MINUTES

COMMUNITY FOCUS COUNCIL MEETING

TUESDAY 9 JULY 2019

7.00PM

INDENTED HEAD COMMUNITY HALL
OPPOSITE 326 THE ESPLANADE
INDENTED HEAD

COUNCIL:
Cr B Harwood (Kardinia Ward)
Mayor

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

CITY OF GREATER GEELONG

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MINUTES OF THE COMMUNITY FOCUS COUNCIL MEETING HELD AT THE INDENTED HEAD COMMUNITY HALL OPPOSITE 326 THE ESPLANADE, INDENTED HEAD TUESDAY, 9 JULY 2019 COMMENCING AT 7.00 PM

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, S Asher, K Grzybek, E Kontelj, S Mansfield, J Mason, P Murrihy, 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), K Phyland (Executive Manager People and Culture), R Leonard (Acting Director Governance, Strategy and Performance)

OPENING: The Chair declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

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

APOLOGIES: Cr Murnane

LEAVE OF ABSENCE:

Cr Mason moved, Cr Asher seconded -

That Leave of Absence be granted to Cr Peter Murrihy from 29 July to 2 August 2019, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Kontelj moved, Cr Mansfield seconded -

That the Minutes of the Community Focus Council Meeting held on 11 June 2019 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Janet McDonald, on behalf of the Committee – Bellarine Agricultural Society, asked the following questions:

The Bellarine Show has been showcasing the Agricultural side of the region for 29 years in the format of an old fashioned traditional show. We have been a constant in the event calendar for the region.

The show is an important qualifier for the Royal Melbourne Show. Our volunteer organising committee is diverse in age groups, employment areas, balanced in gender representation and is drawn from the local area.

Both the committee, and the 100 plus local volunteers who help on show day, are dedicated to providing a family friendly experience that promotes physical rural activities to be experienced beyond the digital world.

We aim to give children invaluable rural knowledge. Children are encouraged to participate in activities where they learn about where food sources come from. We are the first step in the Paddock to Plate journey - we let them glimpse the paddock.

Each year the size of the paddock we need increases. Each section comes under work safe rules which ask for increased boundaries. Our popularity, and our demographic including small children and elderly, means close by parking is needed. In every year prior to 2019 parking of horse floats was allowed on what is locally known as the old air strip, situated in an area marked recreation reserve land. The gate that leads to this area was put in specifically for our show to utilise that space as a result of consultation between COGG and us in 2017-2018.

The show committee is very grateful for the support and assistance given to our event by the other stakeholders of the Recreation Reserve. There exists a spirit of co-operation between all the clubs in obtaining a healthy vibrant future for the reserve that serves all members of our local community. As our town grows the demands on the reserve also grow.

The Bellarine Show is rare in the show world, as we do not own our own ground. The benefits of a dedicated space is that we would be eligible for Federal grants that could improve grounds that could be enjoyed by all in the community every day of the year.

The costs of running such a show increases every year, each year we just manage to cover costs, mainly because we do BBQ fundraisers at Bunnings and other activities, which shows how committed we are.

As such changes that can seem to be mere hills to some, can be mountains to us in the aspect of financial burden. The burden of the "no tent peg" rule is considerable.

Whilst we fully understand the need to protect valuable underground infrastructure it seems puzzling that in a shire council fortunate enough to have many diverse community spaces used for many wonderfully different events, that a blanket rule exists, rather than a flexible policy that can be assessed on a case by case basis.

There still exists accurate local knowledge of all underground infrastructure at the Portarlington Recreation reserve, and with this expertise, we have been using pegs for 17 years in these exact spots without incident. In fact, considering the proximity to the bay and the changing coastal weather it could be argued that no incident has occurred due to pegs being used to stabilise all tents. To replace a 12 inch peg, a weight of 80kg on each corner on the tent is required.

Providing this weight will be financially onerous considering we need numerous tents, this will also add to the volunteer burden especially in the area of manual handling as men can only safely lift 25kgs, according to WHS rules.

1) Is there a way we can work with the City of Greater Geelong to receive an exemption of the no tent peg ruling?

Brett Luxford responded that the Events Unit is working closely with the Agricultural Show. With regard to the peg ruling – safety is an important factor and this has been designed around crowd protection.

2) For future shows may we continue to utilise the "old airstrip" area for competitor parking, especially horse floats, so as to provide better WHS outcomes in the horse section?

Brett Luxford took the question on notice for a written response.

Ingrid Novosel asked the following questions in relation to the Exchange of Land – Indented Head:

The developers payment to Council of $110,000 following the land swap. Will $110,000 to be allocated towards the preparation of a land management plan, plus ongoing funding for the significant river red gums and grassy woodland in the 13 hectares long term conservation?

Guy Wilson-Brown responded that Council is developing a Masterplan to establish what types of work is required and will be presented to Council for adoption this year. It is likely that the $110,000 will go towards the implementation of that Masterplan.

Cheryl Scott asked questions regarding the Naming 97 Christies Road, Leopold to Fred Cook Reserve, Leopold:

1) During the process I understand the question was raised re having – OAM follow Fred's name on any signage at the site and it was rejected?
2) So that this aspect of the history of the Bellarine Rail Trail and Fred's contribution to it is not lost to time, is it intended that a plaque or descriptive panel will be installed at the reserve to explain who Fred was and why the reserve is named in his honour?

The Mayor responded that the item will be brought forward for discussion later this evening at which time the questions will be addressed.

Marie Reed asked about the Purchase of Land for St Leonards Fire Station and for St Leonards Early Learning Centre:

1) Can you give us an update on the purchase of land for the development of the St Leonards Fire Station?

Cr Aitken encouraged Ms Reed to put the question to her local state member for a further update.

2) Can you also provide an update on the purchase of land for the development of the St Leonards Early Learning Centre ($1,000,000 has been allocated in the Council's budget for this purpose)?

Robyn Stevens took the question on notice for a written response.

Dominic Bonella asked the following regarding Council Funding for Sporting Facilities (Tennis Court):

There has not been any funding allocated to Indented Head since the 2012/13 Budget.

Why isn't Council contributing funding towards our only sporting facility, a neglected tennis court, in need of funding. Since there is no other opportunity to invest in community/recreational/sporting infrastructure on Council land – just because it's on crown land should not be a reason for no monetary contribution?

Robyn Stevens encouraged Mr Bonella to take up the opportunity to make application for funding through the Community Infrastructure Grants Program which is available on Council's website. Applications for 2019/20 are available until 5pm Friday, 2 August.

Sue O'Riley asked about Heritage Overlays:

Currently there is no heritage overly in Indented Head – which means there is no way to preserve the coastal feel and neighbourhood character of the town. The old town areas at Barwon Heads, Point Lonsdale and Queenscliff have heritage overlays and design guidelines to ensure new homes or developments constructed in existing streets are complementary. Indented Head should have the same protection?

Gareth Smith took the question on notice for a written response.

Jennifer Bantow asked:

Re: Bellarine Peninsula – DELWP Distinctive Areas and Landscapes Program

The Bellarine Peninsula is known for its beautiful rural area, coastal historic towns, and lovely beaches – one of Victoria's prized tourism and recreation places.

Development pressure means the need to ensure long-term sustainability, and manage threats associated with climate change, and effectively balance growth and protect significant natural and rural assets, is important.

The Department of Environment, Land, Water and Planning (DELWP) is working in partnership with the City of Greater Geelong, the Borough of Queenscliffe and the Wadawurrung to declare the Bellarine Peninsula a Distinctive Area and landscape unter the *Planning and Environment Act 1987.*
A 50 year vision Statement of Planning Policy will be prepared including long-term settlement boundaries.

City of Greater Geelong Council has already been doing this over many years, the Bellarine is studded with CoGG Heritage and significant Landscape Overlays.
Section 12 Environment and Landscape Values – help to protect the health of ecological systems and the biodiversity and conserve areas with identified environmental and landscape values.
Section 42.03 Significant Landscape Overlays – there are 10 x S L O - 6, 7 Ocean Grove, 8, 9 Barwon Heads, 10 Lake Connewarre, 11 Lake Victoria and Yarram Creek, 12 Swan Bay and surrounds, 13 Murradoc Hill the highest point on the Bellarine, 14 Clifton Springs to Portarlington Coast, 15 Ocean Grove Significant Tree Residential Area.

A Bellarine Peninsula Localised Planning Statement was produced in September 2015 involving the City of Greater Geelong, Queenscliffe Borough and the State Government.

1) Could you please advise how Council is managing this opportunity for the public to now make submissions, and for a Greater Geelong submission to DELWP, is the process in Strategic Planning?

Gareth Smith responded the state government are leading the Distinctive Areas Landscaped Project through the DELWP. The City has actively engaged with DELWP in the design of the consultation process to encourage appropriate engagement with Bellarine community and Greater Geelong. The City has also provided DELWP the many reports, studies and strategies that already exist for the Bellarine. The City's key department working with DELWP is the Planning Strategy and Urban Growth team.

Re: Future of the Former Geelong Post Office

On Page 17 Attachment 3 under Summary of Submissions for options for the use and ownership – it says … this was not a statutory submission process.

Submissions for the Former Geelong Post Office were invited through the *Have Your Say* process.

2) Does this mean *Have Your Say* is a toothless tiger - and does not ever result in a Submissions Review Panel?
   Could the difference between a Statutory Submissions Process and a Non-Statutory Submission Process please be explained, with examples of City of Greater Geelong submission processes in the recently past?

   Part of the recommendation before Council this evening on Page 12 says under 9.2 – whilst the submissions identified possible future uses of the former Geelong Post Office, those possible future uses do not currently align with the Council's priorities:

3) As Council's priorities regarding this building, are said to be enshrined in the Arts and Cultural precinct Masterplan, and the Clever and Creative Future 30 year vision plan, how is the Trust submission, which addressed the objectives of these documents, as do many of the other submissions, not in alignment with Council's priorities?

Cr Harwood responded discussion around the Old Geelong Post Office will be held later this evening at which time your questions will be addressed.

** Cr Kontelj left the meeting at 8.13pm*
** Cr Kontelj re-entered the meeting room at 8.16pm*

Steven Fleming asked the following regarding the Drysdale Sporting Precinct:

Despite significant feedback through consultation to date the Masterplan does not include a synthetic pitch or consideration at least.

Will it be further considered? Stage 2 estimate $8.4m does not have any evidence of it?

Cr Mason responded there may be some good reason why there isn't a synthetic pitch and encouraged Mr Fleming to further state his case for the synthetic pitch through the consultation process.

Alan Swanwick asked:

1) What policy is the City of Greater Geelong adopting to encourage investment in infrastructure to supply the Bellarine with recycled water for agriculture, from Barwon Water Black Rock Treatment Facility?
2) Why is a new north/south road being built from Curlewis, rather than sealing Coryule Road and intersecting at Hermsley Road?

Guy Wilson-Browne responded that Council doesn't have a formal policy but is working on the development of a water strategy. Your points will be taken up as we progress with Barwon Water.

Chris Lean asked about the Significant Landscape Overlays on The Bellarine:

The proposed residential development on Mollers Lane, Leopold will change the planning scheme of a section of the SLO 10? I am concerned about the random nature of the SLO's on the Bellarine. Does the Mollers Lane development mean that SLO's are not that significant?

Gareth Smith took the question on notice for a written response.

David Lean asked will the bike/walk paths connect Bellarine towns, eg Ocean Grove to Portarlington, intersecting the Rail Trail as a complete circuit – maybe a 5-10 year plan?

Guy Wilson-Brown took the question on notice for a written response.

PETITIONS:

Cr Mason presented a petition from concerned residents requesting pedestrian and cyclist access along Central Road, Drysdale.

1. NAMING – 97 CHRISTIES ROAD, LEOPOLD TO FRED COOK RESERVE, LEOPOLD

Source: **Community Life – Connected Communities**
Director: **Robyn Stevens**
Portfolio: **An Inclusive and Diverse Community**

Purpose

1. To seek Council approval to name the reserve at 97 Christies Road Leopold, Fred Cook Reserve.

Background

2. The City received a submission from the Friends of the Bellarine Rail Trail proposing the reserve at 97 Christies Road, Leopold be officially named Fred Cook Reserve to honour one of their longest serving and most active members, Mr Fred Cook.

3. Mr Cook joined the Friends of the Bellarine Rail Trail at the group's establishment in 2002 and was a respected, committed and tireless working member until his death in 2017.

4. Mr Cook was instrumental in the revegetation, and improvement of community facilities, along the Bellarine Rail Trail Reserve. Mr Cook's work lead to the establishment of over 80,000 plants, the installation of numerous community facilities, and the coordination of over 20,000 hours of volunteer work by members of the Friends of Bellarine Rail Trail.

5. The City believes that Mr Cook has made a significant contribution to improving our region's natural environment and improving the Bellarine Rail Trail for the ongoing benefit of our community.

Key Matters

6. Naming the unnamed reserve in honour of Fred Cook is appropriate due to the significant contribution made by Mr Cook.

7. The proposal was advertised in the City News section of the Geelong Advertiser, the Bellarine Times and Armstrong Creek Times from 11 February 2019 to 10 March 2019.

8. 25 online submissions were received, all in support of the official naming. No objections were received.

9. The suggested naming of the reserve meets the requirements of the *Geographical Place Names Act 1998* guidelines.

Cr Mason moved, Cr Mansfield seconded -

10. That Council approve the official naming of the reserve at 97 Christies Road, Leopold as the Fred Cook Reserve.

Carried.

Attachment 1

Financial Implications

1. Council is responsible for signage of the reserve. The cost for updating signage is approximately $2,000 and can be accounted for within the existing budget for open space reserve upgrades.

Community Engagement

2. The proposed naming of the reserve was advertised in the City News, Bellarine Times and Armstrong Creek Times for a four week period, 11 February to 10 March 2019.

3. 25 online submissions were received, all in support of the official naming. No objections were received.

4. Subject to Council and Geographical Registrar approval, the relevant authorities and abutting owners and surrounding residents will be notified of the naming.

Social Equity Considerations

5. Considering social equity principles, the City supports the Friends of the Bellarine Rail Trail proposal to name the reserve, Fred Cook Reserve.

Policy/Legal/Statutory Implications

6. All *Geographical Place Names Act 1998* guidelines and Council policies have been followed and met in relation to the naming proposal.

Alignment to Council Plan

7. The proposal aligns to Council Plan's strategic priority of 'organisational leadership, strategy and governance' under the key priority of 'proactively manage our assets, including land holdings'.

Conflict of Interest

8. No City officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Risk Assessment

9. The naming of the reserve considers the risk of emergency services not being able to locate the area. The risk is minimal, as the name isn't duplicated elsewhere in the municipality and the naming complies with the *Geographical Place Names Act 1998*. The Emergency Services Telecommunications Authority (ESTA) responsible for responding to 000 calls, will be notified of the name change if approved.

Environmental Implications

10. There are no environmental issues arising from this report.

Attachment 2

97 Christies Road, Leopold, to be named Fred Cook Reserve.



2. DRAFT DRYSDALE SPORTING PRECINCT MASTER PLAN

Source: **Community Life – Social Planning & Investment**
Director: **Robyn Stevens**
Portfolio: **Social and Infrastructure Planning**

Purpose

1. To seek Council endorsement to release the draft *Drysdale Sporting Precinct Master Plan 2019* for an 8 week community consultation period.

Background

2. The Drysdale Sporting Precinct is land owned by Council, located on the corner of Grubb Road and Belchers Road, Drysdale. It is home to several regular user groups including Drysdale Soccer Club, Drysdale Football Club and Drysdale Cricket Club, whilst also servicing the adjoining schools: St Thomas Primary School, St Ignatius College and Bellarine Secondary College.
3. Council adopted an original master plan for Drysdale Sporting Precinct in 2011.
4. In February 2018, Council delivered stage one of the master plan, being a multi-purpose field (oval and two soccer pitches), one stand-alone oval with adjoining practice wickets, and a multi-purpose sporting pavilion with floodlights for both fields.
5. In September 2018, the Victorian Government committed $50,000 to undertake a review and revision of the master plan, along with $5 million to deliver necessary sporting infrastructure arising from the revised master plan. The federal government also made an election commitment of $3.5 million towards future works at the reserve.

Key Matters

6. The draft revised Drysdale Sporting Precinct Master Plan (**Attachment 2**) has been developed through stakeholder consultation, research and analysis.
7. A revised master plan was required to account for the new Drysdale Bypass alignment, new and emerging trends in local sport and changes to land uses in the precinct. The key differences between the original master plan from 2011 and the revised draft proposed in this report, include removing the Council operations depot, a large open space area capable of being developed to accommodate a range of different active and passive recreational activities (including grass track athletics), and the inclusion of a walking / running circuit. The number of rectangular fields for sports such as soccer, touch rugby etc. have been reduced to be better align to current and future demand.
8. It is proposed to release the draft master plan for broader community consultation to test the proposals in the master plan, prior to a final master plan being prepared for Council endorsement.
9. Preliminary cost estimates to deliver the entirety of the proposed draft master plan are in the vicinity of $11-12 million. The master plan has been prepared so that a staged approach to develop can be achieved.

Cr Mason moved, Cr Sullivan seconded -

10. That Council release the draft *Drysdale Sporting Precinct Master Plan* (Attachment 2) for the purposes of broader community consultation for a period of 8 weeks.

Carried.

Attachment 1

Financial Implications

1. The Victorian Government has committed $5 million for implementation of work arising out of the Drysdale Sporting Precinct master plan. The City has apportioned $150,000 of this funding in the 2019-20 budget for the delivery of detailed design of these components to gain a more robust understanding of cost and timelines for delivery.

2. The federal government also made an election commitment during the 2019 election of $3.5 million towards future works at the reserve. The details and timing of the release of these funds are yet to be determined.

3. There are no immediate financial implications to Council. This draft of the master plan has been prepared to enable the delivery to be staged. The initial (priority) stage being deliverable within the $8.5 million of funding committed by the state and federal governments.

4. Subject to future decisions of Council, further investigations and detailed design will be required to gain a more robust understanding of cost and timelines for the delivery of future stages.

Community Engagement

5. The original 2011 Drysdale Sporting Precinct Master Plan was developed following a series of stakeholder engagement activities, staff workshops and broader community consultation.

6. To guide the development of the revised *2019 Drysdale Sporting Precinct Master Plan* a Project Control Group, Project Steering Group and Project Reference Group were established.

7. The Project Control Group consists of representatives from Sport and Recreation Victoria (representing the State Government of Victoria) and the City of Greater Geelong. The Project Reference and Steering Groups consist of a range of local key stakeholders including but not limited to Drysdale Soccer Club, Drysdale Football Club, Drysdale Cricket Club, St Thomas Primary School, St Ignatius College, Bellarine Secondary College, Landcare Bellarine, Peninsula Little Athletics and Drysdale Netball Club.

8. The draft *Drysdale Sporting Precinct Master Plan* as presented in this report, has been developed in response to stakeholder feedback from the Project Reference Group.

9. Subject to the resolution of Council, it is proposed that the draft *Drysdale Sporting Precinct Master Plan 2019* be made available for an 8-week period of community engagement. This will involve providing an opportunity for local residents and stakeholders to have their say. This will include:

    9.1 Connecting with the residents within 400m of the reserve via a letter drop and the broader Geelong community by requesting that they now provide feedback on the draft master plan via the City's *Have Your Say* online platform;

    9.2 Requesting that tenanting clubs distribute the draft master plan throughout their respective membership bases for any further feedback;

    9.3 Advertising the engagement on Council's Facebook page;

    9.4 Advertising and publishing of the draft plan on geelongaustralia.com.au (hard copies available on request); and

9.5 Advertising signage displayed on site to engage non-affiliated and casual users of the reserve.

Social Equity Considerations

10. The Issues & Opportunities Paper for the *Drysdale Sporting Precinct Master Plan 2019* (**Attachment 3**) has identified a range of matters that were raised and considered as part of developing the draft master plan, including the need to ensure social equity was considered as a guiding principle for development. Examples of adopting these principles include improvements to accessibility through enhanced pedestrian connections and improvements in accessibility related to the provision of parking in the precinct, along with gender equity outcomes via the provision of gender neutral facilities.

11. The Drysdale Sporting Precinct is home to a strong female participant base with a high level of female participation within the numerous sport and recreation clubs based at the reserve. Additional infrastructure proposed in the revised master plan will support the increase in female participation and create greater opportunities for future growth.

Policy/Legal/Statutory Implications

12. There are no known policy, legal or statutory implications associated with this report or the public consultation of the draft *Drysdale Sporting Precinct Master Plan 2019*.

Alignment to Council Plan

13. The draft *Drysdale Sporting Precinct Master Plan* aligns with the following priorities in the Council Plan:

    13.1 Informed social infrastructure and planning – the draft master plan is based on extensive consultation and will provide more quality active and passive recreational spaces for the Drysdale community.

    13.2 A more inclusive and diverse community through the provision of infrastructure that supports social connections within our community. This extends to the provision of accessible and welcoming facilities for people of all genders and abilities.

    13.3 Improved health and safety for our community by enhancing the safety and user satisfaction of social infrastructure, which in turn provide greater participation opportunities and health benefits.

Conflict of Interest

14. No City officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Risk Assessment

15. Preliminary cost estimates associated with the draft master plan are provided at a point in time and are to be used as a guide only. These estimates are subject to change based on further detailed design and cost escalation.

16. The City can progress the master planning process but there is a risk that there will not be adequate funding to implement the plan.

17. The draft master plan is consistent with Council policy and approach to sporting reserve and facility development.

18. Releasing the draft master plan for public consultation provides the broader community with an opportunity to provide valuable feedback and input that will be considered prior to any final endorsement of the master plan by Council.

Environmental Implications

19. Ecological assessments have been undertaken which identified no significant fauna or flora at this site, which has a history of farming and grazing.

20. The draft *Drysdale Sporting Precinct Master Plan* proposes to improve the quality of open space, while also identifying opportunities for increased tree planting.

21. Environmentally sustainable design opportunities will be further explored in the detailed design phase for any new and upgraded facilities and lighting.

Attachment 2

ross planning



Revised Draft Master Plan for Drysdale Sporting Precinct

June 2019

Prepared for:

CITY OF GREATER GEELONG

DRAFT

recreation
open space
and sport
specialists

ross planning

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2	31.05.19	Updated Master Plan report - draft	AS / SH / SW	DC	JL
3	11.06.19	Updated Master Plan report - draft	AS / SH / SW	DC	JL
4	18.06.19	Updated Master Plan report - draft	AS / SH / SW	DC	JL

Disclaimers:

This Master Plan was prepared by an independent consultant in conjunction with City of Greater Geelong (CoGG). The Master Plan is reflective of a higher level vision for Drysdale Sporting Precinct and is subject to further consultation and consideration by CoGG.

The contents of this report are not endorsed by CoGG and may not reflect current council policy. All feedback will be considered and the final plan put forward to CoGG for consideration.

All illustrative plans, perspectives and imagery contained within this report are indicative artists impressions to illustrate conceptual ideas only and are subject to further resolution, consultation, detailed design, and approvals.

This report contains copyrighted material, the use of which has not always been specifically authorised by the copyright owner. Making such material available is for the intended purpose to facilitate the readers understanding of the concepts and initiatives being proposed to update the Drysdale Sporting Precinct Master Plan.

We acknowledge the Traditional Custodians of the land, the Wadawurrung People of the Kulin Nations. We pay our respects to their Elders past and present, and acknowledge all Aboriginal and Torres Strait Islander people who are part of the Greater Geelong community today.

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Executive summary

The Drysdale Sporting Precinct is a multi-use venue that currently plays host to Australian Rules football, cricket and soccer. The *Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan* was endorsed by the City of Greater Geelong in 2011. Recently constructed Stage one works were completed at the southern end of the site, however, what was delivered was different to the first stage outlined in the original Master Plan.

There are currently competing demands for existing sporting space and projected population growth and increases in junior sports participation indicate that more sporting facilities are required on this site. These recent changes and emerging constraints now require this plan to be reviewed to ensure future facilities at this reserve meet community needs and fit within the reserve footprint.

Existing situation

The 32.5 hectare site is located roughly 20 kilometres East of Geelong on a block bordered by Grubb, Belchers and Andersons Roads, and Peninsula Drive. The Precinct, is primarily made up of undeveloped, uneven topography with limited natural or artificial shade. The initial constructed outcomes include the following Precinct embellishments:

- one lit AFL/Cricket Oval and practice nets
- one lit AFL/Cricket Oval with two football field overlays
- one multi-purpose relocatable pavilion
- two unsealed car parks.

Demand for upgrade

Demand for upgrades to the Precinct has been established through consultation with the City of Greater Geelong, user groups and peak bodies and from consideration of existing opportunities.

Key directions include the following:

- strong growth in Football (soccer)
- steady growth in Australian Rule football
- retain potential for future provision of athletics
- limited recreation opportunities for local residents
- opportunity to install play opportunities
- limited parking and poor traffic flow on Peninsula Drive
- poor pedestrian links across the Precinct and to surrounding areas/networks.

Design directions

The proposed master plan is located within Section 6. Proposed ultimate embellishment for the Precinct includes:

- three additional full-size soccer fields lit to competition standard
- additional multi-purpose oval
- main pavilion centrally located within the soccer/cricket/netball sub-Precinct
- two netball courts with capacity for expansion to four courts in the future
- recreation opportunities including a 2.5km cross-country/ParkRun loop
- district-level playground and recreation node located centrally with ancillary infrastructure including shelters, picnic facilities and public amenities
- common areas featuring landscape embellishments
- five formal car park areas and additional on-road sealed car parking opportunities
- new entry signage reflecting the function of the facility
- upgraded pedestrian pathway network, ensuring improved access for all.

Estimated cost

Development of the Master Plan is proposed to be undertaken in three distinct stages, as detailed in the 'Implementation' section. The estimated total cost of implementing the Master Plan is $10,800,000 with the cost of each stage (with Stage 1 already completed) being:

- Stage 2: $8,400,000
- Stage 3: $1,300,000
- Stage 4: $1,100,000.

1 Introduction

1.1 Project overview

ROSS Planning has been commissioned by the City of Greater Geelong (CoGG) to undertake a review and amendment of the existing D*rysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan 2011* (the Master Plan), which was developed and endorsed in 2011.

Since its endorsement, CoGG has undertaken initial construction works at the site. What was delivered, however, was different to the first stage outlined in the existing Master Plan. With Stage one ($6.7m) of the Precinct operational since early 2018, the site is now a well-used sport and recreation facility with several regular user groups.

The region, however, is faced with a growing community and the Precinct is experiencing competing demands for the existing space. Recent changes and emerging site constraints now require the existing Master Plan to be reviewed to ensure future facilities at this reserve meet community needs, fit within the new reserve footprint and are based on identified demand (current and future).

This updated Master Plan represents an opportunity to build upon the existing uses and to ultimately provide a clear strategic (and sustainable) vision for the Precinct.

1.2 What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- ☐ current character and functionality of the landscape
- ☐ public expectations and needs delivered by date
- ☐ emerging issues and trends
- ☐ the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements of the plan should proceed immediately, or that CoGG nor the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Precinct over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way. Hence, the trigger for this project and its intent to update the existing plan.

1.3 Project objectives

The updated Master Plan will provide a planning and design framework for the future development and enhancement of the Precinct. The Master Plan will guide the creation of sporting and recreational facilities to cater for the needs of the surrounding community and existing user groups over the next 5 to 10 years. This Master Plan has the following objectives:

- ☐ to cater for current and future sports demands on the Bellarine Peninsula based on current demand and trends
- ☐ to provide a framework for built infrastructure that appropriately supports sporting activity and recreational needs whilst within the financial means of CoGG, and based on actual future demand
- ☐ to encourage informal recreation activities to be enjoyed by the general community
- ☐ to foster partnerships for capital development and ongoing management of the Precinct
- ☐ to create safe access and integrated movement through and to the Precinct
- ☐ to promote the natural environment, sustainable development, and practicable maintenance regimes.

1.4 Project scope

The site is owned by the CoGG and has a total area of approximately 32.5 hectares. The lower portion to the south-east is leased under two separate agreements to the Bellarine Secondary College, and a portion of the site to the western edge is leased to the Ambulance Service. The SES also occupies part of the Ambulance Service's leased site.

The City of Greater Geelong is revising the existing Master Plan due to the following reasons:

- ☐ Stage one works have already completed, however, they differ from the proposed staging listed in the 2011 Master Plan (i.e. the size, position and dimensions of these spaces differ from the proposed composition)
- ☐ This update is to ensure that the development of the land continues to be undertaken in alignment with the sites' zoning conditions and to meet current demand and emerging trends, whilst providing a high quality environment for the community
- ☐ There are currently competing demands for existing sporting space. Projected population growth and increases in junior sports participation indicate that more sporting facilities are required on this site
- ☐ The existing indoor stadium (Bellarine Secondary College) is at capacity and consideration needs to be given to an expansion of those facilities to cater for current and future indoor sporting demands
- ☐ The potential for sub-regional sports field development needs to be considered, i.e. turf and/or synthetic surface for training and/or competition for specific sports
- ☐ Clubs have expressed interest in relocating to the facility
- ☐ Previous planning studies have identified gaps in quality local informal park and linear link sites, and CoGG see the need for new public facilities (such as playgrounds, park infrastructure and amenity) to cater to casual users.

1.5 Process

The project program spans across five (5) stages and is scheduled to be delivered as follows:

Stage	Task/s	Time frames
1	Project Initialisation ☐ Inception meeting ☐ Stakeholder engagement strategy ☐ Background research ☐ Site analysis ☐ Stakeholder consultation	Feb - Mar 2019 *Completed*
2	Issues & Opportunities Paper ☐ Needs assessment ☐ Governance group meetings & workshop	Apr 2019 *Completed*
3	Design & Cost Plan ☐ Draft plan preparation & presentation ☐ Governance groups review	May 2019 *Completed*
4	Draft revised Master Plan ☐ Public consultation	Jun 2019 *(Current)*
5	Final revised Master Plan & Summary Document	Oct - Nov 2019



Aerial photo of Stage one construction works for the Drysdale Sporting Precinct in September 2017 (image credit: Drysdale Sporting Precinct Funding Now)

2 Strategic context

2.1 Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Precinct, a literature review has been undertaken. The following list of documents have been reviewed.

2.1.1 List of reference documents

Corporate and strategic documents

- Drysdale Clifton Springs Cultural and Community Hub Sub-regional Sports Precinct Master Plan (2011)
- CoGG Council Plan 2018-22 Putting our Community First
- G21 Regional Growth Plan (2013)
- Greater Geelong - A Clever and Creative Future
- CoGG Physical Activity Strategy (2014-2017)
- CoGG Sustainable Communities Infrastructure Guidelines (2016)
- CoGG Social Infrastructure Plan (2015)
- CoGG The Urban Forest Strategy (2014)
- Drysdale Clifton Springs Structure Plan (2010)
- Greater Geelong Planning Scheme
- Geelong Play Strategy 2012-2021
- CoGG Municipal Council Neighbourhood Safer Places Plan (2010)
- Greater Geelong Cycle Strategy (2008)

Additional background information

- Victoria in Future 2016 Population and household projections to 2051
- Visitor Economy Strategy 2017-2021 (Tourism Greater Geelong & the Bellarine)
- Greater Geelong and the Bellarine Tourism Master Plan (2016)
- Barwon Strategic Directions Statement 2018 (Barwon Integrated Water Management Forum)
- Drysdale Bypass proposal drawings and publications issued by Major Road Projects Victoria (as at Mar 2019)

2.1.2 Key strategic documents

A detailed summary of the key strategic documents reviewed is included below.

Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan

The Sub-Regional Plan was developed to provide a program for the development of a master plan document for the future development of the Drysdale/Clifton Springs Sub-Regional Sporting Precinct.

Key strategic actions are presented under five key focus areas. Preliminary urban design was undertaken in order to illustrate how a regional cultural and community hub may be developed. Some of the key features of the plan taken into consideration are:

- the Structure Plan identifies the vacant parcel of CoGG owned land as a major asset that presents significant opportunity to build on the existing site facilities
- a range of sports facilities
- connectivity to the existing facilities on the eastern portion of the site
- key activity focus in the central part of the Precinct where the arts facility in located
- extension of Peninsula Drive to the south to intersect with Belchers Road
- continued expansion of the education Precinct with future tertiary facilities.

There will be opportunities to further develop active transport links to connect this site with continued population growth in the surrounding area.

Drysdale Clifton Springs Structure Plan (2010)

The Structure Plan provides a strategic framework for the planning and development of the townships within the region. It identifies key issues, aspirations and needs for the community that are articulated by township boundaries, and identifies appropriate planning controls to safeguard and enhance the future development of these townships.

Key opportunities that this master planning update have taken into consideration include the following:

- community facilities should be provided commensurate with the community's needs
- pursue opportunities for enhancement and provision of additional open space, recreational and cultural facilities and linkages wherever possible
- it is recognised that the Precinct is isolated from the existing community, and the future development of site will need to ensure that safe and efficient pedestrian and cycle links are provided, particularly when the Drysdale Bypass works have been completed
  - notably, residents of the township rely almost entirely upon private cars for transport
- investigate opportunities to provide improved and more frequent public transport options, with future improvements to the Precinct likely consisting of more frequent bus services and improved weekend service to Ocean Grove
- the Master Plan is to investigate road improvements, particularly the extension of Peninsula Drive through to Belchers Road to address the operational constraints at the Geelong – Portarlington Road/Drysdale – Ocean Grove Road/Jetty Road roundabout during school hours
- connect existing and proposed community, recreation and open space facilities through footpaths and/or shared pathways, along with safe bicycle routes for school children off the main roads
  - the provision of green cycle lane treatments should be considered in high-conflict areas and provide provision bicycle parking facilities to encourage active travel
- the region will continue to have a high proportion of families which is an important consideration when planning for community infrastructure and facilities
- drainage infrastructure is under increasing pressure and its performance is reducing, therefore, on-site stormwater quality controls are recommended
- indigenous vegetation on roadsides and reserves is to be protected, and planting programs using local indigenous species should be undertaken.

Greater Geelong Physical Activity Strategy 2014-2017

The aim of the Strategy is to establish an evidence base to guide policy and decision making at a regional and municipal level.

This will help create an environment that supports physical activity and will generate recommendations that are linked into the *Municipal Public Health and Wellbeing Plan*.

It is underpinned by the following mission statement:

> *"To encourage more people to be more active more often".*

2.1.3 Additional background information

Through perusing state sporting body documents the following recommendations are suggested moving forward:

Cricket - Draft G21 & Cricket Victoria Barwon Regional Cricket Strategy

- The region's overall turf pitch provision level (23% of overall provision) is in fact lower than that of the Cricket Victoria Country Region (30%)
  - 90% (or 32 of the 36) pitches in the Barwon region are, however, concentrated within the CoGG
- In the short - medium term this means no additional turf pitches are required for the region, with the Bellarine Peninsula Cricket Association competition being held on synthetic wickets only.

Soccer - Victorian Football Facilities Strategy to 2036

- Projected population growth in the region will see participation rates increase by 4,668 overall players (1.1% projected increase), 5,738 (2% increase) or 7,657 (5% increase). This would require an additional pitch requirement of 16 (1.1% increase), 20 (2% increase) or 27 (+5%) respectively.
- Football Victoria advise that an additional 21 pitches is seen as desirable for Greater Geelong by 2036.

Australian Rules football (AFL) - AFL Victoria Football Facilities Development Strategy 2017-2022

- The Strategy expects an additional 20,000 - 30,000 individuals aged 5 - 39 in the Geelong region by 2031. This would represent a need for 8 to 10 new ovals by the year 2031.
- Acknowledged the strong growth in female football participation with a 41% increase from 2015-16.

LITERATURE REVIEW - SUMMARY

When considered together, the literature review highlights a number of key considerations:

- CoGG acknowledges the importance of sport and recreation facilities for the community
- CoGG highlights the need to review current uses and facility layout at Drysdale Sporting Precinct
- there is a need to provide safe pedestrian and cyclist travel options, as part of the development of the Precinct, particularly to align with Bypass infrastructure
- no additional turf pitches are required for the region in the short - medium term
- population growth projections indicate that additional soccer pitches and AFL fields will be required across Greater Geelong by 2036
- there is strong growth in female AFL and soccer participation, seeing 41% growth in the year 2015 to 2016, reflecting an increased need for female friendly infrastructure.

3 Analysis and planning

3.1 Site context

The Precinct is located approximately 20 kilometres east of Geelong on a large block bordered by Grubb Road to the west, Peninsula Drive to the east (including St Thomas Catholic Primary School; St Ignatius College, Bellarine Arts Centre "Potato Shed" and Bellarine Secondary College), Belchers Road to the south, and Andersons Road to the north.

The original Master Plan covered an area of approximately 45 hectares, however, since its endorsement, the site area has reduced to approximately 32.5 hectares. This is resultant from approximately 4 hectares of the site being acquired by VicRoads for the Drysdale Bypass corridor and an associated upgrade to Peninsula Drive, as well as the removal of the Landcare Bellarine property (part of Bellarine Secondary College) from the master planning area.

The lower portion to the south-east of the Precinct is leased under two separate agreements to the Bellarine Secondary College (includes Landcare Bellarine), and a portion of the site to the western edge, which is leased to the Ambulance Service. The SES also occupies part of the Ambulance Service's leased site.

