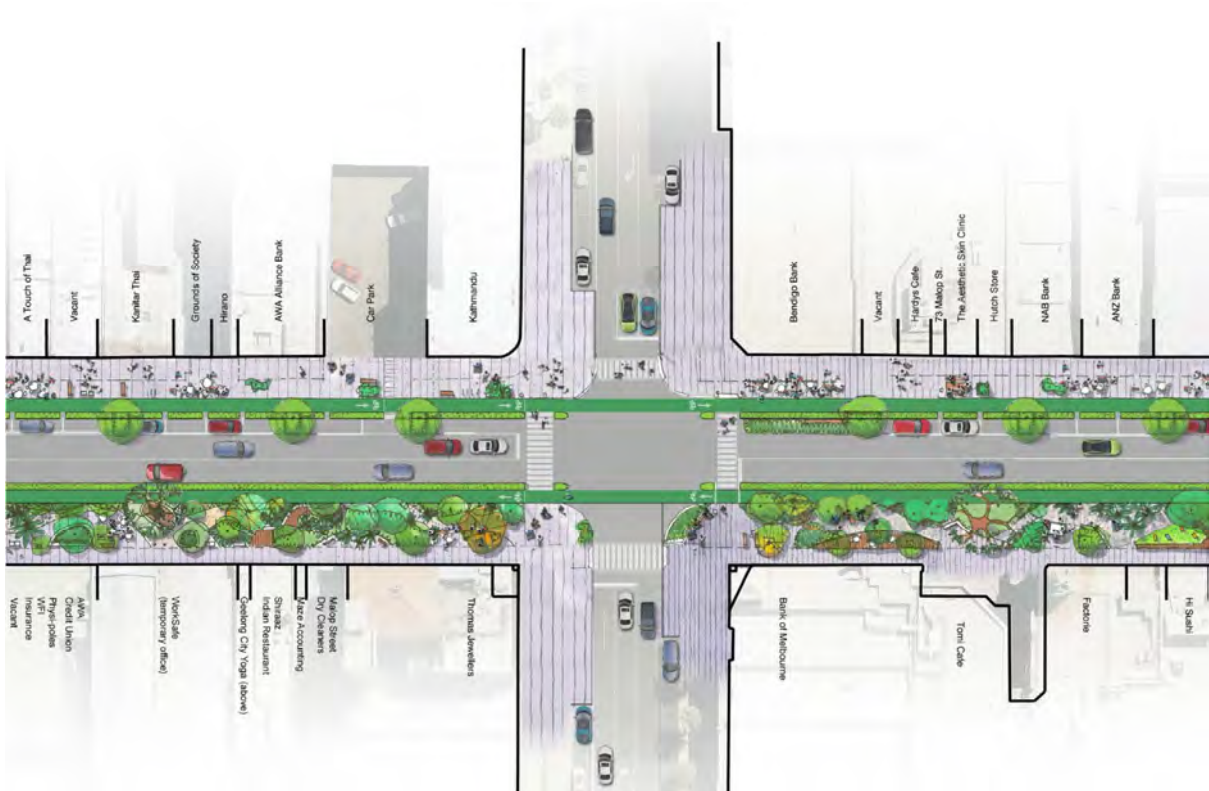


BEFORE AND AFTER COMPARISON

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Introduction



The aim of this report is to investigate the impacts that the Green Spine has had on traffic flow in Malop Street. This report will focus on comparing traffic and pedestrian volumes and data pre and post construction of the Green Spine. Importantly, it will consider the actual data results from 2019, to those that were anticipated from modelling and previous data in 2016 (prior to the construction of the Green Spine and where this data is available).

It must be noted that this report only considers movement impacts and makes no judgment on the impact of the Green Spine on businesses in the area.

BACKGROUND

The City of Greater Geelong's 'Green Spine' revitalisation of Malop Street was completed in July 2018. During the planning phase of the project in 2016, traffic modelling of the Malop/Moorabool and Malop/Gheringhap intersections was undertaken to understand the traffic impacts associated with the changes to Malop Street. These results were based on the peak hour times and was undertaken in anticipation that 'Block 1' of the Green Spine between Gheringhap Street and Malop Street would be constructed. This project was altered to construct 'Block 2', between Moorabool Street and Yarra Street, due to the challenges associated with accommodating bus movements – which was unresolved.

The objectives of the Green Spine is to improve the street for pedestrians and rejuvenate the street as a destination, rather than its purpose solely for movement. In initial development of the project the removal of turning lanes was flagged to cause negative impact on the flow of traffic. Recent signal phasing changes have been implemented to improve the current traffic flows. It should be noted that the improvements to signal improvements are constrained due to the limited phasing options associated with no turning lanes on Malop Street.

OBJECTIVES

The objective of this report is to:

- Analyse whether the anticipated traffic impacts of the Malop Street Green Spine are in line with actual traffic changes.

- Investigate (where data is available) traffic volumes and delays before implementation of the Green Spine compared with actual traffic changes following the implementation of the Green Spine.
- To compare the impacts to vehicle movement to the positive impacts for pedestrian experience.
- To understand any safety concerns on Malop Street.
- Assess whether additional signal modifications need to be considered.
- Assess what further improvements that would benefit people travelling through Central Geelong that do not have a destination for Malop Street.

Investigations

STUDY AREA



The study area is Block 2 of the 'Green Spine' along Malop Street as shown in Figure 1, which has been constructed first. The approaches from the surrounding east (Yarra Street) and west (Moorabool Street) intersections are also included in the review.

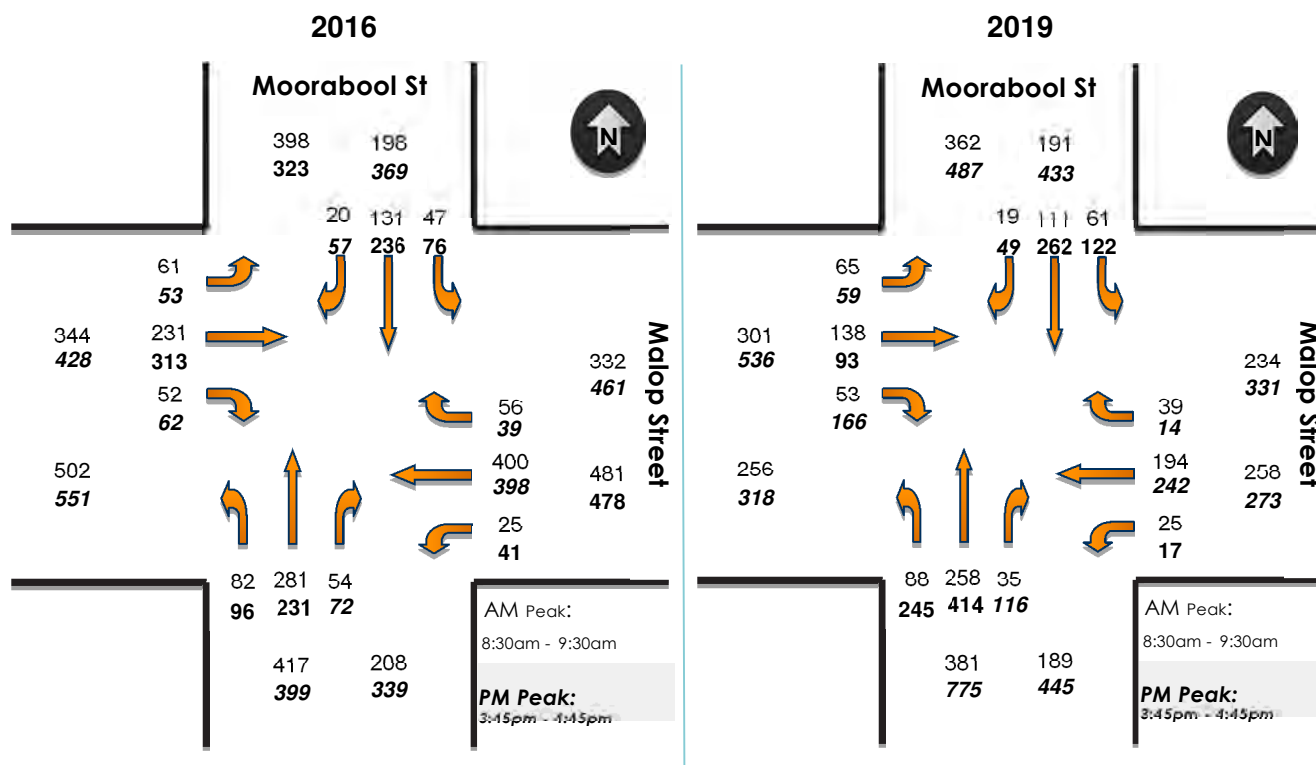
The site location on Malop Street comprises of a single eastbound and westbound traffic lane. All turning movements are conducted in these single traffic lanes. An on road bicycle lane with a barrier is provided in both directions, adjacent to kerbside parallel parking provisions. The configuration of the Malop Street/Yarra Street intersection and Malop/Moorabool Street intersection is shown in Figure 2 and Figure 3 respectively. The 'Green Spine' approach has a single lane, while all other approaches have remained unchanged with a designated left turn, through and right turn lane.

Moorabool/Malop Street Intersection (left); Yarra/Malop Street Intersection (right)



TRAFFIC VOLUMES IN THE GREEN SPINE

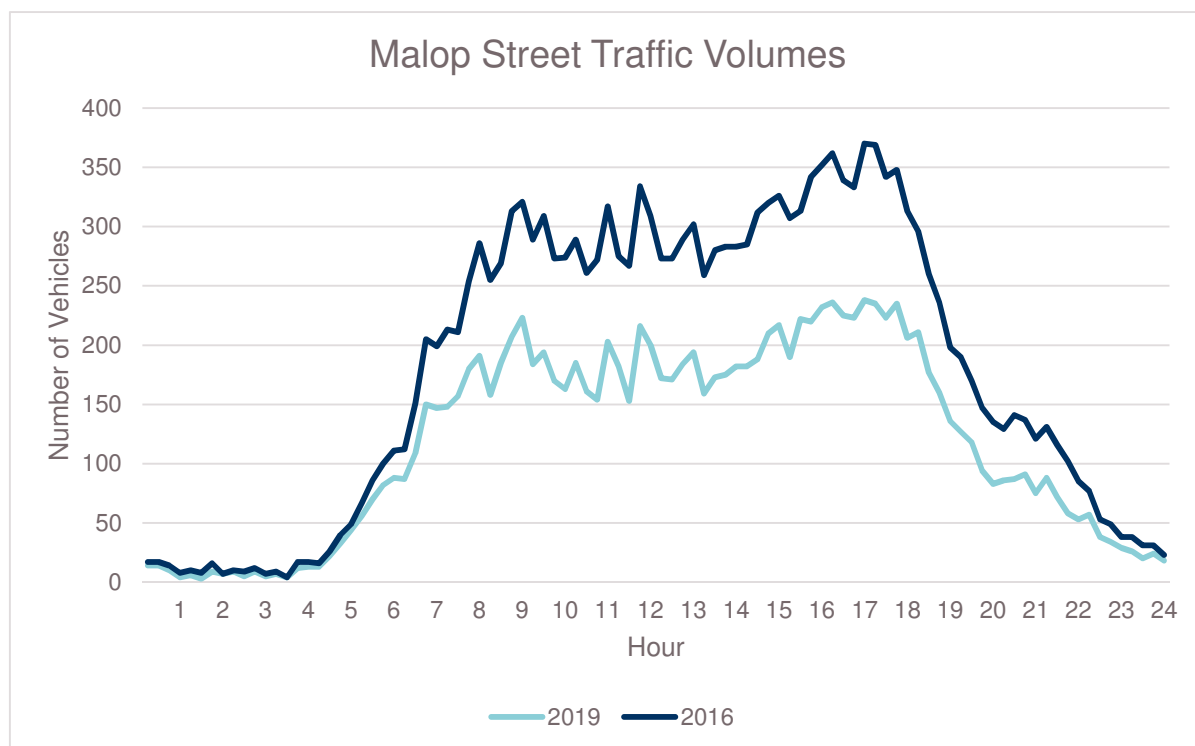
The below diagrams show the difference in turning movement volume from 2016 (left) and 2019 (right) at the intersection of Moorabool and Malop Street. The diagrams show AM and PM peak turning movement traffic volumes. For example, in 2016 313 vehicles travelled west to east along Malop Street in the PM peak. In 2019, this reduced to 93 vehicles travelling from west to east along Malop Street.



The diagrams show that overall the number of vehicles entering the 'Green Spine' from Malop Street has decreased from 2016 to 2018 during the peak hours in both the AM and PM peaks. Particularly, east-west and west-east traffic movements have decreased, while north-south and south-north movements have increased.

Traffic observations confirmed the data results above that vehicles travelling along Malop Street east bound turning right towards Rylie Street to avoid the ahead congestion, particularly during the PM peak.

These results are not necessarily out of alignment with the objective of the Green Spine for through traffic that do not have a destination of Central Geelong, however it is preferable for this decision making to occur earlier on before entering the heart of the CBD. This trend is evident in the above data with an increase of 104 (268%) vehicles turning right from Malop to Moorabool.

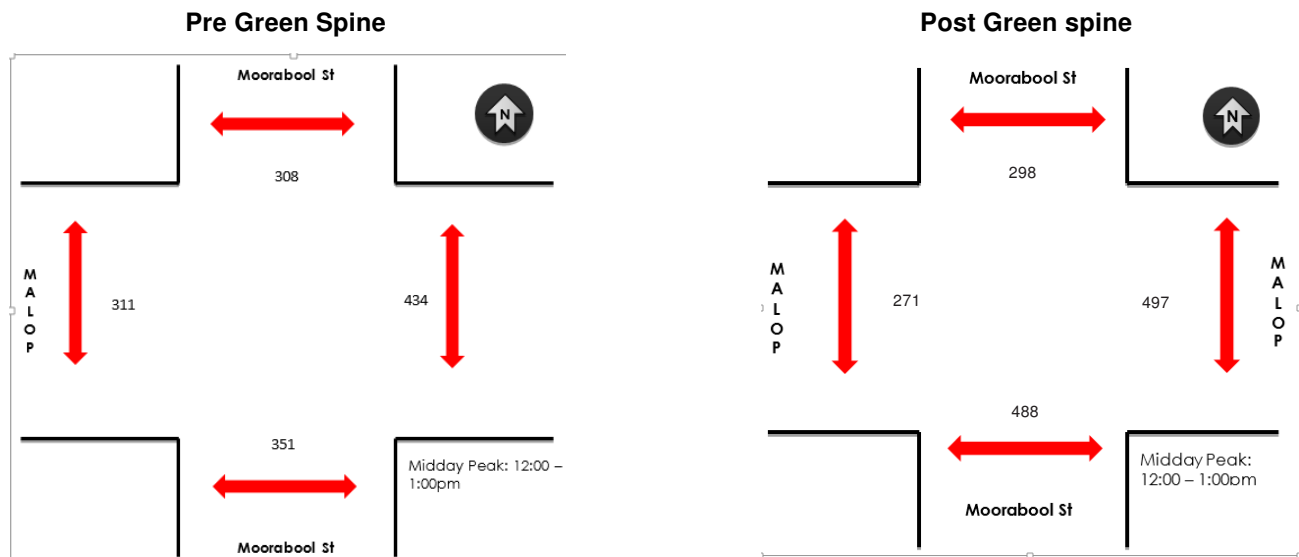


In 2016 there were 11500 veh/day (vehicles per day) that travelled through Malop street in 24 hours. In 2019 there was 5944 (veh/day), this is a 56% reduction in vehicle traffic. The above graph visualises the number of vehicles travelling through the 'Green Spine' for both directions of travel for each hour of the day in 2016 (before Green Spine) and 2019 (after Green Spine).

PEDESTRIAN VOLUMES

The below pedestrian volumes were taken on Wednesday 8 June 2016 at the Malop Street / Moorabool Street intersection.

Pedestrian volume counts were again collected on Tuesday 22 January 2019 between 12pm and 1pm. Pedestrian counts reflect an increase in pedestrian movements of 11% overall across the intersection.



Additionally, the Malop Street pedestrian crossing between Westfield and Market square is heavily utilised with 1358 pedestrians crossing during 12:00pm and 1:00pm. Unfortunately, pedestrian counts prior to the Green Spine construction at this location are not available.



TRAVEL TIMES THROUGH THE GREEN SPINE

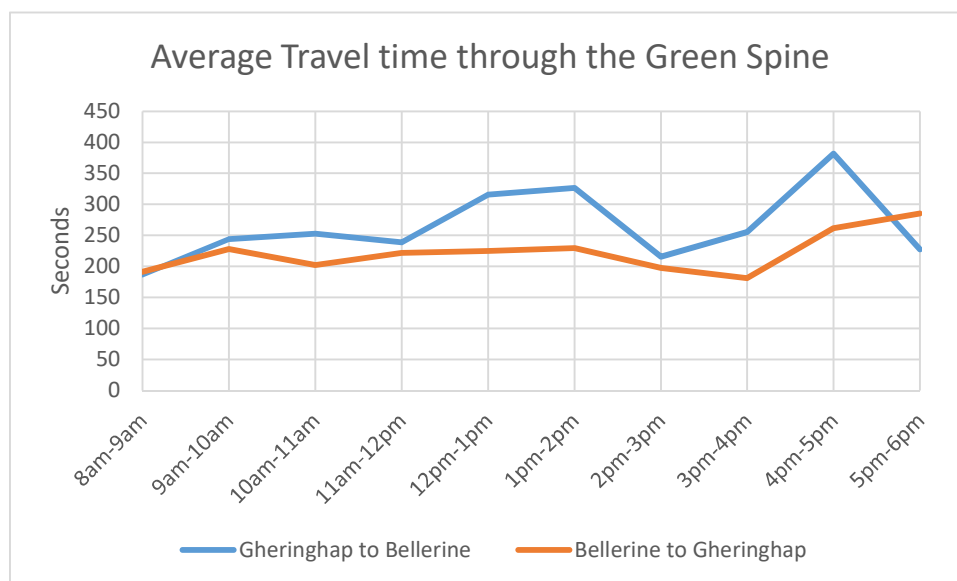
Data is not available for the actual travel time prior to the Green Spine construction. Current travel time during uncongested times (outside peak hours) can be taken as an estimated travel time for prior to Green Spine construction.

Travel time data was collected on two days during March between Gheringhap Street and Bellarine Street. Data was collected continuously between 8am and 6pm on a Wednesday and Friday as traffic volume data indicates this as the trafficked period for Malop Street.

This data collection allows the assessment of;

- average travel time;
- travel time during peak hours compared to off-peak hours;
- when peak congestion occurs;
- how long peak congestion occurs; and,
- travel time differences between east and west bound traffic.

Below indicates the average travel time in seconds it will take for a vehicle to enter from Gheringhap Street and exit at Bellarine St or Enter at Bellarine and exit and Gheringhap.



The peak times for east bound traffic (Gheringhap Street to Bellarine Street) occurs during 1-2pm and 4-5pm. For west bound traffic (Bellarine Street to Gheringhap Street) travel time is more consistent, with an evening peak occurring from 5-6pm.

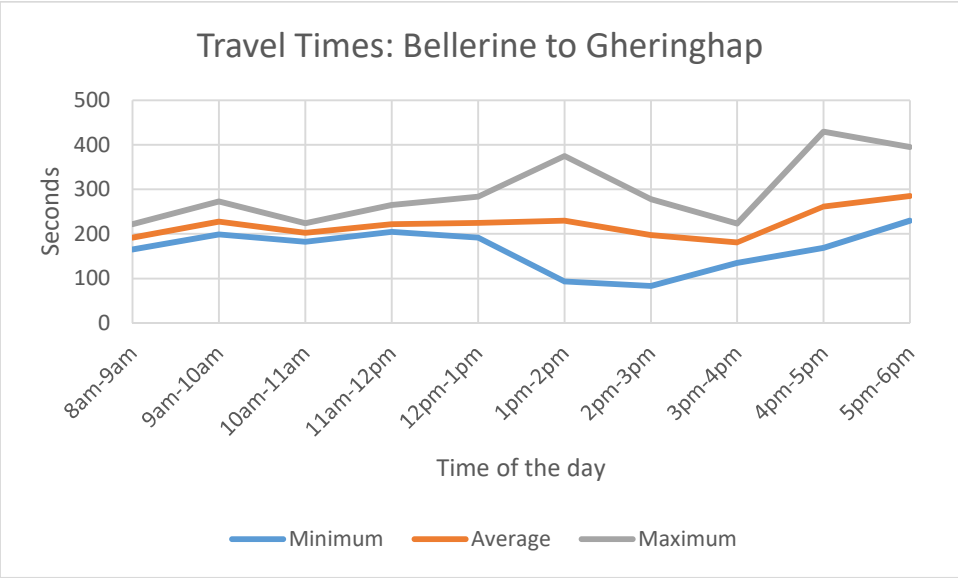
Regardless of congestions levels through the green spine, the travel time from Gheringhap – Bellarine Street is longer than travel times from Bellarine – Gheringhap.

The maximum travel time for;

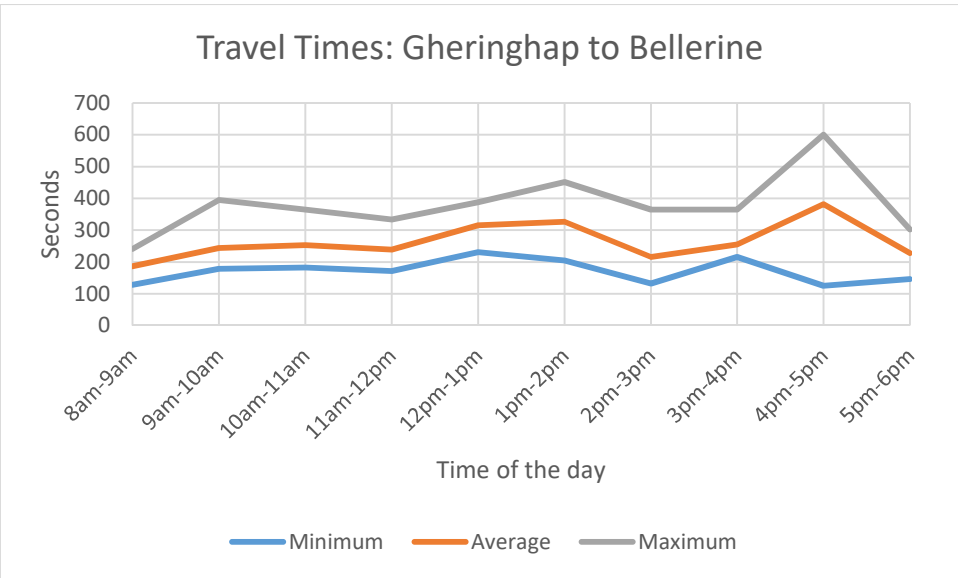
- east bound traffic (Gheringhap Street to Bellarine Street) is 1minute and 44seconds
- west bound traffic (Bellarine Street to Gheringhap Street) is 3min and 10seconds.