The bordering roads to the north of the site will change as part of Drysdale Bypass works. This includes the closure of vehicular access to Andersons Road from Peninsula Drive, and replaced with an extension of Peninsula Drive to connect into a new roundabout constructed at its intersection with Grubb Road.

The Precinct, is primarily made up of undeveloped, uneven topography with limited natural or artificial shade and limited embellishments. As of 2019, only the southern end of the site is developed.

Site inspections

Several site inspections have been undertaken across the Precinct and of the areas surrounding the Precinct. The following observations have been sought:

- ☐ sport and recreation opportunities and restrictions
- ☐ community facilities and services including asset condition and performance considerations
- ☐ existing uses, potential for broader use and new use including interactions with adjacent and nearby uses (e.g. schools, the Potato Shed and Landcare Bellarine)
- ☐ site topography, attributes and values, including cultural heritage, fauna and flora, and the identification of opportunities for improving and beautifying the site
- ☐ site layout, the relationship between elements and spaces and the flow between them, as well as, its linkages to adjoining areas
- ☐ existing furniture, materials and finishes including signage, lighting and pathway network
- ☐ site access, egress and circulation for pedestrians, cyclists and motor vehicles (including car parking) and the condition and capacity of the adjoining road systems including current Drysdale Bypass construction works and potential road upgrade projects by CoGG
- ☐ drainage, stormwater and flooding considerations
- ☐ equity issues such as disability access
- ☐ safety, security and areas of risk on the site
- ☐ CoGG's management policies (including lease/tenancy arrangements) and use of various spaces and facilities
- ☐ demand for passive recreation such as play, shade, picnic, walking and cycling facilities
- ☐ pedestrian and cycling connectivity and linkages to the site (including public transport)
- ☐ spatial connections, such as the integration of nearby open space and key community facilities
- ☐ town planning constraints.

Where relevant, the above observations have been mapped on *Figure 1: Existing Conditions Plan*.

3.2 Existing situation

Stage one of construction was completed in early 2018 and has delivered the following sport and recreation facilities and embellishments:

- ☐ a main field serviced by a synthetic cricket pitch and AFL oval
  - – both ovals feature black chain mesh fencing with gated entrances and coaches/player boxes
- ☐ a second turf field serviced by a multi-use layout that currently accommodates:
  - – two soccer fields
  - – one AFL field
  - – one cricket oval
- ☐ cricket practice nets (2x bays)
- ☐ field lighting to both fields (competition standard)
- ☐ demountable pavilion, consisting of:
  - – a large community meeting space
  - – kitchen/kiosk
  - – two sets of change rooms and amenities
  - – two umpires rooms
  - – two store rooms
  - – a first aid/office
  - – a built-in-verandah and viewing deck extending along the full length of both elevations to service spectating over both playing fields
- ☐ two separate car parks (one large and one small), both unsealed and edges delineated by timber bollards
  - – the larger car park (approximately 200 bays) is accessed off Belchers Road at the southern end of the Precinct
  - – the smaller car park provides nose-in parking to the western edge of the main oval
  - – informal parking is popular at the Precinct due to the large amounts of undeveloped space
- ☐ field irrigation system linked to an on-site rainwater tank
- ☐ decomposed granite pedestrian paths and spectator areas to the perimeters of both fields and linking each field with car parks and the pavilion
- ☐ Precinct entry sign at the access on Belchers Road.

















a. Precinct entry sign and large car park adjacent to the multi-use field
b. Pavilion with change rooms and amenities (inset photos courtesy of KLMS Australia)
c. Existing granitic pathways
d. Field lighting and typical granitic spectator area
e. Cricket practice nets
f. Existing rainwater tank
g. Main field (cricket & AFL) looking west
h. Second multi-use field (soccer, AFL & cricket) looking north

3.3 Existing facilities snapshot

Soccer-specific facilities

Soccer fields are overlaid across the multi-use field, which also provides the second AFL oval for the Precinct. The two soccer fields offer additional flexibility as games can be played with fields orientated both north-south and east-west.

Drysdale Soccer Club currently utilise both ovals for training purposes in conjunction with Drysdale Football Club.

Key features:

- ☐ two senior-sized soccer fields (lit to competition standard).



Multi-use field looking east at the soccer fields

AFL-specific facilities

The Precinct has two playing ovals for AFL. The premier oval is shared with cricket. The second oval is on the multi-use field which includes “wings” that also have two soccer fields overlaid.

Key features:

- ☐ two senior-sized ovals (lit to competition standard).



Multi-use field looking north at the AFL goal posts

Cricket-specific facilities

The single cricket oval has a quality turf outfield and central synthetic cricket pitch.

Key features:

- ☐ premier playing field with central synthetic pitch
- ☐ high quality, two-net cricket practice facility located north-north-west of the oval.



Main cricket oval looking west at the field with pavilion in the background

Common facilities

There are several facilities shared in common amongst the various Precinct user groups, and managed and maintained by CoGG.

Key features:

- ☐ single storey multi-use shared pavilion (used by AFL, soccer and cricket)
- ☐ coaches/player boxes
- ☐ irrigation controllers to the fields.







Shared facilities including the large car park, typical coaches/players boxes, and the pavilion

3.4 Environmental context

Climate

The site is subject to moderate winds (prevailing southerlies, westerlies and northerlies). This often causes problems for users running into the wind and may also be affecting the condition of the natural landscape in terms of erosion.

Temperatures on the Bellarine Peninsula have recorded highs in the mid-40's ^{0}C and lows in the range of 0-9 ^{0}C. Annual average rainfall is 420.7mm with a monthly average of 43.1mm (April typically experiences the most rainfall).

Landscape and topography

The site is relatively devoid of remnant vegetation and provides very limited natural shade coverage, particularly over spectator areas. There are large canopy trees lining the southern boundary and part of the western boundary, which are notable assets to the site. There has been some revegetation plantings installed along Belchers Road within the road reserve and in parts of the Precinct by Landcare Bellarine volunteers (in collaboration with CoGG).

A lack of vegetation growing on the modified embankment east of the multi-use field is experiencing erosion issues and is in need of stabilisation to prevent further erosion. There are plans in place for this embankment to be revegetated.

The topography across the Precinct is undulating and the landform appears to be significantly altered from its likely original natural state. The character of the landscape is open cultivated grassland. Some higher grades on the site appear to be remnants of stockpiled fill and earthworks undertaken to construct Stage one of the Precinct. Distant views to the You Yangs are visible from a high point on the south-east corner of the site.

The landform along the northern boundary is highly altered by construction works for Drysdale Bypass, which is actively underway at the time of this report. The final formation and landscape treatments from the Bypass corridor are to be incorporated into the updated Master Plan. VicRoads engineering drawings provided to CoGG will inform the future road and stormwater networks to service the Precinct.

There is a general lack of landscape permeability across the site with only one formal existing access provided to the Precinct from Belchers Road. Informal off-road vehicle movements are causing erosion issues in various locations across the Precinct, most notably a path traversing across the top of embankment to the south-east corner of the multi-use field.

Cultural heritage

According to a Victoria state government Environment, Land, Water and Planning property report investigation, the site is registered as having all or part of the property being an 'area of cultural heritage sensitivity' (extract of the Aboriginal Heritage map provided on the next page). Known cultural









a. Existing farmers dam (VICSES Bellarine in background)
b. Existing mature trees along Belchers and Grubb Roads (looking west)
c. Existing eroding embankment proposed for revegetation works
d. Western embankment showing off-road vehicle movements that traverse the top of embankment causing dust and erosion issues

heritage sites and areas with sensitivity exist in the vicinity of the Precinct, however, no findings were recorded during the recent construction of Stage one undertaken in 2017.



Image: State Government of Victoria Areas of Aboriginal Cultural Heritage Sensitivity Map with the Precinct highlighted

Notably, Drysdale Bypass construction works have recently identified numerous aboriginal and some historical archaeological artefacts within that construction corridor. It would, therefore, be prudent of CoGG to prepare a Cultural Heritage Management Plan for future stages of constructing the Precinct, particularly in the northern area of the site. This is based on two potential factors:

1. under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger that requires a Cultural Heritage Management Plan be prepared where a listed 'high impact activity' is proposed
2. the proximity of the Precinct to the Bypass construction corridor, and the notable number of cultural heritage findings uncovered by that construction activity.

3.5 Stormwater

CoGG advise that the existing farmer's dam (see photograph 'A' on previous page) most likely lacks structural integrity, as it was unlikely to have been constructed with appropriate engineering. The preference is to remove it as the Precinct develops to avoid public safety risks.

A second basin exists on the western boundary to the north of the VICSES Bellarine leased area. This basin is proposed to be filled in and levelled as part of Drysdale Bypass works, A new culvert stormwater pipe will then drain water off-site.

Predominant overland flow paths traverse south to north for the site and ultimately entering the Corangamite Catchment, which is interconnected to many surrounding water assets including reserves, water bodies, creek lines and the coast. CoGG staff advise that sediment originating from the site is possibly affecting downstream water quality with site runoff entering the local stormwater network.

The *Barwon Strategic Directions Statement* envisions future stormwater management in the region as:

> *"Integrated, collaborative management of the water cycle that enables sustainable environmental, social, cultural and community prosperity for the Barwon Region."*

A specific action for Clifton Springs is to reorientate all drainage infrastructure via sustainable connections to existing natural catchments and water features. Drysdale Sporting Precinct is identified by the strategy's *Integrated Water Management Plan* as a potential opportunity for reuse and rehabilitation of water on site. This would assist with relieving pressure on existing drainage infrastructure in the region, which is under increasing pressure.

An extension to Peninsula Drive will be created as part of Drysdale Bypass works and will benefit the Precinct in terms of improved vehicular movements and access. As part of these road upgrades, new stormwater management systems will be put in place, including a large detention basin located between the Bypass and the interchange at Peninsula Drive / Grubb Road. CoGG advise that it has been sized to accommodate stormwater runoff discharging from the Precinct, which will traverse the road via swales into culverts.

3.6 Traffic and transport

Vehicular movements

The Drysdale Bypass impacts the northern boundary of the site by requiring acquisition of approximately four hectares of land from the northern section of the Precinct. The Bypass will terminate vehicular access to Anderson Road from Peninsula Drive, however, will provide a new extension to Peninsula Drive to replace the existing T-intersection. Further, a pedestrian underpass is proposed to maintain pedestrian and cycle connectivity to Anderson Road and the existing shared path to Lake Lorne Reserve.

Peninsula Drive is critical for the Precinct, as it provides access to the education, arts and culture sub-Precinct of the area (consisting of the Potato Shed, Bellarine Secondary College, St Ignatius College and St Thomas Catholic Primary School.) Due to the isolated nature of the Bellarine Peninsula and the lack of public transport services to this area, these community and educational destinations require most parents to drive their children to school, creating parking and drop-off issues (particularly at St Thomas school). Issues include double parking, parking in 'No-Standing' areas and on verges, cars pulling out in front of buses, etc. The *Drysdale – Clifton Springs Structure Plan* notes that the Department of Transport receives regular negative feedback from drivers because of these issues.

CoGG are developing concept plans to extend Peninsula Drive by connecting through to Belchers Road. A 25.0m wide corridor is incorporated into the updated Master Plan and will deviate around the proposed future extension of the indoor stadium. CoGG further advise that future upgrades to Peninsula Drive, Belchers Road and the intersection with Grubb Road will likely require three new roundabouts as traffic management solutions around the Precinct.

In terms of new vehicular access to be provided to the Precinct, CoGG has advised that no new driveways be considered along Grubb Road as this corridor is under

VicRoads jurisdiction. Any new entries will need to occur along Peninsula Drive and/or Belchers Road.

Public transport

There are currently no public bus services servicing the Precinct. The nearest bus route is along Portarlington Road (route numbers 60 and 64) stopping at the Jetty Road bus interchange, which is an 800m walk (approximately 10 minutes) from St Thomas Catholic Primary School.

The *Drysdale – Clifton Springs Structure Plan (September 2010)* notes that school bus movements to and from Peninsula Drive are problematic and the Department of Transport strongly advocates for improved access to and from the bus interchange at the Potato Shed. The mix of buses, parent's cars, pedestrians and bike riders impedes operation during morning drop-off and afternoon pick-up.

It is recommended that the Master Plan identifies the location of a potential bus layover area and that conversations with Public Transport Victoria commence to implement a new bus service to the Precinct.

Pedestrian/cycle connectivity

This site is relatively isolated from the existing community, however, the future completion of Drysdale Bypass will improve pedestrian and cycle access to the Precinct through provision of new pedestrian and cycle connections. It is critical for the Master Plan to incorporate safe and efficient pedestrian and cycle paths that connect with links from the Bypass, surrounding suburban areas, and the existing schools adjacent to the Precinct.

3.7 Other considerations

Planning

Greater Geelong Planning Scheme

After the original Master Plan was endorsed, the site was rezoned to a Special Use Zone (shown on the planning scheme map as SUZ13) to encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities. Permitted uses (not requiring a permit) include:

- ☐ car parking associated with the use of the land
- ☐ education centre and emergency services facility
- ☐ minor sport and recreation facility
- ☐ store, transport terminal and utility installation
- ☐ landscaping, pathways/trails and associated recreation infrastructure (e.g. furniture, lights, irrigation, etc.)
- ☐ playground/sporting equipment
- ☐ extension to existing buildings (with controls).

Other uses potentially supported on the site (but requiring a permit) include:

- ☐ caretakers house, childcare centre, markets, place of assembly, and outdoor recreation facility
- ☐ food and drink premises (i.e. convenience restaurant, hotel, restaurant and tavern).

Greater Geelong - A Clever and Creative Future 2017

A 30-year vision for the Greater Geelong region is for a 'clever and creative region'. The vision has several strategic foundations that include **improved health and safety of the community**, i**nformed social infrastructure and planning, a more inclusive and diverse community, planned sustainable development, effective environmental management**, vibrant arts and culture, **integrated transport connections**, a thriving and sustainable economy, **growing tourism and events**, innovative finances and technology, organisational leadership, strategy and governance.

There is great potential for this Precinct to contribute to a number of measures of success outlined by the vision's action plan, including:

- ☐ **being able to access all parts of Greater Geelong within 30 minutes through a variety of travel options**
  - connect into municipal pedestrian and cycling network
- ☐ **100% of public places in Greater Geelong are disability access compliant**
  - ensure equity the provision of community infrastructure and designing public areas is accessible to all levels of ability
- ☐ **over 50% of residents reporting their health as very good or excellent**
  - provide a diversity of open space opportunities with high amenity public space outcomes that are well connected, sustainably developed and maintained
- ☐ **suburban tree canopy is greater than 25%**
  - by increasing biodiversity, preserving, enhancing and growing natural areas
- ☐ **20% of all water used in the municipality is sourced from alternative sources**
  - by employing best practice standards for water efficiency and management.

Play infrastructure

The *Geelong Play Strategy* does not identify the need for a new play space specifically within the Precinct, however CoGG has advised that a district-level playground would be justified for this site. A district-level facility meets most of the strategic requirements outlined by the Play Strategy. Notably, the Strategy recommends gaps in the provision of play opportunities be filled by creating new play spaces on land already owned by CoGG.

Neighbourhood Safer Places (NSPs)

NSPs are places of last resort during the passage of a bushfire. There are a number of criteria for designating sites as a NSP, all of which the Precinct are capable of meeting (subject to Country Fire Authority [CFA] assessment being undertaken). This Precinct may be worthy of nomination as a NSP as the location of the Precinct is well known to the community and it is centrally located with good access.

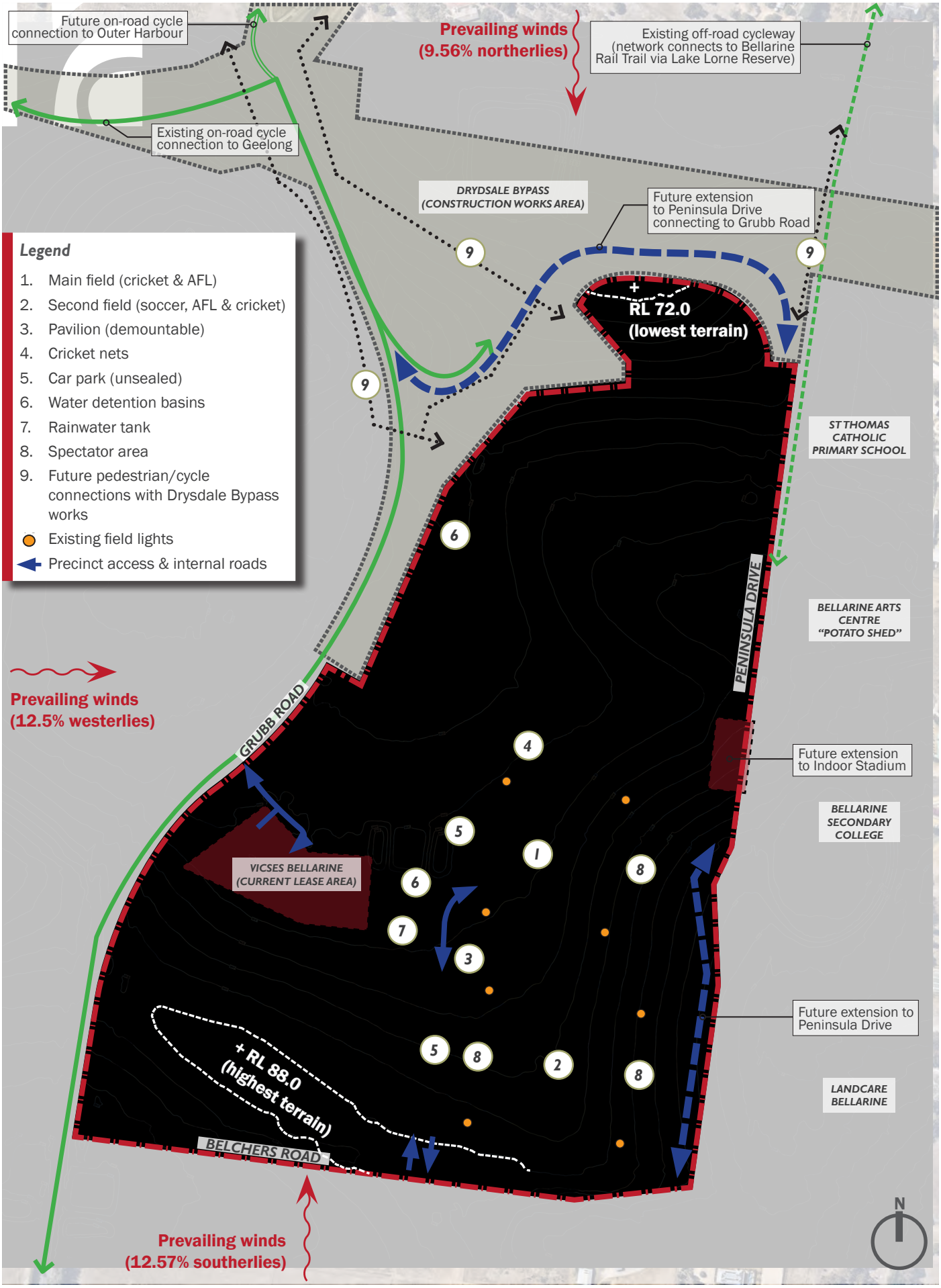


Fig. 01 Drysdale Sporting Precinct showing existing conditions and surrounding context (Credit: aerial photograph taken by Nearmaps in late Feb. 2019)

3.8 Demographics considerations

In order to understand the make-up for the Precinct 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Given Drysdale Sporting Precincts' position as a future premier sports facility, population characteristics for the entire City area have been the focus, where possible. It is acknowledged that some participants will come from outside this catchment. Core participation, however, will come from within CoGG boundaries.

The population for Drysdale - Bellarine is 4,816 (as at 2019), with a **forecasted total of 6,493 people by 2036 (a 34.82% change)**. By 2026 the largest forecast increase in household types is expected in couples without dependants (projections by forecast.id.com.au & ABS 2016 Census).

According to *Victoria in Future 2016*, by 2051 the population of Victoria will increase by 10.1 million people, 8.0 million of which are projected within the Greater Melbourne area. **Greater Geelong is projected to increase by 81,000, being one of the top five largest regional growth areas in Victoria.**

The largest concentrations of population growth by 2031 are projected for major regional cities, such as Greater Geelong, accounting for approximately half of Victoria's regional population. **40 to 43% of households will be families with children between 2011 and 2051.**

Ocean Grove and Drysdale/Clifton Springs are identified as planned growth areas by the *G21 Regional Growth Plan*, which foresees significant growth according to local planning processes. These areas will in future accommodate a majority of new residents and jobs, and play an important role in supporting district centres, the community, and primary industry's located in the surrounding area.

> *"Between 2016 and 2026, the age structure forecasts for Drysdale - Bellarine indicate a 17.8% increase in population under working age, a 31.3% increase in population of retirement age, and a 17.0% increase in population of working age."*
>
> - Drysdale - Bellarine: Forecasted Population & Age Structure

DEMOGRAPHIC CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of the Precinct, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the Precinct (e.g. both formal sport and passive recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).



Table 01: Projections for Greater Geelong

Total Population					Total Households					% Aged under 20 yrs		% Aged 65 years +	
2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2031	2011	2031
215,800	253,200	296,400	1.6	1.6	88,300	104,400	122,400	1.7	1.6	24.9	24.4	16.7	21.9

Ref: Victoria in Future 2016 Population and household projections to 2051

3.9 Trend considerations

3.9.1 Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of cities and facility providers are moving toward the provision of synthetic fields (particularly for soccer where a number of internationally certified surfaces are available).

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Governments espouse field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields may be more appropriate, field sharing has been proposed for the Precinct.

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities. Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

Facility management

Councils across Australia and Victoria employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards Councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, not facility management (and maintenance).

TREND CONSIDERATIONS - SUMMARY

What do these trends mean for the Precinct?

- ☐ ensure the provision of a range of high quality field and court facilities
- ☐ ensure the inclusion of female-friendly facilities
- ☐ promote shared-use of key ancillary facilities
- ☐ maximise opportunities for walking and cycling, as these are popular physical activity options
- ☐ create naturally and artificially shaded areas
- ☐ cater for all age groups and abilities.

Gender equality

There is a current focus on the role of sport in promoting gender equality from all levels of government. The Victorian Government's *Inquiry into Women and Girls in Sport and Active Recreation- A Five Year Game Plan for Victoria* contains nine recommendations for the sport and recreation sector, state and local governments and other partners to bring about change. This is known as the 'Change Our Game' campaign. One of the most relevant themes for this Strategy is 'Change the Environment', with key recommendations to deliver female friendly built environments and equitable facility usage policies, and to build an enabling environment through education and training.

3.9.2 Passive recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to the economic and environmental well-being of a community. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- ☐ a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- ☐ well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- ☐ a range of infrastructure that supports all abilities participation and Disability Discrimination Act compliant.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. ParkRun has experienced unprecedented growth and is one of the largest running events in the world (averaging around 250,000 runners taking part in 1,500 events spread over 20 countries each week)[1]. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety, and easy to understand for a first-time user.

1 www.theguardian.com/sport/blog/2018/oct/01/parkrun-five-million-runners

4 Demand analysis

4.1 Consultation process

The following groups have been targeted to understand future design and use of facilities and stakeholder expectations with core needs and aspirations identified. These groups will have ongoing input into the design of the Master Plan as key stakeholders and users of the Precinct.

4.1.1 Project partners and stakeholders

- City of Greater Geelong (inter departmental)
- Project Control Group (PCG)
- Project Steering Group (PSG)
- Project Reference Group (PRG)
- Football Victoria (previously Football Federation Victoria)
- AFL Barwon
- Cricket Victoria
- Netball Victoria
- Tennis Victoria
- Hockey Victoria
- Croquet Victoria
- Drysdale Football Netball Club (Football)
- Drysdale Football Netball Club (Netball)
- Drysdale Soccer Club
- Drysdale Cricket Club
- Drysdale Tennis Club
- Bellarine Athletics
- Peninsula Little Athletics Club
- Ocean Grove Barwon Heads Little Athletics Club
- Bellarine Peninsula Basketball Association
- St Thomas Catholic Primary School
- St Ignatius College
- Bellarine Secondary College
- Bellarine Arts Centre “Potato Shed”
- VICSES Bellarine Unit
- Landcare Bellarine.

4.2 Consultation outcomes

Demand for future development at the Precinct has been established through consultation with the project partners and stakeholders listed; a review of outcomes from state Sport and Recreation Plans of sporting associations using the site; combined with an analysis of existing opportunities, participation and facility design trends.

4.2.1 City Officer feedback

Issues

- access/egress from Grubb Road (due to VicRoads jurisdiction) will not be possible
- there is currently no connection to Belchers Road from Peninsula Drive
- there is a need for improved access to and from the bus interchange at the Potato Shed
- the internal path system suffers from settlement and erosion issues, creating uneven surfaces for pedestrians
- the existing external path system is very limited
- no current public transport routes service the Precinct
- the existing pavilion requires an upgrade or expansion to cater to demand
- there is potential for sub-regional sports field development; turf and/or synthetic surface for training and/or competition for specific sports.

Opportunities

- majority of the site is currently undeveloped with only Stage one works completed to the south of the Precinct
- the location of the Precinct adjacent to three schools offers a great opportunity to attract new players and members to the clubs who operate from the site, including shared use of Precinct facilities
- projected population growth in the region positions the Precinct as the future home for sport and recreation in the Bellarine-Peninsula catchment
- inclusion of a maintenance facility/shed on-site.

4.2.2 Existing Club user groups

Drysdale Soccer Club

Membership considerations

- club currently has three male and two female teams along with 150 juniors
- club membership is steadily growing due to rising popularity of soccer and increased population to the Bellarine-Peninsula.

Facility usage

- primary use of multi-use field and pavilion
- shared use with AFL club, sometimes using AFL field for juniors.

Clubs proposed development considerations

- the Club would benefit from the addition of a multi-purpose synthetic pitch to service the Precinct
- Club is content with sharing the current pavilion with AFL under the condition it is expanded to ensure adequate space for a club room, club memorabilia, etc.
- Club would be interested in the idea of installing a bike/cross-country trail through the Precinct
- with projected female participation numbers, female-friendly facilities will be required at the Precinct in the short-medium term
- current lack of shade and wind breaks at the facility cause issues for both players and spectators alike.

Football Victoria (FV) Comments

The Club is growing well with an increase of 100 members in the last two seasons and have a keen group of committee members. FV have acknowledged that the Precinct is a necessary venue for the region. Provision for a full sized synthetic pitch, available to seniors and juniors would be a welcome addition to the venue. FV would like to see upgrades to the current pavilion and the addition of a second pavilion to service additional pitches into the future.

Drysdale Football Club

Membership considerations

- Drysdale Football Club had a combined 484 players across junior, youth and senior competition in 2018, this includes 101 female players
- the Club had 15 teams participate in 2018 (including three female teams)
- Club is set to field three new female teams (U12, U15 and U18) in 2019.

Facility usage

- Club is currently unable to play games at Drysdale Sporting Precinct without a scoreboard and timekeepers area (currently use Drysdale Recreation Reserve for home fixtures).

Clubs proposed development considerations

- the Club would welcome a multi-purpose synthetic pitch on the site in order to allow for training in wet weather
- require the installation of a digital scoreboard and timekeepers area in order to start playing fixtures at the Precinct
- modern change rooms, female friendly facilities and a gym would benefit the club and the Precinct moving forward.

AFL Barwon Comments

Geelong has the highest participation of any Country Victorian region. This number of participants is expected to see Geelong require an increase of 8-10 ovals by 2031. A high proportion of this growth is from female membership (41% increase in the 2016 season). Despite this large increase in females playing the sport, 80% of venues in the region do not have access to female-friendly facilities.

Drysdale Cricket Club

Membership considerations

- membership is steady after dropping off in the last few years
- in 2018, the Club fielded four senior mens teams and seven junior and women teams.

Facility usage

- the Club currently uses the Precinct for 3rd and 4th grade with 1st and reserve grade playing at the Drysdale Recreation Reserve
- the Club uses the ovals at Saint Thomas and Saint Ignatius for training and games when required.

Clubs proposed development considerations

- the Club would welcome a synthetic pitch at the Precinct stating that it will be needed for the future
- Club acknowledged the need for improvement to the shade options at the facility and noted the issues that arise for bowlers when running into the wind and the need for wind breaking solutions.

Cricket Victoria Comments

Cricket Victoria acknowledge the Barwon region saw a 3.6% decrease (214 participants lost). By 2022, 85 synthetic wickets will require replacement and currently 75% of the change facilities are not considered female friendly.

Bellarine Peninsula Basketball Association

Membership considerations

- current membership has reached capacity with approximately 260 teams competing
- there is an under supply of court space for training and games to both occur.

Facility usage

- games are conducted everyday of the week including club and school commitments
- matches are conducted on Saturdays and Sundays at La Trobe University
- junior development programs are held on Monday nights.

Clubs proposed development considerations

- the Association would like to see improvements to the access and parking at the Precinct
- the Association currently doesn't have access to the stadium during the day, they would be able to book out the space with school programs if option was made available
- the Association would utilise any rectangular pitches (synthetic or natural) for fitness purposes when available.

Peninsula Little Athletics Club

Membership considerations

- the Club has seen a steady decrease in membership over the last three years with 61 recorded members for the current season (2018-19)
- the upcoming Olympic games in 2020 have the Club hopeful for membership to increase to roughly 100 members next year
- John Landy Field, located in Geelong, is the closest premier level track in the region. As such, many junior athletes fail to "step up" past Little Athletics. An opportunity lies to retain 'home-grown' players if a suitable venue was located closer.

Facility usage

- the Club currently competes at another venue as there is no athletics track or associated infrastructure at present.

Clubs proposed development considerations

- the Club are in favour of an 8-lane, synthetic athletics track to be built on the Precinct
- to complement the track, the Club would welcome a grass infield to allow for throwing events such as javelin, as well as, a throwing cage for discus, shot put and hammer throw
- the Club has outlined that the Precinct needs to accommodate the projected population increase, which will subsequently experience an increase in demand for athletics in the region, with the Precinct an ideal location to become an athletics hub that services the Bellarine-Peninsula Region.

Drysdale Tennis Club

Membership considerations

- for the 2018-19 season the Club has a member base of 400, this includes a total of 19 teams split between 11 junior, three senior and three midweek teams, representing 85 players
- over the next 3-5 years the Club anticipates numbers to double and potentially triple by 2025.

Facility usage

- the Club currently competes at Wathaurong Reserve.

Clubs proposed development considerations

- the Club has noted that due to proposed expansion at their current facility, there is no current or immediate need for tennis facilities at the Precinct.

4.2.3 Other existing user groups

Saint Ignatius Catholic College & Saint Thomas Catholic Primary School

- the school's preference is for the site to contain a heated swimming pool, cross-country course, and a synthetic 8-lane athletics track, as there is a desire for shared use of the facilities by both schools
- the College noted the importance of extending Belchers Road to improve traffic flow in peak hour school pickup and drop off times, as it will alleviate congestion issues during peak school times.

Bellarine Arts Centre "Potato Shed" (CoGG operated)

- the organisation is in favour of passive recreation nodes being included on the site
- the issue of traffic management that arises during peak school times is a concern, with the lack of a thoroughfare on Peninsula Drive noted as the major contributing factor
- the centre is currently dealing with conflicts relating to school buses parking for the day in the centres' designated parking bays, causing issues for patrons and staff. The centre has requested that a separate area for these buses to park be considered in the updated plan.

CONSULTATION - SUMMARY

- existing user groups identified a significant need for additional sporting fields and a larger pavilion with club room/social spaces and female-friendly facilities
- facility development should be aimed at creating a Precinct with shared facilities
- a premier, synthetic rectangular field is desired by most stakeholders
- traffic and parking issues being experienced along Peninsula Drive could be addressed by the Master Plan
- the adjacent school/colleges and Little Athletics Club indicated a strong desire for an athletics facility with a synthetic running track
- no need for the inclusion of tennis courts within the Precinct was identified
- the importance of pathways linking activity areas throughout and around the site.

5 Previous Master Plan

5.1 Overview of 2011 Master Plan

The Master Plan aimed to cater to a range of current and future sporting needs for the Bellarine Peninsula and reinforced a number of directions set by relevant strategic documents at the time (i.e. the *Recreation and Leisure Needs Study* [2005] and the *Drysdale Clifton Springs Structure Plan* [2009]).

The Master Plan was based on a framework that envisioned multi-use, sharing and flexible design objectives to ensure that the Precinct could continue to cater to sport and recreation pursuits and other activities as they may emerge over time. It provided ovals, rectangular playing fields, running tracks and courts to provide for athletics, cricket, football, soccer, netball and tennis, which were based on a review of research and participation trends. It also made recommendations for sporting and recreation infrastructure, landscaping and amenity, car parking and traffic management, signage, other service infrastructure, buffers, stormwater and irrigation, and earthworks.

Specific issues addressed by the Master Plan included:

- ensuring adequate provision of additional sporting facilities to relieve the pressure on existing facilities and in response to projected population growth (particularly increasing junior participation rates)
- providing an environmentally sensitive design approach for constructing, operating and maintaining the Precinct
- providing complementary facilities to encourage alternative uses (i.e. informal recreation features)
- ensuring new building designs were multi-use and catered for all users whilst consolidating storage, change, clubroom, public toilet and social meeting facilities within a minimal number of built structures
- providing a traffic and pedestrian management strategy for accessing and travelling across the Precinct
- prioritising delivery via an implementation plan and details to support funding over many years.

5.2 Departures from original planning

A major influence on the changes proposed by this review is the absence of the proposed City depot in the south-western aspect of the site. This has allowed planning for the development of a true sporting Precinct, taking advantage of the site's topography and the existing facilities. With a centrally located, shared large car park and pavilion, the site now has a defined entry with easily identified activity areas.

Developments identified in the 2011 Master Plan that have since been constructed have varied from the original design, mainly in regard to the size of the playing fields and location of the pavilion. Further, some features that were proposed in the previous Plan have been either identified as possible inclusions only once a demand has been demonstrated, or excluded. These departures are outlined below.

Athletics

The previously proposed synthetic track athletics facility can still be accommodated within the site, but is only recommended to be developed once a significant demand is demonstrated.

Multi-purpose courts

Such facilities do not deliver satisfactory outcomes for individual sports. No demand was demonstrated for either tennis or outdoor basketball courts, hence the recommended provision of dedicated netball courts only due to the existing constraints of the netball facilities at the Drysdale Recreation Reserve.

Rectangular sporting fields

In the previous Master Plan, individual rectangular sporting fields were spread across the site, decreasing their ability to provide flexible field configurations and the provision of a consolidated sporting Precinct. Sports that require rectangular fields (such as soccer) retain access to a total of five fields, more than adequate for current and future regular participation levels and also providing the ability to host major sporting carnivals.

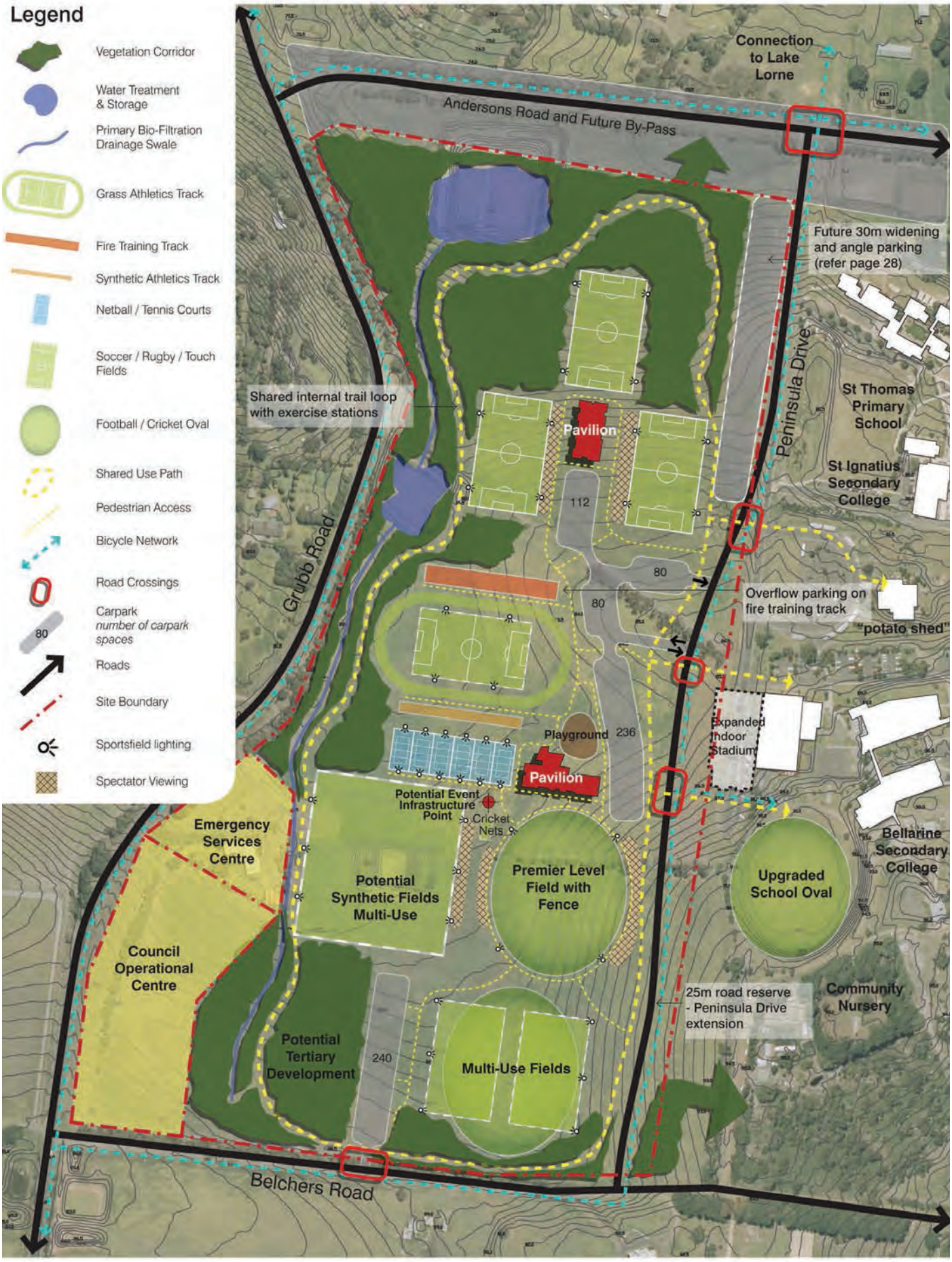


Fig. 02 Existing Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan (endorsed in 2011)

6 Updated Master Plan

The Master Plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an ideal opportunity to significantly enhance the capacity of the facility to meet the needs of the sporting community and also the recreation needs of nearby residents and visitors.

The Master Plan sits well within the existing open space network - providing for local residents and complementing the existing facilities.

The Master Plan integrates a number of the existing site features with a limited range of new elements and embellishments. The provision of quality recreation facilities and a more attractive environment will encourage passive recreational use from the non-sporting community and with the range of facilities and programs available, all age groups will find activities to enjoy.

A set of guiding design principles have been developed based on the issues and opportunities identified. Many of the principles of the existing 2011 Master Plan still apply, as these are still relevant and considered holistic approaches to future development of the Precinct.

These principles will provide the rationale for successfully delivering the Master Plan elements over the next stages.

Proposed Guiding Principles:

1. cater for current and future sports demands on the Peninsula based on demand and trends
2. provide built infrastructure to appropriately support sporting activity and recreational needs within the financial means of CoGG and based on actual future demand
3. encourage informal recreation activity by the general community
4. develop partnerships for capital development and ongoing management of the Precinct
5. create safe access and integrated movement through and to the site
6. promote the natural environment and sustainable development and maintenance regimes.

6.1 Proposed Updated Master Plan

The Drysdale Sporting Precinct Master Plan can be found on the following pages. The Master Plan includes an overall layout and perspective illustrations.

LEGEND

SPORTS FACILITIES:

A. Existing lit multi-use oval (cricket & AFL)
B. Existing lit multi-use field (x2 soccer & AFL)
C. Proposed lit multi-use field (x2 soccer & AFL)
D. Proposed lit premier soccer field
E. Proposed netball courts (x2) with future expansion of two additional courts to the north
F. Proposed district-level playground with proprietary play equipment, landscaping and other embellishments (i.e. picnic shelters, barbeques, drinking fountain and rubbish bins)
G. Proposed 'learn to ride' track
H. Proposed community and events area with flexibility to cater for a range of uses/activities (e.g. Athletics, Touch Football, markets, etc.)
I. Proposed passive recreation space (potential for disc golf or other passive uses).

SUPPORTING INFRASTRUCTURE:

1. Primary entry to Precinct off Belchers Road (upgraded) with co-located bus stop
2. Secondary entry to Precinct off Peninsula Drive
3. Upgrade and extension of Peninsula Drive to connect with Belchers Road. Intersection of Belchers Road and Grubb Road to be upgraded.
4. Existing demountable modular pavilion to be moved to new location and repurposed/expanded to accommodate tenants needs
5. Proposed expansion to indoor stadium
6. Proposed public amenities and shelter
7. Grand stand (tiered seating)
8. Terraced seating
9. Entry forecourt and pedestrian node incorporating a drop-off turnaround, loading zone, disabled parking and feature plaza treatments
10. Proposed car parking area
11. Additional irrigation tank
12. Proposed 2.5-3.0m wide shared path. Potential to be used for cross-country and ParkRun (2.5km loop)
13. Proposed 2.0m wide concrete path
14. WSUD drainage swales (combination of grass-lined swales and rocklined/vegetated swales)
15. Revegetation area
16. Carnival/pop-up event space
17. Proposed scoreboards
18. Proposed extension of lease area to Bellarine SES.

DRYSDALE BYPASS
ANDERSONS RD
DRYSDALE BYPASS WORKS (BY OTHERS)
PENINSULA DR
ST THOMAS CATHOLIC PRIMARY SCHOOL
SAINT IGNATIUS COLLEGE
THE POTATO SHED
BELLARINE SECONDARY COLLEGE
LANDCARE NURSERY
VIC SES BELLARINE UNIT
GRUBB ROAD
BELCHERS RD
2.0km
Start/Finish (2.5km loop)
1.5km
1.0km
500m

Disclaimer - This draft master plan proposal has been prepared solely for information purposes and the benefit of City of Greater Geelong, and in no way implies commitment to its implementation by any party. Any information shown may be withdrawn or altered at any time without notice or obligation to the reader.

CITY OF GREATER GEELONG

ross planning

REVISED DRAFT MASTER PLAN FOR DRYSDALE SPORTING PRECINCT

FOR CONSULTATION PURPOSES ONLY

NORTH

1:2500 at A3

JUNE 2019
REV. B



Fig. 03 Locations of perspective views



VIEW A: Peninsula Drive extension (looking north-west over the Precinct)

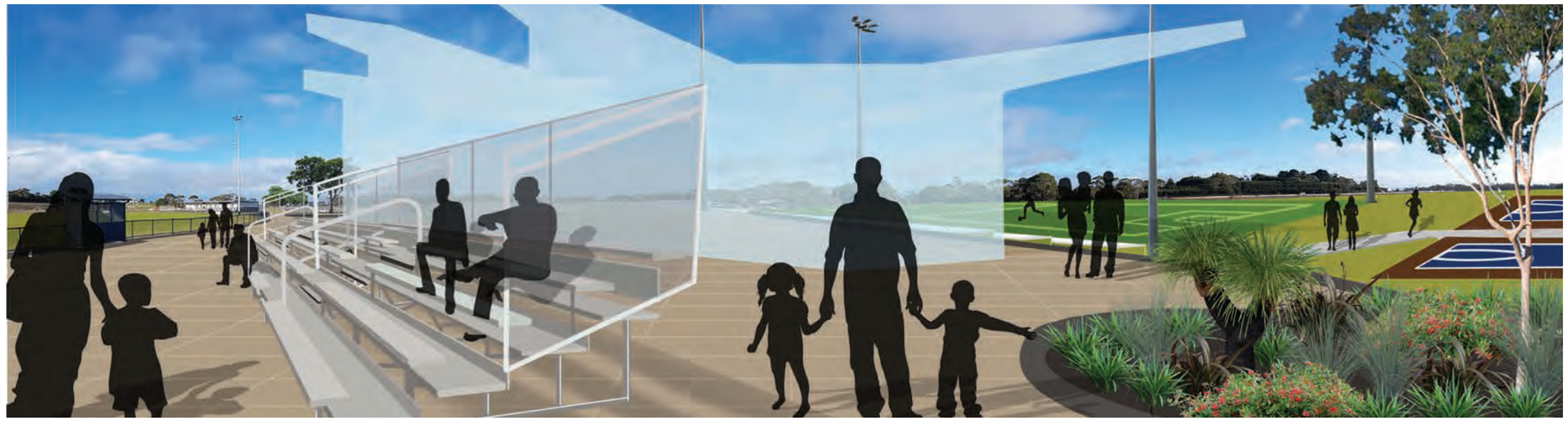
The extension of Peninsula Drive is proposed to connect into Belchers Road, fulfilling a critical link for local traffic movements around the Precinct. The streetscape provides an opportunity to deliver the 2.5km shared pathway loop that circles the perimeter of the Precinct. This high point on the Precinct provides a unique vantage point that overlooks revegetated embankments that flow down to the existing and future multi-use sporting fields, as well as, expanded car parking area and pavilion in the background.



VIEW B: Main Precinct entry off Belchers Road (looking north into the Precinct)

The main entry into the Precinct is upgraded and incorporates feature landscaping and wayfinding signage to welcome visitors upon arrival and directs them to key areas across the site. Expansive parking areas and the drop-off and turnaround point for the pavilion are located off this new central driveway. Tree plantings provide amenity and much needed shade for the Precinct and bring the vast open space to a more pedestrian-friendly scale. Pictured are participants in a ParkRun event utilising the 2.5km shared pathway loop.

6.2 Artists impressions of the Master Plan



VIEW C: Pavilion (looking south-west)

The pavilion creates a central node for the Precinct, providing a multi-sided outlook over the two main fields (oval and new premier soccer field) and new netball courts. Grandstands and terracing provide spectators with comfortable seating to support their teams, and a large forecourt area connects with a series of pathways that extend to other facilities across the Precinct.

6.3 Master Plan elements

6.3.1 New sport and recreation facilities

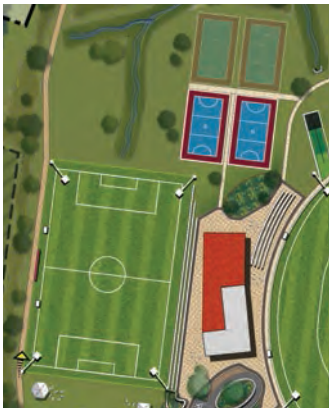


Multi-use fields

The proposed multi-use fields will be similar to the existing facility, but aimed at primarily being utilised for soccer and other future rectangular field sports. The overall design allows the oval to be of variable dimensions so it can easily be adapted to cater for a range of competition levels.

Additional space between the two rectangular fields will allow for improved spectating and officiating opportunities, with the playing service being fully irrigated and lit to competition standard.

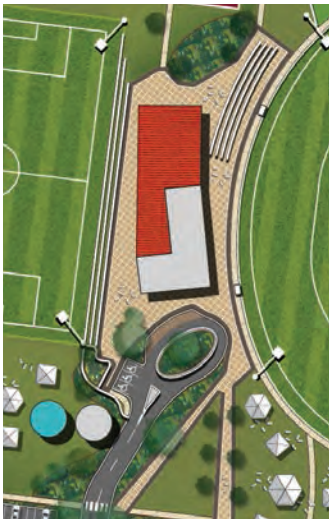
The proposed location allows direct interaction with the proposed synthetic premier field and an open area between caters for various options on competition days and carnivals. There is also direct access from the proposed extended car park.



Premier rectangular field and netball courts

Located immediately to the west of the pavilion, the premier rectangular (soccer) field is proposed to be the premier field at Drysdale Sporting Precinct. The proposed location allows direct viewing from the pavilion and ensures the site operates as a Precinct with direct links also to parking and other activity areas.

The proposed netball courts, with synthetic surfaces and wide run-offs to better cater for the sport, have similarly been positioned immediately adjacent to the pavilion and other activity areas to increase the effectiveness of the Precinct. All facilities are connected through a network of internal concrete paths.



Pavilion

The new pavilion will provide the essential features identified as needed by the current user groups and other stakeholders, incorporating female-friendly facilities (such as change facilities to the relevant sports' guidelines), club rooms, canteen/kiosk, storage areas (including that for ground maintenance equipment), social areas, meeting room/s, and other associated requirements. The pavilion will be the hub of the Precinct and provide a base for all user group operations.

Options for the relocation and expansion of the existing pavilion will be explored to accommodate tenant needs. Subsequently, rigorous consultation with user groups will need to be undertaken during the detailed design phase for the facility.















Community area and passive recreation

This area has been designed to provide various informal sport and recreation opportunities to the community and also provide an 'overflow' function for user groups for larger competitions, carnivals and events. The large, open nature of the area will allow community events and recreational activities to be hosted without impacting on the high quality sporting fields to the south of the site. The proposed adjacent car parking will also allow the Precinct to cater more effectively for such events.

It should be noted that the large community area is designed to become a flexible space capable of accommodating a range of different structured and non-structured recreational activities (e.g. Athletics, Touch Football, markets, etc.) and builds-in flexibility to respond to future demand and community needs. Public amenities to service this area and the playground are proposed.

Complementing the large community area is a less formal, passive recreation area to the north, which allows community involvement in various recreational pursuits, such as the locally popular disc golf or other activities that may be identified by the local community.







District-level playground and 'learn to ride'

Complementing the sporting facilities to the south and the community features to the north, the proposed playground would be considered a district-level facility with a variety of play experiences, aimed primarily at children up to the age of 12-13 years. The playground is not intended to attract users from across the whole region on its own, but more to provide complementary recreation opportunities to users of the sport and recreation facilities within the Precinct.

The 'learn to ride' feature is proposed to be a small bitumen track, representing a scaled down version of roads to provide bicycle education opportunities for the community. 'Stop' and 'Give Way' signs, pedestrian crossings and other traffic control features are incorporated to provide safe, off-road learning opportunities. Again, this facility is aimed at complementing existing sport and recreation facilities within the Precinct and may also become popular with the expected growth in the number of young families in the area in the future.









6.3.2 Access and circulation

Improved access and circulation around the Precinct is critical. The following improvements seek to achieve this, and encourage active modes of travel whilst recognising the need for most user groups to travel by car to the Precinct.



Road upgrades

- ☐ extending Peninsula Drive and upgrading Belchers Road to enhance access and functionality of the Precinct, and complement the new Bypass road works
- ☐ roundabouts are proposed at the intersections of Peninsula Drive and Belchers Road, Grubb Road and Belchers Road, and at the second entry to the Precinct opposite the Potato Shed

- it is envisioned that road upgrades will be funded and delivered by a separate civil capital works budget, which includes a 2.5-3.0m wide footpath (along the western verge) to form part of the Precinct's 2.5km shared path loop.

Vehicles and car parking

- the primary Precinct entry point will remain off Belchers Road, to be upgraded as part of Stage 3 to allow for the provision of a central driveway that will service an expanded, two part car park (sealed, line marked and landscaped)
- a secondary entry is provided opposite the Potato Shed to service the northern part of the Precinct and provide access to a partial ring of parking to overlook the main oval
- the central driveway leading off Belchers Road will service access to the two main car parks, and terminates as a turnaround drop-off zone for the pavilion
- car parks of varying sizes are dispersed appropriately throughout the site to service adjacent facilities and areas of activity, including:
  - on-street parking is provided along Peninsula Drive (between the Potato Shed and Belchers Road) as nose-in parking bays for spectators to overlook the two main ovals from their vehicles
  - additional on-street car parking is provided outside the expanded indoor stadium for users of that facility
  - a drop off-area is provided as part of the car park located opposite Saint Ignatius College. Due to the proximity of the parking area to the schools, the area will predominantly service drop-offs and provide short-term parking bays.
- access for maintenance and emergency vehicles is to be provided at key entries and via internal points throughout the Precinct
- provision of equal access parking is to be provided at the entry to the pavilion and appropriately within other car parking areas
- kerb and channel, bollards and shade trees define internal roads and car parks, with WSUD drainage integrated into the car park designs.

Pedestrians and cyclists

- 2.5-3.0m wide walkway is provided around the outer edge of the Precinct as a 2.5km long shared path loop (note: sections of the proposed path are an optional mix of materials, such as granitic, asphalt or concrete)
- 2.0m wide pedestrian paths are proposed for all other areas throughout the Precinct
  - paths are to link car parks, pavilions, amenities, key destinations and activity zones throughout Precinct, and ensure connections are provided into existing surrounding pathway networks
- provide end of trip facilities (i.e. bike racks and drinking fountains) at appropriate locations and in high visibility positions
- ensure medium to large canopy trees are planted at regular intervals along pathways to provide much needed shade across the Precinct.

6.3.3 Amenity

There are many opportunities to enhance the visual amenity of the Precinct, through formal and informal treatments. Broad revegetation areas will stabilise embankments in areas not designated for sporting facilities and, in turn, improve both the aesthetics of the Precinct and local biodiversity by connecting with the natural landscape corridor of nearby open space reserves. Further, key nodes within the Precinct are opportunities for higher levels of embellishment (i.e. both hardscapes and planting) to formalise and delineate spaces/ entries by creating focal points. Site embellishments are to consider:

- the use of iconic specimen trees to the periphery of parking areas and in rows of north-south alignment to act as wind buffers for sports fields
- well-placed tree plantings throughout the site to provide amenity and shade for users
- barbeques, picnic tables, seating, shelters and other appropriate park furniture to complement passive open space areas and support sporting facilities and club activities
- new public amenities with disabled access to be centrally located to key activity areas
- signage and gateway treatments to delineate Precinct entry points.











6.3.4 Water Sensitive Urban Design

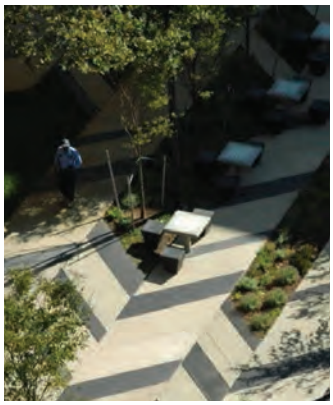
Sustainable water-saving and reuse practices are recommended for the successful ongoing maintenance of turf fields and landscaping, and may consider the following Water Sensitive Urban Design (WSUD) initiatives:

- ☐ use drought tolerant grass species for sustainable sports field development
- ☐ stormwater run-off from sports fields, roads and car parking to be directed towards harvesting methods to be reused for irrigation (i.e. captured in rainwater tank/s)
- ☐ maintain natural drainage lines wherever possible, via turf and/or vegetated swales (lined by buffer strips) and integrated within passive recreation elements
- ☐ consider incorporating biofiltration devices as part of the open space provision, appropriately integrated as part of the Precinct's overall character and amenity
  - use drainage corridors directed into local ponds (treated on-site first, wherever possible) before discharging into adjacent Bypass stormwater detention areas
- ☐ ensure car parks are landscaped and specifically designed to contain long recessed areas that encourage the detention and treatment of stormwater. Wherever possible, provide crossfalls that direct flow towards on-site detention storage (i.e. rainwater tanks) for capturing and reuse on-site.



6.3.5 Irrigation

- ☐ provide access to a recycled or sustainable water supply, preferably via on-site stormwater detention stores (such as rainwater tank/s or detention basin/s).



6.3.6 Precinct embellishments

The character and amenity of built form and hardscape features introduced within the Precinct is to reflect the Drysdale area and Bellarine Peninsula, which is characterised by its rural setting and a village feel. This is predominantly comprised of low-height and small-scale built form and heritage vernacular.



General design guidance

- ☐ Comply with Crime Prevention Through Environmental Design (CPTED) guidelines
- ☐ Ensure that landscaping complies with the Federal Disability Discrimination Act 1992
- ☐ Ensure that landscaping complies with the CoGG Landscape Standard Manual
- ☐ The design of all landscaped areas (road reserves and within the Precinct) should ensure that safety concerns are addressed through maintaining clear zones, sight lines and passive surveillance.



Hardscape Materials

All hard landscape elements, including barbeque facilities, shade shelters, lighting, playground equipment, furniture, litter bins, paving and signage must be installed in accordance with CoGG infrastructure standards.

Pathways and nodes

- ☐ feature paving is to be used to highlight key nodes within the Precinct using treatments such as pavers, coloured concrete, patterning, etc.
- ☐ plain broom finished concrete for pathways in high-use areas
- ☐ granitic (cement stabilized) or asphalt for shared or pedestrian pathways in low-use areas (or concrete if future use becomes high).



Furniture & play equipment

- ☐ use proprietary furniture and play equipment that is robust and vandal proof
- ☐ all furniture and equipment should conform to CoGG Infrastructure Standards.

Signage & wayfinding

- ☐ meaningful and appropriate site signage will be needed to clearly denote arrival at key entries into the Precinct (i.e. gateway signs) and direct users to destinations, facilities and recreational opportunities located around the Precinct (i.e. directional signs)
- ☐ a second entry statement 'gateway' sign (to match the existing sign at the entry off Belchers Road) to be supplied at the new secondary entry proposed off Peninsula Drive
- ☐ pedestrian desire lines and priority need to be clearly delineated within car parking areas via contrast paving treatments, provision of pathways, and directional signs
- ☐ all signage should be informed by CoGG Signage Standards and Specifications.

Public Lighting

- ☐ all public lighting is to incorporate the use of energy efficient luminaires and CoGG may consider installing environmentally responsible options, such as solar lights, for car parking and pedestrian path lighting within the Precinct
- ☐ decorative (non-standard) lighting is not needed within this Precinct, however, may be incorporated as part of the pavilion's architectural statement and built outcome.

Natural landscape character

Drysdale is part of Central Bellarine Hills, which once had a landscape character that was predominantly a coastal woodland community with a diversity of shrub and grass understorey species beneath a mix of Gum and She-oak populations. These species are typical of areas with poor sandy soils; remnants of old sand dunes. The area is known to have *"a complex mix of soil types, including, clays, sands and gravels on gently sloping hills with poor to moderate fertility and which are poor to well drained."* (CoGG, 2018)

Within proximity of Drysdale Sporting Precinct is Basin Reserve (Bellarine 110 Bushland Reserve). This small reserve contains remnant vegetation exemplifying how the Bellarine Peninsula landscape once looked, hence the native palette species recommended.

It is worth noting that Landcare Bellarine volunteers have expressed an interest, and currently have an active role, in undertaking revegetation works across the Precinct. This role and initiative is key to the successful delivery of revegetation extents proposed.

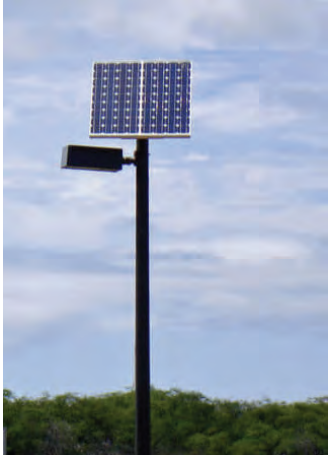
Planting

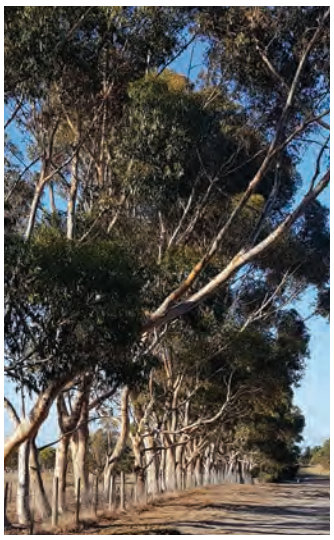
There are two different planting regimes proposed across the Precinct:

1. 'embellished landscape areas' - which seek to enhance the amenity of key built form features and major activity nodes, and envisioned as a formal arrangement of highly-aesthetic planting palette
2. 'revegetation areas' - which seeks to promote vegetation cover across the site, utilising species that reflect indigenous vegetation of The Peninsula in informal natural patterns.

Other planting initiatives include:

- ☐ retaining healthy existing trees wherever possible, as these are significant assets to the Precinct (in terms of aesthetic and native fauna values) and protects environmental integrity
- ☐ new planting should be predominantly of native or indigenous species from the Central Bellarine Hills, but non-invasive exotics may be considered if deemed appropriate to reinforce character or to fulfil other site requirements
- ☐ where appropriate, revegetation planting zones should be planted with local native tree, shrub and groundcover species with a diversity of layers to rehabilitate the qualities of the natural Geelong landscape and preserving fauna habitat values
- ☐ retain visual breaks where appropriate to maintain important views and vistas, and to promote the local landscape character, as well as, ensure maintain passive surveillance
- ☐ achieve regular tree planting and where possible plant for potential interlinking tree canopy over car parking areas to reduce Urban Heat Island Effect. Landscaping to car park areas will soften the appearance the large spans of hardscape. Trees planted at regular intervals to car parks (and spectator areas) will provide much needed shade











- ☐ street tree planting is to comply with the *Code of Practice for Management of Infrastructure in Road Reserves* and to reflect CoGG's streetscaping expectations for this Precinct and designation of road. Consider street trees on both sides of all roads at regular intervals and/or in accordance with CoGG Infrastructure and Landscape Standards.
- ☐ refer to the *Zone 3 - Indigenous plants of the Geelong Region plant list* published by CoGG for further recommendations on an appropriate planting palette.

Table 02: Indicative plant list

Botanical Name	Common Name	Locations							
		Feature Areas	Revegetation Zones	WSUD	Wind Break / Buffer	Car Parks	Bypass Interface & Peninsula Drive	Passive Open Space	Active Open Space
Turf									
Pennisetum clandestinum	Kikuyu Grass							•	
Cynodon dactylon x C. transvaalensis	Santa Ana Couch Grass			•			•		•
Trees (min. size 150L)									
Acacia implexa	Lightwood	•	•	•		•	•		
Acacia mearnsii	Black Wattle		•						
Acacia melanoxylon	Blackwood	•	•	•		•	•		
Acacia pycnantha	Golden Wattle		•						
Allocasuarina littoralis	Black Sheoak		•	•					
Allocasuarina verticillata	Drooping Sheoak		•		•				
Angophora costata	Smooth-barked Apple						•		
Banksia marginata	Silver Banksia	•				•	•		
Corymbia citriodora	Lemon Scented Gum					•	•		
Corymbia ficifolia	Flowering Gum						•		
Corymbia maculata	Spotted Gum	•				•			
Eucalyptus camaldulensis	River Red Gum			•					
Eucalyptus leucoxylon ssp bellarinensis	Bellarine Yellow Gum		•		•		•		
Eucalyptus ovata	Swamp Gum		•	•					
Eucalyptus viminalis	Manna Gum		•	•					
Exocarpos cupressiformis	Cherry Ballart		•						
Melaleuca lanceolata	Moonah		•	•		•			
Shrubs									
Acacia acinacea	Gold-dust Wattle		•				•		
Acacia paradoxa	Hedge Wattle		•						
Acacia suaveolens	Sweet Wattle		•						
Acacia verniciflua	Varnish Wattle		•						
Allocasuarina misera	Dwarf Sheoak		•		•				
Atriplex paludosa	Marsh Saltbush		•	•	•	•	•		
Banksia marginata	Silver Banksia	•			•				
Bossiaea cinerea	Showy Bossiaea		•		•				
Bursaria spinosa var macrophylla	Sweet Bursaria		•		•		•		

Botanical Name	Common Name	Locations							
		Feature Areas	Revegetation Zones	WSUD	Wind Break / Buffer	Car Parks	Bypass Interface & Peninsula Drive	Passive Open Space	Active Open Space
Shrubs continued.									
Cassinia aculeata	Dogwood		•		•				
Correa alba	White Correa	•				•	•		
Daviesia latifolia	Hop Bitter-pea		•		•				
Dillwynia cinerascens	Grey Parrot-pea		•		•				
Dillwynia glaberrima	Smooth Parrot-pea		•		•				
Dodonaea viscosa	Giant Hop-bush	•	•		•	•			
Goodenia ovata	Hop Goodenia	•		•		•			
Leptospermum continentale	Prickly Tea-tree		•		•		•		
Leptospermum myrsinoides	Heath Tea-tree		•		•				
Leucopogon parviflorus	Coast Beard-heath		•		•				
Leucopogon virgatus	Common Beard-heath		•		•				
Myoporum insulare	Common Boobialla	•	•	•		•			
Myoporum viscosum	Sticky Boobialla		•						
Olearia lirata	Snowy Daisy-bush		•		•				
Ozothamnus ferrugineus	Shrub Everlasting	•	•	•	•				
Persoonia juniperina	Prickly Geebung		•		•				
Pomaderris oraria	Coast Pomaderris		•		•				
Prostanthera nivea	Snowy Mint-bush		•		•				
Rhagodia candolleana	Sea Berry Saltbush		•		•				
Solanum laciniatum	Kangaroo Apple		•		•				
Viminaria juncea	Golden Spray		•	•	•				
Westringia 'Wynyabbie Gem'	Wynyabbie Gem	•				•	•		
Xanthorrhoea australis	Grass-tree	•	•			•			
Groundcovers & Grasses									
Atriplex semibaccata	Berry Saltbush		•			•			
Chrysocephalum apiculatum	Common Everlasting	•	•			•			
Dianella revoluta	Black Anther Flax-lily	•	•	•		•			
Lomandra confertifolia ssp rubiginosa 'Grey Leaf'	Lomandra 'Greyscape'	•				•	•		
Myoporum parvifolium	Creeping Boobialla	•	•	•		•			
Tanika® Lomandra longifolia	Lomandra 'Tanika'	•		•		•	•		
Poa labillardier	Tussock Grass	•	•		•	•			
Themeda triandra	Kangaroo Grass		•		•				

NOTE: this list is not exhaustive and is indicative only, for the purpose of demonstrating the intended landscape character of the Precinct.

6 Implementation

The following preliminary estimates are based on the proposed stages of development of the revised Drysdale Sporting Precinct Master Plan. It should be noted that due to the previously undertaken first stage of development of the site, the proposed stages of the updated Master Plan begin at Stage two.

The overall estimated cost is $10,800,000 for the implementation of the Master Plan. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide. Changes in user group priorities or earlier opportunities for funding may alter staging.

The following summarises indicative costs for each stage and includes a contingency and sundry site works allowance of 10%, but does not include allowances for detailed design fees, provision of services and works external to site boundaries, legal fees, goods and services tax (GST) or cost escalation.

Stage 2 (short-term)

- ☐ construct proposed premier rectangular field with competition standard lighting
- ☐ relocation and expansion of pavilion (with female friendly change rooms, social room, multi-functional room, entry hall, kitchen and spectator viewing decks)
- ☐ proposed netball courts (x2) with provision for future expansion of two additional courts to the north
- ☐ proposed multi-use field with competition standard lighting
- ☐ proposed car parking area expansion
- ☐ grandstand (tiered seating) and terraced seating
- ☐ entry forecourt and pedestrian node incorporating a drop-off turnaround, loading zone, disabled parking and feature plaza treatments
- ☐ primary entry to Precinct off Belchers Road (upgraded) with co-located bus stop
- ☐ concrete pathways (netball and car park)
- ☐ additional irrigation tank.

Sub-total for Stage 2: (rounded) $8,400,000

Stage 3 (medium-term)

- ☐ proposed district-level playground with proprietary play equipment, landscaping and other embellishments (i.e. picnic shelters, barbeques, drinking fountain and rubbish bins)
- ☐ proposed 'learn to ride' track
- ☐ proposed car parking area - north of existing main oval
- ☐ proposed public amenities
- ☐ concrete pathways (around existing fields)
- ☐ proposed car parking area - south of public amenities.

Sub-total for Stage 3: (rounded) $1,300,000

Stage 4 (long-term)

- ☐ proposed community recreation area
- ☐ proposed passive recreation space (potential for disc golf or other passive uses)
- ☐ proposed 2.5-3.0m wide shared path (part granitic, part plain concrete) loop
- ☐ internal concrete pathways
- ☐ proposed car parking area - adjacent to schools.

Sub-total for Stage 4: (rounded) $1,100,000

Upon future demonstrated demand

It is noted that the estimated cost of developing an athletics facility with a synthetic running track and the associated field events would be subject to further site investigations, detailed design and cost estimates.



Fig. 04 Proposed staging and implementation plan

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7 Management & Governance

A wide range of maintenance/management practices are employed by local governments in regard to community facilities such as the Drysdale Sporting Precinct, with no one structure being perfect for all. Subject to the local government's population, financial and human resources, philosophical position on the provision of sport and recreation, and many other factors, The City's need to determine what suits their community best. The main types of structures in place across Australia currently include seasonal hire agreements, leases, licences (generally less formal and shorter term leases), Section 86 Committees, incorporated bodies, friend's groups, advisory groups, direct City management and permits to use.

Management Committee

A key recommendation is that CoGG, in collaboration with tenanted sporting clubs, develop a new management agreement for the sports Precinct. CoGG will work closely and collaboratively with the committee and provide advice regarding management and governance items.

Maintenance and agreements

Ongoing maintenance of the playing fields and supporting infrastructure (playground, seating, car parks, etc.) will remain The City's responsibility to ensure continued provision of high quality facilities within the Precinct. Licence agreements, in conjunction with The City's Fair Play Policy, will inform the fees and charges and maintenance schedule.





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Issues & Opportunities Paper

Drysdale Sporting Precinct Master Plan Review

April 2019

Prepared for:

CITY OF GREATER GEELONG

recreation
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We acknowledge the Traditional Custodians of the land, the Wadawurrung People of the Kulin Nations. We pay our respects to their Elders past and present, and acknowledge all Aboriginal and Torres Strait Islander people who are part of the Greater Geelong community today.

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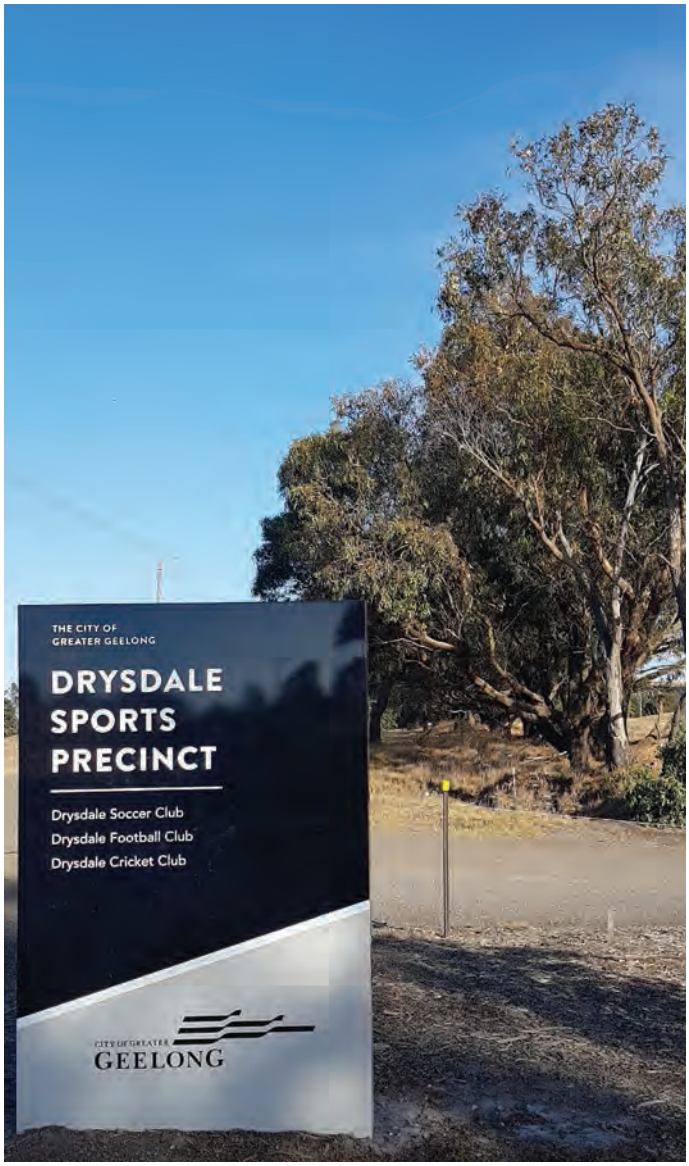
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1 Introduction

1.1 Project overview

ROSS Planning has been commissioned by the City of Greater Geelong (CoGG ['Council']) to undertake a review and amendment of the existing *Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan 2011* (the Master Plan), which was developed and endorsed in 2011.

Since its endorsement, CoGG has undertaken initial construction works at this site, however, what was delivered was different to the first stage outlined in the existing Master Plan. The site is now a well-used sport and recreation facility with a number of regular user groups.

The region, however, is faced with a growing community and the precinct is experiencing competing demands for the existing space. Recent changes and emerging site constraints now require the existing Master Plan to be reviewed to ensure future facilities at this reserve meet community needs, fit within the new reserve footprint and are based on identified demand (current and future).

This updated Master Plan represents an opportunity to build upon the existing uses and to ultimately provide a clear strategic (and sustainable) vision for the precinct.

1.1.1 Current stage of works

The existing Master Plan review will be underpinned by comprehensive engagement with key stakeholders and reconsiders the spatial demands and relationships between sporting assets and projected use of facilities.

The objective of this current stage of the project is to clearly identify and document the issues, needs and opportunities facing the future function, amenity and development of the Drysdale Sporting Precinct as a sub-regional scale facility.

The following sections identify issues and opportunities that are based on a review and assessment of background documents, research and stakeholder consultation.

1.2 Project time frames

The overall project scope spans across five (5) stages and is scheduled to be delivered as follows:

Stage	Task/s	Time frames
1	Project Initialisation ☐ Inception meeting ☐ Stakeholder engagement strategy ☐ Background research ☐ Site analysis ☐ Stakeholder consultation	Feb - Mar 2019 *Completed*
2	Issues & Opportunities Paper ☐ Needs assessment ☐ Governance group meetings & workshop	Apr 2019 (current)
3	Design & Cost Plan ☐ Draft plan preparation & presentation ☐ Governance groups review ☐ Public consultation	May 2019
4	Draft revised Master Plan	Jun 2019
5	Final revised Master Plan & Summary Document	Oct - Nov 2019

1.3 Background research

The following documents have been reviewed to identify issues, opportunities, strengths and challenges that may have influence on the design of a detailed revision of the Master Plan for the Drysdale Sporting Precinct.