The below graph indicates the minimum time, maximum time and the average time from the data collected to enter and exit the Green Spine from Bellarine Street to Gheringhap Street. The most significant change occurs from the minimum

travel time at 1-2pm of 93 seconds was recorded with the maximum travel time of 375 seconds within the same hour, a difference of 282 seconds (4min 42sec).



The below graph indicates the minimum time, maximum time and the average time from the data collected to enter and exit the Green Spine from Gheringhap Street to Bellerine Street. The biggest variance is between 4-5pm where minimum travel time recorded was 125 seconds and maximum was 600 seconds, a difference of 475 seconds (7min 54sec).



The above data demonstrates that whilst during periods of greatest average delay also recorded the lowest minimum delay. This is due to Central Geelong’s relatively short peak periods of traffic volume and also demonstrates that peak delay times are occurring infrequently.

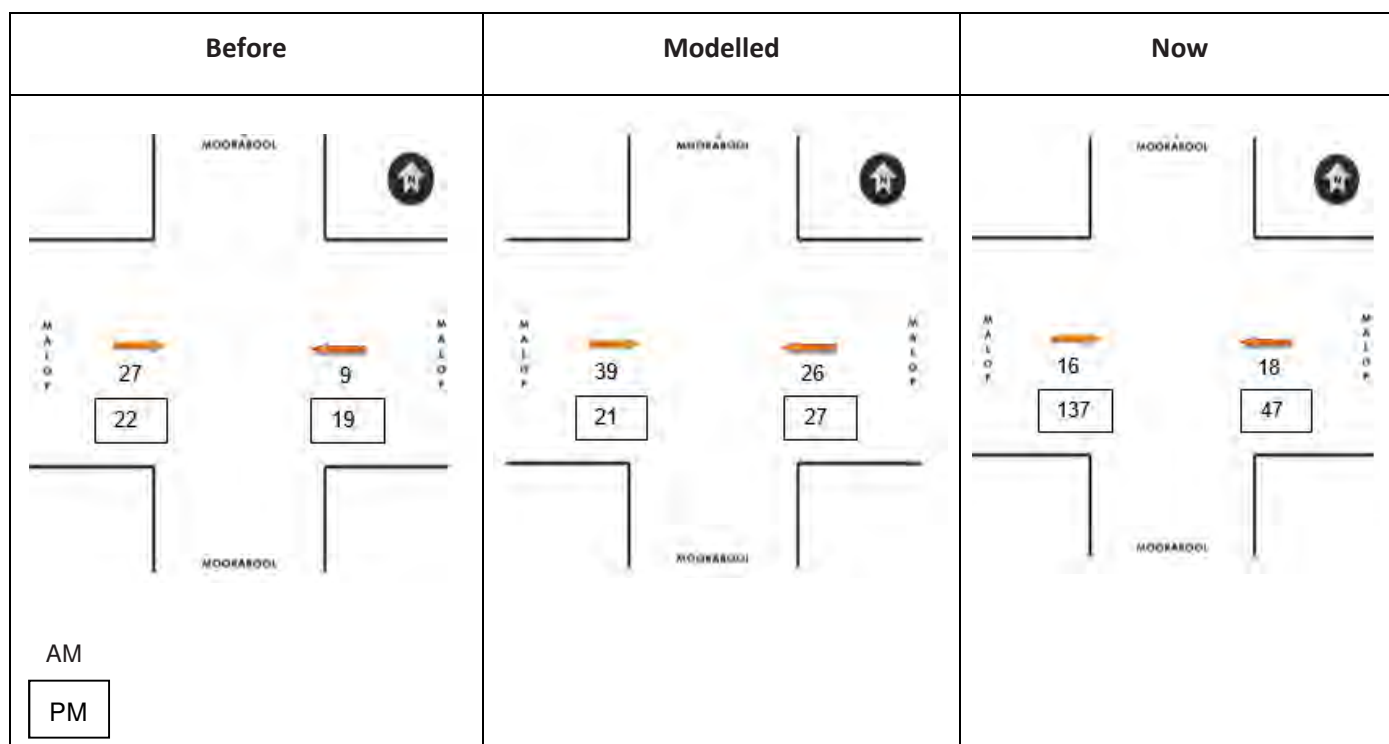
Comparison of delay time at Moorabool Street

The below chart indicates the delay time at the intersection of Moorabool and Malop Street. The data outlines the intersection delay prior to the Green Spine in 2016, the anticipated delay after the Green Spine construction (modelled), and the actual results from data collected in March/April 2019.

Over the course of two days (Friday & Wednesday), traffic officers collected data to determine the average time it took to travel along Malop Street from Gheringhap Street - Bellarine Street in both directions.

The method used to collect the average was by measuring the travel time three times for each direction within each hour.

This data was then used to single out the Delay Time for the intersection at Moorabool and Malop Street. The reason for this was to compare the results to the modelled data from 2016 before the 'Green Spine' was implemented.



Delay Time (Seconds) - Moorabool/Malop Street Intersection

BEFORE - MODELLED			
AM			
	Before	Modelled	Change
Malop Street (East)	27	39	+12
Malop Street (West)	9	26	+17
PM			
	Before	Modelled	Change
Malop Street (East)	22	21	-1
Malop Street (West)	19	27	+8

BEFORE - CURRENT			
AM			
	Before	Current	Change
Malop Street (East)	27	16	-11
Malop Street (West)	9	18	+9
PM			
	Before	Current	Change
Malop Street (East)	22	137	+115
Malop Street (West)	19	47	+28

The data indicates that the AM peak delay time currently being experienced is performing better than what was anticipated with the modelling conducted prior to Green Spine, and also performing better than the delay experience before the Green Spine.

Whilst the PM peak delay time results reflect that delay has increased and not as predicted by modelling. However, the inconsistency in the results may be due to the following factors:

- The modelled data was gathered on the basis the 'Green Spine' would be from Gheringhap to Moorabool Street. The configuration and lane arrangements would have differed.
- The modelled data also conservatively maintained existing (2016) volume data and does not factor in human behaviour. As time has passed since the installation of the 'Green Spine', local residents accessing Malop Street have begun to understand the increase in congestion due to the deduction of a second driving lane. Vehicles in the AM travelling to work/school may be seeking alternative routes.

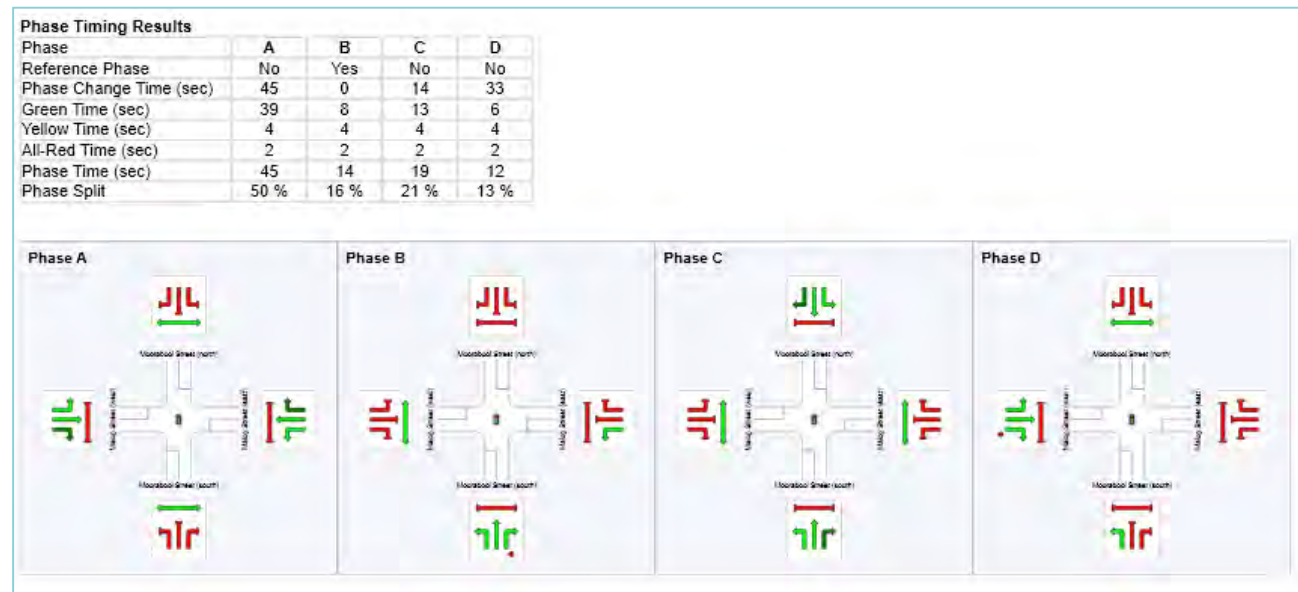
It is proposed that further monitoring of the intersection is undertaken to review how the intersections performs as changes to behaviour patterns settle.

Notwithstanding the above factors, with exception to the PM east bound traffic, all other legs of the intersection have resulted in comparatively minor increases or decreases in delay.

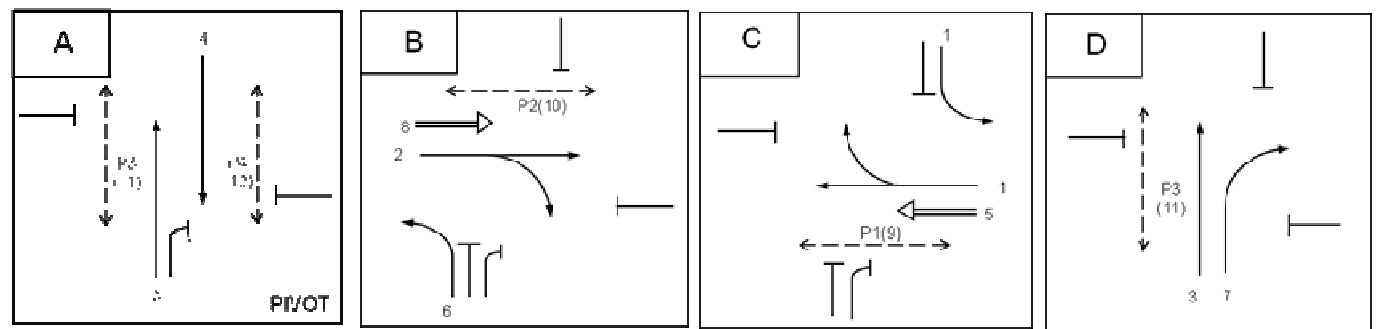
SIGNAL PHASING OF GREEN SPINE INTERSECTIONS

The below image is the phasing prior to the Green Spine compared to post the Green Spine. It should be noted that the phase times used for comparison are the average signal times taken from a sample time within the hour.

Malop Street / Moorabool Street – AM Peak Hour (prior to Green Spine)



Malop Street / Moorabool Street - Signal Phasing (Current – Post Green Spine)



Malop / Moorabool Street – Phase Timing Results - Current				
Phase	A	B	C	D
Reference Phase	No	Yes	No	No
Phase Change Time (sec)	88	0	21	46
Green Time (sec)	26	16	21	37
Yellow Time (sec)	3	3	3	3
All-Red Time (sec)	2	2	2	2
Phase Time (sec)	31	21	25	42
Phase Split	26%	18%	21%	35%

The below summarises the changes to movements before and after the Green Spine implementation at the Malop/Moorabool Street intersection.

Turning movement	Change / Impact
	Before: 21 seconds After: 37 seconds Prior to the Green Spine, vehicles turning onto Malop Street from Moorabool Street (south) were allocated 21 seconds. The initial 8 seconds of this phase, vehicles have the freedom to make the turning movement without pedestrians crossing. During the final 13 seconds pedestrians are allowed to travel across Malop Street Current conditions allows vehicles to turn right onto Malop Street without any pedestrian restrictions for 37 seconds.
	Before: 45 seconds After: 39 seconds Prior to the Green Spine, for vehicles travelling east bound through Malop Street there was 45 seconds allocated for through traffic. The initial 6 seconds allows vehicle movements to the east but restricts it to the west. The following 39 seconds also allowed through traffic west bound as well as left and right turning movements in both directions whilst giving way to pedestrians crossing north and south of Moorabool street. Current conditions allows a phase time of 16 seconds for through traffic which is a 29 second reduction.
	Before: 39 seconds After: 21 seconds Prior to the Green Spine 39 seconds were allocated for through movements. This 39 seconds occurs at the same time through movements in the opposite direction are allocated. Currently 21 seconds are allocated for the same movement, whilst restricting through movements in the opposite direction.

Turning movement	Change / Impact
	Before: 13 seconds After: 21 seconds Prior to the Green Spine 13 seconds were allocated for this turning movement with vehicles having to wait for pedestrian movements. Currently 21 seconds are allocated for this movement. The difference in this circumstance is that currently vehicles can turn without waiting for pedestrians to cross.
	Before: 39 seconds After: 21 seconds Prior to the Green Spine turning left and right out of Malop Street 39 seconds were allocated for this turning movement. The next phase allows vehicles to turn left out of Malop St for 8 seconds while restricting vehicles from turning right out of Malop Street. After the Green Spine, this was 21 seconds. The change in phasing is likely due to the reduction of turning lanes at the intersection approach.

Signal phasing issues

It was noted some issues occur at intersection, particularly the pedestrian crossing between Westfield and Market Square, where vehicles are entering the intersections before they are clear. As shown in the example below, vehicles travelling along Malop Street receive a green signal at the pedestrian crossing between Market Square and Westfield, however the signal ahead at the Yarra Street intersection is red.

Vehicles queued over pedestrian crossing



As the proximity between Yarra Street and pedestrian crossing is relatively short, at times vehicle queues extend beyond the pedestrian crossing. This is more evident for east bound traffic than west bound traffic, and is reflected in the associated travel time data.

Whilst this queuing is a result of a transitioning behaviour and decision making of drivers, it may reduce in the future, as drivers choose more uncongested routes for trips that do not have a destination within the CBD.

The issue is not so much of this occurring, but the poor behaviour of drivers progressing into the crossing when it is not clear and becoming stuck whilst pedestrians have a green signal to cross. Observations and incidents are showing that it does not pose a significant safety concern due to the low operating speeds and due to drivers remaining stationary during this occurrence.

Solutions and Opportunities

TECHNIQUES TO MITIGATE VEHICLES GETTING STUCK IN THE INTERSECTION

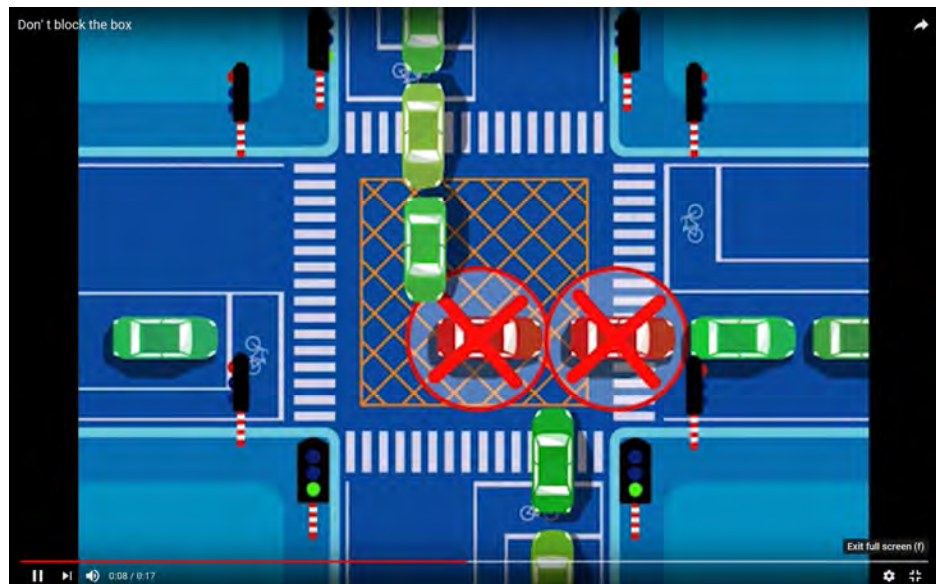
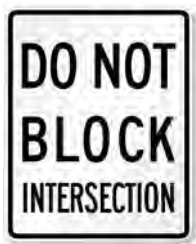
According to 'Road Rule 128 – Entering blocked intersections':

- *A driver must not enter an intersection if the driver cannot drive through the intersection because the intersection, or a road beyond the intersection, is blocked.*

Educational material may be appropriate to highlight the issues involved with blocking the pedestrian crossing and how to take caution when approaching the crossing. Education materials such as flyers and videos posted on social media platforms have been used in other Councils and countries.

If the issue does not become resolved after spreading the message via these platforms, the City may need to install signage as below, or consider enforcement of 'Road Rule 128'. When enforced, breaking this road rule results in a \$159 fine.

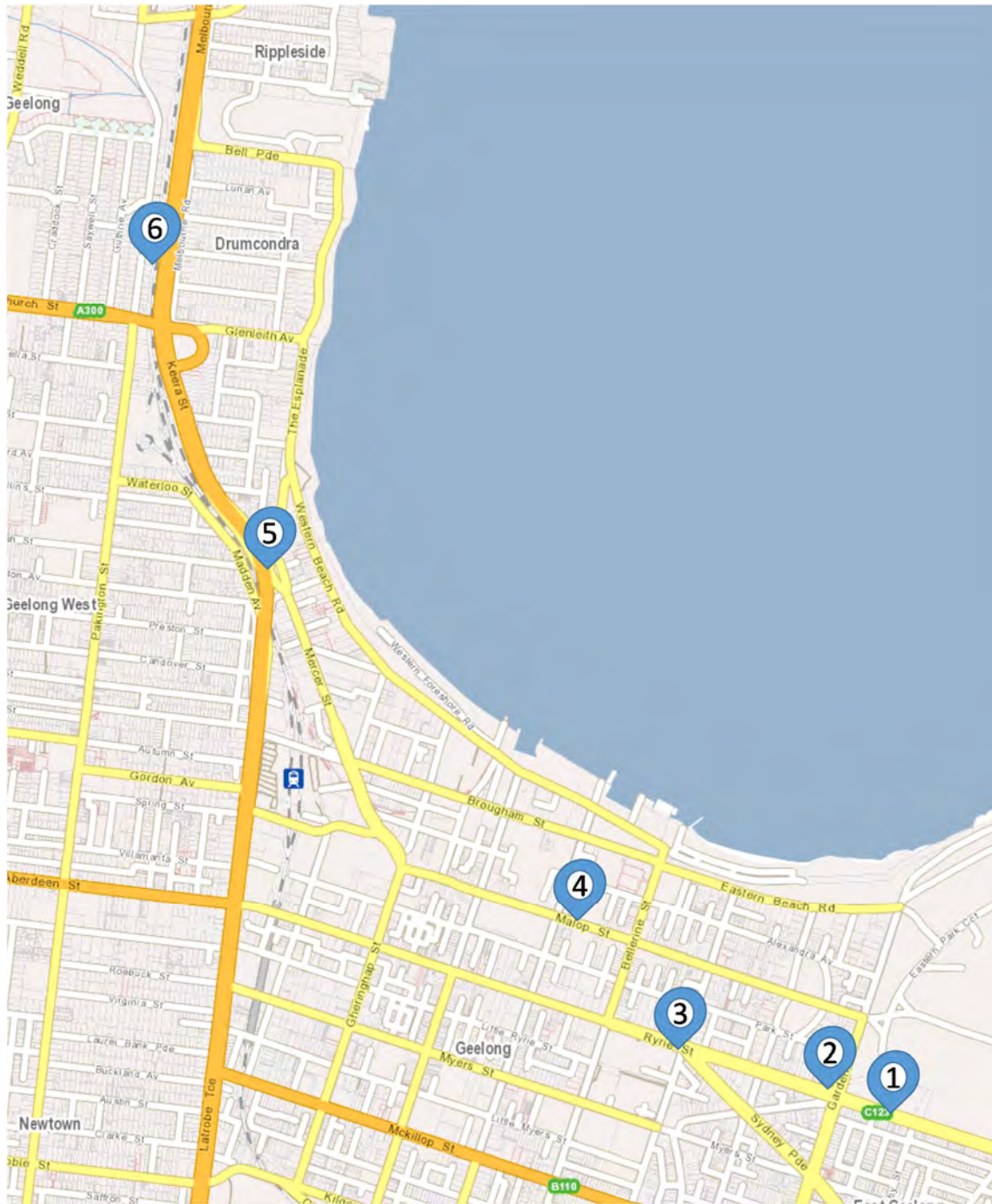
As signage and line-marking may take away from the beautiful cityscape along Malop Street, consideration can be given to a week/weekend police blitz to help educate drivers and increase safety for pedestrians



<https://www.youtube.com/watch?v=XqpBIJe9TQs>

WAYFINDING TO CENTRAL GEELONG

To assist in creating Malop Street as a pedestrian orientated area, directional signage for through routes should not direct traffic to enter the heart of the CBD via Malop Street. Directional signage should encourage the use of appropriate routes for through traffic that does not have a destination for the CBD. A review of directional signage on all approaches was conducted and the recommendations are as follows.



	Directional signage to Geelong CBD encouraging use of Malop	
1	Portarlinton Road (Ryrie Street) East Approach: A “City Centre” sign prior to the intersection of Garden St and Ryrie Street directing traffic to continue to use Ryrie St to reach the city centre could be useful.	
2	Portarlinton Road (Ryrie Street) / Garden Street East Approach Changing the existing one through lane and two right hand turn lanes, to one right hand turn lane and two through lanes will allow more traffic to flow down Ryrie street, this will keep vehicles on the arterial road and discourage the right hand turn onto Garden Street which then leads drivers down to Malop Street.	

	Directional signage to Geelong CBD encouraging use of Malop	
3	Sydney Parade North Approach When travelling on Sydney parade and heading towards the CBD, the signage directs traffic to a slight left, which is incorrect and should direct traffic straight.	
4	Malop Street intersection of Yarra Street North Approach There is no directional signage at the intersection of Bellarine St and Malop Street. People looking to access the CBD generally want parking, it would be beneficial to include parking signage to direct cars to the left to enter Market Square carpark and to the right to enter Westfield car parking instead of traveling through Malop where no car parking is available.	

	Directional signage to Geelong CBD encouraging use of Malop	
5	Princes Hwy South approach Entering the CBD from the north directs you to continue straight on Mercer St or enter the waterfront via the left lane. When following this signage you then gain entry into the CBD via Malop Street.	 A photograph of an overhead highway interchange. Three green directional signs are visible: the left sign points left for 'Mercer St' and 'City Centre'; the middle sign points straight ahead for 'Portarlington'; and the right sign points straight ahead for 'Torquay' and 'Colac'. A yellow 'ROAD CLOSED' sign is also visible on the left side of the road.
6	Princes Hwy South approach Signing changes could be implemented to direct vehicles to stay on the arterial roads	 A photograph of a road junction with two green directional signs mounted on a metal gantry. The left sign points right for 'Mercer St' and 'City Centre'. The right sign points right for 'Portarlington', 'Torquay', and 'Colac'. The road is a multi-lane asphalt highway with white lane markings.

Directional signage to Geelong CBD encouraging use of Malop			
Options:	Princes Hwy North approach VMS boards with visual time travel data, colour coded for light medium and heavy traffic may be useful prior to entering Malop Street which would allow drivers to make a decision on the best route depending on destination.		

IMPROVEMENT MEASURES SUMMARY

Topic	Task	Timeframe
Traffic signal improvements	Continue working with VicRoads Signal Services to review any additional improvements to those already made to existing signals.	Short term
Traffic signal linking	With adoption and direction of the Transport Network Operating Plan, investigate the opportunity to create signal links between intersections, informed by identified priority vehicle routes.	Medium term
Green Spine design	Consider the design of future Green Spine blocks (Gheringhap to Moorabool and Yarra to Garden Streets). Turning lanes may be considered for future blocks in the balance of the streetscape, as the street characterises along the Green Spine.	Medium term
Victoria Police enforcement	Continue engaging with Victoria Police to monitor and enforce poor driver behaviour – particularly those advancing into an intersection before it is clear.	On going
Education	Develop an education campaign to increase awareness of ' <i>do not block the intersection</i> '	Short term
Way finding	Implement directional signage improvements to help direct traffic appropriately for those vehicles travelling through Central Geelong, and those that have a destination to Central Geelong.	Short term
Network improvements	Further develop and liaise with VicRoads on initiatives to improve the network function.	Medium term

3. AMENDMENT C372 HAMS ROAD, WAURN PONDS – CONSIDERATION OF SUBMISSIONS

Source: Planning, Design & Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To consider submissions to Amendment C372 and Permit Applications 662/2017 and 663/2017 and refer them to an independent Panel appointed by the Minister for Planning.

Background

2. The proposal is a combined rezoning to General Residential Zone, a Design and Development Overlay and two planning permit applications to allow multi lot subdivision of 35 & 69-93 Hams Rd, Waurn Ponds. The land is the last Farming Zone site inside the Ring Road/Anglesea Rd in this part of the municipality.
3. Strategic justification for rezoning is provided by the Armstrong Creek Urban Growth Plan, the G21 Regional Growth Plan and the Settlement Strategy.
4. A subdivision masterplan was submitted with the two planning permit applications and includes: linear open space along the creek with shared pathways, a large 0.9 ha park, upgrades to Hams Rd and a new roundabout at the Hams Rd/Ghazeepore Road intersection. The exhibited plan shows 258 residential lots (plus 2 medium density superlots which could yield 40 lots) - a total of around 300 lots.
5. On 11 December 2018 Council resolved to support the public exhibition of the amendment and draft permits. It was exhibited from 21 March to 26 April 2019.
6. A total of 164 submissions were received. Of these 159 submissions objected and 5 submissions either supported, did not object or provided comments.

Key Matters

7. The two key issues raised in submissions are traffic and housing density.
8. Traffic concerns include problems with the main road in the area – Ghazeepore Road - which in recent years has seen increases in traffic volumes due to Armstrong Creek development and the opening of the Waurn Ponds Railway Station. Housing density concerns centred on the small lots when compared to the adjoining Grange Park Estate which has very large residential lots.
9. Other concerns raised in submissions include: potential for student housing, socio-economic issues, crime and safety, servicing, environmental impacts, flooding, drainage, noise and air quality, the buffer from the Boral quarry land and the consultation process.
10. A number of submitters did not oppose rezoning of the site or development but objected to the masterplan due to it being perceived as high density and having small lot sizes.
11. The proponents have provided a statement in response to the submissions and, as a way forward, have offered \$0.5M as a contribution to improvements in Ghazeepore Road and a new masterplan which reduces the density of the proposed subdivision by:

- 11.1 Removal of the two medium density sites capable of producing 40 dwellings.
- 11.2 Removal of all lots less than 300 sq m and replace with lots of at least 400 sq m.
- 11.3 Add an additional minimum of 30 lots that are at least 800 sq m through the removal of approx. 50 lots that are in the range from 300 to 400 sq m.
- 12. Under the *Planning and Environment Act 1987*, Council must now either: change the Amendment in the manner requested by the submitters; refer the submissions to an Independent Panel; or abandon the Amendment or part of the Amendment.
- 13. Officers recommend referring the submissions to a Panel and accepting “in principle” the proposed changes put forward by the proponents.

Cr Nelson moved, Cr Murnane seconded -

- 14. That Council having considered all submissions to Amendment C372 and related planning permit applications resolves to:**
 - 14.1 Request the Minister for Planning to appoint an Independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;**
 - 14.2 Refer all submissions to the Panel; and**
 - 14.3 Submit to the Panel its response to the submissions generally as outlined in this report.**

Carried.

Attachment 1

Financial Implications

1. There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process. State Government fees associated with an independent panel hearing will be passed on to the developer. Council officer time and costs to review submissions are covered by a substantial statutory fee of \$39,405 that Council is entitled to charge as the Planning Authority under the *Planning and Environment (Fees) Regulations 2016*.

Community Engagement

2. Nearby landowners and occupiers, prescribed Ministers and other relevant agencies were directly notified during the public exhibition period. The broader community were notified through notices in local newspapers and the City of Greater Geelong website.
3. The developer held its own information session separate to the Council process.
4. Submitters will be able to engage in the planning process further by appearing at an independent panel hearing in the event that Council decides to refer submissions to a Panel.

Social Equity Considerations

5. The amendment addresses social equity by potentially providing further housing choices to the Geelong community. The exhibited plan shows a range of lot sizes which would suit different homebuyers and demographics ranging from small conventional house lots to larger allotments of 850 square metre plus along Hams Rd. The revised plan has less diversity of housing due to the proposed removal of smaller lots and medium density sites. The site is well located close to public transport (train station and bus stop), Deakin University and the Epworth Hospital.

Policy/Legal/Statutory Implications

6. The amendment is consistent with the following clauses of the Greater Geelong Planning Scheme Planning Policy Framework including:
 - 6.1 Clause 11.01-1S Settlement - The amendment supports this policy as it will facilitate residential growth in an orderly manner located close to educational, transport and community services.
 - 6.2 Clause 11.01-1R Settlement Geelong (G21) - The amendment supports this policy as the area is identified to support planned growth and optimises the use of existing infrastructure and services.
 - 6.3 Clause 15.01-1S Urban Design – The proposed rezoning, subdivision layout and open space are considered to meet the objective: “To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.”
 - 6.4 Clause 21.06 Settlement and Housing discusses the importance of urban consolidation. The proposal supports this policy by locating development in an area that is well serviced and has the capacity to accommodate sustainable development.

7. The land is also within the proposed permanent settlement boundary in the Settlement Strategy adopted by Council on 9 October 2018.

Alignment to Council Plan

8. The Amendment supports the Sustainable Built and Natural Environment strategic direction of the Council Plan 2018-22 and is consistent with the strategic direction of community wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

9. No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80C of the Local Government Act

Risk Assessment

10. There are no notable risks associated with implementing the recommendations contained in this report.

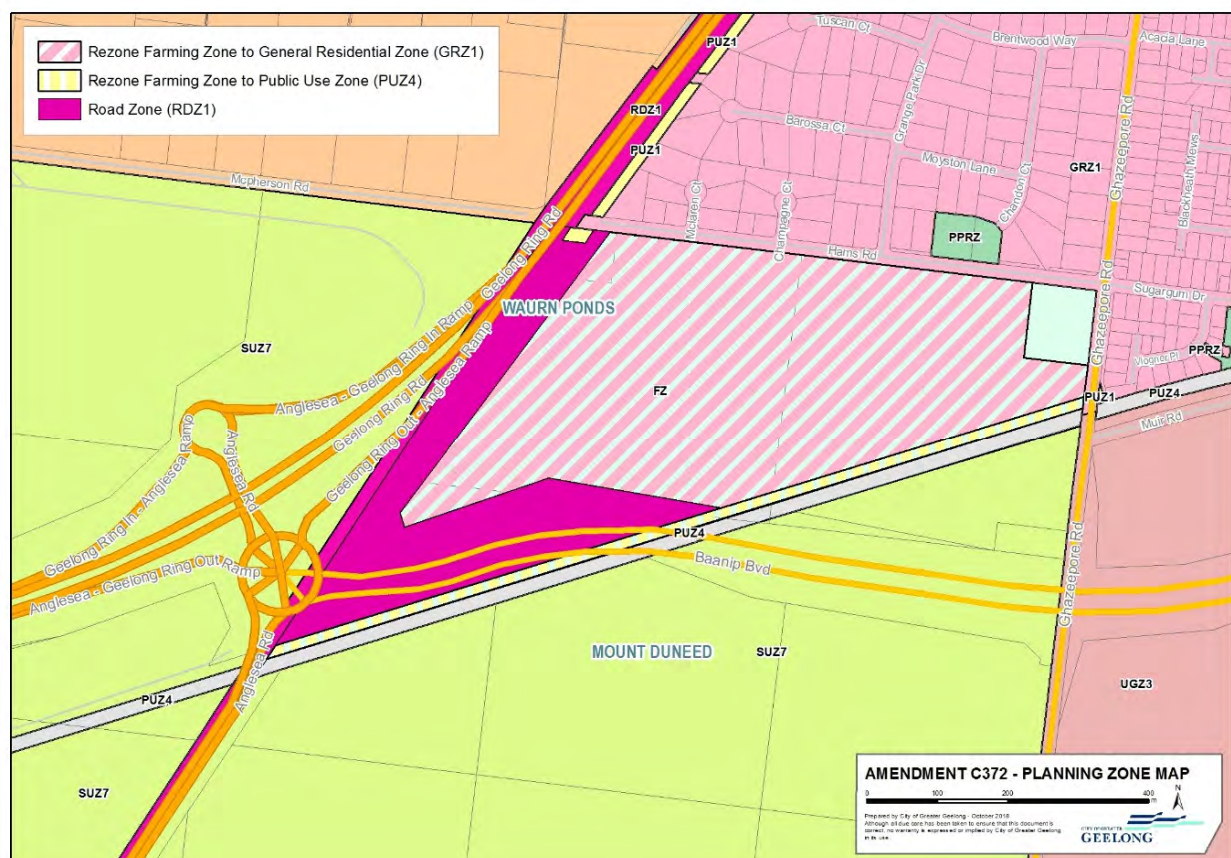
Environmental Implications

11. There are a range of environmental implications including stormwater and creek management, native vegetation and wildlife, buffers to the quarry land and noise from roads, the railway and the electricity substation. These issues are addressed in draft planning permit conditions and the proposed Design and Development Overlay.

Attachment 2

Background

1. On 29 June 2017 Taylors Development Strategists, on behalf of the two landowners, lodged a combined planning scheme amendment and two planning permit applications to allow a multi lot subdivision at 35 & 69-93 Hams Road, Waurin Ponds.
2. The amendment proposes the following:
 - 2.1 Rezoning of land from the Farming Zone (FZ) to the General Residential Zone (GRZ)
 - 2.2 Rezone the land within the Barwon Water reserve (north of the Geelong/Warnambrook Railway line) from FZ to Public Use Zone (PUZ)
 - 2.3 Introduction of a Design and Development Overlay (DDO) to inform the key built form outcomes for the land
3. The amendment is accompanied by two planning permit applications:
 - 3.1 PP662/2017 for multi lot subdivision of the land at 35 Hams Rd owned by Waurin Ponds Trust
 - 3.2 PP663/3017 for multi lot subdivision of the land at 69-93 Hams Rd owned by Echin Pty Ltd.
4. The map below shows the proposed zoning changes (the DDO would apply to the area being rezoned to GRZ1).



5. The overall subdivision masterplan proposed for exhibition is provided in **Attachment 3**.
6. A summary of the development as detailed in the exhibited masterplan includes:
 - 6.1 A total of 258 residential lots;
 - 6.2 21 larger 'interface' lots on Hams Rd with an average of 850 square metres approx.;
 - 6.3 Two medium density 'superlot' sites (capable of approximately 40 medium density lots in total);
 - 6.4 A 0.9 ha local park central to the site to be delivered across the two developments;
 - 6.5 A creek reserve with an average width of 30m either side of the creek;
 - 6.6 Traffic treatments to discourage increased use of Grange Park Drive;
 - 6.7 Drainage retarding basins on each title; and
 - 6.8 A sewer pump station for the development.
7. Draft planning permits, a Design and Development Overlay and a Section 173 Agreement were prepared by Council officers.
8. At its meeting on 11 December 2018 Council resolved to exhibit the amendment and permits subject to Ministerial authorisation which was granted on 20 February 2019.
9. The amendment and permits were placed on public exhibition between 13 March and 26 April 2019.

Summary of Submissions

10. A total of 164 submissions were received as part of the public exhibition process. Five submissions either supported, did not object or provided comments and 159 submissions were objections (of which 77 submissions were a "Pro Forma Letter" meaning they were the same submission).
11. A full summary of all the submissions is in **Attachment 4** and a copy of the Pro forma letter is in **Attachment 5**.
12. The proponent was provided with a copy of the submissions and invited to make a response to inform and assist Council officer's response to submissions. The proponent's consultant forwarded a statement in response to the submissions (see **Attachment 6** for a full copy) and a draft revised Masterplan (**Attachment 7**).
13. The issues raised can be grouped under the following themes: traffic, housing density, student housing, socio-economic issues, crime and safety, servicing, environmental impacts, flooding, drainage, noise and air quality, the buffer from the Boral quarry land and the consultation process. A description of the issues raised and a Council officer response is provided below.

Submission Themes and Council Officer Responses

Traffic - Ghazeepore Road

14. The vast majority of submissions identified traffic impacts as the key issue. Many submissions commented on the current condition of Ghazeepore Road and the impact that additional traffic from the proposed development would have. Submitters pointed out the increases in traffic as a result of new housing estates in Armstrong Creek and Torquay and the opening of the Waurin Ponds Train Station. Access to the station is off Ghazeepore Road into Sugargum Drive which is also the intersection of Hams Rd and Ghazeepore Road. Submitters also referred to traffic coming from the south to access Colac Road, Deakin University and Waurin Ponds Shopping Centre. Issues raised include:
 - 14.1 Ghazeepore Road is too narrow, can't handle current traffic volumes and is difficult to navigate when cars are parked on the road;
 - 14.2 Safety issues if bike lanes were added;
 - 14.3 Difficulty entering and exiting streets off Ghazeepore Road at peak times;
 - 14.4 Lack of implementation of Council's 2015 transport report on the area;
 - 14.5 Railway upgrades and access to the station from the south need to occur before more development is allowed; and
 - 14.6 Difficulties with pedestrians crossing the road to access bus stops and train station.

Officer Response

15. Many of the issues raised are existing issues and it is acknowledged that Ghazeepore Road has experienced increased traffic volumes due to residential development in Torquay and Armstrong Creek and the opening of the Waurin Ponds Train Station.
16. The proponents refer to this in their statement, saying: *"Since the opening of both Baanip Boulevard and the Waurin Ponds Train Station (WPTS), Ghazeepore Road usage, particularly between Hams Road and Burgundy Drive has increased. The increase in usage from before and after the opening of Baanip Boulevard and the WPTS has almost doubled based on additional traffic counts recently undertaken by the proponent."*
17. Council traffic engineers consider the most pressing issues on Ghazeepore Road are the impact to traffic caused by on-street parking and the two bus stops (between Oakwood Cr and Acacia La), and the operation of the Ghazeepore Road/Hams Road/Sugargum Drive intersection. Other issues include illegal parking on nature strips, speeding and lack of on-road bike lanes.
18. The offer by the developers of a contribution of \$500,000 to improvements on Ghazeepore Road is welcomed by Council officers. This is a tangible way to help address existing issues and to offset the impact of increased traffic volumes from the proposed development. This offer is in addition to upgrades to the Hams Road intersection.
19. Potential improvements could include: indented car parking bays within the nature strips, indented bus stops and on-road bike lanes. An example of indented parking is provided below (Horseshoe Bend Road). Collation of data as to what the resident's current parking demands are would need to occur and officers would need to consult with all residents and stakeholders and undertake design and construction work.

20. Council officers recommend that this contribution could be included in the Section 173 Agreement that accompanies the amendment and permits.



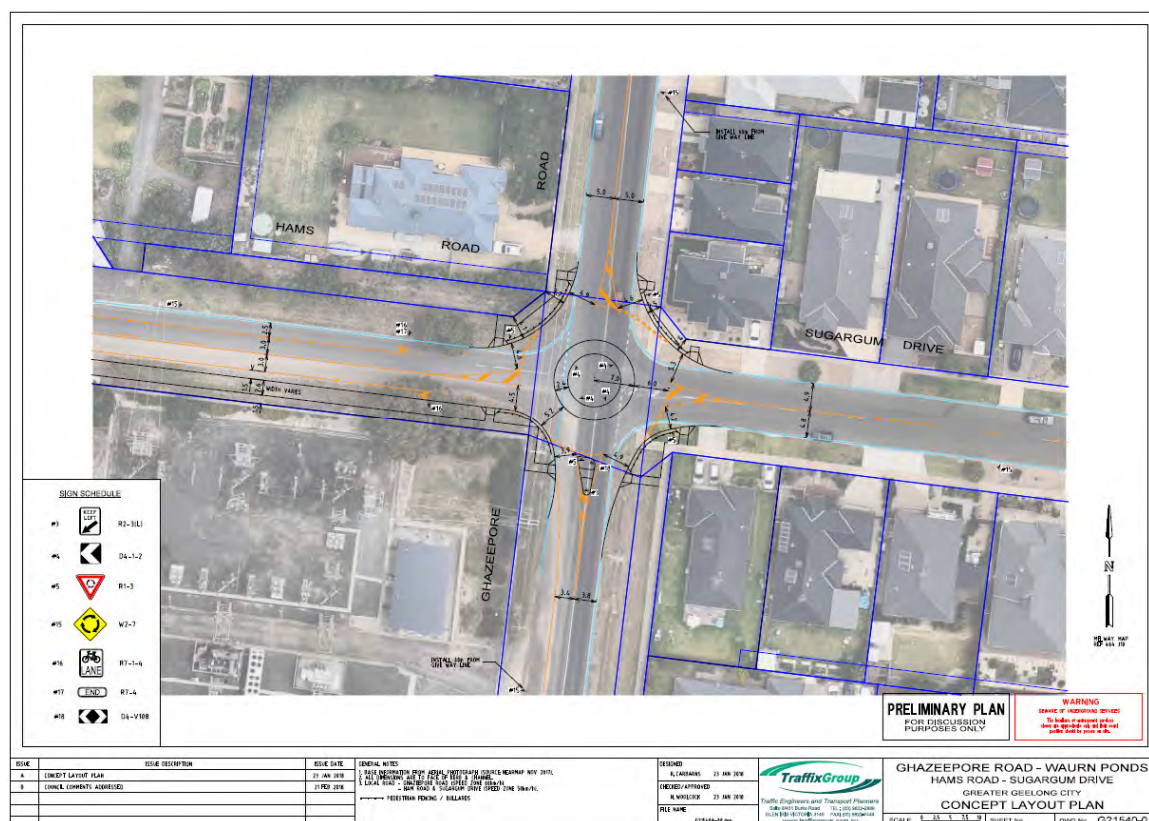
Fig. 1 Example of indented parking bays in Horseshoe Bend Rd, Torquay that can be proposed for Ghazeepore Rd

Traffic - Intersection of Hams Rd, Ghazeepore Road and Sugargum Drive

21. Several submitters commented on this intersection with issues including its inability to cope with additional traffic, comments for and against a new roundabout (as proposed as part of the C372 development) and requests for traffic lights rather than a roundabout.

Officer Response

22. The proponent's traffic engineers and Council officers have discussed this issue and further traffic counts and movement analysis has been undertaken at the intersection.
23. It is considered that either a roundabout or traffic lights would be a good solution to safely control traffic flows at this intersection. Traffic lights provide a safe pedestrian crossing, however the analysis shows that vehicle queues would be longer. It is considered that a roundabout would allow better flow of traffic, make east-west through movement much safer and slow down speeds in Ghazeepore Road. A safe crossing with a pedestrian refuge in the road centre would be provided as part of the roundabout. A copy of the concept plan for the roundabout is provided below.



Traffic – Grange Park Drive

24. Submissions have been received for and against the “no left turn” restriction proposed at the intersection of Hams Rd and Grange Park Drive to limit motorist short cutting down Grange Park Drive to access Ghazeeopore Road. Submissions also raised concerns with additional traffic down this street which has no footpaths and is used by families and children.

Officer Response

25. It is recommended that the permit and DDO continue to include requirements to make Grange Park Drive difficult to access from the proposed Hams Road development. This will minimise impacts on this street and neighbourhood. Planning permit conditions includes Local Area Traffic Management measure which could also include require offsite works to limit speeds down Grange Park Drive.

Traffic – Traffic report

26. A number of submissions criticised the traffic report that was submitted by the proponents and pointed out the traffic surveys are out of date being at least 2 years old.

Officer Response

27. The Traffic Engineering Assessment of October 2018 prepared by Traffix Group provides traffic counts from October 2016. More recent counts have been undertaken (referred to in **Appendix 5**) and a revised traffic report will be prepared by the developers.