1.3.1 Reference documents

Strategic plans, strategies and guidelines

- ☐ Drysdale Clifton Springs Cultural and Community Hub Sub-regional Sports Precinct Master Plan (2011)
- ☐ CoGG Council Plan 2018-22 Putting our Community First
- ☐ G21 Regional Growth Plan (2013)
- ☐ Greater Geelong - A Clever and Creative Future

- CoGG Physical Activity Strategy (2014-2017)
- CoGG Sustainable Communities Infrastructure Guidelines (2016)
- CoGG Social Infrastructure Plan (2015)
- CoGG The Urban Forest Strategy (2014)
- Drysdale Clifton Springs Structure Plan (2010)
- Greater Geelong Planning Scheme
- Geelong Play Strategy 2012-2021
- CoGG Municipal Council Neighbourhood Safer Places Plan (2010)
- Greater Geelong Cycle Strategy (2008).

Other relevant documents

- Victoria in Future 2016 Population and household projections to 2051
- Visitor Economy Strategy 2017-2021 (Tourism Greater Geelong & the Bellarine)
- Greater Geelong and the Bellarine Tourism Master Plan (2016)
- Barwon Strategic Directions Statement 2018 (Barwon Integrated Water Management Forum)
- Drysdale Bypass proposal drawings and publications issued by Major Road Projects Victoria (as at Mar 2019).

1.4 Site analysis

Several site inspections have been undertaken across the precinct and of the areas surrounding the precinct. Inspections have sought to make the following observations:

- sport opportunities and restrictions
- recreation opportunities and restrictions
- community facilities and services
- site topography and attributes
- site values including cultural heritage, fauna and flora
- site layout, the relationship between elements and spaces and the flow between them, as well as its linkages to adjoining areas
- existing furniture, materials and finishes, including signage, lighting and path network
- asset condition and performance considerations
- existing uses, potential for broader use and new use
- drainage, stormwater and flooding considerations
- site access, egress and circulation for pedestrians, cyclists and motor vehicles (including car parking)
- equity issues such as disability access
- safety, security and areas of risk on the site
- Council's management policies (including lease/tenancy arrangements) and use of various spaces and facilities
- demand for recreation such as play, shade, picnic, walking and cycling facilities
- identification of opportunities for improving and beautifying the site
- interactions with adjacent and nearby uses (e.g. local schools, the Potato Shed and Landcare Bellarine)
- the condition and capacity of the adjoining road systems including current Drysdale Bypass construction works and potential road upgrade projects by CoGG
- town planning constraints
- pedestrian and cycling connectivity and linkages to the site (including public transport)
- spatial connections, such as the integration of nearby open space and key community facilities.

Where relevant, the above observations have been mapped on *Figure 2: Existing Conditions Plan*.

1.5 Consultation

The following groups have been targeted to understand future design and use of facilities and stakeholder expectations with core needs and aspirations identified. These groups will have ongoing input into the design of the Master Plan as key stakeholders and users of the precinct.

1.5.1 Key stakeholders

- City of Greater Geelong (inter departmental)
- Project Control Group (PCG)
- Project Steering Group (PSG)
- Project Reference Group (PRG)
- Football Victoria (previously Football Federation Victoria)
- AFL Barwon
- Cricket Victoria
- Netball Victoria
- Tennis Victoria
- Hockey Victoria
- Croquet Victoria
- Drysdale Football Netball Club (Football)
- Drysdale Football Netball Club (Netball)
- Drysdale Soccer Club
- Drysdale Cricket Club
- Drysdale Tennis Club
- Bellarine Athletics
- Peninsula Little Athletics Club
- Ocean Grove Barwon Heads Little Athletics Club
- Bellarine Peninsula Basketball Association
- St Thomas Catholic Primary School
- St Ignatius College
- Bellarine Secondary College
- Bellarine Arts Centre "Potato Shed"
- VICSES Bellarine Unit
- Landcare Bellarine.

2 Existing Position

2.1 Site context

The site is owned by the CoGG and originally covered an area of approximately 45 hectares, however, since the approved Master Plan, the precinct has been reduced to cover approximately 32.5 hectares. This is resultant from the road corridor requirements of the Drysdale Bypass project, an associated upgrade to Peninsula Drive, and the removal of the Landcare Bellarine site (part of Bellarine Secondary College) from the area to be master planned.

The lower portion to the south-east of the precinct is leased under two separate agreements to the Bellarine Secondary College (includes Landcare Bellarine), and a portion of the site to the western edge, which is leased to the Ambulance Service. The SES also occupies part of the Ambulance Service's leased site.

Drysdale Sports Precinct is bordered by Drysdale/Ocean Grove Road (Grubb Road) to the west, Peninsula Drive to the east (including St Thomas Catholic Primary School; St Ignatius College, Bellarine Arts Centre "Potato Shed" and Bellarine Secondary College), Belchers Road to the south, and Andersons Road to the north. The northern bordering roads to the site are proposed to change as part of Drysdale Bypass works, which will close vehicular access to Andersons Road from the precinct. Bypass works propose a new entrance into the precinct from Grubb Road via an extension of Peninsula Drive.

2.2 Previous Master Plan in 2011

The Master Plan aimed to cater to a range of current and future sporting needs for the Bellarine Peninsula and reinforced a number of directions set by relevant strategic documents at the time (i.e. the *Recreation and Leisure Needs Study* [2005] and the *Drysdale Clifton Springs Structure Plan* [2009]).

The Master Plan was based on a framework that envisioned multi-use, sharing and flexible design objectives to ensure that the precinct could continue to cater to sport and recreation pursuits and other activities as they may emerge over time. It provided ovals, rectangular playing fields, running tracks and courts to provide for athletics, cricket, football, soccer, netball and tennis, which were based on a review of research and participation trends. It also made recommendations for sporting and recreation infrastructure, landscaping and amenity, car parking and traffic management, signage, other service infrastructure, buffers, stormwater and irrigation, and earthworks.

Specific issues addressed by the Master Plan included:

- ensuring adequate provision of additional sporting facilities to relieve the pressure on existing facilities and in response to projected population growth (particularly increasing junior participation rates)
- providing an environmentally sensitive design approach for constructing, operating and maintaining the precinct
- providing complementary facilities to encourage alternative uses (i.e. informal recreation features)
- ensuring new building designs were multi-use and catered for all users whilst consolidating storage, change, clubroom, public toilet and social meeting facilities within a minimal number of built structures
- providing a traffic and pedestrian management strategy for accessing and travelling across the precinct
- prioritising delivery via an implementation plan and details to support funding over many years.

The Master Plan was underpinned by several design principles, including:

- providing for current and future sports demands
- providing built infrastructure to support sporting activity
- encouraging informal recreation activity by the general community
- developing partnerships for capital development and ongoing management
- creating safe access and integrated movements
- promoting the natural environment and sustainable development.

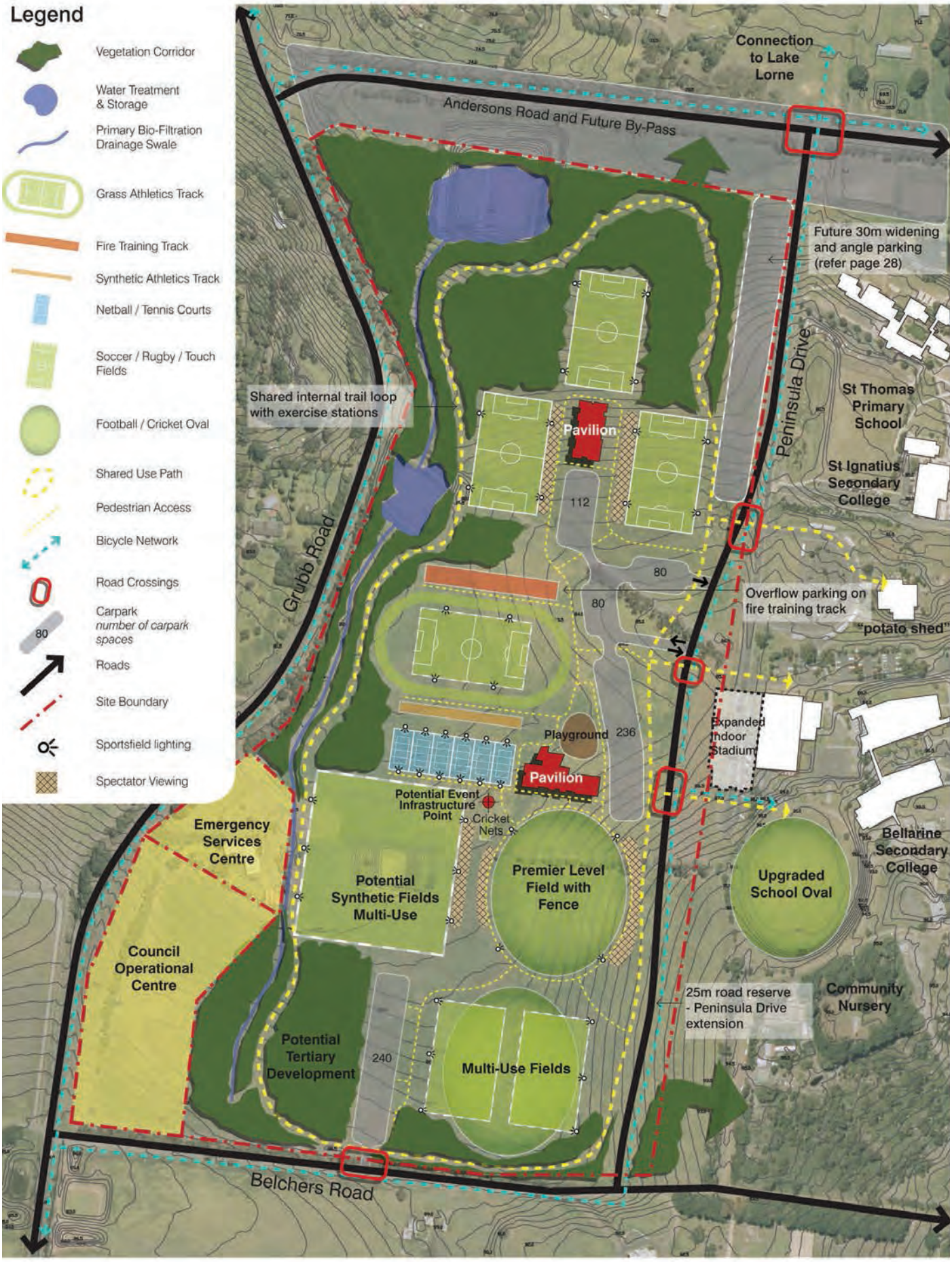


Fig. 01 Existing Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan (endorsed in 2011)

2.3 Recently constructed works

The first stage of construction works commenced in 2017 and has delivered a premier football and cricket oval and multi-use fields, as well as new lighting, cricket nets, car parking and a relocatable pavilion (which is planned to be replaced with a permanent facility in the future).

Existing precinct embellishments include:

- ☐ a main field serviced by a turf cricket and AFL oval
- ☐ a second turf field serviced by a multi-use layout that currently accommodates:
  - two soccer fields
  - one AFL field
  - one cricket oval
- ☐ synthetic cricket practice nets (2x bays)
- ☐ field lighting to both fields
- ☐ demountable pavilion, consisting of a large community meeting space, kitchen/kiosk, two sets of change rooms and amenities, two umpires rooms, two store rooms, a first aid/office, and a built-in-verandah and viewing deck extending along the full length of both elevations, to service both playing fields
- ☐ two separate car parks (one large and one small), both unsealed and edges delineated by timber bollards
- ☐ decomposed granite pedestrian paths and spectator areas to the perimeters of both fields and linking between each field, car parks and the pavilion
- ☐ irrigation system linked to an on-site water tank
- ☐ precinct entry sign at the access on Belchers Road.

These constructed outcomes differ from the proposed sequencing, dimensioning and composition prescribed in the 2011 Master Plan.















A) Precinct entry gateway with wayfinding signage and large unsealed car park (behind) adjacent to second multi-use field (looking north)

B) Demountable pavilion exterior of building with change rooms and amenities (inset photos courtesy of KLMS Australia)

C) Cricket practice nets

D) Field lighting and typical pedestrian path/spectator area

E) Main field (cricket & AFL) looking west

F) Second multi-use field (soccer, AFL & cricket) looking north

G) Existing irrigation tank

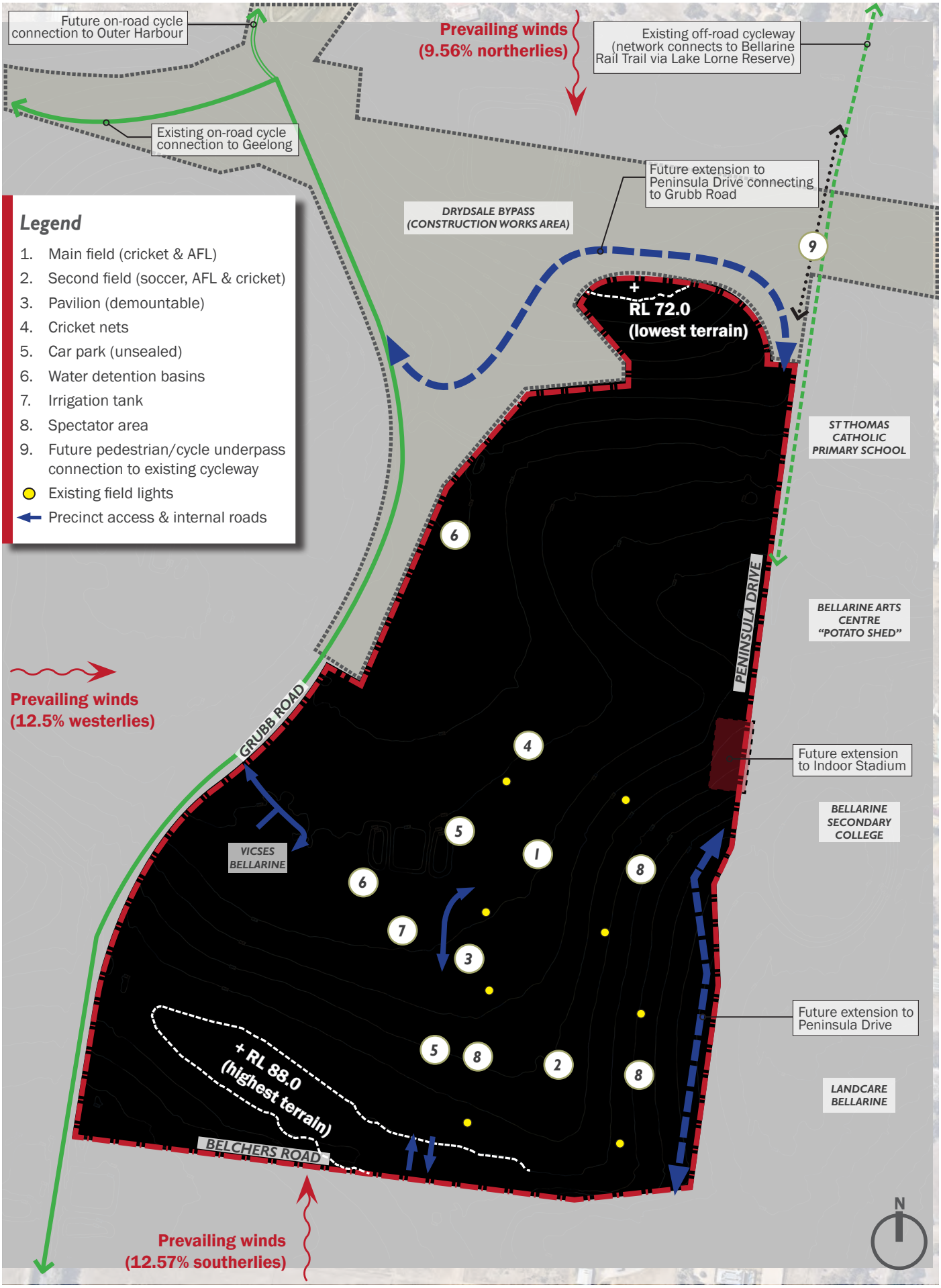


Fig. 01 Drysdale Sports Precinct Master Plan area and surrounding context (aerial photograph taken by Nearmaps in late Feb. 2019)

Background Research

3.1 Initial findings

3.1.1 Environmental conditions

Climate

The site is subject to moderate winds (prevailing southerlies, westerlies and northerlies). This often causes problems for users of the site running into the wind and may also be affecting the condition of the natural landscape, in terms of erosion. Temperatures on the Bellarine Peninsula have recorded highs in the mid-40's (^{O}C) and lows in the range of 0-9 ^{O}C. Annual average rainfall is 420.7mm with a monthly average of 43.1mm (with April typically experiencing the most rainfall).

Landscape and Topography

The site is relatively devoid of remnant vegetation and provides very limited natural shade coverage, particularly over spectator areas. There are large canopy trees lining the southern boundary and part of the western boundary, which are notable assets to the site. A lack of vegetation on the modified embankment east of the second existing field is experiencing erosion issues and is in need of stabilisation to prevent further erosion.

The topography across the precinct is undulating and the landforms appear to be significantly altered from what may have been its original natural state. The character of the landscape is open cultivated grassland. Some higher grades on site appear to be stockpiled fill, potentially remains from earthworks undertaken to construct stage one of the precinct. Distant views to the You Yangs are visible from a high point on the south-east corner of the site.

The landform of the northern boundary is highly altered by construction works for the Drysdale Bypass, which is actively underway at the time of this report. The final formation and landscape treatments from the Bypass corridor are to be incorporated into the updated Master Plan. VicRoads engineering drawings provided to CoGG will inform the future road and stormwater networks to service this precinct.

There is a general lack of landscape permeability across the site with only one existing access provided from Belchers Road. Informal vehicle movements are causing erosion issues in various locations across the precinct, one notably worn path traversing across the top of embankment at the south-east corner of the site.

Cultural Heritage

Cultural heritage sites and areas with sensitivity exist in the vicinity of the precinct, however, there are no registered sites located within the precinct. There have been no findings from a Register and Information System search nor from the recent sports precinct construction works in 2017. Drysdale Bypass construction works have, however, identified numerous aboriginal and some historical archaeological artefacts within that corridor. It is possible that a Cultural Heritage Management Plan may be required for future construction works within the sports precinct.

3.1.2 Stormwater

An existing farmer's dam (see photograph 'A' on adjacent page) has been noted by CoGG as lacking structural integrity, as it was unlikely to have been constructed with appropriate engineering. The preference is to remove it as the precinct develops into the future to avoid public safety risks.

A second basin exists on the western boundary to the north of the VICSES Bellarine leased area. This basin is proposed to be realigned and resized as part of Drysdale Bypass works.

Overland flow paths for the site traverse south to north, ultimately entering the Corangamite Catchment, which is interconnected to many surrounding water assets including reserves, water bodies, creek lines and the coast. CoGG staff advise that sediment originating from the site is potentially affecting downstream water quality with site runoff entering the local stormwater network.

The *Drysdale – Clifton Springs Structure Plan* notes that existing drainage infrastructure in the region is under increasing pressure and its performance is reducing.

Furthermore, the *Barwon Strategic Directions Statement* envisions future stormwater management in the region as:

> *"integrated, collaborative management of the water cycle that enables sustainable environmental, social, cultural and community prosperity for the Barwon Region."*

A specific action for Clifton Springs is to reorientate all drainage infrastructure around the notion of sustainable connections to existing natural catchments and landscape features. Drysdale Sporting Precinct is identified by the strategy's Integrated Water Management Plan as a potential opportunity to reuse and rehabilitate water.

An extension to Peninsula Drive will be created as part of Drysdale Bypass works and will benefit the precinct in terms of improved vehicular access, as well as new stormwater management, with a proposed detention basin between the Bypass and Peninsula Drive to accommodate stormwater runoff discharging from the precinct via culvert connection.

3.1.3 Traffic and transport

Vehicular movements

Drysdale Bypass will impact the northern boundary of the site by requiring a considerable land-take. The impact, however, is a minor detriment to the overall size of the precinct. The Bypass will terminate vehicular access to Anderson Road from Peninsula Drive, however, an extension to Peninsula Drive will be created in place of the existing T-intersection. Further, a pedestrian underpass is proposed to maintain pedestrian and cycle connectivity through to a new cul-de-sac on Anderson Road.

Peninsula Drive is critical for the precinct, as it provides access to the education, arts and culture sub-precinct of the area (consisting of the Potato Shed, Bellarine Secondary College, St Ignatius College and St Thomas Catholic Primary School.) Due to the isolated nature of the Bellarine Peninsula and the lack of public transport services to this area, these community and educational destinations require most parents to drive their children to school, creating parking and drop-off issues (particularly at St Thomas school). Issues include double parking, parking in 'No-Standing' areas and on verges, cars pulling out in front of buses, etc. The *Drysdale – Clifton Springs Structure Plan* notes that the Victoria Department of Transport receives regular negative feedback from drivers because of these issues. Note, the Department has not been directly consulted as part of this stage of the project.

CoGG have future plans to extend Peninsula Drive by connecting through to Belchers Road. A 25.0m wide corridor is to be incorporated into the revised Master Plan and will accommodate a deviation around a proposed future extension west of the existing indoor stadium. CoGG further advise that future upgrades to Peninsula Drive, Belchers Road and the intersection with Grubb Road will likely require three new roundabouts as traffic management solutions for movements into and around the precinct.









A) Existing farmers dam (VICSES Bellarine in background)

B) Existing mature trees along Belchers and Grubb Roads (looking west)

C & D) Western embankment showing off-road vehicle movements that traverse the top of embankment causing dust and erosion issues.

In terms of new vehicular access to be provided to the precinct, CoGG has advised that no new driveways/roads be considered along Grubb Road as this corridor is under VicRoads jurisdiction. Any new entries will need to occur along Peninsula Drive and/or Belchers Road.

Public transport

There currently no public bus services servicing the precinct. The nearest bus route is along Portarlington Road (route numbers 60 and 64) stopping at the Jetty Road bus interchange, which is an 800m walk (approximately 10 minutes) from St Thomas Catholic Primary School.

The *Drysdale – Clifton Springs Structure Plan (September 2010)* notes that school bus movements to and from Peninsula Drive are problematic and the Department of Transport strongly advocates for improved access to and from the bus interchange at the Potato Shed. The mix of buses, parent's cars, pedestrians and bike riders impedes operation during morning drop-off and afternoon pick-up.

Drysdale Railway Station is 1.0km north of the site (approximately 12 minute walk through Lake Lorne Reserve) from St Thomas Catholic Primary School. This station is on the Queenscliff branch line off the main Warnambool line in Victoria, however, was closed in 1976. Today it only services a heritage train ride as part of the Bellarine Railway running between Queenscliffe and Drysdale.

Pedestrian/Cycle Connectivity

This site is relatively isolated from the existing community, however, the future completion of Drysdale Bypass will improve pedestrian and cycle access to the precinct by incorporating new footpaths and shared connections into existing local networks. It is critical that Bypass works ensure safe and efficient pedestrian and cycle links are provided, particularly linking surrounding suburban areas over the Bypass to existing schools within the precinct.

3.1.4 Potential site uses

Planning

As a result of the Master Plan being endorsed, the site was rezoned to a Special Use Zone (shown on the planning scheme map as SUZ13) to encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities.

Permitted uses (not requiring a permit) include:

- ☐ car parking associated with the use of the land
- ☐ education centre and emergency services facility
- ☐ minor sport and recreation facility
- ☐ store, transport terminal and utility installation
- ☐ landscaping and pathways/trails and associated recreation infrastructure (e.g. shelters, BBQ's, rubbish bins, lights, irrigation, etc.)
- ☐ playground/sporting equipment
- ☐ extension to existing buildings (with controls).

Other uses potentially supported on the site (but requiring a permit) include:

- ☐ caretakers house, childcare centre, markets, place of assembly, and outdoor recreation facility
- ☐ food and drink premises (i.e. convenience restaurant, hotel, restaurant and tavern).

A 30-year vision for the Greater Geelong region is for a 'clever and creative region'. (*Greater Geelong - A Clever and Creative Future 2017)* The vision has several strategic foundations that include **improved health and safety of the community**, i**nformed social infrastructure and planning, a more inclusive and diverse community, planned sustainable development, effective environmental management**, vibrant arts and culture, **integrated transport connections**, a thriving and sustainable economy, **growing tourism and events**, innovative finances and technology, organisational leadership, strategy and governance.

There is potential for this precinct to deliver outcomes that will help contribute to a number of the successful measures envisioned by the vision's action plan, including:

- ☐ **being able to access all parts of Greater Geelong within 30 minutes through a variety of travel options** by ensuring the precinct expands and connects into a pedestrian and cycling network that covers the whole municipality
- ☐ **100 per cent of public places in Greater Geelong are disability access compliant** by ensuring equity in the provision of community infrastructure and designing public areas and local services that are accessible to all levels of ability
- ☐ **over 50 per cent of residents reporting their health as very good or excellent** by encouraging active lifestyle choices through the provision of a diversity of open space and parkland opportunities and high amenity public space outcomes, which are well connected and sustainably developed and maintained
- ☐ **suburban tree canopy is greater than 25 per cent** by increasing biodiversity and preserving, enhancing and growing natural areas across the site
- ☐ **20 per cent of all water used in the municipality is sourced from alternative sources** by employing best practice standards for water efficiency and management.

Play infrastructure

The *Geelong Play Strategy* does not identify the need for a new play space specifically within Drysdale Sporting Precinct, however CoGG has advised that a District-level playground would be justified for this site. Infrastructure of that scale meets most of the strategic requirements outlined by the Play Strategy for that category of infrastructure. Notably, the Strategy recommends that gaps in the provision of play opportunities may be filled by creating new play spaces on land already owned by CoGG.

Council depot

The *Drysdale – Clifton Springs Structure Plan* notes that the existing 2.3ha Council Depot site in Collins Street has been identified as a 'Key Development site' with the possibility of relocating the facility. The existing Master Plan identifies a portion of the precinct to accommodate the relocated Depot, should this relocation be desirable to CoGG.

Neighbourhood Safer Places (NSPs)

NSPs are places of last resort during the passage of a bushfire. There are a number of criteria for designating sites as a NSP, all of which the precinct are capable of meeting (subject to further meeting Country Fire Authority [CFA] Fire Rating Criteria and a CFA assessment being undertaken).

CoGG may wish to consider this precinct for nomination as a NSP as the location of the precinct is well known to the community and it is centrally located with good access.

Tourism

Greater Geelong and the Bellarine attracts around 5 million visitors annually, of which 2.8 million are day trippers and 2.2 million of those visitors are overnight stays. Together the tourism industry generates $728 million for the region. The strengths of tourism in the region are nature based attractions and events and festivals, particularly as host for sporting and recreation events on a local to global scale.

According to the *G21 Regional Growth Plan*, the Bellarine Peninsula offers a variety of tourism, entertainment and recreation activities that in turn sees the larger towns of Ocean Grove and Drysdale/Clifton Springs feeling seasonal population peaks and pressures during holiday periods.

The *Geelong and The Bellarine Tourism Master Plan* identifies accommodation improvements as a key opportunity to enhance the tourism offer in this part of the region and to meet visitor expectations. The plan identifies Bellarine North as having opportunity to capture part of the overnight visitor market, who predominantly stay in holiday homes or camp. The *Drysdale – Clifton Springs Structure Plan* also notes that Drysdale lacks tourist accommodation and visitors are typically restricted to B&B's or holiday homes. It suggests providing different types of accommodation for tourists to ensure visitors stay longer and contribute to the local economy and appropriately scaled tourist accommodation, such as caravan parks, are encouraged within suitable locations, such as the rural periphery of the town.

Drysdale Clifton Springs is an attractive and convenient base to explore popular regional attractions, such as wineries, olive groves and the Bellarine Rail Trail, which are all located in the surrounding rural hinterland. Furthermore, the Potato Shed Arts Centre is also located within the surrounding community and cultural arts hub and offers a range of activities, exhibitions, performances and events throughout the year that are tourist attractions in their own right.

Collectively, the precinct's central location between bay and beach, its proximity to a range of tourism attractions, and its potential to accommodate multiple uses positions the precinct well for tourism-based opportunities, such as free camping and event/festival hosting.

3.1.5 Population growth

DRYSDALED - BELLARINE: FORECASTED POPULATION & AGE STRUCTURE

"Between 2016 and 2026, the age structure forecasts for Drysdale - Bellarine indicate a 17.8% increase in population under working age, a 31.3% increase in population of retirement age, and a 17.0% increase in population of working age."

- Australian Bureau of Statistics, 2016

The population for Drysdale - Bellarine is 4,816 (as at 2019), with a forecasted total of 6,493 people by 2036 (a 34.82% change). By 2026 the largest forecast increase in household types is expected in couples without dependants (projections by forecast.id.com.au & ABS 2016 Census).

According to *Victoria in Future 2016*, by 2051, the population of Victoria will increase by 10.1 million people, 8.0 million of which are projected within the Greater Melbourne area. Greater Geelong is projected to increase by 81,000, being one of the top five largest regional growth areas in Victoria. The largest concentrations of population growth by 2031 are projected for major regional cities, such as Greater Geelong, accounting for approximately half of Victoria's regional population. 40 to 43% of households will be families with children between 2011 and 2051.

Ocean Grove and Drysdale/Clifton Springs are identified as planned growth areas by the *G21 Regional Growth Plan*, which foresees significant growth according to local planning processes. These areas will in future accommodate a majority of new residents and jobs, and play an important role in supporting district centres, the community, and primary industry's located in the surrounding area.

Table 01: Projections for Greater Geelong

Total Population					Total Households					% Aged under 20 yrs		% Aged 65 years +	
2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2031	2011	2031
215,800	253,200	296,400	1.6	1.6	88,300	104,400	122,400	1.7	1.6	24.9	24.4	16.7	21.9

Reference: Victoria in Future 2016 Population and household projections to 2051

4 Issues & Opportunities

Key opportunities and constraints for Drysdale Sporting Precinct are summarised below.

Table 02: Issues and Opportunities

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
1.0	***MOVEMENT***		
1.1	Entries	☐ No new access/egress from Grubb Road (due to VicRoads jurisdiction) ☐ Site is easily accessed off Belchers Road and Peninsula Drive.	☐ Create secondary entrance/s to the precinct along Peninsula Drive and Belchers Road (if necessary) ☐ Existing VICSES Bellarine Unit access off Grubb Road can remain for exclusive use by the Unit only.
1.2	Roads	☐ Access roads, car parking and pathways may be impacted considering the current traffic management challenges for the schools ☐ Additional traffic volumes to the precinct will require careful planning to provide safe entry, parking and exit for vehicles, cyclists and pedestrians ☐ Drysdale Bypass impacts northern boundary of site and access to precinct from Anderson Road ☐ No through-road connection to Belchers Road from Peninsula Drive ☐ Belchers Road is only gravel finish ☐ Residents on the eastern side of the study area have concerns about traffic management, noise and any potential sealing of Gillies Road (not within master planned site) ☐ The need for improved access to and from the bus interchange at the Potato Shed.	☐ Update to the existing Master Plan to show the proposed realignments to Peninsula Drive, Belchers Road and Grubb Road ☐ Upgrade of Peninsula Drive will enhance access to the precinct from the Bypass intersection at Portarlington and Jetty Roads ☐ Extension of Peninsula Drive through to Belchers Road to address the operational constraints at the Geelong – Portarlington Road/Drysdale – Ocean Grove Road/Jetty Road roundabout during school hours ☐ Future upgrades to Peninsula Drive and Belchers Road to include sealed pavement and roundabouts to improve access and circulation around the precinct.
1.3	Pedestrian and cycle network	☐ Existing internal paths are decomposed granite and are suffering settlement and erosion issues, creating uneven surfaces for pedestrians ☐ Very limited existing external path system ☐ Lack of appropriate paths for all-abilities access through the precinct ☐ New designated on-road cycle lanes to be introduced along Grubb Road and Peninsula Drive as part of Bypass works.	☐ Ensure proposed pedestrian and cycle systems connect with surrounding community, recreation and open space facilities ☐ Ensure paths connect with Drysdale Bypass paths ☐ Ensure cycling connections link with the local cycle network (i.e. the Bellarine Rail Trail and other local shared pathways and on-road cycle lanes) ☐ Ensure internal paths link to all key attractions (e.g. central play node, pavilion, amenities, etc.) and to the external path network ☐ Opportunity for end of trip facilities within precinct.

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
1.2	Parking	☐ Existing car parks are informal (i.e. unfinished with no line marking) ☐ Due to the isolated nature of this area, residents of the township rely almost entirely upon private cars for transport. Car parking will continue to be accommodated for on-site and should address patrons and built-in capacity for parking needs of adjacent stakeholders. ☐ Future indoor stadium expansion is unlikely to have on-site capacity to cater to car parking demands ☐ Parking is problematic for Potato Shed patrons/users (particularly coaches) ☐ Potential for shared parking facilities with safe pedestrian connections between the Potato Shed and Sports Precinct site to cater for all users of the study area (as proposed in the Potato Shed Master Plan) ☐ Parents double parking, parking in 'No-Standing' areas and on verges, cars pulling out in front of buses, etc. on Peninsula Drive during drop-off and pick-up times.	☐ Recommend sealed pavements for all car parks and roads within the precinct ☐ Propose additional car parking off new entries and potential expansion to existing car parks to cater to users of future precinct facilities; including: – a central car parking situated within the precinct off Peninsula Drive, which is located opposite schools – a car park opposite the expanded indoor stadium – expansion to existing car parking areas within precinct to support new sporting facilities ☐ Propose a short-term parking area and a "kiss and ride" zone situated off Peninsula Drive near the schools to improve the conflicts occurring during school drop-off and pick-up times ☐ On-street parking can be accommodated on Peninsula Drive and Belchers Road upgrades ☐ Ensure pedestrian crossing/s be provided between parking areas within the precinct to connect to adjacent destinations over Peninsula Drive ☐ Potential for overflow parking on underutilised areas or future stages within the precinct.
1.4	Public transport	☐ No current public transport routes servicing the precinct ☐ Conflicting school bus movements to and from Peninsula Drive.	☐ Propose potential bus stop location/s on Peninsula Drive and Belchers Road as part of Master Plan and identify an action for CoGG to coordinate delivery of a new route with Public Transport Victoria as part of the key recommendations ☐ Future improvements will likely consist of more frequent bus services and improved weekend services to Ocean Grove ☐ A new bus layover area on Belchers Road or Peninsula Drive could take pressure off the bus interchange at the Potato Shed.
2.0	***USER NEEDS & POSSIBLE SITE USES***		
2.1	Community/ educational facilities	☐ *Drysdale – Clifton Springs Structure Plan* identifies this land as a 'regional cultural and community hub' and is to be used to provide future recreational (sporting fields, multi-purpose sports centre, etc.), **community and educational facilities (i.e. higher education or research, youth services, further or expanded emergency services facilities etc.)**	☐ There is currently not an identified need for any other community or educational facilities at this precinct.
2.2	Aquatic facility	☐ The matter of a new aquatic facility (a public pool) in the Bellarine area was raised in the context of the Drysdale Regional Sporting Precinct being an opportunity to locate the facility. – The Federal Government has committed $10M to fund the development of an aquatic facility in the Bellarine area. – The feasibility for, and location of an the aquatic facility has not been determined.	☐ The CoGG has allocated $150K to undertake a feasibility study to investigate the need and viability of an aquatic facility. Any decision for locating a new aquatic facility should be subject to a separate decision of Council.

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
2.3	Relocation of Council depot	☐ Relocation of existing Council Depot site in Collins Street to the precinct, as identified by the existing Master Plan.	☐ One option to include potential of accommodating the depot on this site, which will be subject to CoGG review and direction ☐ In lieu of the depot being relocated to this site, recommend a maintenance shed/facility be included within the precinct to cater to on-site maintenance needs.
2.4	Pavilion	☐ The existing pavilion requires an upgrade or expansion to cater to demand ☐ Location of any new pavilion would depend on the distance to fields ☐ New facilities will need to be well positioned and have the capacity to cater for multiple playing fields/sports simultaneously ☐ A multi-use pavilion, in terms of shared social space and storage is a known conflict, particularly in winter	☐ Create a new permanent pavilion that is large enough to cater to ovals and pitches and is centrally located to the current and future sporting facilities to be accommodated on site. New pavilion should aim to provide at least 8 change rooms to cater to ovals and pitches. ☐ Pavilion/s will need to include multi-use community spaces and provide meeting rooms for local clubs and community groups needing a home. ☐ Pavilion design to consider separation of storage and social spaces. ☐ Existing demountable pavilion could remain, be relocated or removed. Decision is dependent on the final layout and needs of the precinct.
2.5	Female friendly facilities	☐ Provision for female friendly facilities is necessary for future expansion ☐ Current Drysdale Sporting Precinct fields are considered too large for the female AFL competition. Cannot hold carnivals here, especially for junior level, again due to the fields being too large. ☐ A 3rd AFL oval that is smaller would be useful, however, current usage might not demand a new oval though.	☐ Ensure female friendly facilities are incorporated within the new pavilion ☐ Propose the addition of a smaller oval.
2.6	Administrative hub for Football Victoria	☐ Football Victoria currently have an 'Issues and Opportunities' paper in development to determine where an administrative hub would best be located. The precinct is being considered.	☐ Preliminary advice is that Howard Glover Reserve would be preferable as it is closer to town. Addition of another regional football manager would be dependent on the final location of the administration hub. Awaiting feedback from Football Victoria.
2.7	Synthetic infrastructure	☐ Potential for sub-regional sports field development: turf and/or synthetic surface for training and/or competition for specific sports ☐ Synthetic field would be preferred if adjacent schools are going to use it during the week. It would allow for increased hours of use without causing damage from wear and tear. Timing behind the need for the synthetic field also subject to reviewing projections and demographics in the area. ☐ Synthetic centre cricket wickets are preferred from an AFL perspective as it causes less conflicts in winter with ground condition.	☐ Final finishes of the fields to be determined in future, subject to demand and cost ☐ No demand for synthetic cricket wickets at this time.