Traffic – Single point of entry / Emergency vehicle access

28. Submitter criticism of the proposal include comments that a 258 lot subdivision which will be entirely reliant on just one road in and out is inappropriate, especially considering

Grange Park Drive will not be accessible from Hams Road. Other submitters are concerned about access in an emergency and that emergency vehicles may not be able to move down some of the narrower streets in the proposed estate.

Officer Response

29. The upgrade of Hams Road and the proposed roundabout at the intersection with Ghazeepore Road will mean that the road will have much more capacity than required for the volume of traffic generated by the development. Hams Road will be improved with footpaths, cycle paths etc. If Hams Road was blocked in an emergency vehicles could still travel up Grange Park Drive. The CFA was referred the application and provided no objection on this issue.

Cycling

30. The Department of Transport (DoT) made a submission commenting on cycle paths in and around the proposed subdivision. DoT supports removal of the 1.5m on road cycle lane on the condition the 3m wide shared user path in southern verge of Hams Road has adequate signage and markings. It also requests appropriate treatments at the western end of Hams Road for transition to and from shared path under Princess Freeway, requests the shared path along linear open space reserve to be 3.5m minimum for its entirety and suggests wayfinding signage to encourage pedestrian and cycling movements.

Officer Response

31. The support for the removal of the 1.5m lane is noted. Council officers will further consider what treatment would be appropriate at the western end of Hams Road and the comments on shared path width and signage.

Housing Density - Lot sizes / Neighbourhood Character

32. Many submissions were concerned at the density of the proposed subdivision, relatively small lot sizes and the two proposed medium density superlots. There is also widespread concern in submissions about the subdivision not being consistent with the character and density of the adjoining Grange Park Estate. Comments from submitters include:

- 32.1 Not in keeping with surrounding area;
- 32.2 Increased block size would reduce traffic volumes;
- 32.3 Out of character with the existing surrounding residences which is one of larger homes on larger allotments (2000 sq m and above);
- 32.4 Grange Park Estate has its own identity and the existing community would like it preserved;
- 32.5 Tiny block sizes take the rural feel away from Waurin Ponds; and
- 32.6 Super lots – an overdevelopment and unnecessary within this neighbourhood.

Officer Response

33. Council officers were supportive of the exhibited masterplan as it would potentially provide further housing choices to the Geelong community. There are a range of lot sizes proposed which would suit different homebuyers and demographics ranging from medium density sites and small conventional house lots to larger allotments of 850 square metre plus along Hams Road. Officers consider the density and lot layout in the exhibited plan is in accordance with State and Local planning policies and is supportable on planning grounds.
34. However, in response to the submissions and community sentiment the proponent has stated it wishes to alter the plan as follows (from statement in **Attachment 6**):
35. *"The proponent has attempted to acknowledge the neighborhood character and improve the interface with the Grange Park Estate through the provision of large lots on Hams Road of 800sq.m. or larger. The proponent acknowledges the concerns raised in some submissions with reference to the unknown – medium density housing sites and townhouse lots which are perhaps not common in the local area of Waurin Ponds and could be seen as a conflict to character. The proponents therefore propose to amend the plan of subdivision to find a balance between respecting local character and achieving development density objectives. The proposed changes include:*
- 35.1 Removal of the two medium density sites that were capable of producing 40 dwellings.*
 - 35.2 Removal of all lots less than 300sq.m. and replace with lots of at least 400sq.m.*
 - 35.3 Add an additional minimum of 30 lots that are at least 800sq.m. (primarily in the western end of the development away from the WPTS) through the removal of approximately 50 lots that are primarily in the range from 300 to 400sq.m.*

36. *The net result of the above changes is a reduction of 50 dwellings from the subject site and the encouragement of larger lots as opposed to smaller lots. The total number of lots following the changes above is 245. It is noted that restrictions on title will stop these lots from being able to be further subdivided."*
37. The proponent has also marked up the exhibited Masterplan to show the proposed changes (see **Attachment 7**).
38. Council officers accept this revised position and, subject to Council resolution, will amend the planning permit and DDO to reflect the changes in the lead up to a Panel hearing.

Socio Economic/Crime

39. Some submissions fear that the perceived high density of the development will create socio-economic problems. Submitters raise concerns that a "ghetto" will be created, others describe potential for an isolated, congested enclave. Crime and safety are also raised as issues. Comments from submitters include:
 - 39.1 Very small blocks...creating high density housing and higher risk of lower socio-economic housing;
 - 39.2 Increase in crime to the Grange Park Estate due to a significant price drop in housing between Grange Park Estate and proposed subdivision housing;
 - 39.3 Amendment could be responsible for creating an overcrowded pocket of ghetto living- small allotments, overcrowded, and unfavourable living situations;
 - 39.4 Stacking houses so close together is going to cause social issues on a large scale;
 - 39.5 Are we trying to cheapen Geelong with this type of development cheaper blocks, cheaper housing similar to Corio and Norlane.

Officer Response

40. Council officers do not agree with these submissions and the proposition that smaller lot sizes or medium density housing will necessarily result in increased social issues, crime or creation of ghettos. There are many areas across Geelong and cities such as Melbourne with thriving communities living in mixes of townhouses, apartments and conventional dwellings on small and medium sized lots.

Student Housing

41. A number of submitters are concerned that either the super lots could be developed for student housing or students could rent out houses in the new subdivision. Concerns relate to potential social issues, traffic and parking problems.

Officer Response

42. Students are entitled to buy or rent out houses built in the proposed subdivision and the planning system does not discriminate against this. It would only be if the houses contained excessive numbers of rooms or were turned into boarding houses that there may be a need for further approval. Car parking and traffic issues that may arise would be managed by Council as with any other residential area.

Flooding and Drainage

43. Local residents have commented that the land is a flood plain and "who would want to build in a creek and the lowest area of land in the vicinity". Another criticised the Surface

Water Management Strategy as being flawed as it's based on the 2014 C276 application not current application.

44. Vic Track and DoT objects to the design of the storm water drainage system in the planning permit application. Vic Track states it does not usually permit drainage from new development into the rail corridor and this is reflected in the standard conditions it commonly recommends to Responsible Authorities. The issue relates to the C372 site draining into a culvert under the railway line which is blocked with sediment.
45. Vic Track seeks more information and details on the culvert and design details of the proposed retarding basin and requests conditions be placed on permit (see submission 164 in **Attachment 4**)

Officer Response

46. Council officers believe that Vic Tracks' issues can be resolved and will arrange a meeting with the key stakeholders to reach a solution.

Servicing

47. Some submitters are concerned that servicing infrastructure in the area cannot cope with additional population. Concerns include low water pressure and the lack of consideration of natural gas infrastructure strategic planning in the Armstrong Creek West PSP.
48. Barwon Water submitted that the development can be supplied with water and sewerage services and it was satisfied with the permit conditions. It suggested that the site of the proposed sewerage pump station be rezoned to Public Use Zone 1 – Service & Utility.

Officer Response

49. The proposal was referred to all relevant servicing authorities and their requirements are included as conditions in the draft planning permits.
50. Council officers agree with Barwon Water that the pump station site should be rezoned to PUZ1, however it would be preferable to do this later as part of a tidy up amendment as a separate land title is required to determine the boundaries of the zone.

Environmental impacts, open space

51. Submitters are concerned at potential impacts of the development on the environmental values of the site in particular the creek. A submitter considers the site would be better served as a reserve for wetlands and trees for carbon capture. Concerns were raised over the fauna and flora of the creek which a submitters believes has a special species of frog that are primal to this area. Another submitter is concerned about the removal of remnant 'Grassy Woodland' mature native vegetation on Hams Road.
52. A submitter suggests the land should be a mixed passive and active open space reserve that celebrates natural wildlife and water qualities - a linear park/link from the Armstrong Creek corridor to the Waurin Ponds landscape. Lack of open space in Waurin Ponds was also raised.

Officer Response

53. Officers consider the proposed linear open space along this tributary of Armstrong Creek is an excellent outcome and when fully established would add to the environmental values of the area. The linear reserve will continue the treatment that has occurred along the creek in the Armstrong Creek Growth Area. The creek reserve, 0.9 hectare park and new pathways will help address the lack of open space reserves in Waurin Ponds and add to the recreation options for existing and future residents of the area.

Noise Impacts

54. Submitters consider the proposed estate would have “unfavourable living situations” with Geelong Ring Rd and Baanip Boulevard traffic noise, railway line noise and the power sub-station. The EPA submitted that Council will need to consider noise from the pump station in their assessment of the application which did not appear to have been included in the noise assessment. Another submitter queried “is there not a duty of care allowing a subdivision so close to the power substation?”
55. Powercor has objected due to acoustic impacts from the existing Waurin Ponds Zone Substation (WPRZ). It considers the current Overall Subdivision Masterplan and associated technical reporting do not adequately address noise impacts from the WPZS. It has requested changes to the Amendment, draft Permits and Master Plan to address these impacts (see submission summary in **Appendix 4**).

Officer Response

56. Condition 6 of the two draft planning permits requires acoustic treatment of dwellings in proximity to the railway line and Geelong Ring Road to address noise impacts.
57. The issues raised by EPA and Powercor in relation to noise from the substation will be addressed by the Powercor suggested changes to the amendment and permit which Council officers accept.
58. It is also noted that the developer’s propose to delete the medium density superlots next to the substation from the master plan. Conventional lots will be provided and will need appropriate buffers, restrictions and treatments to address noise issues.

Air Quality

59. EPA submits that the health impacts of traffic related air pollution near major roads are significant and widely recognised. In view of this, EPA advises the Responsible Authority to consider traffic air emissions from the Geelong Ring Road and other major roads when assessing this application. It says the Responsible Authority should satisfy itself that the application provides a suitable response to this localised source of poor air quality.

Officer Response

60. The proponent has previously undertaken air quality reports in relation to potential dust and emissions from future quarrying on the Boral land. Council officers will discuss this issue further with the EPA and will request a response to this issue from the proponent which may include another air quality report.

Boral Quarry Buffer

61. The EPA submission states that the Boral quarry (land) is located to the west and south of the subject site. EPA’s recommended separation distances for industrial residual air emissions (EPA Publication 1518) can be met for the cement clinker grinding, cement manufacturing and quarry (with blasting) operations. However parts of the land being rezoned fall within the recommended 250m quarrying (without blasting) separation distance. A reduced buffer (as per GHD Buffer Study March 2018) is not supported by EPA.

Officer Response

62. Council officers worked closely with the Department of Jobs, Precincts and Regions – Earth Resources Regulation Branch on the 250m buffer from the Boral land. The following condition is placed on the planning permits to address this issue:

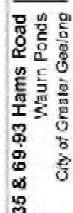
62.1 All Lots contained within stages 6,7,8 & 9 (whether wholly or partially) affected by the 250m extractive industry buffer as shown on the endorsed plan shall not be developed without the further written agreement of the Department of Jobs, Precincts and Regions.

Public Consultation

63. Some submitters expressed that there was a lack of consultation and consideration given to the existing community. One submitter believes the process appears to have been deliberately misleading and would appear to be biased toward the developer.

Officer Response

64. The amendment and permit application were subject to the usual public exhibition as required by the Planning and Environment Act. The developer did conduct its own information session but this was completely separate to the formal Council run process. Submitters will be able to engage in the planning process further by appearing at an independent panel hearing in the event that Council decides to refer submissions to a Panel.

OVERALL SUBDIVISION
MASTERPLAN

Attachment 4 – Summary of Submissions

No.	Surname	First name	Address	Suburb	Summary
1					Objection due to: - Impact of high density housing on traffic in Ghazeepore Rd - not built for amount of current traffic. 2000+ car movements per day will bring stress to current households. - One road providing access - construction will cause considerable traffic issues. - Development density totally out of step with Waurm Ponds area.
2					Pro forma letter and Objection due to: - Not a suitable area for the planned subdivision. - Flood plain – who would want to build in a creek and the lowest area of land in the vicinity? In a flood those on the south side of the creek would be trapped, with the only exit, across it. - Development prevents wildlife access to water in creek , reject c372 proposal, area better served as reserve for wetlands, trees for carbon capture, leave a buffer zone for native wildlife. - Capacity of Ghazeepore Rd to handle extra traffic. - If housing development required it should be south of Baanip Blvd.
3					Objection due to traffic related issues: - Increase in traffic from planned development. Difficulty turning right onto Ghazeepore Rd. Could turn left down Grange Park drive to get to proposed new roundabout. - House blocks need to be larger to reflect opposite side of Hams Rd & lessen traffic. - Proposed roundabout not enough to prevent accidents - prefers traffic lights. - Traffic report from 2 years ago doesn't reflect current traffic conditions.
4					Pro forma letter.
5					Support - Barwon Water has reviewed Amendment C372 and raises no objections. - Development can be supplied with water and sewerage. Barwon Water servicing advice provided for C276 in 2014 and the general servicing advice remains unchanged. - Conditions on draft Permits PP662 & 663/2017 are satisfactory. - Masterplan - a sewerage pump station and rising main is required to service this development. Overall subdivision masterplan shows pump station on east side adj Ghazeepore Rd. Consider rezoning this site Public Use Zone 1 – Service & Utility as part of C372.
6					Pro forma letter.

No.	Surname	First name	Address	Suburb	Summary
7					Pro forma letter.
8					Objection due to traffic issues: - Concerned at through traffic along Grange Park Drive. - Traffic report is outdated. - Ghazeepore Rd isn't able to account for increased traffic of 2500+ cars per day. The inter - section at top of Ghazeepore will become a nightmare for residents.
9					Objection due to traffic issues: - Concerned at through traffic along Grange Park Drive. - Traffic report is outdated. - Ghazeepore Rd isn't able to account for increased traffic of 2500+ cars per day. The inter - section at top of Ghazeepore will become a nightmare for residents.
10					Objection due to traffic issues: - Already experiencing high volumes of traffic along Ghazeepore into Grange Park Dve. Cars speeding along Grange Park, lots of families, young children, fear of an accident happening. - Proposed subdivision will add to the already congested roads in and around Ghazeepore, road is unsealed and unsafe for extra cars...recipe for disaster. - No problems with the subdivision if the infrastructure e.g extra road and in good maintenance. - Road is also used by residents in other areas like Torquay, Anglesea adds to the congestion.
11					Pro forma letter.
12					Pro forma letter.
13					Pro forma letter.
14					Objection mainly due to traffic issues: - Reps of the overseas company wishing to develop the Hams Road area advised they had not informed Vic Roads etc. - Massive extension to the Waurm Ponds railway station car park is about to be made. - Ghazeepore Rd would be swamped with vehicles, trucks used to develop. - Already problems turning off this road left or right, slowing the traffic, and as a consequence, inconvenience to their annoyance other road users. - Vehicles parked in Ghazeepore Rd slow or stop the public and private vehicles. - Accidents have already happened on this road. Children in danger of crossing the road. - Hams Road area would be better as a public park or Community Centre
15					Pro forma letter.

No.	Surname	First name	Address	Suburb	Summary
16					Pro forma letter.
17					Objection due to traffic and density & Pro forma letter. - Doesn't fit with larger blocks north of Hams Rd, should be minimum 1000sq meters - Increased traffic on Ghazeepore Rd will need upgrading.
18					Pro forma letter.
19					Objection due to traffic and density & Pro forma letter. - Proposal doesn't meet community standards or address additional traffic on Ghazeepore Rd - Development would be acceptable with larger blocks meaning less traffic movement.
20					Objection due to traffic and density: - Have lived in Hams Rd last 10 years already had street truncated by a freeway. - With proposed plan we will also have no access to exit the area via Grange Park Dve. - Out of 3 previous exit points we will now only have one, which is already a traffic problem in the mornings with exiting onto Ghazeepore Rd. - Problem will be impacted by huge increase in traffic from proposed subdivision. - Recent developments in Armstrong Ck mean Ghazeepore busier drivers more impatient - New subdivision will lead to dangerous traffic problems and unrealistic wait times. - House blocks are also too small which is not in line with the style of the area
21					Pro forma letter.
22					Objection: - C372 is developer greed, not in best interest of current or future residents. - No issue with the decision to rezone the area as general residential, matters are with DDO - Development should not be allowed to take place in its current form, would like to see the requirements included in Design and Development overlay *DDO) - Lots must be a minimum of 450m2 in the entire development - Convert medium density to nature/tree reserves or strict density, parking provisions - Pedestrian pathway spanning the entire southern border of the development
23					Objection due to traffic and density: - Increase of traffic coming out on Hams Rd, the idea of a roundabout will increase the noise and traffic accidents, hold ups at the railway crossing, trucks unable to get onsite as no trucks allowed on Ghazeepore Rd. - Concerned about the dirt and dust caused by massive development. - Property will go down in value.
24					Pro forma letter.

No.	Surname	First name	Address	Suburb	Summary
25					Pro forma letter.
26					Objection due to traffic concerns. - Turning onto Ghazeepore from Hams increasingly difficult due to increased traffic from Armstrong Creek and station. - Approving a 258 lot subdivision entirely reliant on just one road in and out is ludicrous, especially considering Grange Park drive will not be accessible from Hams Rd. - Is for developing the land but with alternate access or at least increased block sizes.
27					Support.
28					Objection due to traffic, density, social economic: - High density housing means higher risk of lower socio-economic housing. - Blocks should be no less than 600m2 to allow more spacious and family friendly living. - Low water pressure in the area may be worse with high density housing. - Already traffic congestion on Ghazeepore Rd, when a bus stops or any vehicle needs to turn Right coming down Ghazeepore into Monterey Rd. Needs to be a turn in pick up point like at the bottom of Ghazeepore Rd at every bus stop and main road where cars turn right. - This addition of high density housing will add hundreds if not thousands of cars per day to this ill thought out road ie Ghazeepore Rd. - Huge safety issue if dedicated bike lanes were added down Ghazeepore Rd.
29					Comments Quarry Interface: - The Boral quarry is located to west and south of the subject site. EPA's recommended separation distances for industrial residual air emissions (EPA Publication 1518) can be met for the cement clinker grinding, cement manufacturing and quarry (with blasting) operations. - However parts of the land being rezoned fall within the recommended 250m quarrying (without blasting) separation distance. - Reduced buffer (as per GHD Buffer Study March 2018) is not supported by EPA. Potentially Contaminated Land: - EPA has not undertaken a technical review of the Preliminary Site Assessment. Notes that the report concluded that the potential for contamination from the historical and current uses of the site is considered to be low. - Council, as the Planning Authority, must ensure that the land is suitable for its intended use and Council should review the report and determine whether the assessment is appropriate. Noise

No.	Surname	First name	Address	Suburb	Summary
					- EPA has not undertaken a technical review of the noise report. Notes that the report concluded that: - Installation of boundary noise barriers 5 m high would enable compliance with the NIRV Recommended Maximum Noise Levels for the 'day' and 'evening' periods seven days per week. - However, it would not be possible to achieve compliance with the NIRV 'night' period Recommended Maximum Noise Level over the full extent of the subject land by the use of boundary noise barriers of reasonable dimensions. - Council will also need to consider noise from the pump in their assessment of the application which did not appear to have been included in the noise assessment. Proximity to the Geelong Ring Road: - The health impacts of traffic related air pollution near major roads are significant and widely recognised. In view of this, EPA advises the Responsible Authority to consider traffic air emissions from the Geelong Ring Road and other major roads when assessing this application. The Responsible Authority should satisfy itself that the application provides a suitable response to this localised source of poor air quality.
30					Objection due to traffic and density: - Development out of character with low density development of Grange Park Dve area. - Ghazeepore Rd already busy & narrow with traffic crossing centre to avoid parked cars. - Will need widening and traffic management btw Waurm Ponds Drive – Baanip Blvd. - Hams Rd will need widening and foot paths. Currently foot traffic along Hams Rd is less than safe, increased vehicle traffic will make it more dangerous. - Grange Park Drive will need to be closed at its south end not just left turn only to stop Grange Park Drive becoming used as an alternative to Ghazeepore road. - A lower density development more in keeping with adjacent properties far more acceptable to those living nearby and put less strain on already congested roads.
31					Pro forma letter.
32					Pro forma letter.
33					Pro forma letter.
34					Pro forma letter.
35					Objection due to traffic, emergency services and environmental impacts: - Concerned at over development of this land, small block sizes and lack of access. - Troubled by the unacceptable massive increase this will mean to traffic in the area. - Knows from experience how hectic the intersection of Hams, Ghazeepore & Sugergum Drive can be waiting up to 5 minutes to turn, cars banked up at train line. - Ghazeepore Rd so busy now and unsafe with many buses and traffic congestion.

No.	Surname	First name	Address	Suburb	Summary
					- Proposed roundabout at the intersection will not be adequate to cope with the 3,000+ increase in traffic and unsafe being near the train line potentially a deadly bottleneck. - Concerned at unsustainable traffic volume it would create through Grange Park Drive . - No additional infrastructure concerning regarding emergency services access. - The removal of native vegetation will affect the wild life that rely upon it.
36					Pro forma letter.
37					Pro forma letter.
38					Objection due to traffic and drainage issues: - Presently Ghazeepore Rd carrying large amounts of traffic on narrow road not designed to do so. - Residents forced to park on nature strips to avoid side swiped and make it safer for cyclists. - Developments south of railway line = more residents using Ghazeepore to access station. - Another 700 cars to a congested roundabout a short distance from a level crossing can only spell disaster. Can't believe all your traffic modelling does not make this perfectly clear. - Why can't there be access to Ghazeepore Rd south of the railway line? - Is there not a duty of care allowing a subdivision so close to the power sub station? - Has looked at land over many years- wet and boggy with natural springs. - Can developers be 100% sure homes wouldn't be subject to movement or moisture problems?
39					Pro forma letter.
40					Pro forma letter.
41					Pro forma letter.
42					Objection: - Concerns about traffic down Grange Park, Hams and Ghazeepore Rds. - Too much potential traffic funnelled into 1 roundabout Hams Rd-Ghazeepore Rd intersection, compounded by level crossing within a short distance of this intersection. - Safety concerns about emergency vehicles having access as roads are too narrow. - Concerns over the amount and size of allotments as they don't fit into current trends of allotment sizes being average 2000Sqm or larger. - Issues with car parking space as its located close to Deakin University. - Concerns over no plans for extra infrastructure to cater for 3000 extra cars. - No foot paths or extra bicycle lanes so people (Children) are forced onto the road. - Concerns at fauna and flora of the creek - special species of frog primal to this area.
43					Objection due to safety, traffic and lack of infrastructure:

No.	Surname	First name	Address	Suburb	Summary
					- Concern for safety of community due to lack of existing infrastructure, increase in traffic levels due to train station in last 2 years and failure to upgrade roads and infrastructure. - Unsafe crossing and travelling down Ghazeepore Rd due to narrow poorly maintained road busy with buses, trucks and cars. - No footpaths in Grange Park estate, forced to walk down roads, increasing traffic extremely unsafe for all residents. - Understand Geelong is getting busier but no excuse to put the community and lives in danger with ensuring the appropriate safety measures are in place. - Access and exit to proposed new estate very limited and bottleneck or disaster will mean safety vehicles have restricted access. - Does not align with current environs and neighbourhood overlay and not adequately supported from infrastructure perspective. - Upgrade the infrastructure to support new estate which has reasonable sized blocks.
44					Objection due to impacts on neighbourhood identity and character: - Neighbourhood identity is evident in other parts of Geelong. - Moved to Grange Park because of its uniqueness on the outskirts of Geelong with a distinct rural feel. (Larger blocks, no footpaths, open sky etc...). It has its own identity and the existing community would like to preserve it. - developers in their haste to earn a large return on their investment have presented a plan which is at odds with the existing homes. - Council is to ensure affordable and varied housing options for our growing population; however, another may be to protect and enhance significant environmental, landscape or neighbourhood character areas. - urge Council and planners to look closely at the current neighbourhood character and consider the impact of Taylors plan on existing residents.
45					Pro forma letter.
46					Objection due to traffic: - Lives in Peppertree Rise and exit onto Ghazeepore Rd from Grange Park Dve in mornings a very long wait to be able to turn right to take children to school. - Lot of traffic coming up and down Ghazeepore Rd. How will all the traffic from this subdivision get out? Ghazeepore Rd is already busy. - Going down Baanip to Torquay Rd is not an option in the mornings either because Torquay Road is already jammed. - Current roads don't have the capacity to add that much traffic to.

No.	Surname	First name	Address	Suburb	Summary
47					Objection due to student housing, traffic, community infrastructure: • Current experiencing of living in a cul-de-sac in Waurm Ponds. • Student housing may be built in future leading to lower standard of upkeep by residents, more cars per household and more traffic. • Traffic access and egress to the development: Proposed roundabout will be restricted access for emergency services and residents. • Traffic survey out of date. • Impact on local community infrastructure: Waurm Ponds suburb does not have any community shops, halls or other areas which could be considered hubs. • Lack of consultation and consideration given to the existing community.
48					Objection due to traffic and potential student accommodation: • Increased traffic on Grange Park Drive. • Concerned for potential student accommodation with 7 or 8 cars per household.
49					Objection & Pro forma letter: • Only one exit onto Ghazeepore Rd seems ludicrous for the volume of vehicles. • Concerns about the additional rail line added to Waurm Ponds that will create more traffic from Sugargum Road. • Small house blocks and narrow roads will equate to ghetto in the near future. • Aging residents of Ghazeepore Rd have already seen a significant increase in traffic volume since the train station and Baanip Boulevard completed. • Finding it very difficult to exit the property by car and dangerous crossing the road to access bus stops and train stations. • Traffic flow reduces on Ghazeepore Rd during school times and many uses this road as a 'speedway' at other times and overnight.
50					Objection due to character, traffic, noise and flooding: • Out of character with the existing surrounding residences which is one of larger homes on larger allotments (2000 sq m and above). • Traffic chaos will compromise the safety and ability of "free flow" of traffic up and down Ghazeepore Rd, to future residential developments in the COGG's Armstrong Creek. • COGG amendment could be responsible for creating an overcrowded pocket of ghetto living- small allotments, overcrowded, and unfavourable living situations, with Geelong Ring Rd and Baanip Blvd traffic noise, Railway Line noise and the power sub-station. • Land is so low lying, the possibility of flooding for many of the allotments. • A more appropriate use of this land, is for allotments of 2000 sq m plus.

No.	Surname	First name	Address	Suburb	Summary
51					Objection due to density and traffic: - Proposed development is not sympathetic with the nearby area. Proposed 300 sq m blocks, compared to existing 2000 sq m blocks. - Ghazeepore Rd traffic will be horrendous, 2500 plus cars from sub-division will try to access Ghazeepore, competing with growing traffic to the Wauran Ponds Train Station.
52					Conditional support: - Supports amendment if active transport infrastructure is improved in the area. - In 2015 there was a transport infrastructure in Wauran Ponds report stating Ghazeepore Rd needed cross section improvements, traffic calming works, complete the gaps in footpath network and install bicycle lanes. These need to be done as soon as possible. - Crossing of Ghazeepore Rd - for traffic calming suggests wombat crossings, especially near the Wauran Ponds Creek path and the train station as pedestrian islands not good enough, they still give full priority to motor vehicles. - Amendment will be great for people wanting to live close to the train station or the university if they can get to these safely and easily with active transport.
53					Objection due to amenity impacts and traffic: - Lives in Chablis Court - nice, quiet and lovely place to live. Doesn't support such a high density new development in this area as it is not a local norm. - May create problems such as heavy traffic that affects emergency service, reduce sense of place, etc.
54					Objection due to traffic, character, superlots: - Proposed development will create significant increase to traffic and use of Ghazeepore Rd which is already used above a safe capacity. - Proposed lot sizes are not consistent with existing properties at adjacent Grange Park . - The proposed development does not respect the character of the neighbouring estate. - Proposed super lots would be a detrimental overdevelopment of the area and seem unnecessary within this neighbourhood.
55					Objection due to density, crime and traffic: - The Grange Park Estate as advertised by selling agents as a 'sort after area' currently comprises of an average block size of 2000m2 with restrictive covenants. - Blocks in new estate down to 250m2 therefore do not conform with the estate. - Increased traffic flow on Ghazeepore and Hams Rds. Without any added infrastructure will cause traffic delays and a higher volume of traffic accidents. - Increase in crime to the Grange Park Estate due to a significant price drop in housing between Grange Park Estate and the new proposed subdivision housing.

No.	Surname	First name	Address	Suburb	Summary
					Medium Density Superlot has been placed on the corner of the Grange Park Estate which we can only assume will contain multi complex unit blocks (student accommodation and/or public housing) doesn't conform with Grange Park Estate and will increase crime and traffic to the corner of Hams Rd and Ghazeepore Rds.
56					Objection due to lot size, rural feel impact: - Proposed development of Hams Rd is completely un realistic with tiny block sizes they take the rural feel away from Waurm Ponds. - Not opposed to development but the block sizes are just too small. - Ghazeepore Rd is already congested with people coming from Mt Duneed estate. - Lives next door to a uni occupied house and already 7 cars parked in our street.
57					Objection due to density, traffic, safety: - The proposal of more than 400 small, high density blocks is inconsistent with the areas current amenity e.g. 2000m2 + blocks. - Proposed subdivision would also create unmanageable increased traffic, environmental impact, construction traffic, 4 cars per home out of Hams Rd. - Would impact children, students who walk & catch daily buses, trains to school and crossing roads would become more dangerous for them & slow their daily commute. - No consideration to this area along with no planned additional infrastructure and serious concerns regarding emergency service access. - This subdivision would impact our safe neighbourhood community greatly.
58					Objection due to amenity impacts and traffic: - Lives in Chablis Court - nice, quiet and lovely place to live. Doesn't support such a high density new development in this area as it is not a local norm. - May create problems such as heavy traffic that affects emergency service, reduce sense of place, etc.
59					Pro forma letter.
60					Objection due to density, traffic, flooding: - Area will become a high-density residential zone - does not fit the value of properties. - With high-density residential, infrastructure will no longer be able to support entire suburb. Roads such as Ghazeepore Rd will suffer overflowing traffic. - Primary school and medical centres will also overflow if there is no more to be built. - Due to the high-density population and narrow roads, there will never be enough space for parking. - Flooding zone as shown on plan is also unreliable as the entire area can store water.

No.	Surname	First name	Address	Suburb	Summary
					- Unless residential lot sizes are increased to 650-1200m2 instead of small residential lands such 180m2 will continue objecting this Amendment. - Disagree with the developer as they are reckless and only care about their own profits, ignoring the local residents' interest.
61					Objection due to environmental impact, density, character, policy, traffic, stormwater: - Suggests land should be a mixed passive and active open space reserve that celebrates natural wildlife and water qualities - linear park/link from the Armstrong Creek corridor to the Waurm Ponds landscape. Lack of open space in Waurm Ponds. - Suggests land be developed with comparable density to Grange Park Estate. - To claim this land is “a logical and orderly extension of the Armstrong Creek West Precinct” (Taylors 2018: 9), fails to recognise the integrity of different residential suburbs and landscapes, clear intent in the Henshall Hansen (1994) vision for Armstrong Creek to spatially, physically and aesthetically ensure a separation from existing Waurm Ponds and Grovedale suburbs. - Proposed development is not ‘aligned with’ nor the current amenity of the area, an allotment <200m² cannot be found in the existing residential Waurm Ponds suburb. - During construction phase 3-6 vehicle and truck movements and parking arrangements per day will be required per house construction as per normal activities occurring per house construction in Armstrong Creek does not include the waste removal dumpster. - Ghazeepore Rd- provides detailed concerns about traffic reports, modelling and data. - If subdivision proceeds, Hams Rd bitumen surface west of Champagne Crt intersection be reduced from proposed 20.12m bitumen width to 16.0m. - The development proposal fails to address the natural gas infrastructure strategic planning in the Armstrong Creek West PSP. - Surface Water Management Strategy is flawed as it’s based on 2014 C276 application not current application. - Concerned about request to remove extant ‘Grassy Woodland’ mature native vegetation on Hams Rd, requests that Council re-state this request as a mandatory requirement through a new Planning Permit condition. - Cultural heritage report (Young & Barker 2018) fails to understand the post-contact heritage of this subject site.
62					Pro forma letter.
63					Pro forma letter.
64					Pro forma letter.

No.	Surname	First name	Address	Suburb	Summary
65					Pro forma letter.
66					Objection due to character and traffic: - Lived in Grange Park Dve 16 years in quiet, spacious environment, able to walk, drive safely within neighbourhood. Subdivision would dramatically change this character. - Not opposed to development in Waurin Ponds but opposed to overdevelopment. - This road is used as a rat run from the growth of the south, making their way to Deakin University, Epworth Hospital and the Ring road. It is a popular route for cyclists.
67					Pro forma letter.
68					Pro forma letter.
69					Pro forma letter.
70					Comment on traffic: - Not against the rezoning. However if it goes ahead traffic down Ghazeepore will get even busier. It is already bad in the mornings trying to cross with 2 kids on bikes! - Some cars fly down Ghazeepore Rd! It's scary. The road down the bottom needs a proper shoulder. Needs to be bike lanes, footpaths and wombat crossings. People before cars.
71					Pro forma letter.
72					Pro forma letter.
73					Pro forma letter.
74					Objection due to traffic: - Traffic is out of control now, adding 300 more blocks will be alarming. - Living with small children riding and walking to school is a safety issue now, adding 3000 more cars to this area will be a nightmare, major safety concern for his children.
75					Objection due to traffic, amenity, safety, Settlement Strategy: - Request that Council acknowledges over-development of this site will significantly increase traffic movement and congestion, decreasing safety and amenity. - Significantly increased levels of traffic- 300+ dwellings within the development, refers to Council report 17 Nov 2015 on the port infrastructure needs for Waurin Ponds - Decreased safety for pedestrians, cyclists and motorists. - Impact on current amenity of the area: not maintaining neighbourhood characteristic or community expectations. - Not aligned with the principles in the Geelong Settlement Strategy. - Not physical or geographical connection to Armstrong Creek development.

No.	Surname	First name	Address	Suburb	Summary
					Inadequate consultation process with residents.
76					Pro forma letter.
77					Objection due to traffic and lot size: - Ghazeepore Rd won't be able to support the amount traffic that will be created by this proposed redevelopment. - Already a struggle to enter Ghazeepore Rd from Bourbon Way, along with the traffic from this estate plus all the new traffic from Armstrong Creek it will be even worse. - Entrance onto Colac Rd from Ghazeepore Rd already ridiculous . - Block sizes don't fit with area. Blocks of under 700m2 should not be even considered.
78					Objection Traffic increase, environmental impact, impact on amenity of the area.
79					Objection Concerns regarding traffic on Hams Rd. Alternate access to development needs to be considered particularly if Grange Park is inaccessible from Hams Rd as plans suggest.
80					Pro forma letter.
81					Objection - Lot sizes are far too small, proposal will lead to excessive population in Hams Rd area, too many vehicle movements onto/ along Ghazeepore Rd effecting the daily movements of all residents of Waurnd Ponds who use Ghazeepore Rd. - Design of the alternative access through Grange Park Drive is totally inadequate to cater for any increase in traffic in the residential area west of Ghazeepore Rd. - Condition of subdivision of Hams Rd land should require lot sizes which generally accord with lot sizes in the adjoining subdivisions of approx.. 2000 square metres.
82					Pro forma letter.
83					Objection due to traffic and safety, emergency service access: - Number of blocks not in line with current residential environment of the Grange Park estates, blocks very small compared to Grange Park. - Large volume of blocks will result in gross increase in traffic on Hams & Ghazeepore. - Waurnd Ponds train station has brought exponential increase in traffic on Ghazeepore . - Proposed roundabout will pose a serious safety hazard. - Emergency vehicle access to the proposed development. - Rushed through without proper community consultation.

No.	Surname	First name	Address	Suburb	Summary
84					Pro forma letter.
85					Pro forma letter.
86					Pro forma letter.
87					Objection due to traffic, safety, density: • Traffic Management Concerns - layout will dramatically increase traffic flow along both Grange Park Drive and Brentwood Way, impacts on amenity. • Safety of Pedestrians in Grange Park Estate - absence of footpaths will enhance the exposure and risk of pedestrians to increased traffic flows. • Environmental Impact - will eradicate local fauna by removing access to nearby waterways and native vegetation. • Incompatibility of proposed development with existing development: The scale (300 lots) and design (200-400 sq. m.) incompatible with Grange Park (1200-3000 sq.m).
88					Objection • Traffic report is based on data that is over 2 years old and does not consider a fully functioning Waurin Ponds train station and additional residential development. • Traffic counts undertaken in middle of university inter-semester break leading to a very subjective “down” estimate of vehicle movements. • Queuing of traffic already occurs from the rail crossing. • A no left turn will not work on Grange Park Drive. • Suitable understanding of local traffic conditions not known or appreciated and a evidence based decision to proceed cannot be considered until independently verified. • Precedent set with construction traffic prohibited from Ghazeepore Rd with developments such as Baanip Boulevard – needs to be enforced for this development. • Development doesn’t align with amenity of adjoining estates, within 200 metres of 2500m2 blocks, blocks will be less than 10% of sizes within the adjoining estate. • Council have referenced that this development is consistent with the Armstrong Creek Plan, it is not. It is wrong to coat tail on this independent assessment. • Blasting zone overlay exists 500 metres from the edge of the Boral lease and yet it is proposed to place blocks in the zone. • Until Boral formally relinquish this lease under the Mines act and it is rezoned no dwelling can be constructed in this zone. • Biggest failing of this proposed development has been on the lack of factual and timely consultation with the stakeholders and community.

No.	Surname	First name	Address	Suburb	Summary
89					Pro forma letter.
90					Pro forma letter.
91					Pro forma letter.
92					Pro forma letter.
93					Pro forma letter.
94					Pro forma letter.
95					Objection - Excessive traffic with inadequate infrastructure. - Fully functioning train station in Waurn Ponds, which has already seen a large increase in traffic volume in the area. - Likelihood of student housing with number of people sharing one dwelling and increase the number of cars parked in the estate. - No footpaths in grange park estate, traffic pose a danger to pedestrians/school children. - A blasting zone currently exists where the developers propose to place blocks of land. - Development on Hams Rd doesn't reflect existing areas charm, quiet, peaceful lifestyle.
96					Objection - New subdivision plans C372 are not in keeping with lifestyle and housing in the area. - Ghazeepore Rd/Sugar Gum Drive/Bodega St/Hams Rd, are inadequate as main feeder roads at present to deal safely and efficiently with current traffic/ bus routes. - What will happen in times of emergency in C372 and surrounding streets with access only via 1 outlet/inlet at the east end of Hams Rd be safe? e.g. transformer explodes at the Substation at Hams Rd & Ghazeepore Rd, our only exit? - Railway station upgrades and access from Sth need to be completed before any more development. - Bikes and Pedestrians need to be separated from cars, busses & trucks to ensure safety for all users. - Traffic Counts and movements used to model traffic are way out of date. - Can garbage trucks turn at end of streets as there is no proper turn area for large units.
97					Pro forma letter.
98					Pro forma letter.
99					Objection due to density, traffic, train station access: - Proposed development is for high density living in an area that cannot sustain it. - Volume of traffic from Grange Park Drive onto Ghazeepore will be extreme. - Emergency services will also be affected by these possible traffic jams.

No.	Surname	First name	Address	Suburb	Summary
					- Railway station upgrade and resulting road traffic as more rail commuters will create a bottleneck at the intersection of Hams Rd and Ghazeepore. - Has consideration ever been given to constructing a walk-over across the rail line to a new car park on the other side? Space there for commuters from Waralilly, Torquay etc.
100					Pro forma letter.
101					Objection Overdevelopment of the area, the amount of traffic it will cause, the impact on the amenity of the area, the prospect of dangerous traffic flows, the environmental impact and the lack of consultation by the proponents.
102					Objection & Pro forma letter: - Some blocks are ridiculously small, some blocks are 182 sq mts in size. No room for outside activities will create social issues. - Area comes under Ghazeepore-Anglesea Rd- Baanip Bvd TRIANGLE, and should be all large blocks. - Make the blocks big they will sell, not everybody wants small blocks. - Traffic on this estate is all directed to the intersection of Hams Rd and Ghazeepore Rd, 250 blocks serviced by one road (Hams Rd) and then one intersection at Ghazeepore.
103					Pro forma letter.
104					Objection due to consultation, environment, traffic: - Public Consultation Process: process appears to have been deliberately misleading and would appear to be biased toward the Developer. - Environment: Existing remnant native Grassy Woodland vegetation, located within the Council Road Reserve along Hams Rd is earmarked for removal. - Traffic: Concerns due to railway upgrade and will worsen with the development.
105					Objection & Pro forma letter: - Traffic when the railway crossing gate is down. - Smaller blocks and multi dwellings will increase traffic problem. - Most households will have at least two cars, current trend of small blocks and narrow streets making it hard for emergency services to pass through.
106					Pro forma letter.
107					Pro forma letter.
108					Objection

No.	Surname	First name	Address	Suburb	Summary
					- Area does not have the infrastructure to allow the amount of traffic to sustain so many houses - Sizes of the blocks are ridiculously small and will not suit the area it is in. - Has issues getting out of driveway because of the traffic moving down Ghazeepore Rd. - Road meant for local traffic only yet seems to be a highway for those heading to Mt Duneed, Torquay.
109					Objection - Refer to summary of submission 108 (same submission)
110					Pro forma letter.
111					Pro forma letter.
112					Pro forma letter.
113					Objection due to acoustic impacts from the existing Waurnd Ponds Zone Substation (WPRZ): - The Traffic Noise Assessment prepared by Marshall Day Acoustics does not address the potential noise impacts on the development from the WPZS. - The noise levels emitted by the WPZS exceed the NIRV Recommended Maximum Noise Levels for the night time period by a significant margin over a large area of land proposed for residential development. - The current Overall Subdivision Masterplan and associated technical reporting does not adequately address noise impacts from the WPZS. - Powercor requested changes to the Amendment, draft Permits and Master Plan including: - Design and Development Overlay (DDO45) - amend DDO45 reference the noise guidelines and stronger protection to the WPZS. - Draft Planning Permit – 35 Hams Rd (Permit No: 662/2017) - amend Condition 6 to include noise attenuation treatments related to WPZS. - Overall Subdivision Master Plan, Explanatory Report, Noise Assessments - update to address noise from WPZS and demonstrate how compliance will be achieved. - Application of GRZ not appropriate adjacent to the WPZS and will result in a land use conflict. - Existing Powercor electrical easement on the development site is required to be retained.
114					Pro forma letter.
115					Pro forma letter.
116					Objection - Traffic: 2000 extra vehicle movement per day. - Problems for emergency vehicles to travel through.

No.	Surname	First name	Address	Suburb	Summary
					Does not fit in current lot sizes, all lot sizes should be no less than 820sqm.
117					Objection due to traffic: - Increase of small housing blocks will result in high demand on traffic infrastructure & increased traffic congestion on Ghazeepore Rd MUST be taken into consideration. - No reason, except financial to do this subdivision, negative impact on our area. - Ghazeepore Rd needs speed humps, more off street parking on nature strips needs to be allowed & encouraged from a safety aspect, road itself is too narrow.
118					Pro forma letter.
119					Objection due to traffic, consultation, environmental and amenity: - Impact on traffic flow and increased safety concerns in adjoining roads and local area. - Impact on traffic safety, car parking allocated, access for emergency services and number of exits in the sub-division. - Lack of consultation associated with the rezoning proposal from Council and developer. - Environmental impact potential flooding may arises for house built in the development. - The proposed redevelopment does not take into consideration the amenity of the existing area. Blocks in Grange Park Drive are on average 2000m2.
120					Refer to summary of submission 88 (same submission)
121					Pro forma letter.
122					Objection - Development will have a major impact on residential peaceful living. - Children ride and walk to school from the courts and this will either change how they get to school or create a unsafe environment. - Obviously people making decisions on this development don't live in the area. - Traffic chaos would be horrendous as it is a significant problem now, especially after the arrival of a train, and a round-about would not fix the problem. - Children's bus pick up and drop off is opposite the transfer station. There's only room for one car to pass as the parents wait in their cars for their children to leave or arrive. - With only two exits into Hams Rd from the new development and all have to feed into Ghazeepore Rd is a joke (it is already extremely busy). - Emergency services entry and exit should raise significant concerns because of only one entry into Hams Rd leading to the development. - Ghazeepore and Hams Rd would become high accident areas. - Water holes and Dams will be polluted by run off from the house gardens .