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
2.8	Netball	☐ Drysdale Football Netball Club has also expressed their desire to relocate to the facility at some point into the future ☐ Netball grand finals at Drysdale Recreation Reserve is an issue due to having only one compliant court ☐ Drysdale Sporting Precinct needs to accommodate at least two courts to enable grand finals to be held appropriately in future.	☐ Propose two netball courts with adjacent land reserved to add two additional netball courts in future ☐ Provide space between proposed courts as runoff areas and extra space for coaches' box and spectator areas ☐ Locate courts near change rooms and facilities.
2.9	Tennis	☐ May be a possible need for courts in this precinct in 5 to 10 years' time but given the proximity to other facilities in the surrounding areas there is currently no demonstrated need for any additional courts at the Drysdale Sporting Precinct.	☐ Revisit the need for tennis facilities within the precinct based on demand in the future ☐ Visibility of tennis courts from the road will be important to capture interest from users passing by.
2.10	Football (soccer)	☐ High quality ovals can become new "home" for Drysdale Football and Soccer Club ☐ Growth corridor aids itself to growing numbers in soccer participation.	☐ Propose additional two fields (minimum) to cater to demand.
2.11	Other activities	☐ Built-in flexibility and innovative solutions to maximise multi-use and changing use as community demands vary over time ☐ Size of the site lends itself to a cross country trail or "Park Run" 5km course ☐ Joint school/community facilities for sport, recreation and other activities. More specifically is the opportunity to realise good partnerships through school use of proposed sports facilities, and community use of existing school facilities.	☐ Propose a 2.5km long route that can be achieved to the perimeter of the precinct. ☐ Provide a concrete shared path (minimum 2.5-3.0m wide) to cater to pedestrians and cyclists ☐ Use field sizes and layouts that are flexible and sized accordingly to easily overlay multiple sporting options ☐ Consider 'wear and tear' on fields should partnerships with schools be enacted. May benefit from synthetic turf fields versus turf fields.
2.12	Indoor stadium	☐ The existing stadium (Bellarine Secondary College) is at capacity and consideration needs to be given to an expansion of facility to cater for current and future indoor sporting demands. The range of indoor sporting opportunities in the area is also limited.	☐ The original Master Plan's proposal to duplicate the indoor facilities must be maintained. ☐ Current stadium expansion (extending west from the existing building) will require a diversion along Peninsula Drive.
2.13	District playground	☐ Stakeholders and CoGG have identified a need for a playground in proximity of the fields and/or pavilion ☐ Potential for a youth hub (i.e. possible pump track and/or learn to ride course).	☐ Provide a District-level play space and a separate area appropriately sized for possible youth hub.
2.14	Passive recreation	☐ Previous planning studies have identified gaps in quality local informal park and linear link sites ☐ Passive recreation parkland is needed to meet gaps in local and regional provision ☐ Public facilities such as playgrounds, park infrastructure, pathways and amenities are needed to cater for casual/informal reserve users ☐ The precinct has a large amount of open space to transform the site into a thriving hub for sport and recreation.	☐ Recommend aesthetic enhancements to the precinct through landscaping, lighting, furniture, shelters, and other associated infrastructure. ☐ Provide indicative palettes and plant lists to set the preferred character of the precinct and support Council's staged delivery of the Master Plan.
2.15	Precinct governance	☐ PSG suggested a "collective sports club" be instigated to manage the use and maintenance of the site into the future.	☐ Recommendations to be made for future governance of the site as part of the implementation strategy.

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
2.16	NSP	☐ The precinct meets many criteria to be designated as a NSP.	☐ Nominate the site for consideration by CoGG as part of the Master Plan recommendations.
2.17	Events	☐ The site is located and sized appropriately for hosting both sporting and non-sporting events.	☐ Ensure layouts and service provisions cater to potential event hosting and associated needs.
2.18	Free camping on site	☐ *Drysdale – Clifton Springs Structure Plan* notes that the town lacks tourist accommodation. The proximity of this site is central to surrounding tourism destinations. There is potential for free camping to be allowed on the site to cater to visitor needs.	☐ Preliminary research indicates that rezoning would be required to allow this type of activity to occur on the site ☐ CoGG advise that, from a tourism strategic direction, there is no current desire to provide free camping on the site.
2.19	Current lease holders	☐ Ambulance Service / SES and Bellarine Secondary College (Community Nursery).	☐ Maintain current leases with Ambulance Service / SES and Bellarine Secondary College.
3.0	***SITE CONDITIONS, ENVIRONMENT & STORMWATER***		
3.1	Wind	☐ The site is subject to strong prevailing winds, causing problems for cricketers and other athletes running into the wind ☐ Wind is affecting the landscape in terms of erosion issues.	☐ Orientation of any athletic fields will be dictated by direction of prevailing winds ☐ Plant vegetated buffers to protect facilities ☐ Vegetate and/or grass unused areas wherever possible.
3.2	Vegetation / shade	☐ Site is relatively devoid of remnant vegetation and remaining land is mostly cultivated farmland ☐ Bare land and erosion is causing downstream sediment issues within the local stormwater network ☐ Very limited shade (natural and built) on the site for spectators ☐ Opportunity to enact the principles of the CoGG Urban Forest Strategy and achieve the target of 25% canopy cover.	☐ Protect and enhance indigenous vegetation on roadsides and within open space reserves by undertaking planting programs using local indigenous species ☐ Species selection to be based upon plants that are indigenous to the Geelong region ☐ Landcare Bellarine are actively undertaking a revegetation program on the site and interested in an ongoing role of this nature into the future ☐ Ensure use of large 'iconic' trees to develop planting vistas and avenue plantings, to meet requirements of the *Sustainable Communities – Infrastructure Development Guidelines.*
3.3	Topography	☐ Current undulating topography of the site is uneven and would require cutting and filling.	☐ Location of fields will consider topography and incorporate slopes as potential spectator areas ☐ Location of built form facilities will avoid low-lying areas to mitigate risks of potential of flooding.
3.4	Water Sensitive Urban Design (WSUD)	☐ Drainage infrastructure is under increasing pressure and its performance is reducing ☐ *Sustainable Communities – Infrastructure Development Guidelines* acknowledges that wetlands are an integral part of the City's overall strategy to protect water quality.	☐ Use on-site stormwater quality controls ☐ Existing detention basin on site, Bypass works and upcoming upgrades to Peninsula Drive will assist in establishing a WSUD stormwater strategy to capture and reuse water collected on-site ☐ The site's large catchment size and capacity for stormwater harvesting and reuse could include a wetland/s.
3.5	Irrigation	☐ Sustainable irrigation practices ☐ Existing rainwater tank currently sufficient for irrigating existing fields.	☐ Water harvested on-site to be reused for irrigation ☐ Additional rainwater tank/s could be included for irrigation purposes ☐ Ensure use drought tolerant grass species and native planting ☐ Consider the use of synthetic fields versus turf fields (con: upfront cost, pro: long-term gain in terms of maintenance and irrigation needs).

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
3.6	Views and vistas	☐ *Sustainable Communities – Infrastructure Development Guidelines* recommend maximising visual amenity and views into and out of open spaces, particularly views from high terrain. ☐ Highest terrain on-site look north-east to the Dandenong Ranges ☐ Spectator areas need formalising and appropriate orientation to avoid looking into the western sun.	☐ Incorporate focal points from higher terrain on the site that capture distant views ☐ Orientate new pavilion to overlook surrounding fields for spectating and to take-in distant views (wherever possible) ☐ Provide spectator areas through turfed slopes, terracing and/or grand stands on the western side of fields to cater to ideal spectator viewing conditions.
3.7	Sustainability	☐ Potential to incorporate best practice and new smart technologies for a 'smart and innovative' precinct outcome.	☐ Integrate natural and built environments with attention to environmentally sustainable design in all aspects of the Master Plan (i.e. energy, water, vegetation) ☐ Consider use of smart sensors for metering and maintenance ☐ Consider solar lighting.
4.0	***SAFETY***		
4.1	Existing dam	☐ Existing farmer's dam is not structurally sound and potential public safety risk	☐ Council's preference is to have it removed.
4.2	Lighting	☐ Lack of internal lighting within the site. NOTE: field lighting is adequate.	☐ Provide lighting to pedestrian paths and parking areas, as well as future field lights (where necessary) ☐ Solar lighting opportunity for pedestrian path lights.
4.3	Pedestrians	☐ Isolation of site from the surrounding community. Any future development of the site will need to ensure that safe and efficient pedestrian and cycle links are provided to connect with Andersons Road, Portarlington Road and Grubb Road. ☐ Paths need to link features within the site to destinations to the north, south and west ☐ Existing path systems on site are not paved (currently decomposed granite with timber edging). Some paths are experiencing erosion issues, which may be a potential trip hazard. ☐ *Physical Activity Strategy* action plan prioritises urban design and the incorporation of physical activity components into new development works (such as signs to encourage stair use, footpath markings, active play equipment). It also identifies a need to develop accessible walking and cycling resources to encourage and support participation in safe active travel.	☐ Provide formalised paths that link with destinations via anticipated desire lines ☐ Recommend the use of paved paths for all new works and upgrading existing paths with same finish ☐ Incorporate urban and environmental design that will support the creation of a safe precinct (i.e. employ Crime Prevention Through Environmental Design [CPTED] principles) ☐ Encourage walkability and cycling by providing direction connections with existing and proposed community, recreation and open space facilities.
4.4	Cyclists	☐ Improve bicycle safety within and to the precinct.	☐ Provide safe bicycle routes for school children off the main roads via off-road cycle paths. The site can easily accommodate 2.5–3.0m wide shared paths linking from Drysdale Bypass intersection to schools. ☐ Use green treatment and lane marking for on-road cycle lanes (particularly within conflict areas) along Peninsula Drive and potentially Belchers Road (as it leads to Grubb Road) ☐ Provide cycle parking facilities at key destinations ☐ Opportunity for end of trip facilities within precinct.

Item	Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
4.5	Emergency access	☐ Emergency vehicle access to precinct and ensuring the general safety of all users.	☐ Recommend traffic engineering and emergency services review of Master Plan prior to adoption of revised Plan ☐ Employ well-considered planning and design approach that meet CPTED.
4.6	DDA compliance	☐ Existing path finish may not meet DDA compliance. ☐ Disable car parking bays are not designated.	☐ Review DDA and recommend concrete/other pavement be used. ☐ Upgrade the finish of existing high-traffic paths to a more stable material (e.g. asphalt or concrete) ☐ When car parks are formalised, ensure disabled bays are provided, as per legislation.
4.7	Wayfinding	☐ Opportunity to integrate wayfinding and CPTED principles to improve legibility across the precinct and address personal safety.	☐ Employ well-considered planning and design principles ☐ Use gateway treatments at entries ☐ Provide wayfinding signage (for both pedestrian and vehicular use) appropriately throughout the precinct.

Draft Principles

The following draft principles have been developed based on the Issues and Opportunities identified. Many of the principles of the existing Master Plan apply, as these are still relevant and considered holistic approaches to future development of the precinct.

These principles will provide the rationale behind the revised Master Plan elements, to be developed in the next stages of the project.

Proposed Guiding Principles:

1. Cater for current and future sports demands on the Peninsula based on demand and trends.
2. Provide built infrastructure to appropriately support sporting activity and recreational needs within the financial means of CoGG and based on actual future demand.
3. Encourage informal recreation activity by the general community.
4. Develop partnerships for capital development and ongoing management of the precinct.
5. Create safe access and integrated movement through and to the site.
6. Promote the natural environment and sustainable development and maintenance regimes.



Image Credit: City of Greater Geelong 2019



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3. DRAFT MARSHALL PRECINCT STRUCTURE PLAN

Source: **Planning, Design & Development – Planning Strategy & Urban Growth**
Director: **Gareth Smith**
Portfolio: **Sustainable Development**

Purpose

1. To seek Council endorsement to release the draft Marshall Precinct Structure Plan **(Attachment 3)** for community consultation for a minimum of 4 weeks.

Background

2. The Armstrong Creek Urban Growth Plan (2008) guides the development of the Armstrong Creek Growth Area which is anticipated to provide housing for 54,000 people and 22,000 households. The majority of this growth area has since been planned, formalised and development has substantially commenced.

3. Marshall is the northern-most residential precinct structure plan (PSP) and the final residential PSP to be developed for the Armstrong Creek Growth Area.

4. In late 2017 the City committed to lead the preparation of the Marshall PSP due to there being multiple smaller land owners in the precinct. Other precincts were developer lead PSPs.

Key Matters

5. The Marshall PSP applies to approximately 123 hectares of land generally bounded by Barwon Heads Road to the east, Reserve Road to the south, the Geelong to Waurn Ponds passenger rail line to the west and the edge of the current residential development to the south of Marshalltown Road. There is also a small area to the east of Barwon Heads Road, close to the intersection of Marshalltown Road and Tannery Road.

6. The draft Marshall PSP will generate an estimated 1,978 dwellings to accommodate approximately 4,300 new local residents.

7. An extensive schedule of stakeholder engagement has informed the preparation of the Marshall PSP. This has included a community consultation session in June 2018 that was attended by 90 community members, government and development industry stakeholders. The community were provided site plans, to have their say on the opportunities and constraints in the precinct via the consultation meeting and the City's website.

8. Technical reports to inform land use decisions related to stormwater management, transport, native vegetation and utility services have been prepared to inform the draft PSP.

9. After considering technical report recommendations, issues raised by the community and liaising with a broad range of key stakeholders, the draft PSP has been prepared for further consultation. The primary plan is the Future Urban Structure **(Attachment 2)**.

10. Community and stakeholder input are now sought on the draft Marshall PSP. The Marshall Development Contributions Plan (DCP) and the Marshall Native Vegetation Precinct Plan will be prepared concurrently with the final PSP following this stage of consultation.

Cr Mason moved, Cr Asher seconded -

11. That Council approve the release of the draft Marshall Precinct Structure Plan (Attachment 3 of this report) for the purpose of broader community consultation.

Carried.

Attachment 1

Financial Implications

1. The Marshall DCP will include a fee, to be paid by the developer(s) to recover the cost of preparation of the Marshall PSP.

2. The Marshall DCP will generate most of the funding for subsequent development of transport and drainage infrastructure and community facilities. In order to minimise costs to Council and the community, open space and storm water assets will be delivered in a staged manner and as shared facilities, where practicable. Access to existing facilities in established areas will be maximised, and land will be purchased early where possible to minimise costs.

Community Engagement

3. An extensive schedule of stakeholder engagement has informed the preparation of the Marshall PSP. A community consultation workshop occurred in June 2018 at the Grovedale Hall, which provided site plans, an opportunity to learn about the land use constraints and opportunities in the precinct, and to provide feedback.

4. Key issues raised during community engagement include:

    4.1 Preserving the natural environment including Smith Street as a conservation reserve;
    4.2 Integrating and improving access between surrounding major road and rail upgrade projects and the precinct;
    4.3 Maximising access to Marshall Train Station;
    4.4 Improving bicycle and pedestrian routes;
    4.5 Interpreting existing land use constraints including easements and planning scheme overlays with a view to maximising development potential;
    4.6 Resolving surface flooding and legacy drainage issues resulting from development to the immediate south of the precinct; and
    4.7 Improving access to shopping, sports grounds, community facilities and schools.

5. A wide range of industry and government stakeholders have participated in technical reference groups for the major transport projects in the precinct, ensuring that all projects are prepared and delivered in a cohesive and integrated manner. Stakeholders include Transport for Victoria, VicRoads, Major Roads Projects Victoria, Barwon Water, Department of Environment, Land, Water and Planning and various internal departments from the City.

6. Stakeholder engagement has led to integrating land use, design and access requirements with the proposed Bellarine Link Road, Barwon Heads Road duplication and Geelong to Waurn Ponds commuter rail duplication and new train station(s) proposals. Ongoing collaboration with stakeholders will continue throughout the precinct development of the final PSP and through the precinct development process.

7. Further community engagement is scheduled to occur once the draft PSP is released providing an opportunity for the community and key stakeholders to make submissions on the draft PSP that will be considered in the preparation of the final PSP. This includes direct notification to all land owners in the precinct and a drop-in session with City officers on 22 July 2019. The draft PSP will be exhibited for a minimum of 4 weeks.

8. Subject to Council endorsing a future final Marshall PSP and an amendment process, a planning scheme amendment to implement the PSP will be ran to the required statutory exhibition period. Where any submissions cannot be resolved, an independent planning panel may be requested.

Social Equity Considerations

9. The project contributes to meeting to the City's growing need for affordable housing in a connected and integrated community and delivering a vibrant, walkable neighbourhood with great amenity, environmental sustainability, abundant open space, and connections to the surrounding urban environment that provide the daily needs and jobs for local residents.

10. The PSP also provides medium and high density development as an alternative to standard residential greenfield development that maximises the location of Marshall Train Station as well as a high amenity interface through high quality urban design.

Policy/Legal/Statutory Implications

11. The Armstrong Creek Urban Growth Plan was adopted in 2008 and guides the future development of the Armstrong Creek Growth Area, including Marshall as the northern-most residential PSP in the area. The PSP guides land use and development where a planning permit is required under the Urban Growth Zone or any other provision of the Scheme that references the PSP.

12. The preparation of the draft PSP has considered state and local planning policy and existing planning overlays and refined by the further technical reports. Once the PSP is finalised and incorporated into the planning scheme applications can be made for subdivision and the urban development of the land can be delivered.

Alignment to Council Plan

13. The draft PSP aligns with the 'planned sustainable development' strategic priority of the Council Plan. It will assist in delivering the following key priorities under that strategic priority: ensuring housing supply, diversity and affordability can meet the needs of our growing community; continuing to develop urban growth areas across the region; improving the environmental performance of new developments; improving transport connection and accessibility, managing the impact of development on the unique character of the precinct; and delivering biodiversity conservation.

14. The PSP also aligns with several other strategic priorities of the Council Plan: improved health and safety of our community; informed social infrastructure and planning; effective environmental management; integrated transport connections and a thriving and sustainable economy.

Conflict of Interest

15. No City officers involved in the development of the PSP and preparation of the report have declared a direct or indirect interest in the issue to which this report relates.

Risk Assessment

16. The City commenced the preparation of Marshall PSP in late 2017 in response to community expectations, coordinate development of the fragmented precinct and uncertainty from the major transport projects.

17. The technical studies inform how urban development should occur to manage environmental and financial risks to the City. In some cases, detailed technical studies have identified recommendations that differ from the directions in the Armstrong Creek Urban Growth Plan, including potential biodiversity conservation, size and function of drainage infrastructure and road improvements that will inform public acquisition of land, where required. In all cases, these recommendations have been considered by the key and relevant internal and external stakeholders to prepare a draft PSP that provides logical, up to date and best practise outcomes.

18. The planning for infrastructure and sequencing of development is critical to managing the costs of urban development. The PSP has been carefully considered to ensure that the scale of infrastructure is commensurate with community needs, cost and burden on the City is minimised. Local infrastructure and the preparation of the PSP are to be funded through a Marshall DCP. It also provides flexibility by facilitating development alternatives that are clever, creative and meet the requirements and guidelines in the PSP, assisting in the timely and cost-effective development of the precinct.

Environmental Implications

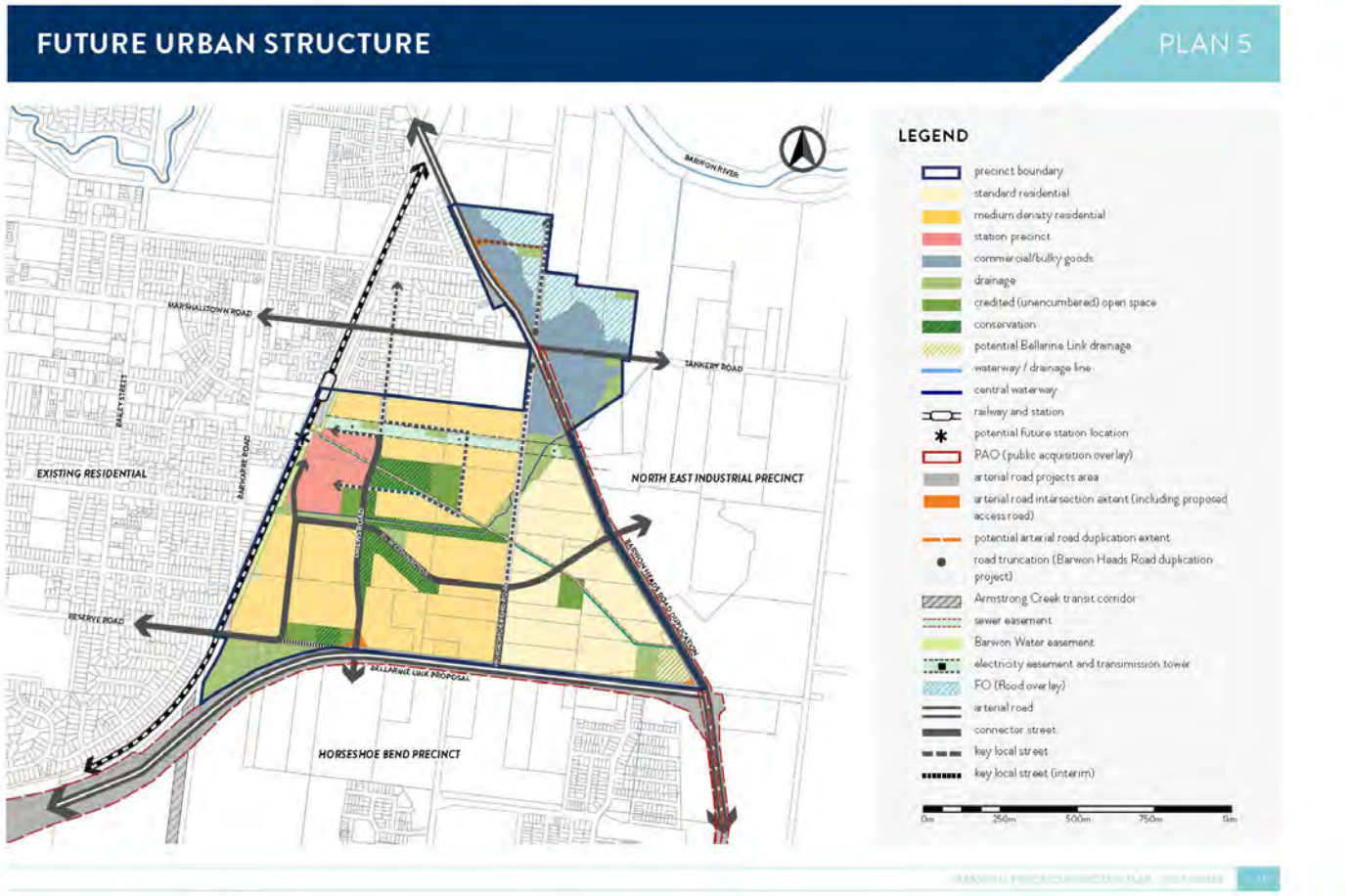
19. Environmental implications have been considered as part of the preparation of the draft Marshall PSP. Technical studies on native flora and fauna, Aboriginal and post-contact heritage, geotechnical, hydrogeological and environmental constraints, stormwater drainage, and native vegetation assessment, as well as considering environmental implications in access management, traffic impact and utility service reports. The PSP includes requirements and guidelines relating to water sensitive urban design, sustainability management plans, conservation plans and integrated water management.

20. The PSP identifies actions to protect biodiversity through a native vegetation precinct plan, establish conservation reserves, sustainability management plans, water sensitive urban design guidelines, tree planting and minimum canopy requirements.

21. The PSP proposes an integrated water management outcome that requires treatment and management of precinct drainage, downstream drainage asset delivery, integration with open space, easements and shared user paths, protection of areas of biodiversity value and provision of potable, sewer and alternative water solutions to a best practice standard.

Attachment 2

Marshall Precinct Structure Plan – Future Urban Structure





THE CITY OF GREATER GEELONG

MARSHALL PRECINCT STRUCTURE PLAN

FIRST DRAFT
JULY 2019

HAVE YOUR SAY

CITY OF GREATER GEELONG

MARSHALL PRECINCT STRUCTURE PLAN

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1.0 INTRODUCTION

The Armstrong Creek Marshall Precinct Structure Plan (MPSP) has been prepared by the City of Greater Geelong (City) with the assistance of Government agencies, service authorities, major stakeholders and the community. A Precinct Structure Plan is a plan for urban development that describes how land is expected to be used, how and where development can occur, and how and where services are planned to support development in order to deliver a high quality urban environment.

The MPSP is the northern most residential development precinct structure plan in the Armstrong Creek Urban Growth Plan (ACUGP), which was originally adopted by the City in May 2008. The ACUGP set the long term strategic planning directions to guide the creation of sustainable urban growth within Armstrong Creek and is anticipated to provide housing for 54,000 people in 22,000 households. The majority of the Armstrong Creek Urban Growth Area (ACUGA) has since been planned, formalised and development has substantially commenced.

The precinct is located approximately seven kilometres south of Central Geelong, it is bounded by significant transport infrastructure, including the Marshall Train Station and the Geelong to Waurn Ponds passenger rail line, as well as two significant arterial roads, Barwon Heads Road and the proposed Bellarine Link Road, see ***Plan 1 Regional Context.***

The MPSP shall:

- Set out plans to guide the delivery of quality urban environments in accordance with relevant Victorian Government policies and guidelines, the *Victorian Planning and Environment Act, 1987*, the State Planning Policy Framework and the Greater Geelong Planning Scheme (the Scheme).
- Enable the transition of non-urban land to urban land.
- Set the vision for how land may be developed and the outcomes achieved.
- Outline the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Set out objectives, guidelines and requirements for land use, subdivision and development.
- Provide government agencies, the City, developers, investors and local communities with certainty about future development.
- Be generally in accordance with the Scheme incorporated ACUGP, see ***Plan 2 Armstrong Creek Framework.***
- Acknowledge that development must also comply with other Acts and approvals where relevant e.g. in the case of Aboriginal cultural heritage, compliance with the *Aboriginal Heritage Act, 2006* is required.

The MPSP is informed by:

- The State and Local Planning Policy Framework set out in the Scheme.
- ACUGP (revised 2015).
- Plan Melbourne, May 2014.
- Precinct Structure Plan Guidelines (Growth Areas Authority 2009, revised 2013).
- The G21 Regional Growth Plan (Geelong Region Alliance, 2013).
- Greater Geelong Settlement Strategy (October 2018).
- Marshall Servicing Plan technical report (September 2018).
- Marshall Stormwater Management Strategy (SWMS) technical report (May 2019).
- Marshall Access Management Strategy technical report (April 2019).
- Marshall Traffic Impact Assessment (May 2019).
- Marshall Native Vegetation Precinct Plan (NVPP) technical report (May 2019).
- Marshall Background Report (to be completed).
- Marshall Development Contributions Plan (MDCP) (to be completed).

The MDCP is being developed and will require development proponents to make a contribution towards the infrastructure required to support the development of the precinct.

The MPSP and all associated plans are informed by the following strategic infrastructure projects proposed by external government agencies and may be subject to change without notice:

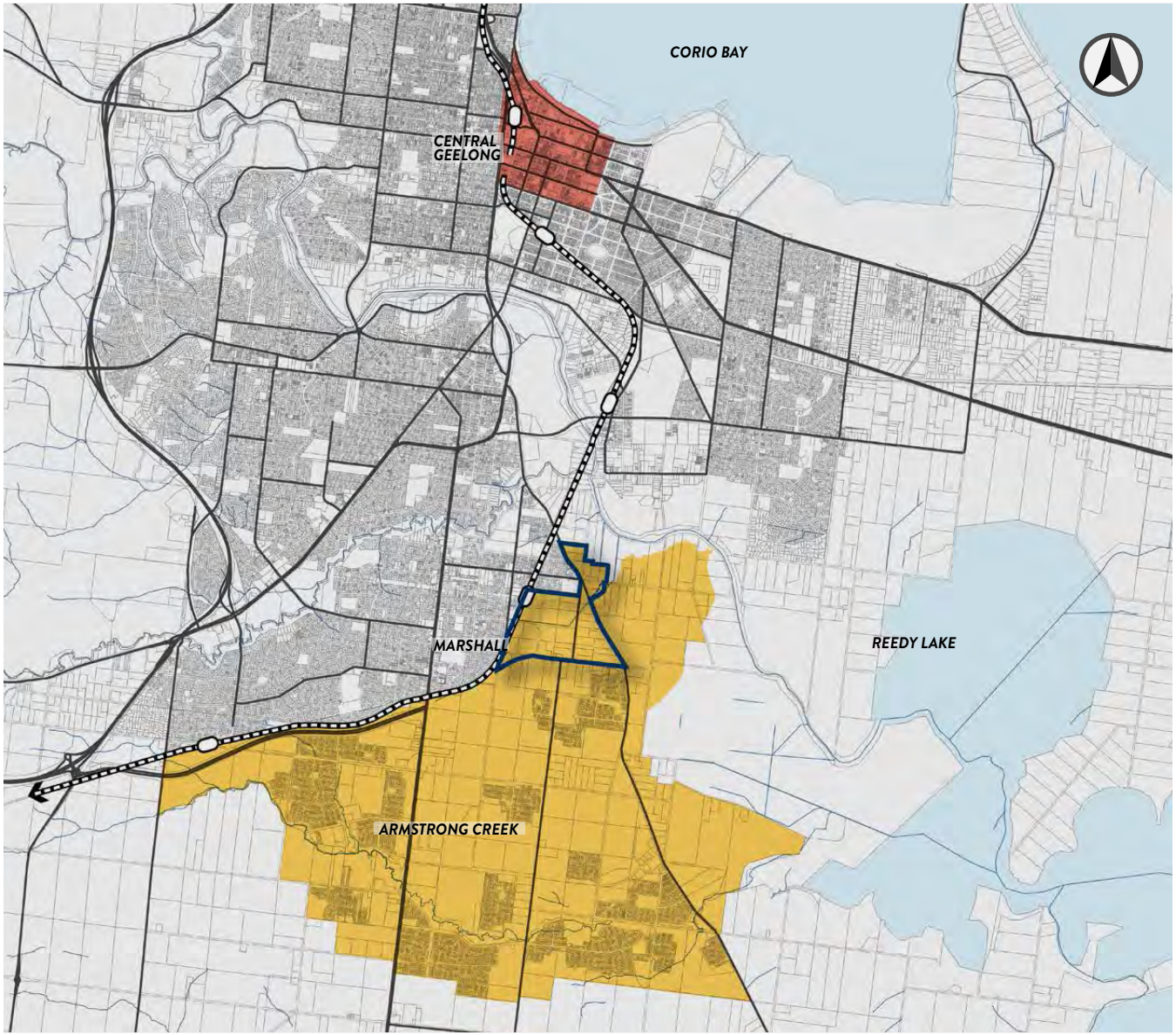
- Barwon Heads Road Duplication Project (lead agency: Major Road Projects Victoria)
- Bellarine Link Road Construction Project (lead agency: Major Road Projects Victoria)
- South Geelong to Waurn Ponds Rail Duplication Project (lead agency: Department of Transport)
- Armstrong Creek Transit Corridor Project (lead agency: Department of Transport)

The progression of these projects will be reflected and responded to in the final MPSP.

Although all due care has been taken to ensure that this draft document is correct, no warranty is expressed or implied by City of Greater Geelong or in its use.

REGIONAL CONTEXT

PLAN 1



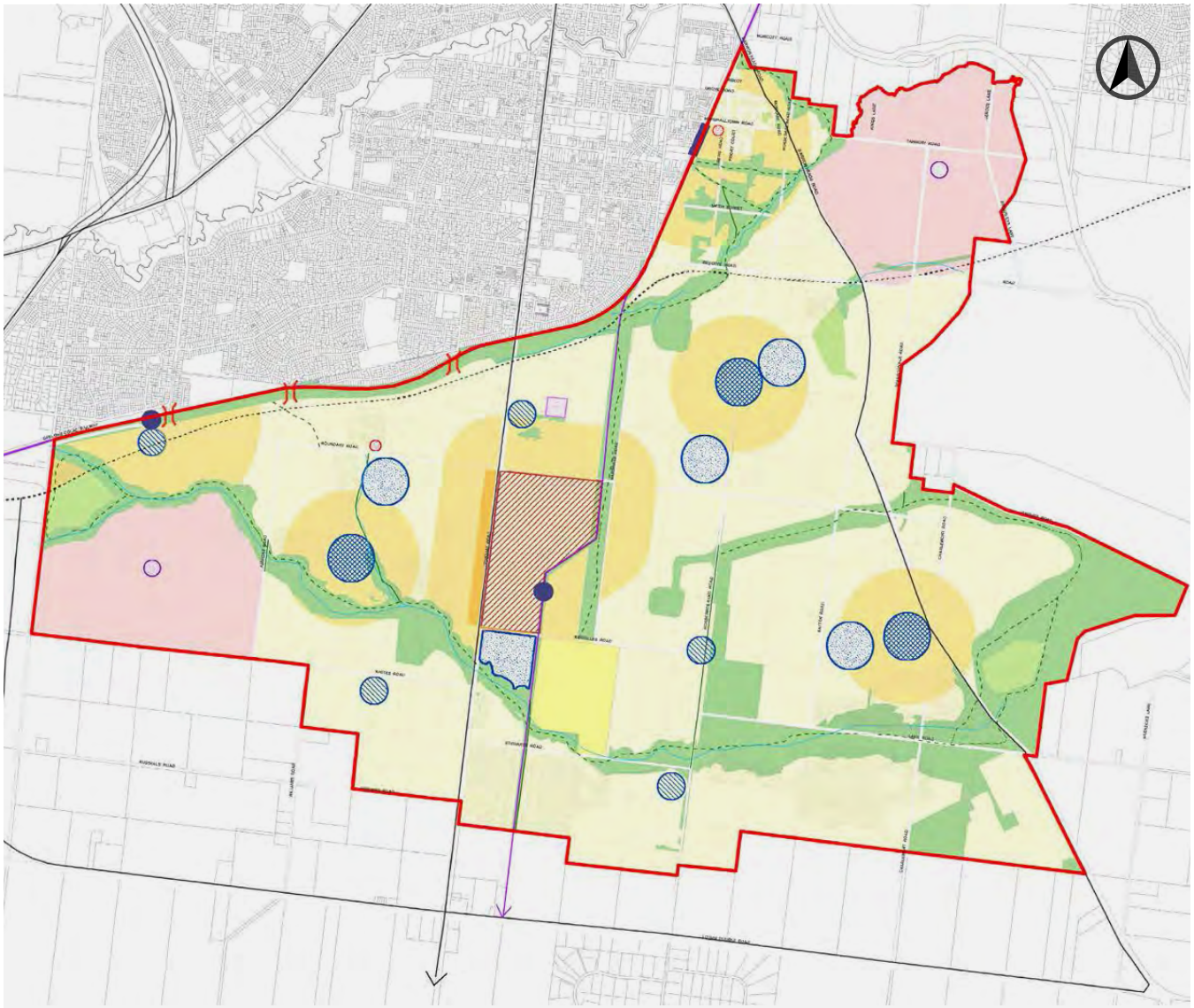
LEGEND

- Marshall precinct boundary
- Armstrong Creek Growth Area
- Central Geelong
- railway and station
- existing key roads

0 1km 2km 3km 4km

ARMSTRONG CREEK FRAMEWORK

PLAN 2



LEGEND

- Urban Growth Boundary
- Rail Line
- Sub-Regional Transit Route
- Possible Future Public Transport Interchange
- Recreational Trail
- Pedestrian Bridge
- Geelong Ring Road
- East-West Link Road (Arterial)
- Existing Arterial Road
- Watercourse
- Major Activity Centre (Sub-Regional Centre)
- Neighbourhood Activity Centre
- Local Activity Centre
- Local Shop
- Specialised Local Centre
- Indicative Secondary School
- Employment Land
- Mixed Use Corridor
- Medium-High Density Housing
- Conventional Density Housing
- Local/Active Parkland
- Biodiversity corridor/ Passive Parkland
- Cemetery
- Existing Community Facility

0m 265m 530m 1,060m

1.1 HOW TO READ THIS DOCUMENT

The MPSP guides land use and development where a planning permit is required under the Urban Growth Zone or any other provision of the Scheme that references this precinct structure plan.

A planning application and planning permit must implement the outcomes of the PSP. The outcomes are expressed as the vision and objectives.

Each element of the precinct structure plan contains actions split into two categories: Requirements and Guidelines.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit. Whether or not requirements take the same wording as in this PSP the intent and outcomes shall remain the same. A requirement may include or reference a plan, table or figure in the MPSP.