No.	Surname	First name	Address	Suburb	Summary
123					Objection due to traffic, block size, amenity, process, Boral land, environmental: - The traffic report is 2 + years out of date, development in the area has been significant since last amendment with Waurin Ponds railway station and Bannip Bvd built. - The proposed 2500 car movements each day from C372 has only one way in and out as the land is locked in. - he current area is residential, with average block sizes around the 2000m2 mark. The proposed development is not aligned with the current amenity of the area. - The process has seemed to favour the developer. Being notified 1 week before the December council meeting (right before xmas) knowing that everyone was busy. - Construction of C372 will cause traffic chaos with only 1 road access in and out. - Significant problems with the overlay including not being able to build on a third of the block due to the Boral Blast Zone. - The land supports a wide and varied habitat for a variety of nature. The flooding in the area when we get high rain is significant.
124					Pro forma letter.
125					Objection - Overdevelopment on one parcel of land that's not consistent with Grange Park Estate. - Close proximity to Deakin University will lead to properties being rented to students leading to problems with parked cars and rubbish, weeds and uncared for gardens. - Ghazeepore Rd was not built to take the amount of traffic that uses the road now and will not be able to handle the amount of traffic the development brings.
126					Pro forma letter.
127					Objection - Only 1 access road in/out of the entire estate. - Train line duplication surely alters the proposal. - Blocking Grange Park Drive as an exit point, emergency vehicle access/access out for all people in the event of an emergency Fire/flood etc. - Block sizes less than 200sqm encourages a different socioeconomic population group. - It encourages student accommodation. - Car numbers have been estimated on 2016 figures, which does not take into account of the surround estates that have established. - Risk of flooding.

No.	Surname	First name	Address	Suburb	Summary
128					- Construction phase will have impact on our quality of life for a sustained period of time. Objection due to traffic, block size, amenity, process, Boral land, environmental: - The traffic report is 2 + years out of date, development in the area has been significant since last amendment with Waurin Ponds railway station and Bannip Bvd built. - The proposed 2500 car movements each day from C372 has only one way in and out as the land is locked in. - he current area is residential, with average block sizes around the 2000m2 mark. The proposed development is not aligned with the current amenity of the area. - The process has seemed to favour the developer. Being notified 1 week before the December council meeting (right before xmas) knowing that everyone was busy. - Construction of C372 will cause traffic chaos with only 1 road access in and out. - Significant problems with the overlay including not being able to build on a third of the block due to the Boral Blast Zone. - The land supports a wide and varied habitat for a variety of nature. The flooding in the area when we get high rain is significant.
129					Objection due to safety, traffic, emergency service access: - What safety measures has the council made along the waterway for children and pets? - Does a fully developed and occupied development place extra load on the sub-station creating additional noise levels, especially peak times of summer and winter? - The access roads according to the traffic study are 7.3m wide, no room for a fire truck. - High density of the development, limited parking and only two entry points to the development, does development meet emergency exit standards e.g.fire, gas leakage. - Will Ghazeepore Rd be widened to cater for buses?
130					Pro forma letter.
131					Objection due to traffic, safety, amenity: - Traffic - development plan shows 300 blocks, all of existing estate only 120 blocks in same footprint, traffic increase through Grange Park estate will be not only inconvenient but a real danger to residents and young children due to no footpaths. - Developers own traffic study (TRAFFIX GROUP - Traffic Engineering Assessment), is not only outdated, but contains bus routes that no longer exist. - Neighbourhood Amenity - reason his family invested in a larger size house block, in an estate with similar sized blocks, was for that exact reason.

No.	Surname	First name	Address	Suburb	Summary
					- To now have this land chopped up into small blocks to maximise developers investment, with potentially 182m2 blocks, will destroy the amenity of this estate. - Refers to child care centre Council refused in 2008 and previous Amendment C272.
132					Objection - Amenity of such a large scale subdivision is inconsistent with the current amenity of the Grange Park estate, gross overdevelopment of a parcel of land this size. - Traffic & Community Safety number of proposed lots goes hand in hand with huge increase in traffic expected expected to increase by 2700 vehicle movements per day. - Traffic study 2 years old, doesn't take into account increase in traffic due to the upgraded Waurn Ponds train station, completion of Baanip Blvd and the bus routes on of which no longer exists there are now 2 bus routes 41 & 42 which service this area Proposed roundabout at the Ghazeepore Rd/Sugargum Dv/Hams Rd intersection will make this intersection even more dangerous although it may keep traffic flowing. - Difficult for a CFA fire truck to access the houses. This would then also stand for a Waste Collection vehicle or a Bus. - After a discussion with P.Smith from planning department, read the planning permits, nothing in the section referring to Powercor Conditions re noise from substation. - Area within the 250m Boral Buffer Zone cannot be developed until Boral rescind their right to mine and this has not been done. - Requests Council as the Responsible Authority to abandon C372 & Permit Apps 662/2017 & 663/2017 - Hams Rd, Waurn Ponds. - If Council choose to review this application, the changes requested are: traffic lights at Ghazeepore/Sugargum/Hams intersection, min 1000m2 lots, requirement in Overlay that blocks over 600m2 must contain a restriction preventing more than one dwelling and being further subdivided. - Cut back on residential lots and build a secondary school.
133					Objection / Comments – lot sizes, student accommodation: - No objection to a development because it is inevitable. Must be limited to an absolute minimum block sizes of 900 m2 to fit with amenity, existing sizes of at least 2000m2. - All blocks must accommodate vehicles within property and not on the street. - Fear it will be ghetto like development at northern end of Grange Park estate Chablis crt, 2 storey rental houses, 6 bdrms for Deakin Uni students, 6 cars per house. - This is a Family oriented area and should be preserved, block sizes as small as 187 m2 is not justifiable as it too small for camping on let alone a permanent dwelling on.

No.	Surname	First name	Address	Suburb	Summary
					Multiple small block opportunities in developments from Waurm Ponds - Torquay - Armstrong Ck supported by public transport to Deakin University for student accom.
134					Pro forma letter.
135					Objection - Overdevelopment of the site. - Average lot sizes proposed is 200sqm and is inconsistent with the current average lot size of 2000sqm, developer should create lots 1000sqm minimum.
136					Pro forma letter.
137					Pro forma letter.
138					Pro forma letter.
139					Pro forma letter.
140					Objection & Pro forma letter: - Would be a very irresponsible council that would allow such High Density Housing in an area where the modern blocks are approximately 2000 square metres. - Ghazeepore Rd now at its limit for traffic, Hams Rd intersection needs Traffic Lights. - Car parking at Waurm Ponds Railway Station is now overflowing. - No Left Turn into Grange Park Drive will not work. Grange Park Dve not wide enough for existing traffic flow, if 2 cars are parked opposite, no room for emergency vehicles, children play in Grange Park Drive now. That would cease with this development. - No footpaths or walking tracks on Hams Rd or Grange Park Drive. - Are we trying to cheapen Geelong with this type of development cheaper blocks, cheaper housing similar to Corio and Norlane.
141					Pro forma letter.
142					Pro forma letter.
143					Objection due to traffic and amenity: - Traffic: increase in vehicle movements on Hams Rd and safety concerns Mount Duneed bus pick-up and drop off site Hams Rd. - Amenity: Grange Park Estate has average block size of 2000m2, the proposed development does not fit in with the amenity of the area.
144					Pro forma letter.
145					Pro forma letter.

No.	Surname	First name	Address	Suburb	Summary
146					Objection due to density, student accommodation, traffic: • Subdivision takes development of area to all time low, potential of high density living with minimal blocks creation of a 'slum' like area aimed at student accommodation. • Traffic has increased to the point that trying to get out of street is now more difficult. • Ghazeepore Rd traffic has increased greatly as through road to Surfcoast / Princes Hwys and Anglesea Road. • Traffic caused by the construction. • Planned changes to the Waurn Ponds station, how area cope with commuters? • Subdivision sacrifices quality of life for residents for financial gain of a few people. • Need for traffic lights on Ghazeepore Rd at Monterey Rd intersection, need roundabout at Burgundy Drive / Ghazeepore intersection to slow hoon drivers.
147					Concerns regarding Noise Assessment: • Raises following concerns and questions regarding the Noise Assessment: • Assessment approach - unattended noise measurements undertaken at 3 locations near western boundary of site. Exposure of noise at 3 selected location would be different as freeway is at a gradient. Inappropriate to use average noise level of these 3 different locations, and use single number to project noise levels across entire site. • Assessment year – section 5.1 says traffic conditions for 2029 have been projected and adopted for traffic noise impact, VicRoads has following questions: 1. According to "<i>Requirements of Developers – Noise Sensitive Use</i>", adopted noise attenuation requirements should be met for 10 yrs after finalisation of development. Important to confirm the year by when the development is finalised as that determines the assessment year and design year of the noise mitigation. Section 5.1 indicates that 2029 will be the assessment year. This means the finalisation of the development will be in 2019. Consultant needs to clarify whether correct design year has been adopted. 2. Paragraph under Table 6 and descriptions in Table 7 indicate the prediction noise level is for 2028.. inconsistent with what has been described in Section 5.1. Consultant needs to clarify which year of traffic noise level has been predicted for. 3. Section 5.1 says an average growth 5% per annum from 2005 to 2016. The daily traffic volumes were calculated for 2028 (or 2029??) based on this growth rate. Following this assumption, it seems the traffic volumes predicted for 2029 would need to be reviewed. The figures as shown in Table 6 seem to be incorrect. • Report concludes that road traffic noise levels at site would be below noise objective of 63dB(A). However, due to above points VicRoads, has concerns over this conclusion.

No.	Surname	First name	Address	Suburb	Summary
148					Pro forma letter.
149					Objection - Concerned by increase of traffic this proposal will bring 300 housed close to the Deakin Uni will mean houses to rent, 3 bedroom house will mean 3 extra cars and so on. - No food paths in this area. - What will become of the fresh green open space it will be packed full of small houses. - Size of our blocks are not what you will be offering, the small homes don't fit this look. - The wildlife...Yes frogs and Eagles will be effected by the move. - The school bus that collects at the end of Hams rd will become a hazard. - The roundabout won't help the residents of Hams rd who at the moment. - Runs a family day care, home and my families will now struggle with parking as the opening to the new houses is opposite our house. - Will make it a tight fit for emergency vehicles and the garbage trucks. - The noise pollution will increase with it all. - The respite centre in Champagne court will make the bus exit and entrance harder.
150					Objection & Pro forma letter: - Would create significant vehicular movement to and from the area each day, intersection of Hams and Ghazeepore already extremely busy. - Traffic issues would be compounded by the proposed increase in residential vehicles from the estate, and increase in train movements affecting the nearby level crossing. 'No Left Turn' sign in Hams Rd intersection with Grange Park - naïve to believe that this traffic control sign will prevent vehicles using this route, only way is blocking it. - No footpaths on Grange Park Drive and Hams Rd – many walkers, children playing. - Amenity - chose to live in this area due to the size of the blocks within the Grange Park Estate, proximity of proposed high density development will ruin the amenity. - If lots consistent with Grange Park Estate (min 2,000 sq m) would not object.
151					Objection due to traffic and lot size: - Increase in traffic on Ghazeepore Rd since Waurm Ponds Train Station and Bannip Bvd opened is significant additional traffic on this road would bring things to a standstill. - A roundabout would not be sufficient to manage the large flow of traffic. - Nor is the current setup of Ghazeepore Rd, people already travelling from Torquay, Mt Duneed, Charlemont, Armstrong Ck to access station, Epworth Hospital, Deakin Uni. - Proposed average block size is also not in keeping with the surrounding properties.

No.	Surname	First name	Address	Suburb	Summary
152					Support from proponent - Taylor continues to act for proponent Waurin Ponds Unit Trust for C372 applying to their land at 35 Hams Rd Waurin Ponds. - Submission in favour of C372 and Planning Permits 662/2017 & 663/2017 being approved by Council. - Should this matter progress to an independent hearing by Planning Panels Victoria requests opportunity to address the Panel directly.
153					Pro forma letter.
154					Pro forma letter.
155					Pro forma letter.
156					Objection - The development as such will not create "pleasant residential neighbourhoods in close proximity to jobs, services and recreational facilities" or develop the land "in a manner that will be functional and pleasant into the future ...". - Will create an isolated, congested enclave heavily affected by surrounding water risk and infrastructure noise as indicated by the applicants' own acoustics report. - Proposal does not articulate how it relates to the use of Boral quarry land. - The proposal is for a pocket of blocks the bulk of which are in the order of 350m2. - Out of character with the existing residential area does not amount to a reasonable flow-on or interface with the areas to the north and east of the land.
157					Pro forma letter.
158					Pro forma letter.
159					Pro forma letter.
160					Objection due to safety, traffic: - Concerned development will present a significant safety concern to residents due to the fact that the proposed plan only has one road access in and out. - Proposed subdivision and corresponding numbers of people would have an extremely detrimental effect on local traffic flow. - Ghazeepore Rd sign-posted as being 'local traffic' access only, not designed for current volume of traffic, edges in poor repair, impossible for cars to park either side of road without impeding traffic. - Level train crossing close to the only access road from the proposed estate, would present another significant impact to local safety and traffic delays.

No.	Surname	First name	Address	Suburb	Summary
					The busier Waurn Ponds train station becomes - especially with plans to double the size of the station in future, greater number of trains, boom gates will be down more.
161					Objection - Out of date traffic report does not take into account the development that has occurred in the area over the last 2 years, including Waurns Ponds Station and Bannip Bvd. - With the current residential area of block sizes around 2000m², it would be most concerning if the council approved the block sizes of 180m² as proposed. - Doesn't oppose a development just opposes an overdevelopment.
162					Objection due to traffic and density - Traffic data is over 2 years old and out of date. Development in the Waurn Ponds/Armstrong Creek area has been significant and continues at a fast pace. - Putting a further 2500 car movements in will create traffic issues in Hams Rd Ghazeepore/Sugar Gum. - proposal on Hams Rd allows 2 entrance/exit points for subdivision will dramatically increase number of vehicle movements in area, force all vehicles to Ghazeepore Rd. - Proposal doesn't blend with current amenity of the area which has larger blocks. Proposal to have 250 plus blocks in a 'landlocked' area with two exits is ridiculous.
163					Objection due to drainage under railway line / comments on cycling: Cycling Movements - DoT supports removal of 1.5m on road cycle lane on the condition the 3m wide shared user path in southern verge of Hams Rd has adequate signage and markings. - Requests appropriate treatments at western end of Hams Rd for transition to and from shared path under Princess Fwy. - Shared path along linear open space reserve should be 3.5m minimum for its entirety. - Suggest wayfinding signage to encourage pedestrian and cycling movements. Rail - Comments in conjunction with Vic Track on stormwater flow being directed to the rail corridor and the existing 1500mm culvert which is blocked with sediment - DoT does not support the proposed rezoning until such time that the drainage concerns are resolved to the satisfaction of DoT, VicTrack and the Accredited Rail Operator. Willing to meet to resolve this. Provides conditions for permits.
164					Objection to design of stormwater drainage system - notes that the "relevant agency comments" on p. 7 of Taylor's Planning Report that accompanies the application does not include consultation with VicTrack. - Seeks more information about proposed drainage design

No.	Surname	First name	Address	Suburb	Summary
					○ More detailed drawing of location and alignment of the VicTrack culvert ○ Design details of the retarding basin. • VicTrack objects to the design of the stormwater drainage system in the planning permit application. VicTrack does not usually permit drainage from new development into the rail corridor and this is reflected in the standard conditions it commonly recommends to Responsible Authorities. • Refers to Clause 221ZI of the Transport (Compliance and Miscellaneous) Act 1983, (see extract) which states: "A person must not cause or permit drainage or sewage to flow or empty from any premises occupied by the person onto land or premises the property of Rail Track." • In other respects, VicTrack has no objection to the general layout of the subdivision, as 15 metre wide reserve for electrical lines provides buffer between site and rail corridor. • Request the following conditions be placed on permit: 1. Except with the written consent of VicTrack, no drainage or effluent must enter or be directed to VicTrack land and must be connected to the legal point of discharge. 2. No waste, soil or other materials from the works are to be stored or deposited on VicTrack land. 3. All works including hoardings must be undertaken within the subject land and must not encroach onto VicTrack land. 4. No entry onto railway land is permitted without the written consent of the rail operator. 5. No permanent or temporary ground anchors are permitted within VicTrack land.

Attachment 5 – Pro forma letter

The Coordinator
Strategic Implementation
City of Greater Geelong
PO Box 104, Geelong Vic 3220

CITY OF GREATER GEELONG

10 AUG 2019

BROUGHAM ST

Planning Scheme Amendment C372 and Planning Permits PP662 & 663 / 2017

Who is making the submission:

First Name [REDACTED] Surname [REDACTED]

Mailing Address

(Street or PO Box)

Suburb

State

Post Code

Email

Contact Phone (optional)

Submission:

I object to the proposed Planning Scheme Amendment C372 and associated proposed rezoning of Hams Road Waurn Ponds and Design and Development Overlay for the following reasons:

Traffic

The traffic report is 2 + years out of date. The development in the area has been significant since the last amendment with the Waurn Ponds railway station being built and Bannip Bvd now fully complete and functional. The traffic report does not consider the proposed duplication of the railway line to Waurn Ponds and beyond to the new marshalling yards which will a. increase the boom gate 'down' time and b. further increase the traffic using Ghazeepore Rd. Ghazeepore Rd was not built for the amount of traffic that it currently has running up and down it, let alone another 2500 car movements per day from the new subdivision and more again for the duplication of the station.

Amenity

The current area is residential, with average block sizes around the 2000m2 mark. The proposed development is not aligned with the current amenity of the area. The majority of the proposed new blocks are between 300m2 and 400m2. This does not match with the current Grange Park Estate.

The proposed development is completely inconsistent with adjoining residential developments and in fact a <200m2 block could not be found in the region. Can the council please advise how this is consistent with amenity when usual sub division densities transfer over kilometres with density increasing at nodes not on "islands". The justification in light of no demand for additional land sub division is not supported by the developer's representative return justification.

The Developers idea that the proposed C372 development is a natural extension of the Armstrong Creek / Mount Duneed development is both totally incorrect and misleading. This parcel of land has no geographical or physical connection to any of the Armstrong Creek development. The land in question faces onto and is the last section of land in the Grange Park Estate. The fact is that this land is abutted by blocks that are typically 2000m2 and larger, and are physically closer and linked by a bike path to 2 acre blocks on the Western Side of the bypass road, than any Armstrong Creek land.

Process/Consultation – lack of

The process has seemed to favor the developer. Being notified 1 week before the December council meeting (right before Xmas) knowing that everyone was busy. We rallied the area and got 70 people to attend the council meeting on the 11th December. Then the developers held a community meeting on the 3rd April, however there was no presentation given at this, just a few posters on the wall, they did have representatives present however due to the volume of concerned residents present the room was very noisy and hard to hear. There are no signs up at the block of land to suggest there is even a planning permit underway like all other planning permits in the Geelong area. The development of this land would impact on many more people than just those properties adjoining the area, many people walk dogs, run, cycle etc along Hams Road because of its quiet, rural feel.

The community and residents must be given the opportunity to input into the developers plans, be part of a consultative community engagement program and allow the council/mayor / councillors time to actually visit the site and understand the issues. It is unfair and unreasonable in such circumstances for councillors / independent panel to make an informed decision on proceeding with this application given that no consultation has occurred, and baseline data is fundamentally flawed.

Construction

The construction of C372 will cause traffic chaos in the area with only 1 road access in and out. There are significant problems with the overlay including not being able to build on a third of the block due to the Boral Blast Zone. This is on the south third of the block. The houses closest to the highway and railway line according to the Traffic and Noise Assessment will need to have noise counseling provisions. This includes double glazing, no overhead air cons, high fence sound walls and more. Do you think someone buying a 300m² block will have the money to install all these extra things to their houses? I was under the impression that you cannot build on the land if it is below 59m above sea level. The lowest part of the block is 56m above sea level.

The Documentation provided to us, are mostly out of date. 2014 - flood model, 2013 – surface water management, 2015 – animal study, 2016 – traffic study, 2014 – safety management study and others. It would seem reasonable to expect that the models and documentation being used to make an informed decision were current and up to date.

Environment

The block of land in the proposal supports a wide and varied habitat for a variety of nature. There are 2 Wedge Tail Eagles that frequent the area. Parrots, finch's etc. What is going to happen when you start construction. The flooding in the area when we get high rain is significant. The local holding basin is too small that the water overflows across the road and into the creek. Peoples drains get backed up and flood their homes. Will these factors be taken into account if the extra houses are built as the development is likely to increase the probability of more flooding in these 1 in 100-year occasions.

Conclusion

I urge council to reject this proposed subdivision and rezoning of Hams Rd due to the overdevelopment of the area, the amount of traffic it will cause, the impact on the amenity of the area, the prospect of dangerous traffic flows, the environmental impact and the lack of consultation by the proponents.

Signature



Date



Attachment 6 – Statement from Proponents

STATEMENT FROM THE PROPONENT – RESPONSE TO SUBMISSIONS

There are a number of themes that emulate from the submissions received from Amendment C372.

Two themes that stand out from the rest are traffic conditions on Ghazeepore Road and the character/density of the proposed development. These two items are discussed below:

Traffic on Ghazeepore Road

Since the opening of both Baanip Bld and the Waurin Ponds Train Station (WPTS), Ghazeepore Road usage, particularly between Hams Road and Burgundy Drive, has increased. The increase in usage from before and after the opening of Baanip Bld and the WPTS has almost doubled based on additional traffic counts recently undertaken by the proponent.

This marked increase in usage is evidenced in the vast majority of submissions received by Amendment C372. Local residents have noted substantial increases in usage coupled with increased waiting times at intersections, increased near misses and other safety concerns. These traffic changes and concerns were constantly referred to at the information session held with local residents and again throughout submissions.

While traffic consultant modelling (and even Council's own traffic engineers) will attest that development of the subject site and future growth in the area will not create unreasonable usage levels on Ghazeepore Road and its intersections (based on daily volumes, queuing times, AM and PM peak projects etc); we note that local residents are not convinced. This seems to be because while Ghazeepore Road is classified as a 'collector road', it is not operating at its collector status potential.

While Ghazeepore Road has significant road pavement area, it has bus stops on the road pavement and also the ability for local residents to park either side of the road, narrowing the two-way passing traffic area of the road.