Guidelines express how discretion will be exercised by the Responsible Authority in certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline, meets all PSP objectives and implements an outcome that is equal to or exceeds the guideline, the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the precinct structure plan.

Meeting these requirements and guidelines will implement the outcomes of the precinct structure plan.

Development must also comply with other Acts and approvals where relevant, e.g. the *Environmental Protection and Biodiversity Act, 1999* in the case of biodiversity, amongst others.

Not every aspect of land use and development is addressed in this structure plan and a Responsible Authority may manage development and issue permits as relevant under its general discretion.

All Requirements and Guidelines are to be viewed in conjunction with the accompanying Plans and Tables.

1.2 LAND TO WHICH THIS PRECINCT STRUCTURE PLAN APPLIES

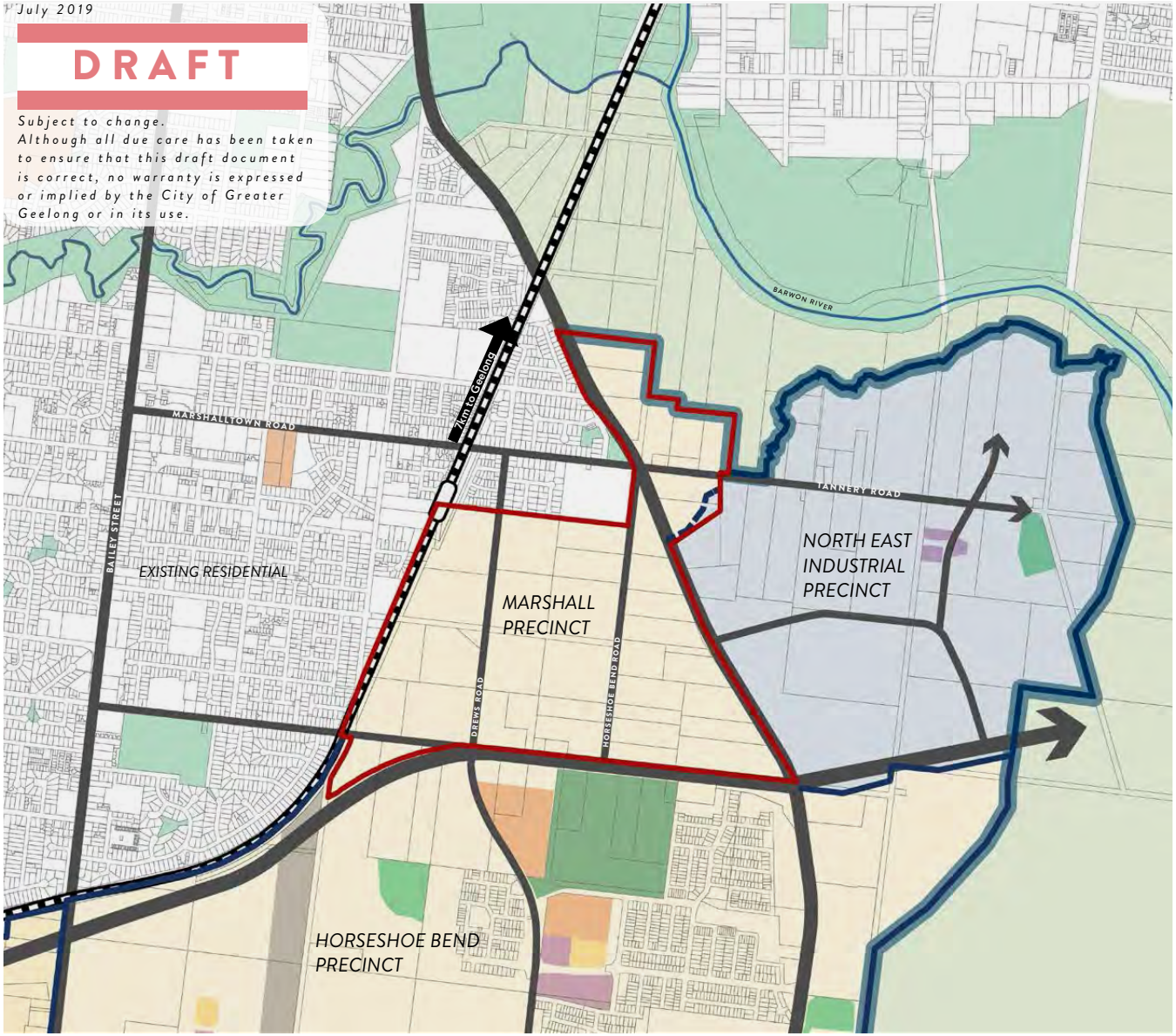
The MPSP applies to approximately 123 hectares of land generally bounded by Barwon Heads Road to the east, Reserve Road to the South, the Geelong to Waurn Ponds passenger rail line to the west and the edge of current residential development to the south of Marshalltown Road. There is also a small area to the east of Barwon Heads Road, close to the intersection of Marshalltown Road and Tannery Road, see ***Plan 3 Marshall Precinct.***

1.3 DEVELOPMENT CONTRIBUTIONS PLAN

Development proponents within the Marshall precinct will be bound by the MDCP, which sets out the requirements for development proponents to make contributions towards infrastructure that supports development. It is a separate document to the MPSP and also incorporated into the Planning Scheme.

MARSHALL PRECINCT LOCAL CONTEXT

PLAN 3



LEGEND

- urban growth boundary
- Armstrong Creek precinct boundary
- Marshall precinct boundary
- future residential
- future employment
- farming zone
- open space
- education
- community
- activity centre
- Armstrong Creek transit corridor
- waterway
- Marshall railway station
- arterial road
- connector street

0m 187.5m 375m 750m 1.125km 1.5km

1.4 NATIVE VEGETATION PRECINCT PLAN

The Marshall NVPP has been prepared concurrently with the PSP to enable native vegetation matters to be considered in a coordinated manner across the precinct, consistent with the requirements of Clause 52.16 of the Planning Scheme. The NVPP identifies:

- Native vegetation which may be removed without a planning permit.
- Native vegetation which cannot be removed without a planning permit.
- The offset that must be provided to remove affected native vegetation.
- Conditions that must be met in relation to vegetation that is to be protected and retained.

1.5 BACKGROUND INFORMATION

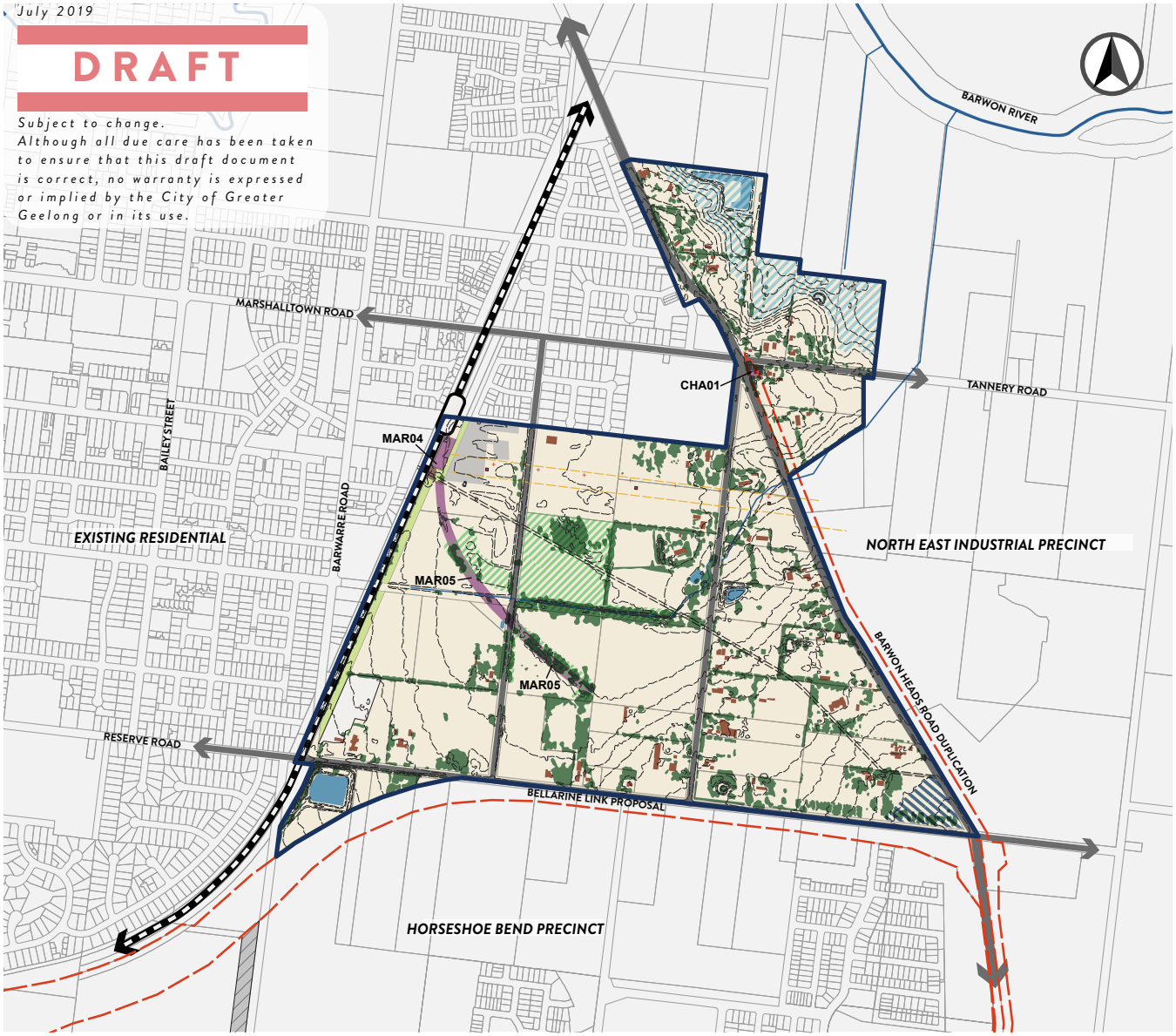
The Marshall Background Report provides detailed background information relating to the precinct and its features, including the local and regional context, history, heritage, landform, topography, biodiversity, drainage, open space, utility services and transport infrastructure as well as nearby economic and retail provision, and community infrastructure. The report also summarises various technical studies that have informed the preparation of the MPSP, see ***Plan 4 Precinct Features.*** The report will be available with the release of the final MPSP.

1.6 MONITORING AND REVIEW

The City will monitor the implementation of the MPSP. The effectiveness of the MPSP will be evaluated regularly, at least every five years after it is incorporated into the Scheme, and may be formally reviewed and updated following the evaluation. The evaluation may also trigger a review of the MDCP and NVPP.

PRECINCT FEATURES

PLAN 4



LEGEND

- precinct boundary
- UGZ (urban growth zone)
- FO (flood overlay)
- PAO (public acquisition overlay)
- ESO (environmental significance overlay)
- LSIO (land subject to inundation overlay)
- heritage area and local registry place no.
- electricity easement
- high voltage transmission tower
- power poles
- sewer easement
- Barwon Water easement
- existing roads
- existing scattered trees
- existing built form
- railway and station
- station carpark
- existing caravan storage
- waterway
- waterbody
- Armstrong Creek transit corridor
- contours (0.5m)

0m 250m 500m 750m 1km



2. OUTCOMES

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2.1 VISION

Marshall will be an attractive, liveable and connected neighbourhood that links the Armstrong Creek urban development to the south seamlessly with the existing Greater Geelong urban area. The precinct maximises and strengthens transport connections to key destinations in the region, via Marshall train station along the commuter rail line, the proposed Armstrong Creek transit corridor, a comprehensive shared path network, and major arterial roads. Strong pedestrian, cycling, rail and road connections will create an integrated precinct, showcasing high quality urban design, resulting in a safe, pedestrian friendly, convenient and accessible neighbourhood.

A range of housing densities in three distinctive sub precincts will provide housing diversity, and maximise access to Marshall train station and a network of active and public transport connections designed and built to integrate seamlessly with the local environment, sensitive interfaces, as well as reducing reliance on private vehicular transport.

Local parks and reserves will be situated in areas that contain existing native vegetation, integrating with waterways, drainage corridors and the Barwon River, offering diverse recreational opportunities as part of an open space network accessible through strong walking and cycling links connecting the community to key destinations. Significant biodiversity assets, including stands of Bellarine Yellow and River Red Gums, shall be retained and protected within open space reserves and conservation areas. Active open space will not be provided within this precinct but are conveniently located at the nearby Horseshoe Bend Active Open Space sports grounds and facilities, abutting Marshall precinct to the south.

Daily shopping and convenience needs of Marshall residents will be met by an integrated local activity centre in the Station Precinct that will require the preparation and approval of an urban design framework that ensures high quality public realm outcomes. A neighbourhood activity centre will be located in Charlemont, south of Reserve Road / Bellarine Link Road, and residents will also be able to easily access existing shopping activities in Grovedale.

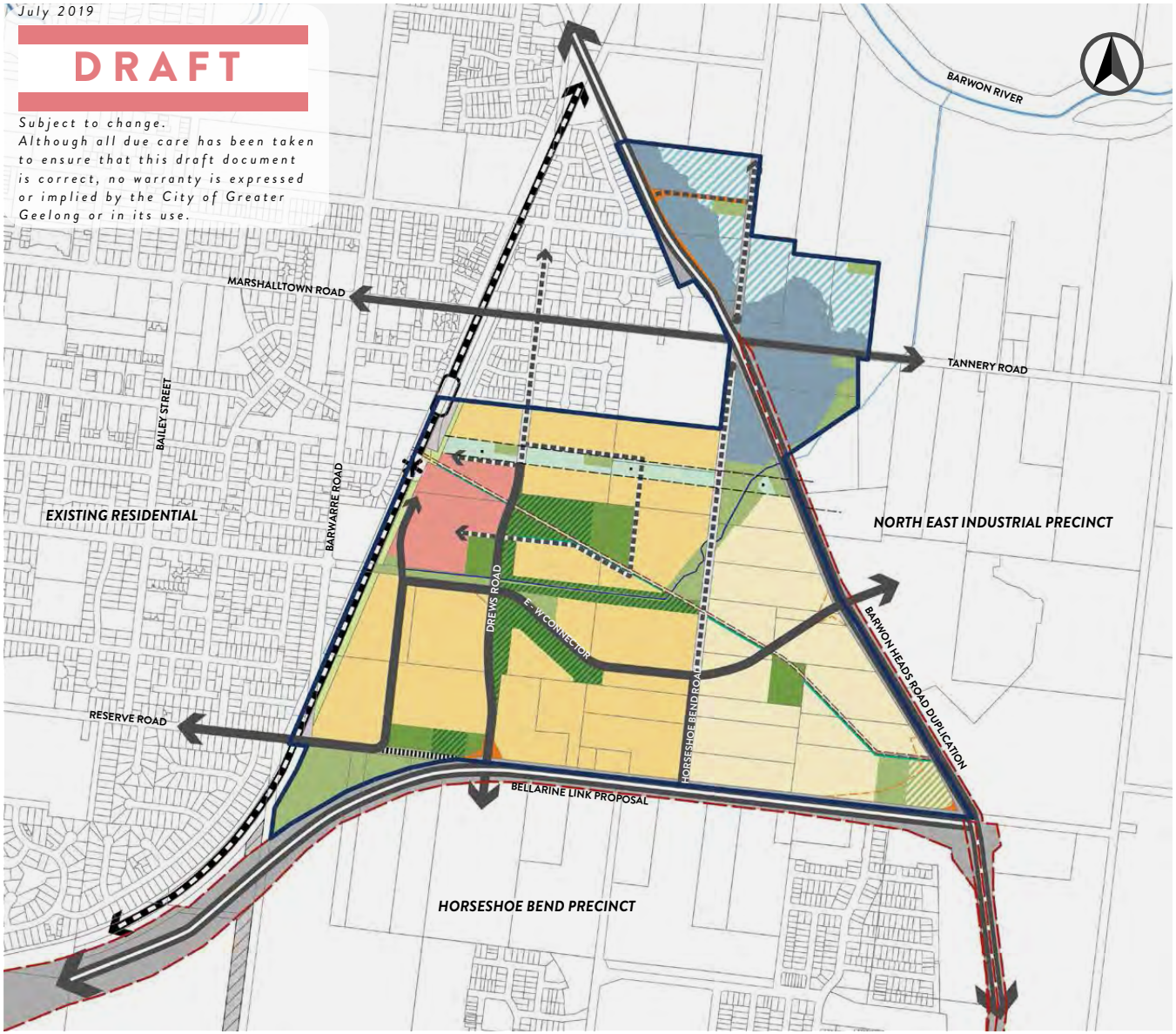
Schools and community facilities are located nearby in Grovedale and a Secondary School, Primary School and Community Centre is planned in the Horseshoe Bend precinct, within one kilometre of Marshall.

There will be ample employment opportunities for the residents of Marshall precinct, including in the local activity centre, commercial development to the north of the precinct and at the adjacent North East Industrial Precinct, as well as easy public and private transport access to the Geelong central business district, seven kilometres to the north.

The vision for MPSP is realised and illustrated in ***Plan 5 Future Urban Structure.***

FUTURE URBAN STRUCTURE

PLAN 5



LEGEND

- precinct boundary
- standard residential
- medium density residential
- station precinct
- commercial/bulky goods
- drainage
- credited (unencumbered) open space
- conservation
- potential Bellarine Link drainage
- waterway / drainage line
- central waterway
- railway and station
- potential future station location
- PAO (public acquisition overlay)
- arterial road projects area
- arterial road intersection extent (including proposed access road)
- potential arterial road duplication extent
- road truncation (Barwon Heads Road duplication project)
- Armstrong Creek transit corridor
- sewer easement
- Barwon Water easement
- electricity easement and transimission tower
- FO (flood overlay)
- arterial road
- connector street
- key local street
- key local street (interim)

0m 250m 500m 750m 1km

2.2 OBJECTIVES

The following objectives reflect the strategic outcomes that inform the requirements and guidelines, which implement the vision for the precinct. Each requirement and guideline will reflect and respond to all of the objectives.

O1	To transition rural, semi rural and public utility land uses within Marshall into an attractive, livable, sustainable and integrated urban environment.
O2	To establish requirements and guidelines for high quality design outcomes in relation to; amenity, development, management and integration of housing, roads, paths, open spaces, parks, waterways, native vegetation, retail, community facilities and public transport in Marshall.
O3	To deliver a high use public and active transport precinct through transit oriented development and design focused on a walkable catchment around Marshall Train Station and links seamlessly with green spaces.
O4	To provide medium and high density residential development that maximises the location of Marshall Train Station, provides a high amenity interface and integration with land uses including roads, schools, parks, shopping and open space.
O5	To preserve and enhance areas of significant biodiversity value through the retention of native vegetation and tree planting that appropriately connects to green links, open space and waterways, providing a sympathetic interface with surrounding urban development.

O6	To deliver built form that respects and enhances local environmental, cultural and heritage assets, while showcasing high quality universal and environmentally sustainable design.
O7	To deliver a permeable movement network with high amenity, engaging and human scale on-road and off-road connections, that links seamlessly with green spaces, enhance and prioritise public and active transport opportunities and reduces car dependency.
O8	To deliver a sustainable integrated water management system that integrates with the function of the Barwon River, reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures waterway health, integrates with open space, establishes connections for native fauna and human movement, and protects native vegetation.
O9	To establish infrastructure requirements and coordinate logical development sequencing and staging with the delivery of key infrastructure.
O10	To embrace innovation and consider variations to the MPSP, if they are clever, creative, comply with all objectives, and generate an outcome that is exceeds the relevant Requirements and equal to or exceeds the relevant Guidelines.

2.3 LAND BUDGET

The Marshall PSP land budget in ***Table 1 Summary Land Budget for Marshall PSP*** provides a summary of the land required for transport, open space, drainage, conservation areas and other encumbered land and identifies the total amount of land available for development.

The Net Developable Area (NDA) is established by deducting the land requirements mentioned above from the Gross Developable Area (GDA).

The GDA for Marshall precinct is 123.08 hectares. The Total NDA is 79.62 Hectares, of which 69.48 hectares are residential, and 10.14 hectares of the land within Marshall PSP is available for Commercial and Bulky Goods development. ***Plan 6 Land Budget*** shows the land uses from property to property within the precinct.

Table 2 Residential Development Yield shows the calculations of estimated residential development. Based on a residential development yield average of 28.5 dwellings per net developable hectare, Marshall PSP will generate an estimated 1,978 dwellings to accommodate approximately 4,300 new local residents.

SUMMARY LAND BUDGET FOR MARSHALL PSP

TABLE 1

DESCRIPTION	HECTARES	% OF PRECINCT	% of NDA
TOTAL PRECINCT AREA (HA)	**123.08**	**100%**	**154%**
TRANSPORT			
Existing Rail Reserve	2.19	1.78%	2.75%
Arterial Road/Intersection flaring (Bellarine Link)	0.11	0.09%	0.14%
Arterial Road/Intersection flaring (Barwon Heads Road)	0.77	0.63%	0.97%
Arterial intersection flaring (within existing road reserve)	0.02	0.02%	0.02%
Non Arterial Road (new intersection flaring)	0.13	0.10%	0.16%
Existing PAO	0.56	0.45%	0.70%
Retained existing road reserve	10.16	8.26%	12.76%
SUB TOTAL TRANSPORT	13.94	11.32%	17.51%
OPEN SPACE			
UNCREDITED OPEN SPACE (ENCUMBERED)			
Conservation Reserve	4.18	3.39%	5.25%
Conservation Reserve (within existing road reserve)	1.56	1.27%	1.97%
Waterway, Wetland and Drainage Reserve	7.90	6.42%	9.93%
Drainage (within existing road reserve)	1.02	0.83%	1.28%
Drainage (within High Voltage Electricity Utility Easement)	0.80	0.65%	1.00%
High Voltage Electricity Utility Easement	2.25	1.83%	2.83%
Easement adjacent to Rail Reserve	1.17	0.95%	1.47%
Flood Overlay Land	6.16	0.64%	7.74%
Linear Open Space with active transport (DCP land)	0.48	0.03%	0.61%
Main Outfall Sewer Utility Easement	0.79	0.64%	0.99%
Main Outfall Sewer Utiliy Easement (within existing road reserve)	0.03	0.03%	0.04%
SUB TOTAL UNCREDITED OPEN SPACE	26.35	21.41%	33.10%
CREDITED OPEN SPACE (UNENCUMBERED)			
Local Park	3.17	2.58%	3.98%
SUB TOTAL CREDITED OPEN SPACE	3.17	2.58%	3.98%
SUB TOTAL OPEN SPACE	29.52	23.99%	37.08%
TOTAL NET DEVELOPABLE AREA (NDA) HA	79.62	64.69%	100%
TOTAL NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) HA	69.48	56.45%	87%
TOTAL NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) HA	10.14	8.24%	13%

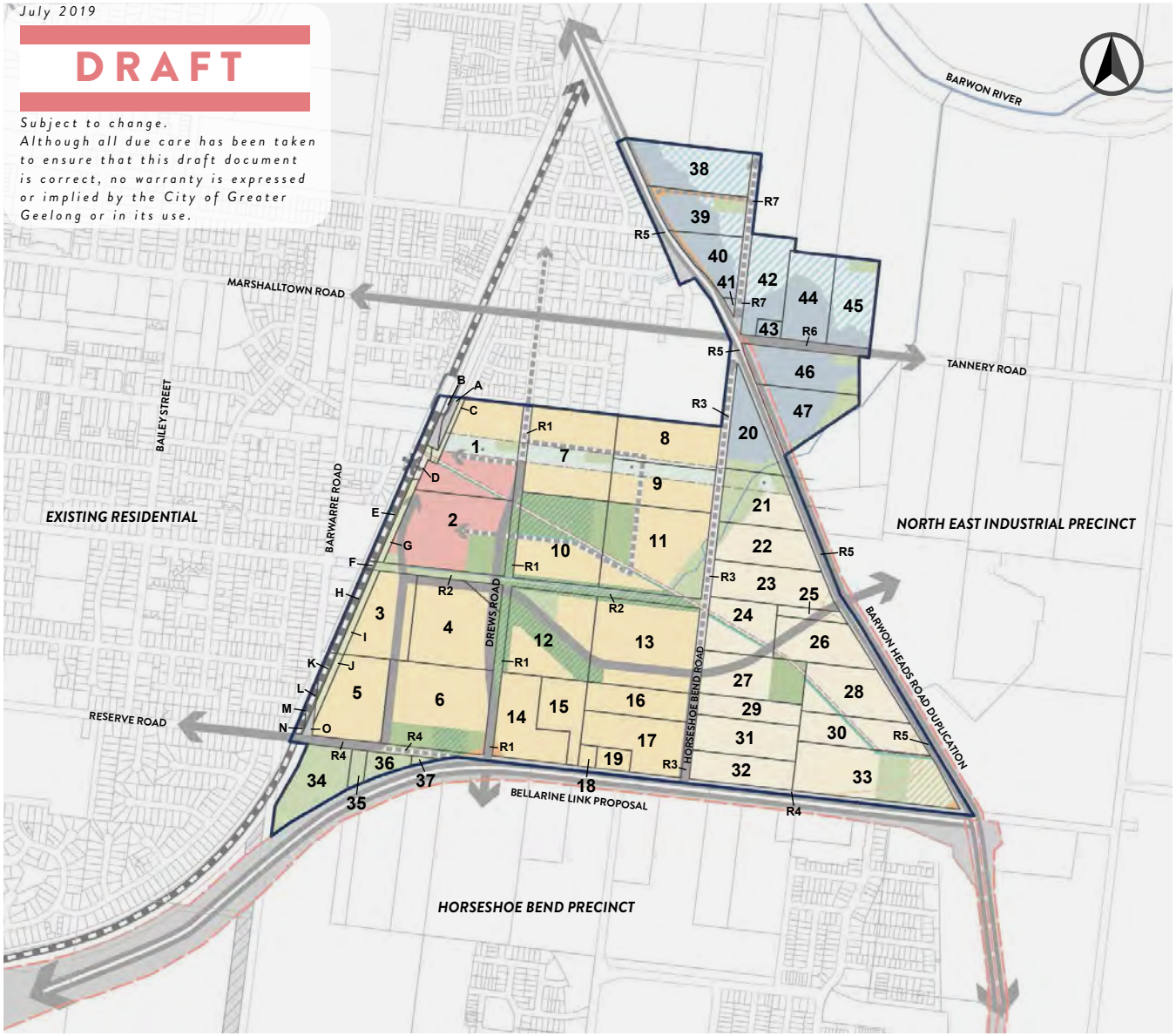
RESIDENTIAL DEVELOPMENT YIELD

TABLE 2

DESCRIPTION	NDA (HA)	DENSITY AVERAGE	DWELLINGS
Station Precinct	5.76	50	288
Walkable Catchment	41.60	30	1248
Wider Precinct	22.12	20	442
TOTAL NET DEVELOPABLE AREA (NDAR) HA	**69.48**	**28.5**	**1978**

LAND BUDGET

PLAN 6



LEGEND

- precinct boundary
- # PSP property label
- A existing easement and rail label
- R# existing road label

0m 250m 500m 750m 1km





3. IMPLEMENTATION

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IMPLEMENTATION

The following requirements and guidelines are the implementation directives of the objectives listed in section 2.2.

3.1 CHARACTER, HERITAGE AND HOUSING

CHARACTER REQUIREMENTS

R#	DESCRIPTION
R1	All public landscaped areas shall be planted and designed to the satisfaction of the Responsible Authority.
R2	Native street trees shall be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, to ensure a connected street tree canopy minimum of 25% is achieved, unless otherwise agreed by the Responsible Authority.
R3	Trees in parks and streets shall: • Include existing indigenous trees. • Plant native trees so as not to compete with existing indigenous trees. • Be planted using locally appropriate species and be consistent with any guidance provided on the relevant cross section within the MPSP. • Be planted in modified and improved soil, as required, supporting tree longevity. • Assist in achieving a 40% canopy aspiration for the entire precinct.
R4	Subdivision of land adjacent to a sensitive visual interface, shown in ***Plan 7 Character, Heritage and Housing*** shall provide an interface outcome consistent with the appropriate Streetscape Cross Sections in ***Section 4.3 Road Design Characteristics and Cross Sections.***
R5	Subdivision of land within the precinct shall provide and meet the total cost of delivering all standard infrastructure requirements, including, but not limited to: • Local bus stop infrastructure (locations to be agreed in writing by the Responsible Authority). • Landscaping of all existing and future connector roads and local streets. • Bicycle parking as required. • Appropriate scale and style of lighting along all roads, shared and pedestrian paths, and traversing public open space. • Local street or pedestrian path crossings of waterways unless included in the MDCP or outlined as the responsibility of another agency in ***Table 5 Precinct Infrastructure Plan.*** • Provision of water tapping, potable and recycled water connection points for any potential open space including the land located within the electricity transmission line easement.

- Conservation Reserves, including along Drews Road, Reserve Road and East-West Connector to achieve treatments in accordance with ***Section 4.3*** *(Cross Sections B, E2, P and Q).*

To the satisfaction of the City and the Responsible Authority.

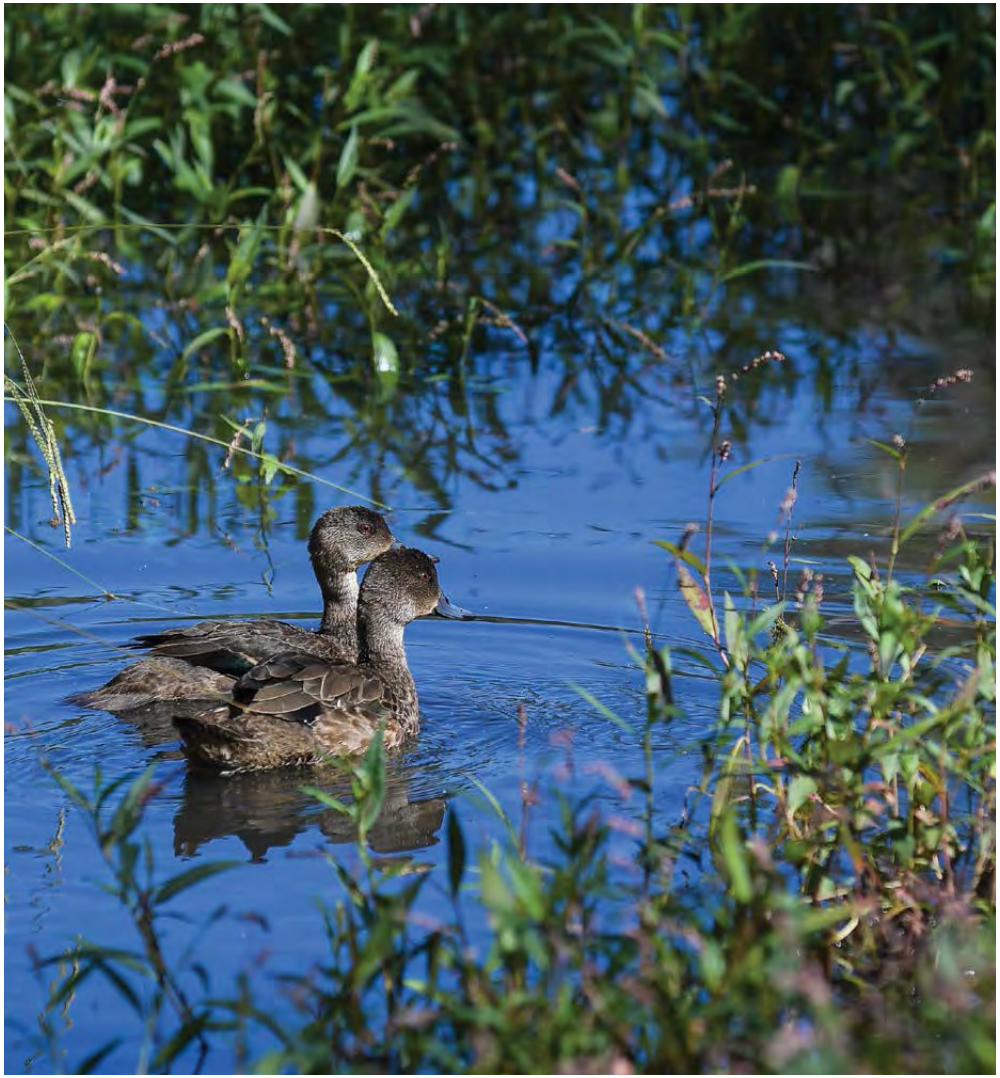
R6 Subdivision of land and internal road design shall provide:

- Safe and effective internal vehicular, pedestrian and all active transport circulation.
- Active interfaces with adjacent streets, open space and waterways.
- Appropriate servicing arrangements.

R7 All subdivisions abutting arterial transport routes; the proposed Bellarine Link Road, Barwon Heads Road and the Geelong to Warnambool Railway line, are required to provide a service road and lot frontage priority to establish a passive surveillance interface with the transport route. In the event of a proposed lot abutting two arterial transport routes, the lot shall face Bellarine Link Road.

R8 Lots shall front (in order of priority where a lot fronts multiple elements):

1. Controlled arterial roads
2. Geelong to Warnambool Railway line and Marshall Train Station
3. Conservation areas
4. Public open space
5. Waterways and drainage reserves
6. Local access streets
7. Connector roads
8. Electricity and sewer easements



3.1 CHARACTER, HERITAGE AND HOUSING

CHARACTER GUIDELINES

G#	DESCRIPTION
G1	With respect to tree planting: • Tree planting and design guidelines for public landscaped areas, streets, parks and open spaces are to be in accordance with ***Section 4.4 Indicative Street Tree Planting***, which shows the list of preferred tree species to be used. Native species are preferred unless exotic species can be justified. • Any native trees that are required to be removed and offset by the NVPP shall also be considered for relocation in proposed open space within the precinct. • Existing non-native trees (trees not recognised by the NVPP) are encouraged to be retained where possible and located within the public domain, including parks and road reserves, unless otherwise agreed. • Trees planted close to a waterway and within the open space corridor, are to be within a 10 metre wide tree protection strip. • No trees or vegetation that reach a mature height of above 1.5 metres are to be planted within the high voltage electricity easement. • Ensure that street trees planted are in keeping with the size and scale of the street so as to reinforce the movement hierarchy and local character. • Ensure that no tree plantings generate weed issues in waterways and conservation areas. • Any car parking areas shall include tree planting suited to deliver 50% canopy coverage. To the satisfaction of the City.
G2	Street networks within subdivisions are to maximise the number of connections and direct views toward key precinct features, with built form elements used as focal points for view lines along streets, having consideration to the need for a legible and permeable active transport and road network. Key precinct features include: • Marshall Train Station refer to ***Section 4.2 Station Precinct Urban Design Framework Requirements and Guidelines.*** • Smith Street Trail.
G3	With respect to general subdivision design: • Preserve the opportunity for additional landscaping in existing wider road reserves. • Focus on east-west street layouts to improve solar orientation while not prejudicing 25% street tree canopy requirements. • Earthworks exceeding 1.0 metre depth in cut or 1.0 metre depth in fill are avoided within 1.0 metre of any side, rear or front boundary. Minor changes in gradient are acceptable within 1 metre from outside the property boundary to ensure footpaths in the road reserve have an appropriate grade or cross-fall.

- Proposed subdivision and housing developments within the Station Precinct and Medium Density Residential Area may be considered for development incentives, including density bonuses, if the proponent engages with the City and delivers community housing or social housing outcomes before subdivision is proposed.
- Subdivision shall deliver built form that provides an attractive street address, encourages passive surveillance and visual interest.
- Those subdividing land are responsible for demonstrating how residential average density requirements are achieved within the boundary of each subdivision application. For subdivision proposals not within the Station Precinct, a lower than average density may be accepted if it can be clearly demonstrated that the density average will be achieved across a broader subdivision area, on land holdings currently owned by the proponent, through the provision and approval of a density strategy.
- Subdivision of land for housing that creates lots less than 300m^2, where the Responsible Authority has approved application of the Small Lot Housing Code, shall be nominated via a restriction on title.
- Subdivision of land for housing that creates lots between 300m^2 and 350m^2 shall consider the requirements of the Small Lot Housing Code.

To the satisfaction of the City and the Responsible Authority.

G4 With resepect to fencing:

- Front fencing facing roads is prohibited.
- Side fencing to public places to be at least 25% permeable and to not exceed 1.5 metres in height.
- No lots shall be designed with back fences facing roads, the rail line, open space, conservation areas, waterways and drainage, electricity and water easements.

G5 Any retaining structures (with the exception of those which are part of a building) are to be:

- No more than 1.0 metre in height between a dwelling and a street or public space, or where visible from a street or public space.
- Set back at least 1.0 metre from any building envelope.
- Staggered, with a minimum 0.75 metre distance between each stagger to allow for the inclusion of landscaping where cutting and filling is deeper than 1.0 metre.
- Positioned so that associated drainage infrastructure and structural foundation are fully located within the same lot.
- No more than 2.0 metres in overall height to avoid unreasonable overshadowing of secluded private open space and habitable room windows.

G6 A consistent suite of lighting and public furniture is to be used across neighbourhoods and shall;

- In the Station Precinct, comply with ***Section 4.2***.
- Be appropriate to the type and role of street or public space.
- Not permit a colour and style that brands the landscape to a development, or associated companies brand or marketing style.

To the satisfaction of the City and Responsible Authority.