This situation could be dramatically improved by implementation one or a number of the following actions:

- Indented bus parking stops
- Line marketing allowing parking on one side or staggered parking alternating either side of the road
- Formalised car parking spaces on nature strips or staggered indented spaces

It has been made clear to the proponent that there are no current plans, briefs or budgets from Council to make any improvements to Ghazeepore Road. The proponent is mindful that the proposed development will generate increased usage of Ghazeepore Road (although that increased usage will not be perceptible in the context of current traffic volumes).

The proponent is eager to create and ensure improvements not only for existing residents but also for its future residents and it is therefore willing to make a contribution towards a traffic study and any rectification works recommended by that study that are necessary to improve the capacity, capability and safety of Ghazeepore Road for the current and future community.

The proponent suggests that a significant investment of \$500,000 be made available via the development of the subject site to Council. The payment can be facilitated via the Section 173 agreement. While the development of the subject site will likely take some 7 to 8 years to reach completion, it is proposed that a time limit of 2 years is placed on the collection and expenditure of the funding, inclusive of a traffic study and any recommended subsequent capital works so they are completed well in advance of any increased usage of Ghazeepore Road.

Character & Density

A large number of submissions spoke to the local unique character of Waurin Ponds. While the majority of the suburb is characterised by standard residential sized lots between 300 and 600sq.m., there is one estate to the north of the Amendment C372 that has much larger lots of 800sq.m.+ being the Grange Park Estate, from which the vast majority of submissions have originated.

Large lot estates (800sq.m.+) are now extremely rare in Victoria due to environmental pressures and planning policy objectives which encourage maximizing limited urban land resources within township boundaries to minimise urban sprawl into more sensitive environments.

It is appreciated however, that new housing estates should complement and enhance their surrounding circumstances whilst acknowledging environmental pressures and good town planning principles that have been refined after many years of urban planning throughout Victoria.

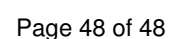
The creation of a large lot estate (as suggested by many submissions) within the subject site is not good planning and contradicts local and state planning policies. The site is within close proximity to the Waurin Ponds Train Station and as such, urban planning should encourage density to maximise public transport usage, particularly when people can comfortably walk or ride to the station as is the circumstance with the subject site.

The proponent has attempted to acknowledge the neighborhood character and improve the interface with the Grange Park Estate through the provision of large lots on Hams Road of 800sq.m. or larger. The proponent acknowledges the concerns raised in some submissions with reference to the unknown – medium density housing sites and townhouse lots which are perhaps not common in the local area of Waurin Ponds and could be seen as a conflict to character. The proponents therefore propose to amend the plan of subdivision to find a balance between respecting local character and achieving development density objectives. The proposed changes include:

- Removal of the two medium density sites that were capable of producing 40 dwellings.
- Removal of all lots less than 300sq.m. and replace with lots of at least 400sq.m.
- Add an additional minimum of 30 lots that are at least 800sq.m. (primarily in the western end of the development away from the WPTS) through the removal of approximately 50 lots that are primarily in the range from 300 to 400sq.m.

The net result of the above changes is a reduction of 50 dwellings from the subject site and the encouragement of larger lots as opposed to smaller lots. The total number of lots following the changes above is 245. It is noted that restrictions on title will stop these lots from being able to be further subdivided.

351 Main Road	9.38ha	% of SA
Residential	0.85ha	9%
Residential Interiors	0.12ha	3%
Residential Interiors Lots	1.15ha	12%
Residential Overland Flows	0.15ha	2%
Residential Overland Flows	0.09ha	1%
Open Space	0.07ha	1%
Open Space	0.37ha	4%
Open Space	3.00ha	32%
NET DEVELOPABLE AREA	6.38ha	
Local Roads	1.37ha	17%
Time Reserve	0.11ha	1%
Residential Interiors Lots	0.83ha	10%
Residential Lot Area	2.54ha	27%
Residential Lot Area	1.23ha	13%
Residential Lot Area	1.23ha	13%
total	6.38ha	68%
RESIDENTIAL LOT YIELD (excluding MD lots)	172	
Standard Residential	352m ²	
Average Residential Interiors lots	111	
Average Residential Interiors lots	247m ²	



4. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT ASHBURY ESTATE, STAGES 8 AND 10

Source: City Services – Engineering Services
Director: Guy Wilson-Browne
Portfolio: Social and Infrastructure Planning

Purpose

1. To consider revoking Council's designation of 12 December 2006 of flood affected land Ashbury Estate, Stages 8 and 10 inclusive as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Background

2. Council has a statutory obligation under the *Building Regulations 2018* to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.
3. The current designated flood mapping (**Attachment 2**) was designated by Council at its meeting of 12 December 2006.
4. This revocation will result in another stage of new lots in Ashbury Estate fronting 282 – 400 Horseshoe Bend Road, Armstrong Creek being free of their flood prone status, paving the way for owners to build homes on their land.

Key Issues

5. The flood mapping is subject to a revision due to the subdivision and development at 282 – 400 Horseshoe Bend Road, Ashbury Estate. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Ashbury Estate, Stages 8 and 10 inclusive, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (**ARI**) event due to approved internal earthworks.
6. The decision by Council engineers that the flood prone status can be removed includes assessment of internal drainage, road construction and earthworks to contain potential floodwaters from the 100 year ARI event within road and drainage reserves (**Attachment 3**).
7. It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of this development, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

Cr Murnane moved, Cr Nelson seconded -

8. **That Council revoke the Council designation of 12 December 2006 of flood affected land Ashbury Estate, Stages 8 and 10 inclusive as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.**

Carried.

Attachment 1

Financial Implications

1. No impact to budget.

Community Engagement

2. A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.
3. Relevant Council databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Social Equity Considerations

4. Council have a responsibility to the community to provide the best possible information on areas that are flood prone. The removal of flood prone designation allows owners to build on their land without a special permit from the City, and without raising the floor level of their home. It also reduces the cost of property insurance.

Policy/Legal/Statutory Implications

5. The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the *Local Government Act 1989*, *Local Government Regulations 1990*, *Planning and Environment Act 1987*, *Building Regulations 2018*, *Water Act 1989*, *Subdivision Act 1988* and *Emergency Management Act 1986*.
6. The works have resulted in the lots being protected from flooding during a major storm event that has a one per cent probability of occurring in any one year, and occurs on average once in 100 years. This is the required standard for new subdivisions.

Alignment to Council Plan

7. The recommendations of this report are consistent with Council Plan, in relation to planned sustainable development.

Conflict of Interest

8. There are no officer direct or indirect interests with respect to this report.

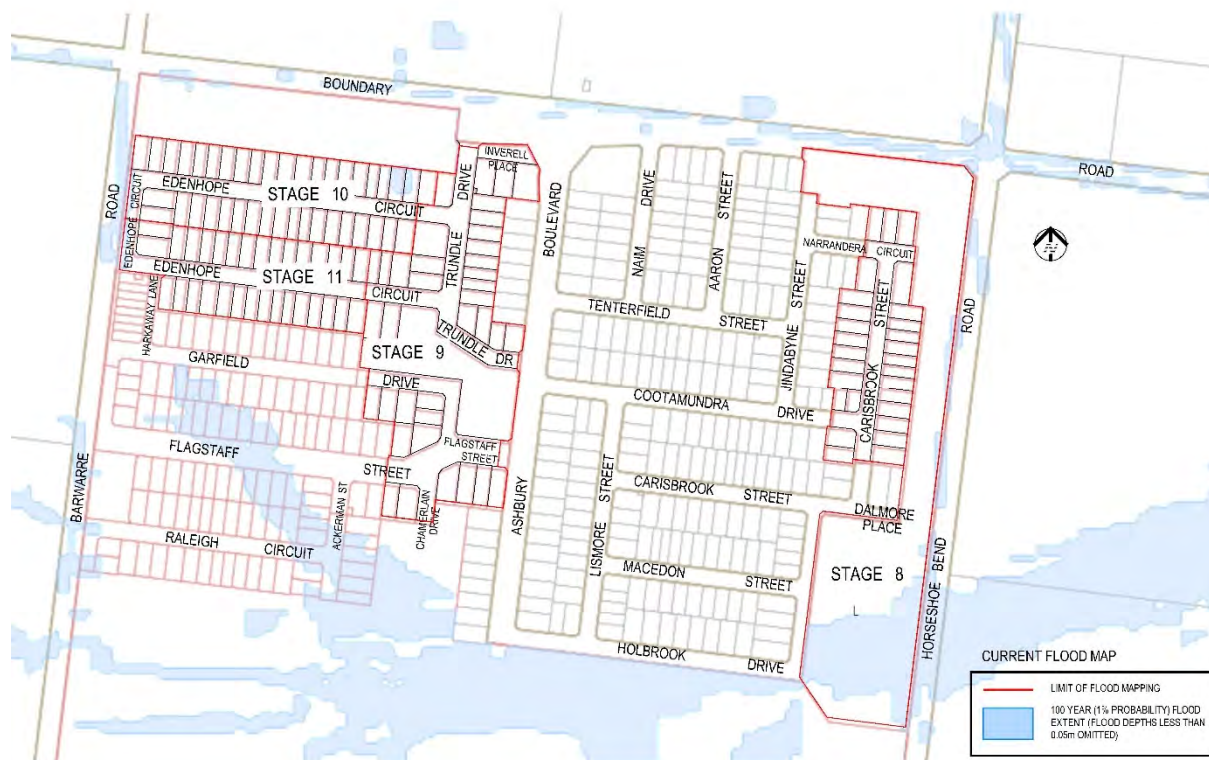
Risk Assessment

9. Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.
10. The revocation of the designation is the final step in minimising Council's risk.

Environmental Implications

11. The revocation of flood-prone areas designation and designation of revised flood data through the design of this stage is considered unlikely to result in any known adverse environmental impacts.

Attachment 2
Current Flood Map



Attachment 3
Revised Flood Map



5. PROCUREMENT POLICY UPDATE

Source: Customer & Corporate Services – Property, Procurement & Assets
Director: Michael Dugina
Portfolio: Finance

Purpose

1. To provide an update to the Procurement Policy following the annual review.

Background

2. *The Local Government Act (Vic) 1989* (Act) was amended in 2008 requiring the City to develop, approve and annually review its procurement policy.

Key Matters

3. The review of the policy is in line with the Council's obligations under the Act.
4. The Procurement Policy provides a framework for the purchase of goods, works, and services that emphasises value-for-money while conducting business in a fair and equitable manner. The purpose of the policy is to:
 - 4.1 Provide guidance, consistency, and controls over procurement activities;
 - 4.2 Demonstrate accountability to rate payers;
 - 4.3 Provide guidance on ethical behaviour in public sector purchasing;
 - 4.4 Demonstrate best practice elements in purchasing; and
 - 4.5 Increase probity of obtaining the right outcome when purchasing goods, works, and services.
5. This revision has been based on feedback received from internal and external stakeholders, as well as current trends in the field. A summary of changes to the policy are located on **Attachment 2** and the updated Procurement Policy is at **Attachment 3**.
6. The changes to the Policy are designed to continue the City's focus on social and sustainable procurement outcomes. Key elements and outcomes of the Procurement Policy are detailed in **Attachment 1**.
7. Through procurement strategies, over the twelve-month period between April 2018 and March 2019, 63.19% of the total Council procurement spend was made with businesses in the Geelong region (or \$144,417,104.00).
8. The City is commencing a Procurement Strategy, which is aimed at addressing the proposed changes to the Act as well as continuing to focus on social and sustainable procurement methods. The Procurement Strategy will provide direction for City in the following key areas:
 - 8.1 Maximising the positive social impact of the City's purchasing power;
 - 8.2 Continuing focus on local purchasing;
 - 8.3 Focussing on supporting small and medium enterprises including faster payment terms and greater opportunities for work for Geelong-based businesses;

- 8.4 Moving towards a mixed risk and threshold-based procurement model;
- 8.5 Improving procurement systems, allowing for better reporting and savings identification; and
- 8.6 Maximising the combined buying power of G21 Councils collectively.

Cr Nelson moved, Cr Murnane seconded -

- 9. That Council approve the amended Procurement Policy at Attachment 3 as required under the *Local Government Act (Vic) 1989*.**

Carried.

Attachment 1

Financial Implications

1. The City expends in the order of \$200 million annually on procuring goods, works and services. Our commitment to local spend, job creation and value for money continues with these policy amendments.
2. The City is committed to buying from local businesses on a value-for-money basis and supports the engagement of local suppliers, sub-contractors, and apprentices. The City continues to improve its local spend commitments through the application of relevant criteria being applied to tenders and quotations through social and sustainability outcomes, engagement of apprentices and trainees, engagement with local Aboriginal and Torres Strait Islander enterprises and persons, and the ongoing commitment with the GROW initiative.
3. The criteria for local content and engagement is applied at 10% of the total weighted score for all procurement activity, and 5% applied to the other criteria that is applied when applicable based on the category of goods, services or works being procured.

Community Engagement

4. There are no community engagement implications associated with updates to this policy, however, once approved the updated policy will be published and communicated via the website.

Social Equity Considerations

5. The policy articulates the City's ongoing commitment to the principles of social equity in procurement and strengthened through our partnership with G21's Region Opportunities for Work Compact (GROW). The City of Greater Geelong has been a signatory to the G21 GROW Compact since November 2015 and continues to be an active supporter of the program.
6. The City recently partnered with GROW in developing a Lighthouse Project in relation to the City's Civic Accommodation Office Building and Precinct Project, where the tenderers and their consortiums are being encouraged to engage with GROW and become signatories. Tenderers who take the opportunity to become GROW signatories will create employment opportunities for GROW target job seekers, which will have positive social outcomes for local people.
7. The Policy also encourages any social procurement initiative put forward by a supplier and list a number that the City supports through our strategies and policies.

Policy/Legal/Statutory Implications

8. Review of the policy is in accordance with Section 186 of the Act.

Alignment to Council Plan

9. The policy has been reviewed and updated to align with our 30-year vision, Greater Geelong Clever and Creative and the community aspirations.

Conflict of Interest

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

Risk Assessment

11. The policy accords with the Enterprise Risk Management Framework and applies risk management strategies at all stages of the procurement process.

Environmental Implications

12. The policy states that sustained value must be demonstrated, where applicable in the City's procurement, including the built and natural environment.

Attachment 2

Summary of Changes within Policy

3.4 - Probity Advisor Requirement

The need for a Probity advisor will still be a requirement for purchases over \$1m, however this will be based on a risk assessment for each procurement.

4.11 Request for Quote Exemptions

This is formalising an exemption process for processes where three quotes cannot be sought. This may include instances of sole suppliers, emergency purchases or instances where confidential information forms a part of the request.

6.2 Other Local and Sustainable Value

The changes to this section are based on feedback from suppliers around the relevance to some of the criteria.

The changes allow the City to create categories where different criteria can be utilised for maximum effect. For example, the supply of locally sourced employees are more likely to be included in a construction related tender as opposed to a software solution.

We have also created a criteria to address gender equity and supplier preference social outcomes. The model of supplier preference is the direction the City would like to head into the future, to encourage our suppliers to look at different areas within the municipality that could possibly receive benefits as a result of winning work for the City. An example of this may be a percentage of profits from a job may be directed to local charity or non-sporting not for profit organisation.

PROCUREMENT COUNCIL POLICY

VERSION: 08

Approval Date: 25 June 2019

Approved by: Council

Review Date: 30 June 2020

Responsible Officer: Manager Property, Procurement & Assets

Authorising Officer: Chief Executive Officer

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Introduction

PURPOSE

The purpose of this policy is to:

- provide policy and guidance to the City to allow consistency and control over procurement activities;
- demonstrate accountability to rate payers; provide guidance on ethical behaviour in public sector purchasing;
- demonstrate the application of elements of best practice in purchasing;
- increase the probability of obtaining the right outcome when purchasing goods and services; and
- minimise and manage risk in procurement.

SCOPE

This policy applies to all contracting and procurement activities at the City and is binding upon Councillors, City officers and temporary employees, contractors and consultants while engaged by the City.

This Procurement Policy is made under Section 186A of the *Local Government Act 1989*. This section of the Act requires the City to prepare, approve and comply with a procurement policy encompassing the principles, processes and procedures applied to all purchases of goods, services and works by the City.

This policy is supported by the Procurement and Contracts Management Manual.

Definitions

This section defines the key terms used in this policy.

ACT

The *Local Government Act 1989*.

CITY

The City of Greater Geelong organisation, led by the CEO.

COUNCIL

The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

Policy

1.3 Treatment of GST

All monetary values related to this policy **exclude GST** except, where specifically stated otherwise.

1.4 Role of Procurement

The role of procurement is to carry out activities relating to procurement in such a way that the goods, services and works are procured of the right quality, from the right source, at the right cost and be delivered on time and within budget, to achieve a value for money outcome for the City.

The Procurement team will lead and oversee the process for all of the City's tender processes, acting as the councils independent representative between the City and its potential suppliers

2 EFFECTIVE LEGISLATIVE AND POLICY COMPLIANCE AND CONTROL

2.1 Legislative Compliance

The Local Government Act requires the City to publicly tender contractual procurements over certain thresholds.

The key legislative requirements for this Policy include:

- section 186 of the Act (power to enter into contracts)
- section 186A of the Act (Procurement Policy)
- section 3C of the Act (Objectives of Council)
- section 208B of the Act (Best Value Principals)
- sections 77A, 77B, 78, 78A to 78E, 79, 79B to 79D, 80, 80A to 80C, 81, 95 and 95AA of the Act (Conflict of Interest)
- section 98 of the Act (Delegations)
- section 140 of the Act (Accounts and Records)
- The relevant provisions of the Competition and Consumer Act 2010 (Cth).

2.2 Conduct of Councillors and City Staff

Councillors and City Staff, in their carrying out of duties in relation to procurement, are to ensure they:

- Conduct themselves ethically and with integrity;
- Comply with the City's Gifts and Hospitality Policy;
- Declare and effectively manage real, perceived and potential conflicts of interest;
- Maintain confidentiality and security of information; and
- Comply with the relevant Codes of Conduct:
 - Councillor Code of Conduct;
 - Staff Code of Conduct.

2.3 Tender and Quotation Processes

All tender and quotation processes shall be conducted in accordance with the requirements of this policy, the Procurement and Contracts Manual and any associated procedures, relevant legislation, relevant Australian Standards and the Act.

2.4 Fair and Honest Dealing

All prospective contractors and suppliers must be afforded an equal opportunity to tender or quote.

2.5 Accountability and Transparency

The City's instrument of delegation determines the seniority levels of staff authority, required for expenditure on each instance of procurement.

Measures which intentionally seek to avoid the requirement to give public notice, for example contract splitting, placing multiple orders, seeking multiple quotations with a single supplier or engaging in effect a single supplier under different guises, are considered to breach the requirement to call public tenders where threshold values would otherwise be reached.

2.6 Disclosure of Information

Information received by the City that is Commercial in Confidence must not be disclosed and is to be stored in a secure location.

Councillors and City staff are to protect, by refusing to release or discuss the following:

- information disclosed by organisations in tenders, quotations or during tender negotiations;
- all information that is Commercial in Confidence; and
- pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations.

3 GOVERNANCE

3.1 Structure

The City shall:

- establish a procurement management responsibility structure and delegations ensuring accountability, traceability and auditable procurement decisions;
- ensure that the City's procurement structure:
 - is flexible enough to purchase in a timely manner the diverse range of goods, works and services required by the City;
 - ensures that prospective contractors and suppliers are afforded an equal opportunity to tender/quote;
 - ensures that all participating prospective contractors and suppliers are treated fairly and equitably;
 - encourages competition; and
 - ensures that policies that impinge on the purchasing policies and practices are communicated and implemented.

3.2 Methods

The City's standard methods for purchasing goods, services and works shall be by:

- purchasing card;
- purchase order following a quotation process;
- under contract following a tender or quotation process; or
- under purchasing schemes including collaborative purchasing arrangements with other councils and commercial schemes such as provided by Procurement Australia, Municipal Association of Victoria Procurement, Supply Clusters of Australia, State Purchase Contracts, Whole of Victorian Government Contracts and the Construction Suppliers Register.

3.3 Responsible Financial Management

The principle of responsible financial management shall be applied to all procurement activities. Where the tender sum exceeds budget allocation, the City will review scope of project or submit a report for expenditure variation to budget.

City staff must not authorise the expenditure of funds in excess of their financial delegations.

3.4 Probity Advisor/Auditor

The City may appoint a probity advisor or probity auditor for all tender processes with an expected spend of over \$1m or any projects that are under \$1m deemed as having a higher risk for reputational, political, or time constraints.

Exemptions to this can be granted in circumstances where officers feel there is minimal risk to council. The authority for the exemption sits with the relevant Director, Manager and Manager Property, Procurement & Assets. All three must agree for the exemption to be granted.

4. PROCUREMENT THRESHOLDS AND COMPETITION

4.1 Requirement

The City's procurement thresholds will be amended from time to time to alter minimum spend competition thresholds, but at all times clear guidelines will be provided. These will be decided based on the size and complexity of the proposed procurement activities.

In the event that a high risk procurement activity is to be undertaken delegates are encouraged to seek process support from Procurement Services.

4.2 Tenders

Purchase of all goods, services and works for which the estimated expenditure exceeds the compulsory tender thresholds pursuant to Section 186 of the Act, must be undertaken by public tender unless approved exemptions are available. There is no specific time limit applicable to the length of a contract which is subject to the thresholds. The City will determine the optimum period for the contract, on the basis of value for money and the efficiency and effectiveness of the procurement and then assess the value of the contract.

4.3 Quotations

For purchases of goods, services and works having a total valuation of less than compulsory tender thresholds the City will maintain a formalised system of procurement guidelines.

4.4 Evaluation of Tenders and Quotations

All tenders and quotations are to be evaluated by an evaluation panel of no less than two persons, in a two staged process:

1. Quantitative assessment of a weighted score totalling 100%; and
2. Evaluation of price against weighted score
 - $VFM^i = \text{Tendered Price} \div \text{Weighted Score}$

4.5 Purchasing Cards

A select number of purchasing cards are available for the low cost and of high volume purchases of goods and services. They must be used in accordance with the City's Purchasing Card policy and are not to be used for personal use.

4.6 Petty Cash

A petty cash system operates to reimburse legitimate, urgent and operational business expenses incurred by City staff in the course of discharging their roles. The maximum claim for petty cash is \$50 and must be authorised by the requesting officer's supervisor.

4.7 Agency

Council may use the services of a third party agent to undertake a tender on its behalf.