3.1 CHARACTER, HERITAGE AND HOUSING

HERITAGE REQUIREMENTS

R9 Any subdivision and/or development that includes or is adjacent to cultural heritage assets, shall incorporate these assets sensitively into the subdivision, ensuring that the heritage feature is appropriately enhanced.

HERITAGE GUIDELINES

G7

- Any sites identified with high Aboriginal cultural heritage shall be interpreted in accordance with the design requirements of the Registered Aboriginal Party and, if appropriate, incorporated into the subdivision sympathetically and in consideration of, and integration with, adjacent land uses to the satisfaction of the City and the Registered Aboriginal Party.
- Any subdivision and/or development of land proposed that is adjacent to an identified post European contact heritage site may look to preserve a suitable area as part of urban development, and where possible, integrate it with the heritage site through adaptive re-use.
- The racecourse railway corridor (MAR05), preserved in open space to the east of Drews Road, to include appropriate interpretive signage.
- The pipe works (MAR04) located within the Station precinct to be recognised in an appropriate display and integrated in the train station approach.
- The Bluestone cottage (CHA01) to be preserved and included where possible in any future development.
- The Smith Street trail to retain its existing character and the history of its establishment and maintenance to be recognised through interpretive signage within the Conservation Reserve.
- Any future recognised heritage features currently not shown on the PSP maps, to be considered, retained and integrated into surrounding development.

3.1 CHARACTER, HERITAGE AND HOUSING

HOUSING REQUIREMENTS

R10 Dwellings shall not rear face:

- Waterways, drainage reserves and the open space network (including local parks).
- Arterial roads and connector streets.
- Geelong to Warnambool railway line and Marshall Train Station.
- Electricity and sewer easements.

R11 Subdivisions which retain larger lots around existing dwellings shall be designed to ensure that the future subdivision of these larger lots appropriately integrate with the surrounding subdivision layout.

R12 Each dwelling shall be connected to a reticulated recycled water supply system for toilet flushing and garden watering.

R13 The Station precinct shall facilitate high density housing development, co-location or integration of community, open space and shopping facilities, in appropriate locations, providing an accessible and high amenity interface with Marshall Train Station, as well as open space corridors co-locating with active transport, connecting Marshall Train Station to the north-south connector road (Drews Road) and the wider open space network. Housing on the land identified in ***Plan 7 Character, Heritage and Housing*** shall be delivered in accordance with ***Table 3 Location by Density, Housing Type and Size.***

Subdivision of land and internal road design requires the preparation of a urban design framework as outlined in ***Section 4.2 Station Precinct Urban Design Framework Requirements and Guidelines.***

R14 Housing development for land within the Medium Density Residential Area, shall achieve a minimum of 25 dwellings per net developable hectare, a maximum density of 40 dwellings per net developable hectare, and an average of 30 dwellings per net developable hectare on appropriately designed lots. Housing on the land identified in ***Plan 7*** shall be delivered in accordance with ***Table 3.***

R15 Subdivision of land and internal road design within the Standard Residential area. Housing on the land identified in ***Plan 7*** shall be delivered in accordance with ***Table 3.***

R16 Proponents undertaking development shall confirm that the land, and what is contained within it, is not identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage shall liaise with the designated Registered Aboriginal Party (or the relevant Traditional Owner Groups and Aboriginal Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) shall be incorporated into the design of the subdivision.

R17 A Sustainability Management Plan is required for any planning permit for multi-unit residential development comprising 10 or more dwellings, any non-residential development comprising more than 500 square metres of gross floor area, and any service station. The Sustainability Management Plan shall:

- Identify relevant sustainability targets or performance standards that address but are not limited to: zero carbon, sustainable transport, sustainable products and materials and sustainable water.
- Document the means by which the appropriate target or performance will be achieved and monitored.
- Demonstrate how proposed design elements integrate and respond to precinct level sustainability strategies, opportunities and development context.
- Identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring.
- Demonstrate that the design elements, technologies and operational practices that comprise the Sustainability Management Plan can be maintained throughout the life of the proposed development.
- Be prepared by a suitably qualified expert to the satisfaction of the Responsible Authority and the City.



3.1 CHARACTER, HERITAGE AND HOUSING

HOUSING GUIDELINES

G8 With respect to specialised housing guidelines:

Retirement living or aged care facilities are to be considered on the basis that:

- It is not located within the Station precinct.
- Internal layout and design does not create a large scale private separation between the development and the wider precinct.
- Internal layout and design does not present a barrier to movement through the surrounding road network.
- Cohesive integration with the proposed urban structure, including the open space and the transport network, is absolute.
- It is located within 800 metres walking distance from the train station and easily accessible to bus capable streets.
- Meets the minimum density requirements in R13 or R14.

G9 The Sustainability Management Plan shall consider the following:

Zero Carbon:

- Optimise energy reduction through climate responsive design, lot and building orientation, optimal glazing and shading, as well as reduced reliance on mechanical heating, ventilation, cooling andlighting systems.
- To source 30% of energy from either on-site, nearby renewable or low carbon sources.
- To provide a minimum of 25% tree canopy coverage in streets.
- To provide a minimum of 50% tree canopy coverage in parking areas.

Sustainable Transport:

Prioritise transport infrastructure and access according to the following hierarchy:

- Pedestrians and restricted mobility.
- Cyclists.
- Public Transport Users.
- Private motorists.

And establish sustainable transport behaviour through early provision of an integrated public transport network with a high level of frequency and convenience.

Sustainable Products and Materials:

- To use low embodied energy construction products and materials.
- To encourage sustainable food consumption and production.

Sustainable Water:

- To target average potable water use to 110 litres per person per day for residential development.
- To source 100% of water for landscape irrigation from on-site rainwater collection or recycled water.

- To manage stormwater in line with the Victorian Stormwater Committee's Best Practice Environmental Standard for urban stormwater.
- To provide integrated solutions to water management that recognise opportunities for on-site water collection and reuse including rainwater tanks, green roofs, utilisation of recycled water reticulation and stormwater management.
- To promote reductions in water consumption through building level treatments and water-efficient landscaping.
- To encourage the efficient use of all water sources available within the Precinct.



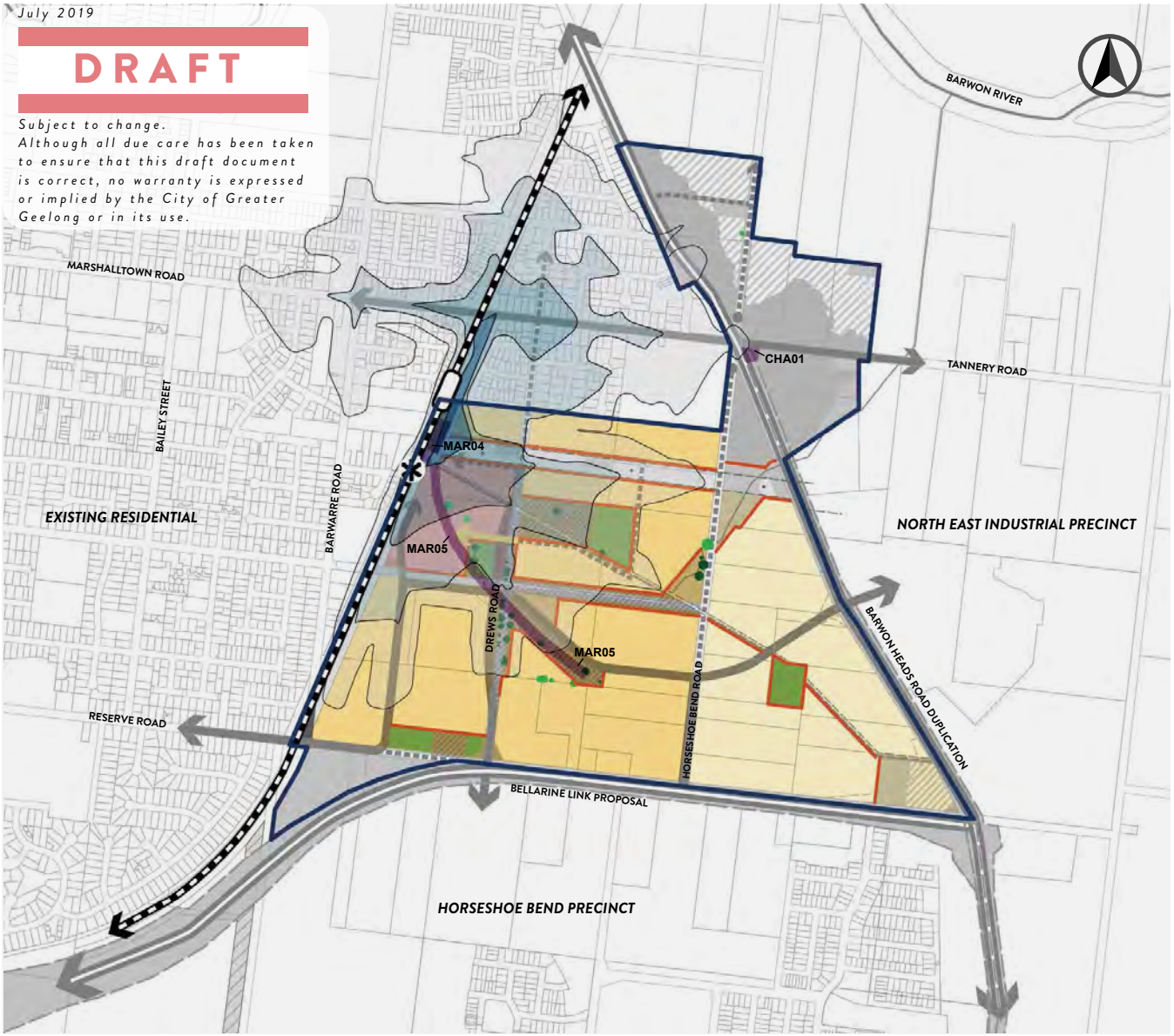
LOCATION BY DENSITY, HOUSING TYPE AND SIZE

TABLE 3

SUB PRECINCT	DENSITY MINIMUM (DWELLINGS PER HECTARE)	DENSITY MAXIMUM	DENSITY AVERAGE	TOTAL DWELLINGS	HOUSING TYPES	LOT SIZES
Station Precinct	40	60	50	288	Multi unit apartments	Above 600m^2
					Multi unit terraces, row houses and villas	Above 300m^2
Walkable catchment	25	40	30	1,248	Small lot housing including townhouses, attached, semidetached and detached houses	Below 300m^2
					Dual occupancies, duplexes and detached houses	300–600m^2
Wider precinct	15	25	20	442	Dual occupancies and duplexes	300–600m^2
					Detached houses	Above 300m^2

CHARACTER, HERITAGE AND HOUSING

PLAN 7



LEGEND

- precinct boundary
- standard residential
- medium density residential
- station precinct
- heritage site & local register place no.
- local park
- main street
- sensitive interface
- existing trees - to be retained
- existing trees - potential to retain
- railway and station
- 0m - 200m station walkable catchment
- 201m - 400m station walkable catchment
- 401m - 600m station walkable catchment
- 601m - 800m station walkable catchment
- potential future station location

0m 250m 500m 750m 1km

3.2 OPEN SPACE AND BIODIVERSITY

OPEN SPACE REQUIREMENTS

R18 Unencumbered land for public open space shall be provided in the locations identified in ***Plan 9 Open Space and Biodiversity, Table 1 Summary Land Budget*** and ***Table 4 Open Space Delivery Guide*** (LP01, LP02, LP03 and LP04).

R19 Unencumbered open space is subject to equalisaton. Each property owner in Marshall Precinct shall provide land or cash-in-lieu equal to 10% of the net developable area of Marshall Precinct at a pro-rata rate equivalent to the net developable area of that specific property. A property with greater than 10 per cent unencumbered public open space will receive compensation to the value of the land above 10 percent. A property with less than 10 percent unencumbered public open space will be required to pay cash-in-lieu equal to the value of the land, less than 10 percent.

Any developer who elects to provide unencumbered public open space in addition to that shown on ***Plan 9*** and ***Table 1,*** shall provide and embellish it at their own cost and it shall not be included in nor effect the equalisation scheme.

R20 All local parks shall be located, designed and developed in accordance with the relevant description in ***Table 4*** and any local open space strategy to the satisfaction of the Responsible Authority.

An alternative provision of land for local parks to that illustrated on ***Plan 9*** is considered to be generally in accordance with this plan, provided the local park:

- Is located so as to not reduce the four hundred metre walkable access to local parks.
- Does not diminish the quality or usability of the space for passive recreation.
- Is equal to or more than the passive open space provision in ***Table 4*** and the DCP.
- Remains part of a logical and contiguous open space network.
- Does not compromise the R19 open space equalisation process.

R21 Applications with areas that include local parks LP01, LP02, LP03 and/or LP04 shall provide a concept plan showing the contours and the area required for proposed recreational elements including playgrounds, shelters, landscaping, paths and accompanying seating areas to the satisfaction of the City and the Responsible Authority.

R22 Where a local park spans across multiple properties, the first development proponent to lodge a permit application that contains the park shall undertake a master plan for the entire park, to the satisfaction of the Responsible Authority. A proponent delivering a master plan for a local park that traverses multiple property ownerships shall consult with the landowners of parcels covered by the park to confirm and ensure the delivery of an integrated design.

R23 Encumbered land for public open space shall be provided specifically in the locations identified in ***Plan 9***, ***Table 1*** and ***Table 4***. All encumbered land shall be vested with the City at zero cost, to facilitate management, maintenance, and appropriate co-location of passive open space, shared user paths and drainage assets, to the satisfaction of the Responsible Authority.

All encumbered land for public open space forms an integral component of the integrated open space and active transport network and shall remain designated as open space if, for any reason, the encumbrance on the land, is no longer applicable.

R24 The open space network shall:

- Provide flexible recreational opportunities that allow for the anticipated range of local uses required by the community and connects to the active sporting facilities proposed in Horseshoe Bend Precinct Structure Plan abutting the southern boundary of Marshall Precinct.
- Maximise the amenity and value of encumbered open space through the provision of shared paths, trails and other appropriate recreation elements.

To the satisfaction of the City and Responsible Authority.

R25 All public open space (excluding conservation areas) shall be designed and developed to a standard that satisfies the requirements of the City prior to the transfer of the public open space, including:

- Removal of all existing and disused structures, foundations, pipelines, and stockpiles, excluding those structures recognised in the heritage register.
- Clearing of rubbish and non-native vegetation (weeds), levelled, topsoiled and grassed with warm climate grass (unless Conservation Reserve requirements dictate otherwise).
- Remediation of any contamination.
- Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points shall also be provided to land identified as a community facility.
- Landscaping, including the provision of drought resistant trees and shrubs listed in ***Section 4.4 Indicative Street Tree Planting.***
- Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points.
- Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, drinking fountains and kick about spaces and appropriate paving to support these facilities, consistent with the type of public open space listed in *Table 4 Open Space Delivery Guide.*
- Appropriate boundary fencing where the public open space abuts private land, or as required by the Responsible Authority.

R26 All landscaped areas shall be designed in accordance with relevant guidelines, including the use of storm water where possible, to the satisfaction of the Responsible Authority.

R27 All lots shall:

- Provide for a primary point of access from a footpath or shared path proximate to the lot boundary, when directly fronting open space.
- Not back on to any form of open space to ensure public safety and surveillance is maintained.

R28 Appropriately scaled lighting shall be installed along all major pedestrian thoroughfares traversing the public open space and cycling network to the satisfaction of the Responsible Authority.

R29 Community facilities and recreation reserves which are co-located shall be designed to:

- Maximise efficiencies through the sharing of car parking and other complementary infrastructure.
- Maximise direct access and permeability for pedestrians and cyclists through and between facilities.
- Apply a universal design centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community.



3.2 OPEN SPACE AND BIODIVERSITY

OPEN SPACE GUIDELINES

G10 With respect to all open space delivery:

- Open spaces to be designed and developed to assist in promoting a 'sense of place' and community for people of all ages, providing opportunities to meet and interact in appropriate spaces in suitable ways and times.
- All parks shall be located, designed and developed generally in accordance with the relevant description in ***Table 4 Open Space Delivery Guide***, unless otherwise approved by the Responsible Authority. The overall area of the park may vary so long as it remains within the area range for its classification and hierarchy. Where a proposed park is smaller than outlined in ***Table 4,*** the land can be added to another park only on land owned by the same proponent. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park.
- Installation of park furniture including BBQs, shelter, tables, rubbish bins, playgrounds and other play elements such as multi-courts and hit-up walls, rubbish bins and appropriate paving to support these facilities is to be consistent with the classification and hierarchy of the open space as listed in ***Table 4*** and the *City's Sustainable Communities Infrastructure Development Guidelines* and all relevant updates.
- Open space cannot be delivered in a standalone stage, it must be included with a stage containing residential lots.
- Design and layout of waterway corridors and other encumbered open space to maximise the potential for integration of recreational uses, utility infrastructure and storm water quality assets, where it does not conflict with the primary function of the land.
- Trees at 75% maturity to shade no less than 25% of the open space with a precinct canopy aspiration of 40%.
- Vehicle exclusion devices (fence, bollards, or other suitable method) and maintenance access points to be installed only where requested by the Responsible Authority.
- Where fencing of local parks is required it can be low-scale and be designed to guide appropriate movement and access rather than as a barrier. Design and materials shall complement the park setting.
- Path networks associated with open space to include way finding signage which clearly identifies key destinations and communicates necessary information to all users.
- Open space to cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.
- Any pedestrian link through a dedicated trail, drainage reserve or adjoining the road network to include a provision of park seating at appropriate intervals.
- Refer to ***Section 4.4 Indicative Tree Planting*** for appropriate tree planting in open space and other environments.

G11 With respect to interface with conservation areas and biodiversity:

- The design of spaces will not prejudice the biodiversity values of habitat conservation areas and wherever possible to integrate with such areas to enhance recreation / conservation experiences / opportunities.
- Spaces abutting habitat conservation areas to be designed to protect those areas from unplanned walking / cycling and vehicular use and from pest weed and plant infestation.
- Street trees and public open space landscaping will contribute to habitat for indigenous fauna species, in particular arboreal animals and birds, where practical.

G12 With respect to boundary with roads:

- Open spaces (other than cross-block links/walkways) will have a road frontage to all boundaries except where addressed directly by purpose designed active-frontage alternative land uses. Where this occurs, lots shall:
  - Directly face the open space and allow for vehicular access via a rear laneway with the provision of a paper road fronting the open space
  - Allow for a primary point of access from a footpath or shared path of a minimum width of 1.5m along the frontage of the lot.
  - Include permeable fencing of a low height to facilitate public safety and surveillance.

Or a suitable alternative to the satisfaction of the Responsible Authority.

- Design of spaces to ensure safety of users in respect of traffic on adjoining roads.
- Construction of a minimum 1.5m wide pedestrian path around the perimeter of the open space within the road reserve (not open space), connecting and linking to any other surrounding paths of points of interest.
- Streetscape planting and paths to complement and integrate with the abutting open space design.

G13 With respect to adjacent development:

- Open space to be enhanced by careful design of adjacent residential, community and commercial development.
- The primary frontage of development that is adjacent to open space areas to address and promote use and surveillance of the parkland.
- Development adjacent to open space to be well articulated and facilitate passive surveillance with windows, balconies and pedestrian access points directly fronting the open space.
- Rear and side fencing and blank walls of abutting development are not permitted, except for cross-block links/walkways. A road at the interface between public open space (particularly those that form habitat conservation areas) and other land is the appropriate transition mechanism between the two uses.
- Landscaping of adjoining development to complement the open space landscape design.

G14 With respect to integrated water management:

- Walking / cycling links and other recreation facilities are co-located with the drainage system to maximise land use sustainability.
- Pedestrian bridges and boardwalks to be incorporated into the path network to facilitate permeability of neighbourhoods.
- Paths to be designed to be at least above a minimum of the 10% Average Exceedance Probability (AEP) flood event to the satisfaction of the Responsible Authority.
- Bridges and boardwalks to be designed and constructed above the 1% AEP flood event level to the satisfaction of the relevant authority and the City.
- The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the storm water drainage system) to integrate open space with natural systems.

G15 With respect to structures:

All structures are to be sited above the 1% AEP flood event level and designed to integrate with and complement rather than dominate the landscape.

G16 With respect to public safety:

- Open spaces to be designed to maximise visibility and surveillance, provide safe movement and to increase activity and to be well maintained to encourage use by a wide range of people.
- The use of the design principles of 'Crime Prevention through Environmental Design' to guide the design of spaces and the infrastructure they contain and encourage best practice thinking in the design and functionality of these open spaces and associated infrastructure.
- Surrounding land uses to provide passive surveillance of adjoining open space and planting design to promote a highly visible public realm.
- The detailed design of open spaces adjacent to development to complement and enhance the function and safety of that development.
- Paths to facilitate clear, direct and easy movement to and from key destinations.
- Lighting in open spaces is encouraged along key walking / cycling links for safe pedestrian movement throughout the network but discouraging inappropriate use of main parkland areas after dark.
- Light fittings to be energy efficient and 'cut-off' type to direct light where it is required, emit white light and reduce unnecessary spill to sides or above. Light fittings to be LED (or better technology if available).

G17 With respect to landscape character:

- A predominantly indigenous and Australian native planting theme will characterise the open space network.
- Exotic species may be appropriate in certain locations with the approval of the Responsible Authority.
- Species chosen to be appropriately robust to perform adequately in the local urban environment and micro-climate.

- Exotic and Australian native species to be considered to achieve particular planting effects such as highlight planting at entries and key focal points as well as avenues, complementing the road and active transport hierarchies.

G18 With respect to other elements and infrastructure:

- The appropriate design and siting of landscape elements and infrastructure will effectively complement the area.
- Infrastructure, including but not limited to, playgrounds, shelters, barbeques, picnic tables and toilets are to be clustered in nodes. Park planting themes will enhance and complement these nodes.
- Park seating to be provided about every 400 metres along key paths.
- Opportunities will be considered for appropriate urban art, to the satisfaction of the City's Arts & Culture Department.

G19 With respect to signs and furniture:

- Parks will be signed clearly with the park name according to the City's signage protocol.
- Generally, additional signs within parks to be kept to a minimum with locations focused on key access or heritage interpretation points and major pedestrian / cycle routes.
- Furniture and materials to be co-ordinated and complement the overall landscape design theme.

G20 With respect to water sensitive urban design:

- The design and layout of spaces should maximise water use efficiency, stormwater quality and long term health of vegetation through the use of water sensitive urban design (WSUD) initiatives.
- WSUD principles to include excess run-off water from within or where appropriate, external to the space being directed to support watering regimes rather than being diverted to drains.
- Warm season grasses should be used within passive reserves and sports fields to minimise recycled, harvested and potable water use.
- Opportunities for water harvesting / reuse to be maximised where possible within or abutting public open space.

3.2 OPEN SPACE AND BIODIVERSITY

BIODIVERSITY REQUIREMENTS

R30 All Conservation Reserves shall be managed to a standard that satisfies the requirements of the NVPP, including the following:

- No native vegetation shall be removed, destroyed or lopped.
- Designed to integrate with surrounding open space to form a contiguous linear connection allowing for wildlife migration.
- All planting in open space or land adjacent to conservation areas shall only include indigenous species that will not result in weed infestation within the conservation area.
- In circumstances where passive open space (local parks) are connected, the appropriate integration of these areas shall be managed in accordance with Open Space Delivery *Guidelines 11-21.*
- Provision of appropriate low scale and permeable fencing (e.g. 75 centremetre high wooden post and rail), permitting suitable access, surveillance and public safety.
- Existing hydrological conditions are to be maintained, including but not limited to, the provision of a vegetation irrigation drainage system from surrounding areas of urban development. All delivery infrastructure shall result in zero disturbance to vegetation.
- Provision of interpretive signage informing the biodiversity value of the conservation area, including but not limited to, a requirement for no domestic animal intrusion.
- Public lighting shall be designed and baffled to prevent light spill and glare within and adjacent to the Conservation Reserve, unless otherwise agreed.
- Public paths or service infrastructure shall be designed and located at the edge of the Conservation Reserve, or in a location that results in zero disturbance to vegetation.
- No utility services to be located within Conservation Reserve.

To the satisfaction of the City and the Responsible Authority.

R31 Development within or adjacent to a Conservation Reserve shall be in accordance with ***Section 4.3*** *(Cross Sections H and N)* and requires the preparation of a Conservation Reserve Concept Plan, to the satisfaction of the Department of Environment, Land, Water and Planning.

R32 Native vegetation shall be retained or removed as illustrated on ***Plan 8 Native Vegetation Precinct Plan,*** in accordance with requirements of Marshall NVPP and pursuant to section 146B of the *Environment Protection and Biodiversity Conservation Act, 1999*.

R33 The protection of trees identified as retained and/or protected in ***Plan 8*** includes a tree protection zone in which development shall not occur. Where work occurs adjacent to a tree protection zone, every measure shall be taken to ensure the tree is retained. Any development proposed within ten metres of a Tree Protection Zone (TPZ) shall submit a Tree Protection and Construction Management Plan, that shall include the following:

3.2R

- Completion of a preliminary arboricultural assessment of the subject tree(s).
- Establish an up to date TPZ through the tree protection distance method outlined in the current Australian Standard AS4970 to assess stability and growth requirements.
- The radius of the TPZ calculated by multiplying the trees diameter at breast height (1.4 metres above ground level) by 12; the distance measured as a radius from the centre of the trunk at ground level. The TPZ shall be no less than 2 metres.
- Determination of the preferred design and layout to highlight conflicts associated with the location of the existing tree, and associated modifications.
- Details of measures to be used that will limit and manage earthworks in proximity to the tree identified for retention.
- Conditions and permit requirements established in the Marshall NVPP.

All modifications to a TPZ shall require approval from a City appointed Arborist.

3.2G

3.2 OPEN SPACE AND BIODIVERSITY

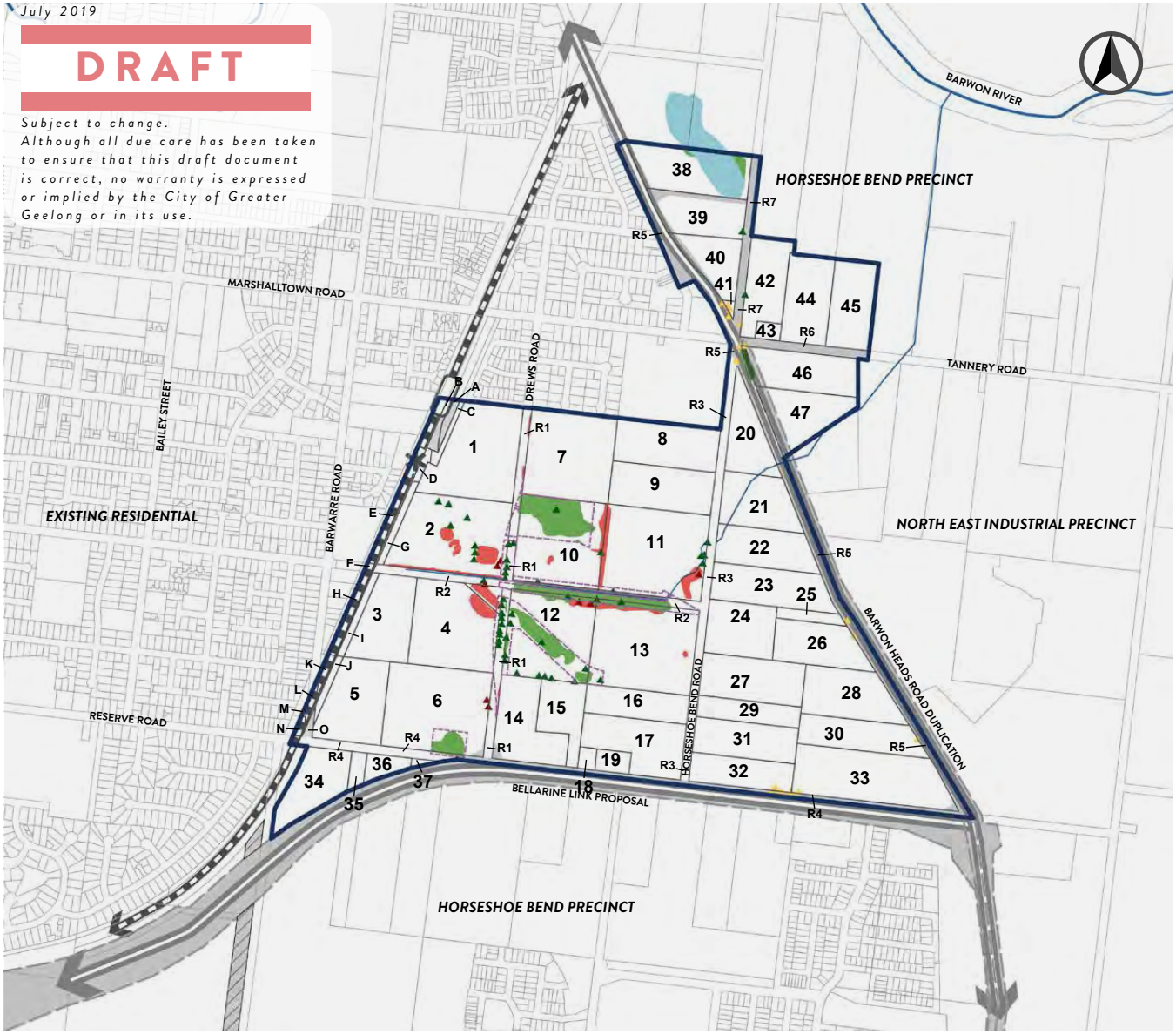
BIODIVERSITY GUIDELINES

G21 With respect to r13, a conservation reserve concept plan is to address:

- Where appropriate, public open space areas to be located adjacent to Conservation reserves and waterways to assist with their buffering.
- Planting adjacent to the Conservation Reserve, waterway corridors and retained indigenous vegetation to use indigenous species.
- Street trees and public open space landscaping to contribute to habitat for indigenous fauna species, in particular animals and birds that use trees as habitat.
- Drainage of stormwater wetlands to be designed to minimise the impact of urban stormwater on the biodiversity values of the Conservation Reserve, including the provision of vegetation irrigation where necessary.

NATIVE VEGETATION PRECINCT PLAN

PLAN 8



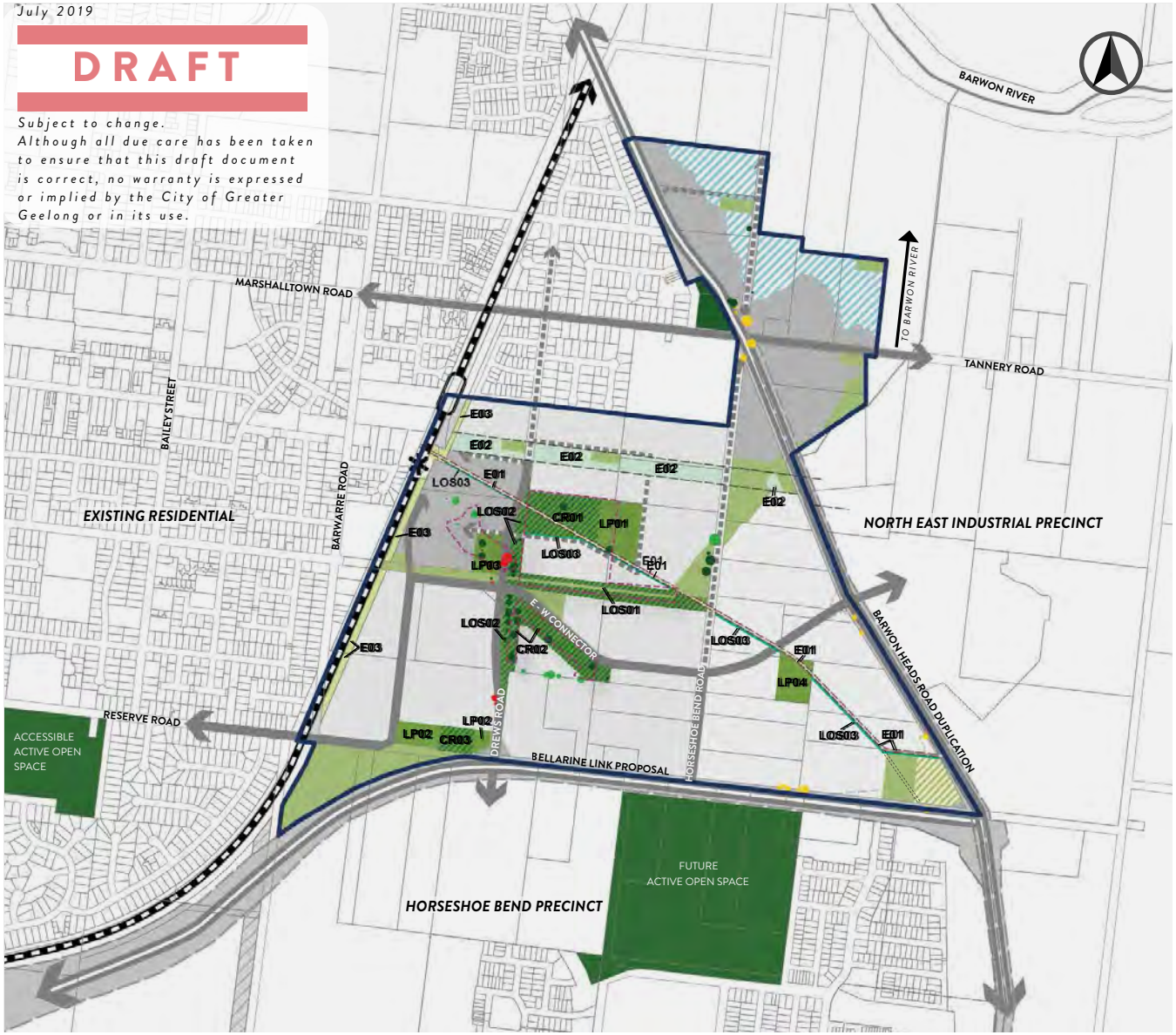
LEGEND

- precinct boundary
- modelled wetland
- vegetation to be retained
- vegetation to be removed subject to approval
- trees to be retained
- trees to be retained (removal considered by road project)
- trees to be removed subject to approval
- conservation area
- waterway / drainage line
- # PSP property label
- A existing easement and rail label
- R# existing road label

0m 250m 500m 750m 1km

OPEN SPACE AND BIODIVERSITY

PLAN 9



LEGEND

- precinct boundary
- drainage open space
- local park (LP#)
- conservation (CR#)
- potential Bellarine Link proposal drainage
- existing trees - to be retained
- existing trees - seek to retain
- existing trees - to be removed
- existing trees - to be retained (removal to be considered by road project)
- ESO (environmental significance overlay)
- sewer easement (E01)
- Barwon Water easement (E03)
- electricity easement and transimission tower (E03)
- FO (flood overlay)
- railway and station
- potential future station location
- arterial road
- connector street
- key local street

0m 250m 500m 750m 1km

OPEN SPACE DELIVERY GUIDE

TABLE 4

TITLE	AREA (HECTARES)	TYPE	ATTRIBUTES	RESPONSIBILITY
LOS01 Smith Street (east of Drews Road)	1.69	Linear Open Space	Conservation and native vegetation, integrated with waterway, drainage, shared user path, pedestrian trail, and connected to Drews Road greenway	City of Greater Geelong
LOS02 Drews Road Green Way	0.89	Linear Open Space	Conservation and native vegetation, shared user path and trail, connected to Smith Street linear open space and racecourse railway conservation	City of Greater Geelong
LOS03 Barwon Water Linear Open Space	0.48	Linear Open Space	Integrated with Main Outfall Sewer and shared user path	City of Greater Geelong
LP01 Northern park adjacent to Conservation	1.2	Local Park next to Conservation	Connected to Conservation, integrated with Main Outfall Sewer and native vegetation	City of Greater Geelong
LP02 Southern park separated by Conservation	0.68	Local Park next to Conservation	Connected to Conservation, closing road reserve and drainage	City of Greater Geelong
LP03 Station Precinct Park	0.5	Local Park	Connected to station precinct retail, housing, potential community facilities and contains native vegetation	City of Greater Geelong
LP04 East-West Connector	0.8	Local Park	Integrated with Main Outfall Sewer easement and shared user path	City of Greater Geelong
CR01 Northern Conservation	1.56	Conservation Reserve	Integrated with Main Outfall Sewer easement and connected to local park	City of Greater Geelong
CR02 Racecourse Railway Conservation	1.32	Conservation Reserve	Integrated with shared user path	City of Greater Geelong
CR03 Southern Conservation	0.47	Conservation Reserve	Connected to local parks and closing road reserve	City of Greater Geelong
E01 Barwon Water Sewer Easement	0.83	Easement	Connected to Barwon Water linear park, integrated with station precinct, northern Conservation Reserve, east-west connector park and drainage	Barwon Water
E02 High Voltage Transmission Line Easement	2.49	Easement	Integrated with drainage and shared user path	City of Greater Geelong & Responsible Electricity Authority
E03 Barwon Water Easement	1.17	Easement	Shared user path	Barwon Water

3.3 TRANSPORT AND MOVEMENT

ROAD AND RAIL NETWORK REQUIREMENTS

R34 With respect to Geelong to Waurn Ponds railway line, the development shall:

- Respond to and integrate with the existing and potential future commuter rail duplication and possible new station location at Marshall, within the existing railway reservation.
- Respond to and integrate with a future transit corridor connection south to Armstrong Creek and Torquay, within and extending south from the existing railway reservation.
- Maintain rail crossings for all modes of transport at Reserve Road and Marshalltown Road, and preserve the potential to provide enhanced pedestrian and cycling crossings, including a possible grade separated crossing at Marshalltown Road and a pedestrian and cycling crossing at Marshall Station.
- Ensure urban design improvements at Marshall Station integrate logically and effectively with the Station Precinct and the principles of transit oriented development that shall inform the Station Precinct Urban Design Framework.