4.8 Emergencies

The City may enter into a contract, the value of which reaches the threshold amounts, for the provision of goods, services or works without first putting that contract to public tender, if it is resolved by a manager or above that the contract must be entered into because of an emergency. An example of an emergency is floods, bushfires, natural disasters, risk to persons or property, etc.

4.9 Variations

Contract and Scope variations must be approved in accordance with the CEO to Staff Delegations – Power to Approve Contract Variations. Variations should not exceed the available budget, and where the budget is exceeded there may be a requirement to submit a report to Council.

Coordinators & Superintendent Representatives may approve variations to contracts up to the lesser of these two options; 10% of the original contract value or a maximum of \$30,000. Where the aggregate of all variations exceeds 10% or is greater than \$30,000 they must be referred to the Manager for authorisation.

Managers/Superintendents may approve variations to contracts up to the lesser of these two options; 20% of the original contract value or a maximum of \$100,000. Where the aggregate of all variations exceeds 10% or is greater than \$100,000 they must be referred to the General Manager for authorisation.

General Managers may approve variations to contracts up to the lesser of these two options; 30% of the original contract value or a maximum of \$200,000. Where the aggregate of all variations exceeds 30% or is greater than \$200,000 they must be referred to the CEO for authorisation.

In the case of large projects, General Managers could seek special CEO delegation to increase from the maximum variation limit of \$200,000. Once delegate approval has been obtained the Superintendent will issue the approval letter to the Contractor.

4.10 Ministerial Exemption

The Minister for Local Government may exercise his or her discretionary power to approve an arrangement for the purposes of the Act, a contract that the City wishes to enter into without first exposing that contract to public tender. Ministerial exemptions will only be sought in exceptional circumstances.

4.11 Request for Quote Exemptions

In circumstances where three quotes cannot be sought, the CEO holds the relevant delegation to approve an exemption from quoting.

In the event that an exemption is sought, endorsement of the exemption must be obtained by both the Director Governance, Strategy and Performance and Manager Property, Procurement and Assets prior to seeking CEO approval.

5 RISK MANAGEMENT

5.1 General

The City is to manage all aspects of its procurement processes in accordance with its adopted Risk Management Policy and in such a way that all risks, including Occupational Health and Safety, are identified, analysed, evaluated, treated, monitored and communicated to the standard required by the law, in accordance with Australian Standards.

Procurement risk is the potential for failures of a procurement process designed to purchase services, products or resources. Common types of procurement risk include fraud, cost, quality and delivery risks.

5.2 Supply by Contract

The provision of goods, services and works by contract potentially exposes the City to risk. The City will minimise its risk exposure by measures such as:

- standardising contracts to include current, relevant clauses;
- ensuring the contract or purchase order reflects the tender pricing;
- requiring security deposits where appropriate;
- referring specifications to relevant experts;
- requiring a correctly executed contractual agreement before commencement;
- use of or reference to relevant Australian Standards (or equivalent); and
- effectively managing the contract including monitoring and enforcing performance.

5.3 OH&S and Other Mandatory Requirements

The City requires all contractors, service providers and volunteers to comply with all OH&S legislative requirements. These are mandatory requirements and non-compliance will disqualify prospective suppliers. Suppliers must provide evidence of certification or policy when providing goods, services or works.

5.4 Disability Considerations

The legislative requirements of the Disability Act 2006 and Regulations 2007 and the City's Disability Action Plan, are to be considered by City staff to ensure that procurement processes and decisions do not directly and indirectly discriminate against people with a disability.

5.5 Dispute Resolution

All City contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the potential for legal action.

5.6 Contract Management

The purpose of contract management is to ensure that the City, and where applicable its customers, receive the goods, services or works provided to the required standards of quality and quantity as intended by the contract.

6 SUSTAINABLE VALUE

6.1 Economic and Social Sustainability Considerations

The City is committed to buying from local businesses where such purchases may be justified on value for money grounds, while remaining compliant with the Competition and Consumer Act 2010 and other fair trading legislation requirements.

Where practicable, the City will fully examine the benefits available through purchasing goods, services or works from suppliers/contractors within the Geelong Region, by applying a weighted score component of 10% for local content of total weighted score in tenders and quotations.

The City is committed to procurement that supports local businesses and economic diversity and viability by:

- generating local employment;
- taking into account the life cycle of products purchased;
- building relationships and encouraging purchasing by contractors from local suppliers; and
- fostering innovation and emerging sectors.

6.2 Other Local and Social Considerations

Depending on the procurement type, there may be a necessity to apply additional criterion factors to quotations and tendering, including an appropriate weighting (i.e. 5%-10%) based on the following:

a. G21 (GROW)

- A part of social procurement is to include opportunities of employment for residents within the low socioeconomic regions of Geelong in the delivery of goods or services; and
- The City will identify opportunities to work with social enterprises and other not-for-profit businesses in the G21 Region which deliver social outcomes as part of doing business, either directly or as part of our supply chain.

b. Aboriginal and Torres Strait Islanders

- The City will identify opportunities to work with Aboriginal and Torres Strait Islanders businesses or enterprises engaged as a contractor or sub-contractor or supplier; and/or
- The City will identify opportunity for an individual who identifies as Aboriginal or Torres Strait Islander as a result of the provision of goods, services or works to the City of Greater Geelong.

c. Recycled Content and Environment Consideration

- The City will consider the use of recycled materials in relation to goods or material being purchased, including construction materials for the City's Works programs; and
- Consideration of the environmental impact are to include:
 - Reducing greenhouse gas emissions;
 - Use of recycled materials;
 - Recycling of used material;
 - Reducing waste to landfill;
 - Reducing water consumption;
 - Encouraging improved environmental management;
 - Select products/services that have minimal impact on natural resources and biodiversity; and

- Improving our ability to adapt to climate change.

d. Gender Equity Considerations

- The City commits to ensuring that everyone in the Geelong municipality, regardless of their gender identity have access to equal power, resources and opportunities, and are treated with dignity, respect and fairness.
- The City will seek to identify opportunities to address any perceived imbalances that can be impacted via our procurement activities

e. Other Social Outcomes

- The City is aware that individual suppliers may have their own social outcomes which they support. Prospective suppliers will be encouraged to provide details of what social outcome they support and how.

f. Clever and Creative

- The City of Greater Geelong is working toward being recognised regionally, nationally and internationally, as a clever and creative city-region. Delivering a clever and creative future will influence the City's connections and design, its prosperity and creativity, and increase its resilience through sustainable solutions.
- All tenders and quotations are to have a weighting of 5% of the total weighted score for Clever and Creative and scored relative to the innovation of the solution offered in responses.

Implementation of this Policy

MONITORING AND REPORTING

ADVICE AND ASSISTANCE

The Responsible Officer for this policy manages the provision of advice to the organisation regarding this policy.
A person who is uncertain how to comply with this policy should seek advice from this person or from their Manager.

RECORDS

The City must retain records associated with this policy and its implementation for at least the period shown below.

Record	Retention / Disposal Authority	Retention Period	Location
Certified copies of records		As per PROV	DMS

REVIEW

Section 186A(7) of the Act requires that this policy must be reviewed at least one in each financial year, a Council must review the current procurement policy and may, in accordance with section 186A amend the procurement policy.

References

- Procurement and Contracts Manual
- Councilors - Code of Conduct Policy
- Confidential Information Procedure
- Fraud Control Policy
- Gifts & Hospitality Policy
- Goods & Services Tax Policy
- Occupational Health & Safety Policy
- City Safe – Heat and UV Radiation Procedure
- Risk Management Policy
- Staff Code of Conduct Policy
- Council Purchasing Card Policy
- Environment Management Strategy
- Sustainable Water Use Plan
- Local Government Act 1989
- Competition and Consumer Act 2010
- Human Rights and Responsibilities Act 2006
- Disability Act 2006 & Regulations 2007
- G21 Region Opportunities for Work Strategic Plan

ⁱ VFM = Value for Money, where the lowest VFM will represent the lowest price resulting from the formulae, and would determine Preferred Tenderer based on this principle.

6. PLANNING AUTHORISATIONS - COUNCIL TO STAFF

Source: Planning, Design & Development – City Development
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To appoint a City officer as an authorised officer under the *Planning and Environment Act 1987* (P&EA).

Background

2. City officers are appointed as authorised officers to exercise statutory powers under various Acts and regulations. Appointments as authorised officers are to individual staff members.
3. The P&EA regulates enforcement and is reliant on authorised officers acting on behalf of the responsible authority (Council).

Key Matters

4. Where there is a specific power within an Act, Council should appoint authorised officers pursuant to that Act. This is the case for the P&EA.
5. A planning staff member has recently been employed by the City and is required to be authorised under the P&EA.
6. **Attachment 2** sets out the Instrument of Appointment and Authorisation under the P&EA and lists the staff member to whom this authorisation applies (instrument).

Cr Mason moved, Cr Asher seconded -

7. **In the exercise of the powers conferred by section 224 of the *Local Government Act 1989* and the other legislation referred to in the Greater Geelong City Council Instrument of Appointment & Authorisation - *Planning & Environment Act 1987* only (instrument) (Attachment 2), Greater Geelong City Council (Council) resolves that the:**
 - 7.1 **member of City staff referred to in the instrument be appointed and authorised as set out in the instrument;**
 - 7.2 **instrument comes into force immediately upon the common seal of Council being affixed to the instrument, and remains in force until Council determines to vary or revoke it;**
 - 7.3 **instrument be sealed.**

Carried.

Attachment 1

Financial Implications

1. There are no financial implications arising from the subject of this report.

Community Engagement

2. Relevant City managers have been consulted regarding this recommended appointment and authorisation.

Social Equity Considerations

3. There are no social equity implications arising from the subject of this report.

Policy/Legal/Statutory Implications

4. The recommended appointment and authorisation of this staff member complies with the relevant provisions of the P&EA and the *Local Government Act 1989*.

Alignment to Council Plan

5. The recommended appointment and authorisation of this staff member supports the delivery of Council planning services.

Conflict of Interest

6. No City officers who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Risk Assessment

7. There are no significant or high risks associated with the subject of this report.

Environmental Implications

8. There are no environmental implications arising from the subject of this report.

Greater Geelong City Council

Instrument of Appointment and Authorisation

(Planning and Environment Act 1987 only)

Instrument of Appointment and Authorisation (*Planning and Environment Act 1987*)

In this instrument "**officer**" means -

Lewis Muston

Town Planner

By this instrument of appointment and authorisation Greater Geelong City Council -

1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under section 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- (a) comes into force immediately upon its execution;
- (b) remains in force until varied or revoked.

This instrument is authorised by a resolution of the Greater Geelong City Council on 25 June 2019

THE COMMON SEAL of GREATER)
GEELONG CITY COUNCIL was affixed)
hereto in the presence of:)

Mayor

Chief Executive Officer

Date: / /

7. AUDIT AND RISK COMMITTEE SUMMARY REPORT

Source: Governance, Strategy & Performance - Governance
Acting Director: Rebecca Leonard
Portfolio: Leadership and Governance

Cr Nelson moved, Cr Kontelj seconded -

That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this matter which the Council considers would prejudice the Council or any person, be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

NOTICE OF MOTION – Cr Kontelj

LITTLE MALOP CENTRAL (THE MALL) ACTIVATION

Background

The utilisation of Little Malop Central (the Mall) as a public space in the central business district has over a number of years been the focus of the Council and its stakeholders. There is increasing community concern that the Mall is not delivering a safe and inclusive public space for the community.

There are a range of activities that are programmed regularly to increase activation of the Mall including “Food Truck Friday”, buskers and other events to encourage people to use this area.

Council has proposed a capital allocation of \$250,000 in the 2019/20 budget for the delivery of a master plan including a thorough engagement process to enable capital works to be undertaken to potentially fully refurbish the Mall and its adjoining side streets. The works required to implement the master plan will take considerable resources and time, as well as the support of key stakeholders in the central business district and the community.

In the meantime, there is an opportunity to activate the Mall to encourage greater community use and access. Short to medium term activation initiatives may also help inform the longer-term future of the space.

Cr Kontelj moved, Cr Mansfield seconded -

That Council:

- 1. Work with key stakeholders including the Victoria Police, traders, property owners and other agencies to identify short and medium term initiatives to activate the Mall;**
- 2. Request the Chief Executive Officer provide a report to Council by the end of August 2019 outlining the above and:**
 - 2.1 include an outline of the costs and timelines for implementation; and**
 - 2.2 identify specifically which initiatives can be implemented by no later than 15 December 2019.**

Carried.

NOTICE OF MOTION – Cr Asher

LOCAL GOVERNMENT BILL 2019 – A REFORM PROPOSAL – EXTENSION OF TIME TO PROVIDE FEEDBACK

Background

On Monday 17 June 2019 the Minister for Local Government, the Hon. Adem Somyurek MP announced that the Victorian government was committed to deliver a new Local Government Bill this year. As part of the announcement, the Minister released the Local Government Bill Reform Paper on proposed additional changes to the Local Government Bill 2018, which will now be amalgamated into the 2019 Bill.

Local Government Victoria have requested that feedback about the 2019 Bill be provided by 17 July 2019.

Whilst the Minister released the Paper outlining the proposed changes, the Local Government Bill 2019 draft has not yet been released nor is an Explanatory Memorandum available to assist in understanding the proposed changes.

The changes incorporated into the 2019 Bill are in some instances a significant departure from the current provisions of the *Local Government Act (Vic) 1989*, and it is important that the community, the administration and Councillors understand the changes to enable considered feedback about the changes to be provided.

As a member of the Municipal Association of Victoria (MAV), the Council has requested the MAV write to the Minister requesting an extension of time to provide feedback.

This Council would like the Greater Geelong community to be provided with a reasonable opportunity to understand the proposed changes and provide their feedback to the Minister. To do this, the deadline for providing feedback should be no earlier than 30 August 2019.

Cr Asher moved, Cr Aitken seconded -

That Council request the Chief Executive Officer write to the Minister for Local Government, the Hon. Adem Somyurek MP seeking an extension of time until at least 30 August 2019 to provide feedback on the Local Government Bill 2019.

Cr Murnane left the meeting room at 9.44pm

Carried.

ASSEMBLY OF COUNCIL RECORD

Source: Governance, Strategy and Performance
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 Mansfield seconded -

- 3. That the information be received.**

Cr Murnane re-entered the meeting room at 9.45pm.

Carried.

RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 25 June 2019)

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Project Advisory Committee 28 May 2019	Crs Harwood, Murrihy, Aitken, Mason, Murnane, Sullivan	M Cutter (CEO) M Dugina (DIR) P Anderson (PROJ DIR) P Taylor (CO ORD) T Kirwood (MGR) D Chrimes (OFF)	Civic Accommodation	Nil.
Council Briefing 18 June 2019	Crs Aitken, Asher, Grzybek, Kontelj, Mansfield, Mason, Murrihy, Murnane, Nelson, Sullivan	M Cutter (CEO) R Stevens (DIR) B Luxford (DIR) G Smith (DIR) M Dugina (DIR) G Wilson-Browne (DIR) G Russell (MGR) R Leonard (ACT/DIR) K Phyland (EXEC MGR) K Paton (MGR) M Kelly (MGR) S Boer (MGR) T Kirwood (MGR) V Shelton (MGR) J Van Slageren (MGR) D Esler (CO ORD) J Malone (CO ORD) K Ivens (SNR ADV TO MAYOR & CEO) C Francis (OFF)	- Adoption of 2018-22 Council Plan and 2018-19 Budget - Osborne Park Precinct Draft Master Plan - Traffic Flow Movement and Congestion in Malop Street – Green Spine Area - Procurement Policy Update - Amendment C372 – Hams Road, Waurn Ponds – Consideration of Submissions - Planning Authorisations – Council to Staff - Revocation of Flood Prone Area Designation of New Lots at Ashbury Estate, Stages 8 and 10 - Audit and Risk Committee Summary Report (<i>Confidential</i>)	Nil.

PLANNING DELEGATIONS – MAY 2019

Source: Planning, Design and Development - City Development
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To provide a schedule of all applications determined under development application powers delegated by Council to members of staff.

Background

2. 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.
3. 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 1989* and section 188 of the *Planning and Environment Act 1987*.
4. 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.
5. 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.
6. The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Mason moved, Cr Sullivan seconded -

7. That the information be received.

Carried.

Planning Decisions Report - May 2019

App Number	Location	Application Type	Decision Date	Description	Authority/No of Objectors
PP-1029-2018	175 McKillop Street, GEELONG VIC 3220	Use and Development of a Food and Drink Premise (Cafe); the Sale and Consumption of Liquor (Cafe and Restaurant Licence), Display of Business Identification Signage, and Reduction of Carparking	24/5/2019	Planning Permit	Planning Committee
PP-112-2018	161-169 South Valley Road, HIGHTON VIC 3216	Use and Development of a Retirement Village; Development of a Residential Aged Care; Display of an Internally Illuminated Business Identification Signage; Reduction in Bicycle Requirements; and Alterations to Access to a Road Zone Category 1	10/5/2019	Permit Issued - VCAT	VCAT
PP-1298-2018	1641-1649 Queenscliff Road, POINT LONSDALE VIC 3225	Use and Development of the Land for Store (Self Storage Facility including Fencing), Business Identification Signage and access to a Road Zone Category 1	17/5/2019	Refusal to Grant a Planning Permit	Development Hearings Panel
PP-130-2018	9 Stephen Street, NEWTOWN VIC 3220	Construction of two (2) double storey dwellings over 7.5m in height, fencing visible from the street, roadworks and subdivision of the land into two (2) lots	1/5/2019	No Appeal Lodged Permit Issued	Council
PP-1408-2018	40 Burvilles Road, ARMSTRONG CREEK VIC 3217	Use and Development of the Land for a Telecommunications Facility	24/5/2019	No Appeal Lodged Permit Issued	Development Hearings Panel
PP-55-2015	312 Bellerine Street, SOUTH GEELONG VIC 3220	Buildings and Works for the Construction of Two (2) Dwellings and Two (2) Lot Subdivision	15/5/2019	Extended Planning Permit	Delegated Authority
PP-653-2018	319 Pakington Street, NEWTOWN VIC 3220	Development of Two (2) Dwelling and a Shop, Reduction of Car Parking Requirements and a Three (3) Lot Subdivision.	8/5/2019	No Appeal Lodged Permit Issued	Development Hearings Panel
PP-1060-2018	72 Vines Road, HAMLYN HEIGHTS VIC 3215	Construction of Eight (8) Dwellings and Reduction of One (1) Visitor Car Space and Alteration of Access to a Road Zone Category 1	21-May-2019	Delegate	2
PP-1084-2018	4 Pinnaroo Avenue, CLIFTON SPRINGS VIC 3222	Construction of a Double Storey Development for the Purpose of Retail Premises and Offices Including Reduction in Carparking Requirements	27-May-2019	Delegate	1
PP-1174-2018	53-55 Fyans Street, SOUTH GEELONG VIC 3220	Construction of Five (5) Dwellings and Five (5) Lot Subdivision Including Access to a Road Zone Category 1 and reduction of visitor car parking	21-May-2019	Delegate	2

PP-1224-2018	7 Madeley Street, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings	30-May-2019	Delegate	2
PP-1240-2018	73 Pigdons Road, WAURN PONDS VIC 3216	Use and development of a hospital (palliative care) and vegetation removal	28-May-2019	Delegate	3
PP-1278-2018	43 Hodgson Street, OCEAN GROVE VIC 3226	Construction of an Extension to a Dwelling more than 7.5 Metres in Height	28-May-2019	Delegate	5
PP-1306-2018	3 Margate Street, BARWON HEADS VIC 3227	Partial Demolition, Alterations and Additions Associated with an Existing Dwelling in a Heritage Overlay	22-May-2019	Delegate	1
PP-1311-2018	400-404 Pakington Street, NEWTOWN VIC 3220	Partial Use and Development of the Land for a Food and Drink Premises (Cafe) and Associated Buildings and Works	17-May-2019	Delegate	5
PP-1366-2018	6 Gellibrand Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings above 7.5 metres and Two (2) Lot Subdivision	24-May-2019	Delegate	1
PP-1413-2018	10 Finch Street, NORLANE VIC 3214	Construction of a Second Dwelling Including Alterations to Existing Dwelling	10-May-2019	Delegate	2
PP-147-2019	106 Fyans Street, SOUTH GEELONG VIC 3220	Use of the existing building for Motor Repairs, associated Buildings and Works and Business Identification Signs	7-May-2019	Delegate	1
PP-1472-2018	3 Newcombe Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings and a Two (2) Lot Lot Subdivision	9-May-2019	Delegate	2
PP-1476-2018	19 Townsend Road, WHITTINGTON VIC 3219	Buildings and Works for the Construction of a Second Dwelling	24-May-2019	Delegate	1
PP-1482-2018	14 Archimedes Avenue, LARA VIC 3212	Construction of a Second Dwelling and a Two (2) Lot Subdivision	9-May-2019	Delegate	1
PP-2-2019	15A Wimmera Street, BELMONT VIC 3216	Demolition of Existing Dwelling & Construction of Replacement Dwelling in a Heritage Overlay	9-May-2019	Delegate	1
PP-535-2018	47 Ward Street, ST LEONARDS VIC 3223	Buildings and Works for the Construction of Six (6) Dwellings Exceeding 7.5m in Height from Natural Ground Level	29-May-2019	Delegate	4
PP-617-2018	67-73 Ibbotson Street, INDENTED HEAD VIC 3223	Three (3) Lot Subdivision and Removal of Native Vegetation	16-May-2019	Delegate	2
PP-90-2019	43 Maitland Street, GEELONG WEST VIC 3218	Partial Demolition and Buildings and Works for an Addition to a Dwelling.	15-May-2019	Delegate	1
PP-96-2019	191 Fellows Road, POINT LONSDALE VIC 3225	Two (2) Lot Subdivision	21-May-2019	Delegate	1
PP-995-2018	31 Clifton Springs Road, DRYSDALE VIC 3222	Construction of Eight (8) Dwellings and Eight (8) Lot Subdivision	16-May-2019	Delegate	5

Cr Nelson moved, Cr Asher seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.45pm

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

Cr Sullivan moved, Cr Mason seconded -

That the Meeting be opened to the public.

Carried.

The Meeting was opened to the public at 9.47pm

CLOSE OF MEETING

As there was no further business the meeting closed at 9.47pm. Tuesday, 25 June 2019.

Signed: _____

Cr Peter Murrihy (Acting Mayor)

Date of Confirmation: _____