To the satisfaction of the City and the Responsible Authority.

R35 With respect to the design and construction of the proposed Bellarine Link arterial road, development shall:

- Recognise the location of the road within, and south of, the existing alignment of Reserve Road shown in ***Plan 10 Road Network and Public Transport,*** with intersection flaring being the only land required within the precinct for road construction.
- Integrate the interim and ultimate road design in accordance with the cross sections shown in ***Section 4.3 Road Design Characteristics and Cross Sections*** *(Cross Sections A, A1 and A2).*
- Provide a signalised intersection at Drews Road and the deviated Horseshoe Bend Road (south of Reserve Road – within Horseshoe Bend Precinct) as part of the interim road construction in accordance with ***Section 4.3*** *(IT01).*
- Respond to and integrate with the provision of a left in / out intersection at Horseshoe Bend Road (north of Reserve Road) as part of the interim and ultimate road construction.
- Respond to and integrate with the design and provision of potential Bellarine Link drainage infrastructure in the location shown in ***Plan 12 Integrated Water Management***.
- Respond to and integrate with a signalised pedestrian and cycling crossing at the intersection of Horseshoe Bend Road (north of Reserve Road), connecting Marshall Precinct with open space, schools, community facilities and the neighbourhood activity centre, immediately south of Reserve Road.
- Include a shared user path network on the northern side of the road that connects to the Marshall open space network.
- Allow for the provision and development of appropriate service frontage road(s) to the north of the road within the boundary of Marshall Precinct.

- Facilitate the delivery of a safe environment that integrates, enhances and encourages pedestrian and cycling movement, through logical and contiguous connections between the road, the precinct and the wider network.

To the satisfaction of the City and the Responsible Authority.

R36 With respect to the design and construction of the proposed Barwon Heads Road arterial road duplication, development shall:

- Recognise the location of the road in the alignment shown in ***Plan 10***, including any land adjacent to the existing road alignment to be publicly acquired for the duplication.
- Respond to and integrate with the proposed road design in accordance with the cross sections shown in ***Section 4.3*** *(Cross Section B),* including the provision of an on road cycle path and suitable pedestrian and cycling connection points into the precinct.
- Respond to and integrate with the proposed signalised intersections at Bellarine Link Road and Marshalltown/ Tannery Road.
- Respond to and integrate with the proposed access road to the north of Tannery Road within the Commercial/Bulky Goods Precinct.
- Provide for a signalised intersection at the junction of the East-West Connector Road in accordance with the requirements in***Section 4.3*** *(IT02).*
- Respond to and integrate with the proposed truncation of Horseshoe Bend Road north, south of the Marshalltown/Tannery Road intersection, ensuring no additional access points from lots in the Commercial/Bulky Goods Area on to Barwon Heads Road and re-establishing appropriate connections into the localstreet network.
- Respond to and integrate with all road project access solutions for any lots within and surrounding the MPSP area.
- Provide appropriate frontage road(s) to the west of Barwon Heads Road within the boundary of the MPSP. A service frontage road is not required on the eastern side of Barwon Heads Road.
- Facilitate the delivery of a safe environment that integrates, enhances and encourages pedestrian and cycling movement, through logical and contiguous connections between the road, the precinct and the wider network.

To the satisfaction of the City and the Responsible Authority.

R37 The connector street network shall be located as per the alignment shown in ***Plan 10*** and include:

- Design at a size and function that facilitates bus capable public transport movements.
- Construction in accordance with ***Section 4.3*** *(Cross Sections C, D, F, G, H, I and J)* including an on road cycle path network and suitable pedestrian and cycling crossing points that prioritise cycle and pedestrian movements over vehicular traffic.
- Provision of a safe low speed environment that encourages walking and cycling, and logical connections to off road walking and cycling networks.
- Drews Road as the key north-south connector in the precinct, including the location of a green corridor providing off road pedestrian and cycling, preserving native vegetation, connecting to Reserve Road and the proposed new location of Horseshoe Bend Road (south of the precinct), tapering into a local

road design north of the electricity easement, in accordance with ***Section 4.3*** *(IT01 and Cross Sections C, D, and E).*

- The East-West Connector Road following the Racecourse Railway Conservation Reserve (CR02) south-east of Drews Road and connect at Barwon Heads Road in accordance with ***Section 4.3*** *(IT02).*
- The Horseshoe Bend Road connector generally along the current alignment, connecting to the East-West Connector Road before becoming a key local street and the provision of an appropriate roundabout intersection treatment.
- Tannery Road as a connector road extending east from Barwon Heads Road into the North East Industrial Precinct in accordance with ***Section 4.3*** *(Cross Section J).*
- Deviate Reserve Road north into the precinct, before connecting with the East-West Connector Road and continuing into the Station Precinct.
- Supporting the use of the arterial roads as the major traffic movement network through the provision of appropriate traffic management infrastructure to slow movements on Drews Road and the East-West Connector Road including; the provision of appropriate roundabouts at the intersection of Drews Road and the East-West Connector Road, Station Precinct Main Street and Station Precinct bus capable key local street, as well as the intersection of the East-West Connector Road with (deviated) Reserve Road and Horseshoe Bend Road (north of Reserve Road).
- Design roundabouts in a manner that slows vehicles, enhances pedestrian visibility and safety, ensuring absolute connectivity and continuity of pedestrian paths, shared user paths and bicycle paths.
- The existing Reserve Road alignment functioning as a Connector Road requiring treatment in accordance with ***Section 4.3*** *(Cross Sections A and G).*

R38 The local street network in subdivision proposals shall:

- Respond and integrate to the constraints outlined that have informed the road network in ***Plan 10*** including, but not limited to; utility easements, the open space network and Conservation Reserves in accordance with the ***Section 4.3*** *(Cross Sections K, L, M, N, O, P, Q, R, S, T, V, W, Y and Z) and the Train Station Precinct in accordance with* ***Section 4.2 Station Precinct Urban Design Framework Requirements and Guidelines*** and ***Section 4.3*** *(Cross Sections U and X).*
- Facilitate a permeable, safe and low speed local street network that encourages walking and cycling and logical connections to off road walking and cycling networks.
- Provide logical and convenient access to local points of interest and destinations including open space and Marshall Train Station.
- Not include any additional roads crossing through the open space network, including credited open space, conservation areas, the Central Waterway, all drainage infrastructure and the Main Outfall Sewer and high voltage electricity easements.
- Ensure that the proposed local road network connects logically and seamlessly with the existing local road network to the immediate north of the precinct *(including* ***Section 4.3*** *Cross Section E).*
- Produce street block lengths that do not exceed 240 metres in length and 120 metres in width to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
- Provide convenient and direct access to the connector road network through neighbouring properties, where a property does not otherwise have access to the connector network or signalised access to the arterial road network.
- Facilitate effective and logical integration with neighbouring properties.

R39 All signalised intersections shall be designed in accordance with an up to *date Road Network Planning Guidance and Policy Principles* handbook, or future documents that supersede this document, to the satisfaction of Responsible Authority.

R40 All streets shall be constructed to property boundaries where an inter-parcel connection is intended or indicated, by any date or stage of development required or approved by the City. Provision shall be made for temporary vehicle turning until the inter-parcel connection is delivered.

R41 Vehicle access to lots fronting arterial roads shall be provided from a local service frontage road in accordance with the appropriate cross section in ***Section 4.3***, at a maximum length of 120 metres, or longer if it can be proven there will be less than 300 vehicle movements per day, to the satisfaction of the City.

R42 Frontage roads shall be the primary interface between the development and utility easements and open space in accordance with the relevant cross section at ***Section 4.3***. If a circumstance arises where a lot facing these interfaces cannot be avoided, a rear facing development will not be supported.

3.3 TRANSPORT AND MOVEMENT

ROAD AND RAIL NETWORKS GUIDELINES

G22 Variations to the standard cross sections required in ***Section 4.3*** may be acceptable, to the satisfaction of the City, in the following ways:

- Varied street tree placement.
- Varied footpath or carriageway placement.
- Introduction of elements to create a boulevard effect.
- Varied carriageway or parking bay pavement material.
- Differing tree outstand treatments.

Alternative cross sections shall ensure that:

- Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets.
- The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained.
- The proposed location of services are shown and achieve the dedicated off road and shared path network in ***Plan 10.***
- Minimum street tree canopy requirements are met on each road.
- Relevant minimum road reserve widths for the type of street are maintained.

G23 With respect to intersection treatments, pavement design and general construction, refer to the up to date Victorian State Government *Greenfield Engineering Design and Construction Manual* or future

documents that supersede this document, to the satisfaction of the City and the Responsible Authority.

G24 Where a single street spans across multiple properties that street may consist of multiple cross sections so long as a suitable transition has been allowed for between each. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross section until that suitable transition can be made.

G25 Where a local frontage road faces the Barwon Water Main Outfall Sewer Easement, the road may be designed so that lots can side face the easement in a "mews" road design approach.

G26 Where a lot is six metres or less in width, vehicle access is to be via a rear laneway *(refer to **Section 4.3** Cross Section Y)*, unless otherwise agreed by the Responsible Authority.

G27 Street layouts to provide multiple convenient routes to destinations such as the train station and public open space.

G28 Cul-de-sacs, although not generally supported, may be considered if it can be shown that there is no other way to suitably access the land subject to subdivision to the satisfaction of the City.

G29 The frequency of vehicle crossovers on widened verges (i.e. a verge in excess of six metres) can be minimised through the use of a combination of:

- Rear loaded lots with laneway access.
- Vehicle access from the side of a lot.
- Combined or grouped crossovers.
- Increased lot widths.

G30 Shared zone design principles are recommended to be incorporated for areas across the precinct that will experience a high volume and mix of pedestrians, cyclists and cars to create a more flexible and equitable transport environment.

G31 The following interim design guidelines are to be considered if the circumstance arises that development occurs before the Bellarine Link Road and/or the Barwon Heads Road duplication construction has not begun:

- Provision of an an intersection upgrade at the junction of Reserve Road and Horseshoe Bend Road (north, within the precinct), improving turning movement, storage and capacity unless closure of Horseshoe Bend Road has occurred at the Marshalltown Road intersection.
- Reserve Road is upgraded to a connector road standard in accordance with ***Section 4.3** Cross Section F,* whilst being designed and aligned in a way that is sympathetic to the ultimate design requirements of the Bellarine Link Road.
- The interim solution at the intersection of Marshalltown Road, Horseshoe Bend Road, Tannery Road and Barwon Heads Road is maintained.

G32 With respect to car parking in the Station Precinct and Medium Density Residential Area, innovative solutions that minimise crossovers and reliance on on-street parking will be supported.

3.3 TRANSPORT AND MOVEMENT

ACTIVE TRANSPORT NETWORK REQUIREMENTS

R43 Design of all streets and arterial roads shall give priority to the requirements of pedestrians and cyclists by providing:

- Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP.
- Shared user paths, pedestrian trails or bicycle paths where shown on ***Plan 11 Active Transport Network*** or as shown on the relevant cross-sections in ***Section 4.3.***
- Safe, accessible and convenient crossing points at all connector roads and local street intersections, as well as at key desire lines and locations of high amenity, including within and toward the Station Precinct and connecting to areas of open space.
- Pedestrian and bicycle priority at intersections of minor streets and connector roads through strong and consistent visual and physical cues and supportive directional and associated road signs.
- Dedicated off-road shared user paths at a minimum of 3 metres in width (unless a cross section indicates otherwise), including strong and consistent visual and physical cues and supportive directional signs.
- Safe pedestrian/cyclist crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision.
- Pedestrian priority crossings on all slip lanes.
- Safe, convenient and appropriately signed transition between on and off-road bicycle networks.

To the satisfaction of the Responsible Authority and the City.

R44 Shared and pedestrian paths adjacent to, or within a shared open space network featuring a waterway or wetland, shall:

- Be delivered by development proponents consistent with the network shown on ***Plan 11***.
- Be above 1:10 year flood level with any crossing of the waterway designed to be above the 1:100 year flood level to maintain hydraulic function of the waterway or wetland.
- Be constructed on each side of the waterway or wetland to an all-weather standard.
- Be constructed at a minimum of 3 metres in width.
- In the case of the Central Waterway (CWW01), include a constructed non-pavement trail, a minimum of 5 metres in width on the southern side.

To the satisfaction of the Responsible Authority and the City.

R45 A shared user path is required adjacent to northern edge of the Barwon Water Main Outfall Sewer easement that shall:

- Be constructed at a minimum of 3 metres in width.
- Include a landscape buffer at a minimum width of 2.7 metres between any proposed paper road or side lot interface when a frontage road is not provided.
- In accordance with ***Section 4.3*** *(Cross Section T)* to the satisfaction of the Responsible Authority and the City.

R46 All shared user paths in the precinct shall be contiguous and not impeded by the construction of a residential cross over or local street crossing, with the exception of the local streets shown on ***Plan 10***.

R47 Bicycle parking facilities including way finding signage shall be provided by development proponents in convenient locations at key destinations including adjacent to local parks and in developments adjacent to the Marshall Train Station and Station Precinct Main Street.

PUBLIC TRANSPORT REQUIREMENTS

R48 A road nominated on ***Plan 10*** as a bus capable road shall be constructed (including partial construction where relevant) in accordance with the relevant street cross section in ***Section 4.3***.

R49 Any roundabouts on roads shown as bus capable shall be constructed to accommodate ultra-low-floor buses in accordance with the most up to date *Public Transport Guidelines for Land Use and Development*, or future documents that supersede this document, to the satisfaction of Responsible Authority.

R50 Bus stop facilities shall be designed as an integral part of the Station Precinct and open space network, located appropriately to create a cohesive network and a facility that integrates seamlessly with surrounding and co-located land uses to the satisfaction of the Responsible Authority and the City.

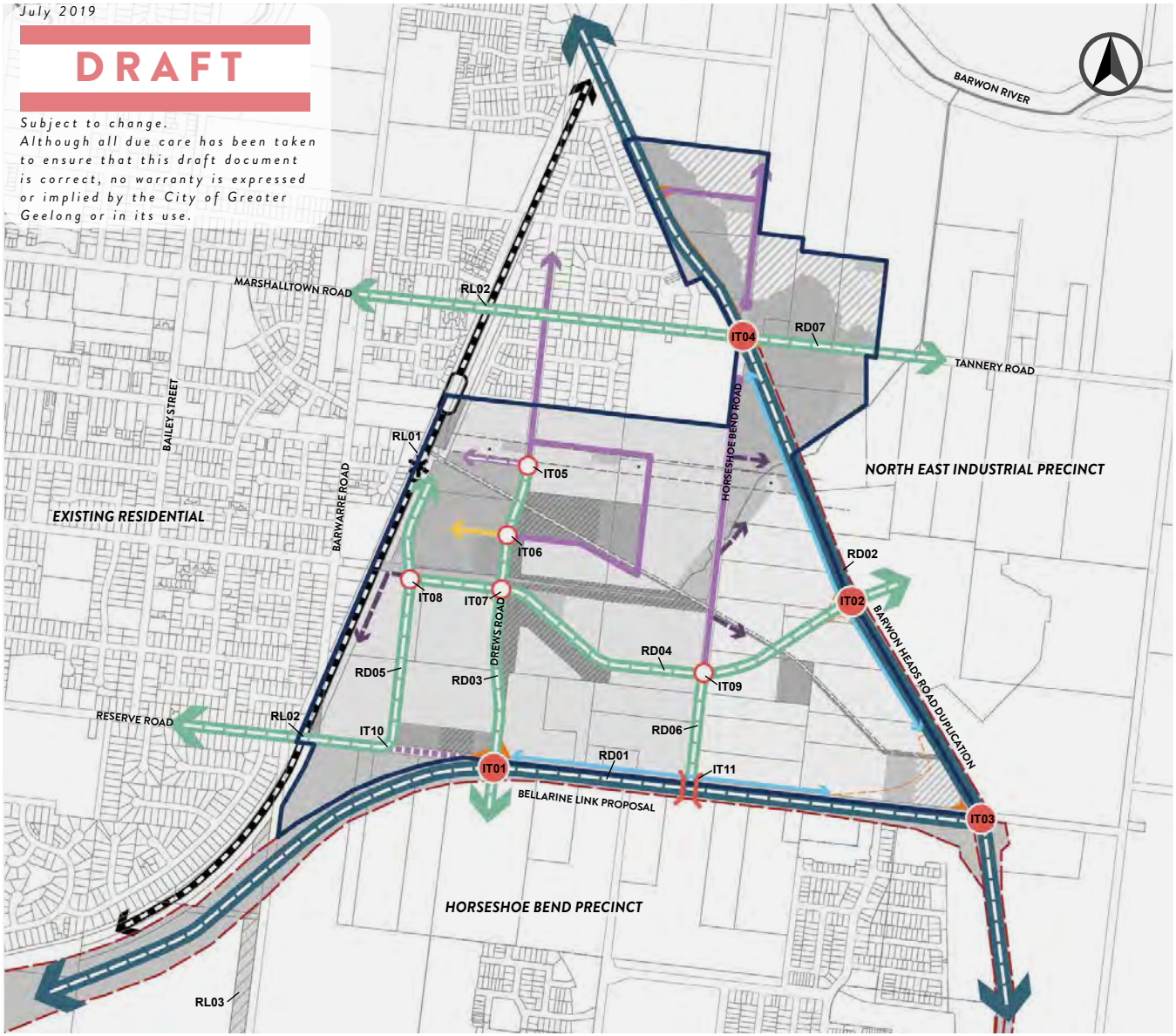
ROAD NETWORK AND PUBLIC TRANSPORT

PLAN 10

July 2019

DRAFT

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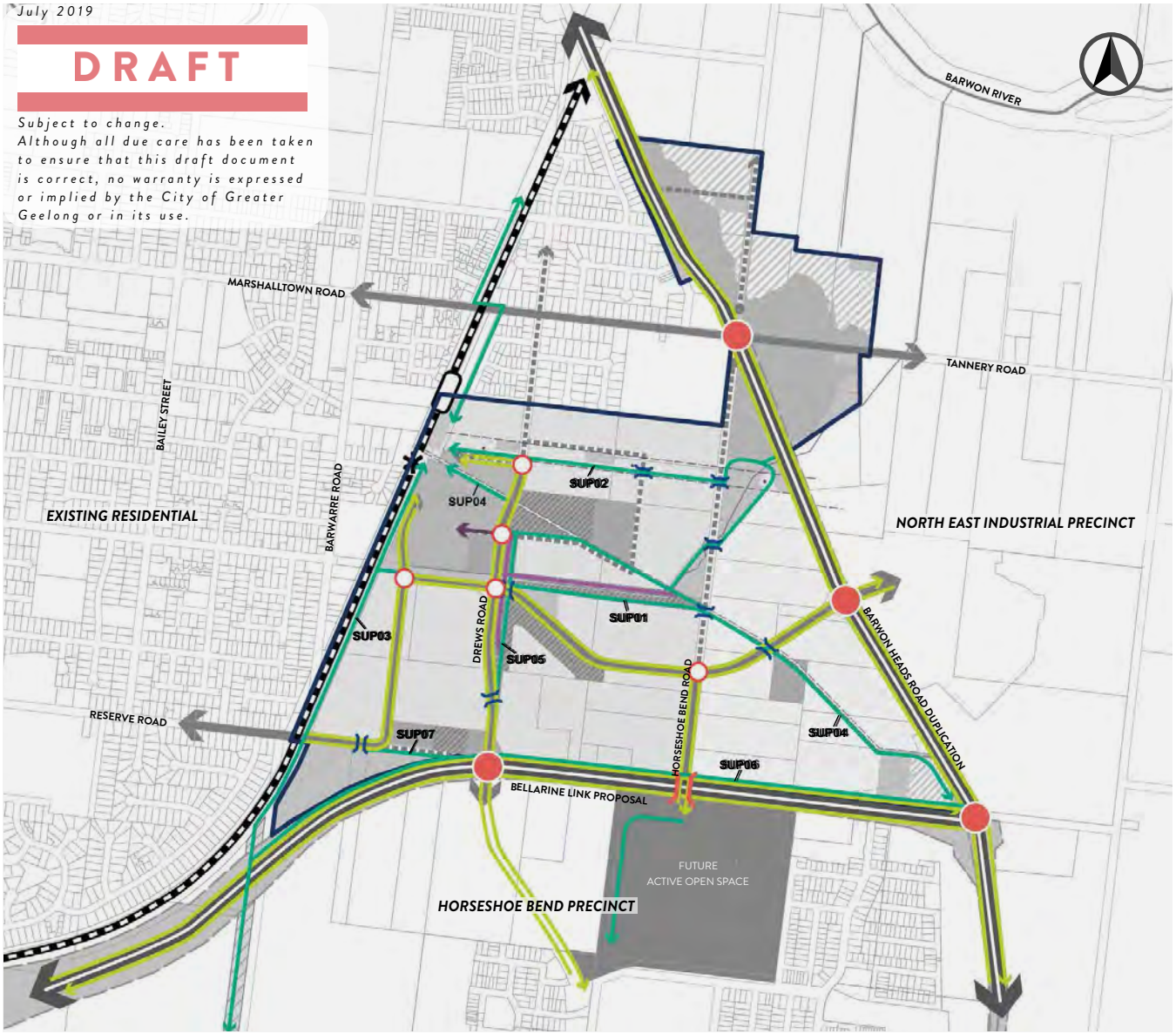
LEGEND

- precinct boundary
- arterial road widening/existing PAO
- arterial road intersection extent
- potential arterial road duplication extent
- arterial road (bus capable) (RD#)
- arterial frontage road
- connector street (bus capable) (RD#)
- main street
- key local street (bus capable)
- key local street
- key local street (interim)
- key interface street
- railway and station (RL#)
- potential future station location
- signalised intersection (IT#)
- roundabout (IT#)
- pedestrian signals (IT#)

0m 250m 500m 750m 1km

ACTIVE TRANSPORT NETWORK

PLAN 11



LEGEND

- precinct boundary
- off-road shared path
- on-road bike lane
- walking trail
- railway and station
- potential future station location
- pedestrian/cyclist crossing
- signalised intersection
- roundabout
- pedestrian signals

0m 250m 500m 750m 1km

3.4 INTEGRATED WATER MANAGEMENT

REQUIREMENTS

R51 The storm water management system shall be designed in accordance with ***Plan 12 Integrated Water Management***, to achieve the following:

- Ensure safe development at 1% Average Exceedance Probability (AEP).
- Ensure that developed conditions do not increase pre developed flow rates.
- Appropriate crossings of arterial and connector roads.
- Overland flow paths and piping within road reserves connected and integrated across property/parcel boundaries.
- City freeboard requirements for overland flow paths will be adequately contained within the road reserves.
- Appropriately sized and located wetland and sediment treatment basins.
- Appropriate catchment wide management, handling flows entering Marshall Precinct and ensuring no detrimental downstream impacts between Marshall Precinct and Barwon River.
- Appropriate integration with open space, areas of conservation, existing infrastructure and the existing stormwater network.
- Provision of appropriate infrastructure between the precinct, Barwon River and Sparrovale wetland, to ensure changes to flow and quality conditions, including erosion risk, flood damage, loss of environmental habitat, access and legal rights to assets, and ensuring all associated permits are managed and mitigated.

To the satisfaction of the City.

R52 Development shall meet or exceed up to date (CSIRO or Responsible Authority) *Best Practice Environment Guidelines for Urban Stormwater* prior to discharge to receiving waterways, unless otherwise approved by the Responsible Authority and the City.

R53 Development shall comply with the relevant and up to date drainage and integrated water management policies and strategies implemented by the City, including any approved region-wide integrated water management plan. This includes consideration and provision of the infrastructure required between the precinct and the respective receiving water bodies, to ensure appropriate actions are taken to minimise and manage the following:

- Erosion risk to the drainage channel between the precinct and Barwon River.
- Flood damage to council infrastructure and private property from changed flow conditions across property boundaries.
- Loss of environmental habitat.
- Access and legal rights over drainage easements for management and maintenance.
- Permits and authorities for formal discharge into the designated waterway.

R54 Where works are proposed within a waterway and drainage reserve for wetland construction, stormwater retardation and treatment facilities, works shall:

- Not impact on the natural function of the waterway.
- Not adversely impact on areas identified as Conservation Reserves.
- Minimise earthworks and impact on existing landform of the waterway.
- Provide revegetation with locally indigenous vegetation based on the species composition of the relevant ecological vegetation class.

R55 Final design and boundary of constructed waterway corridors, wetlands, retarding basins, sediment basins, culverts, biofiltration systems, storm water quality treatment infrastructure and associated paths, boardwalks, bridges and planting, shall be consistent with the principles of water sensitive urban design and require the submission of a suitable concept design, to the satisfaction of the City and the Responsible Authoriy.

R56 Development staging shall provide for the delivery of the ultimate waterway and drainage infrastructure, including storm water quality treatment. Where this is not possible, development proposals shall demonstrate how any interim solution adequately manages and treats storm water generated from the development and how this will enable delivery of an ultimate drainage solution.

Any temporary outfalls reliant on adjacent land holdings will not be considered unless the applicant obtains prior written approval from the adjacent land owner to utilise the land for drainage purposes.

Maintenance of any approved temporary outfalls shall be the sole responsibility of the developer and have an agreement in place permitting appropriate maintenance, removal and returning of the site to appropriate conditions.

All to the satisfaction of the Responsible Authority and the City.

R57 Water and drainage assets located within or adjacent to the existing high voltage transmission line easement shall be constructed in compliance with the up to date land use and development requirements of the Responsible Authority.

R58 The design and layout of roads, road reserves, car parks and public open space shall optimise water use efficiency and long-term viability of native vegetation and public uses through the use of overland flow paths, and water sensitive urban design initiatives such as; rain gardens and locally treated storm water for vegetation irrigation, so as not to have a detrimental impact on Conservation Reserves.

R59 Stormwater conveyance and treatment shall ensure impacts to native vegetation and Conservation Reserves are minimised to the greatest feasible extent. Natural or pre-development hydrological patterns shall be maintained in these areas and urban development catchments close to these areas, through alternative water management techniques, such as collecting localised stormwater for native vegetation irrigation, to ensure that pre development conditions are maintained or improved within these areas.

Water management features proposed in Conservation Reserves shall accord with the relevant and up to date design requirements prepared by the Department of Environment, Water, Land and

Planning (or Responsible Authority) for water management assets in Conservation Reserves identified in ***Plan 9 Open Space and Biodiversity.*** Approval from the Responsible Authority is required for any additional water management features in Conservation Reserves.

R60 Stormwater assets required by arterial road construction projects shall be located in a manner that can facilitate co-location of drainage assets to the satisfaction of the City and the Responsible Authorities.

R61 Any stormwater infrastructure constructed adjacent to or crossing the main sewerage pipeline shall be provided to the satisfaction of the Responsible Authority (Barwon Water).

R62 An alternative water source shall be supplied to development areas within the precinct west of Barwon Heads Road through the provision of a recycled water system, and to the east of Barwon Heads Road through the provision of rain water harvesting, to the satisfaction of the Responsible Authority.

R63 Six biofiltration assets shall be delivered in locations north of the electricity easement and north of Tannery Road (east of Barwon Heads Road), designed, constructed and maintained to the requirements of the City.

R64 The staged delivery of assets is required to inform the ultimate staging of development in accordance with the Requirements and Guidelines in ***Section 3.8 Development Staging:***

- Construction of downstream insfrastructure assets including culverts crossing Barwon Heads Road (DS01).
- Construction of the major wetland in South East Grovedale Catchment (W01) and Sparrovale North Catchment (W02).
- Upgrades to the existing Central Waterway (CWW01).
- Construction of all sediment basin assets and culverts crossing Connector Roads.
- Resolution of the Sparrovale North Catchment asset construction requirements including; the realignment of the southern portion of the Main Outfall Sewer Easement and the construction of a pump station delivered through the North East Industrial Precinct Structure Plan.
- Areas that require biofiltration assets can be considered for development once the relevant connection to the Central Waterway has been achieved.
- Construction of culverts and appropriate water movement from Trifilos Dam, crossing and interfacing with Reserve Road / Bellarine Link Road (W03).

To the satisfaction of the City and the Responsible Authority.

R65 Minimum floor level on all buildings shall be 600 millimetres (mm) above the 1% AEP level to the satisfaction of the City.

R66 The Sparrovale North catchment wetland (W02) and the potential Bellarine Link drainage asset shall be co-located and designed so as to coordinate construction and management in order to reduce cost, land requirement and achieve best practice water sensitive urban design outcomes to the satisfaction of the Responsible Authority and the City.

3.4 INTEGRATED WATER MANAGEMENT

GUIDELINES

G33 With respect to R63, the City's Guidelines for the appropriate development and implementation biofiltration assets are:

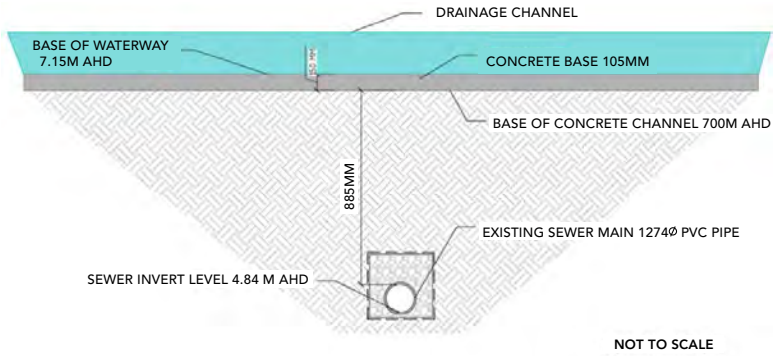
- Bioretention basins to be designed and constructed in accordance with the up to date "Adoption guidelines for stormwater biofiltration systems" (CRC for Water Sensitive Cities and Monash University) (https://watersensitivecities.org.au/content/stormwater-biofilter-design/) or future documents that supersede this document.
- Media depth to be ≥500 mm.
- All designs to include a saturated/submerged zone through the use of a raised outlet. Ideally this should be 450 mm deep and not ingress into the filter media layer (i.e. needs to be contained within the transition and drainage layers).
- The use of lined bioretention basins to avoid potential cross contamination with groundwater and contaminated soils, unless there is environmental advice to the contrary that suggests groundwater recharge is desirable and safe. Lined systems will also allow permanent submerged zones.
- Ensure a surface area of at least 2% of the impervious catchment and adequate ponding/detention depth (100 to 300 mm).
- Advise the inclusion of sacrificial sediment basins to intercept sediment during construction. These could be temporary or permanent.
- Groundwater levels are predicted to be around 2 metres Below Ground Level (mBGL) near the Barwon River and increasing to approximately 8 mBGL in the upper river terrace area, with seasonal variation. There is potential for groundwater ingress during excavation, particularly in the Commercial/Bulky Goods area (bioretention basins BR01, BR02 and BR03) in the north-east and is to be considered during the design stage.
- There shall be no permanent water on the surface of the bioretention basins (generally all water will drain within 6 to 12 hours of a rainfall event) and ensure clogging at the surface due to high sediment flows from upstream construction and shallow systems.
- The specific location of the bioretention basins needs to be considered in detail to ensure adequate flows are directed to each system.
- There are reactive soils in the area will be susceptible to ground movement (wetting/drying). This will require careful consideration for the design of all water sensitive urban design elements.

G34 With respect to R55 and the Concept Design Requirement, the following guidelines are to be considered in all aspects of development, storm water and water way construction, maintenance and management:

- Assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development
- Ensure the protection and restoration of waterways, catchments and other water bodies, protecting water quality, and encouraging the use of alternative water sources.
- Minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.
- Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land use.
- Ensure measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters and prevent intrusion of litter, are implemented.
- Ensure storm water and groundwater entering wetlands do not have a detrimental effect on wetlands and estuaries.
- Ensure drainage assets entering the existing waterway are constructed in a manner that contributes to and enhances the function of the surrounding open space corridor (minimum of thirty metres width) and its co-located uses.
- Integrate stormwater treatment into the landscape.
- Ensure integration with co-located and surrounding land uses through high quality construction, sympathetic design and appropriate landscaping.
- Mitigate stormwater pollution from construction sites and minimise damage to properties and inconvenience to residents from urban run-off.
- Ensure that the street operates adequately during major storm events and provides for public safety.
- Meet up to date best practice performance objectives for stormwater quality, as outlined in the up to date *Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)* or future documents that supersede this document.
- Comply with the up to date Engineering Design and Construction manual for Subdivisions in Growth Areas.
- Include opportunities for community engagement and education, such as signage and designing systems as a community feature.

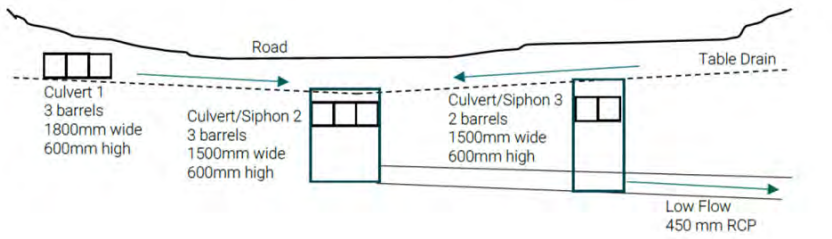
G35 With respect to R61, guidelines for construction adjacent to or crossing the Barwon Water Main Outfall Sewer include:

- Crossing at 90 degrees and be engineered to protect the integrity of the pipeline
- A clearance of 600mm is required from the Main Outfall Sewer to the bottom of the Central Waterway (CWW01). The bottom of the 'drain' can be no deeper than 1,769mm from surface level.
- In the section where the waterway and Main Outfall Sewer cross, and for a length to be negotiated with the Responsible Authority (Barwon Water), the creek shall maintain a cement bed and banks to limit the potential for erosion and exposure of that main. A notional depth of 150mm for the channel bed is proposed.
- Reference to the below diagram:



G36 With respect to R64 and the South East Grovedale Catchment, guidelines for the cross drainage requirements with Bellarine Link, to achieve 2% AEP immunity, are as follows:

- Existing culverts to be replaced with three 1800 x 600 mm box culverts, along with two sets of three 1500 x 600 mm box culverts placed at 70 metres and 140 metres west of the existing culverts respectively.
- Road crest to be raised to a level of 10.6 metres Australian Height Datum (AHD) for a stretch of approximately 120 metres where it is currently below this level. This achieves 2% AEP immunity whilst maintaining flow rates at a level that is comparable to existing flowrates and keeps velocities within acceptable limits.
- Low flows entering from the Horseshoe Bend Precinct (and treated by the Trifilos Dam wetland) are to be diverted east to Sparrovale Wetlands via drains designed and constructed as part of the Bellarine Link Road Project.
- Ensure ongoing discussion with the Responsible Authority with respect to Bellarine Link Road, construction, interim and ultimate design and water management, investigating co-management and co-location opportunities where appropriate.
- Refer to the below diagram:



G37 With respect to R64 and the South East Grovedale Catchment, the cross drainage requirements with Barwon Heads Road to achieve 2% AEP immunity at zero afflux, can be achieved through the provision of seven 900 x 900 mm box culverts, (refer to C01 on ***Plan 12 Integrated Water Management***) or a configuration with similar cross-sectional area, to the satisfaction of the Responsible Authority and the City .

G38 It is recommended that all measures are undertaken to ensure that the integration of storm water management infrastructure within easements, recreation and environmental uses in open space occurs in a manner that does not conflict in any way with the primary function of the open space.

This includes subdivision and development in areas containing or adjacent to waterways, wetlands, and drainage basins to:

- Minimise earthworks and changes to the existing landform.
- Retain existing vegetation.
- Make provision for appropriate revegetation of the asset and waterway riparian corridor to increase erosion resistance.
- Comply with all principles of water sensitive urban design.
- Support and enhance habitat values for local flora and fauna species.
- Enables future harvesting and/or treatment and re-use of stormwater.

G39 Development and subdivision to facilitate the capacity for fit-for-purpose alternative water sources including rain water harvesting, in all areas.

G40 Streets are the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface only where necessary for logical subdivision design. Where lots with direct frontage are provided, a set back up to 5.0 metres from the waterway corridor is recommended to provide pedestrian and service vehicle access to those lots, to the satisfaction of the Responsible Authority.

G41 All development is to ensure sufficient fill to protect the property and provide outfall for flood events without impacting downstream properties.

G42 With respect to R57, land use and development within the existing high voltage transmission line power easement (E02) is to comply with the Responsible Authorities (Ausnet) up to date *Use and Development Guidelines*, which currently support:

- Vegetation up to a maximum height of 3 metres.
- Fencing up to a maximum height of 3 metres, that is earthed and sectionalised if constructed of metal.
- Sewerage, drainage and water pipes if constructed of earthenware or plastic.
- Drainage assets provided there is sufficient clearance from towers and there is not rise in the localised water table.
- Car parking provided tower legs are protected.

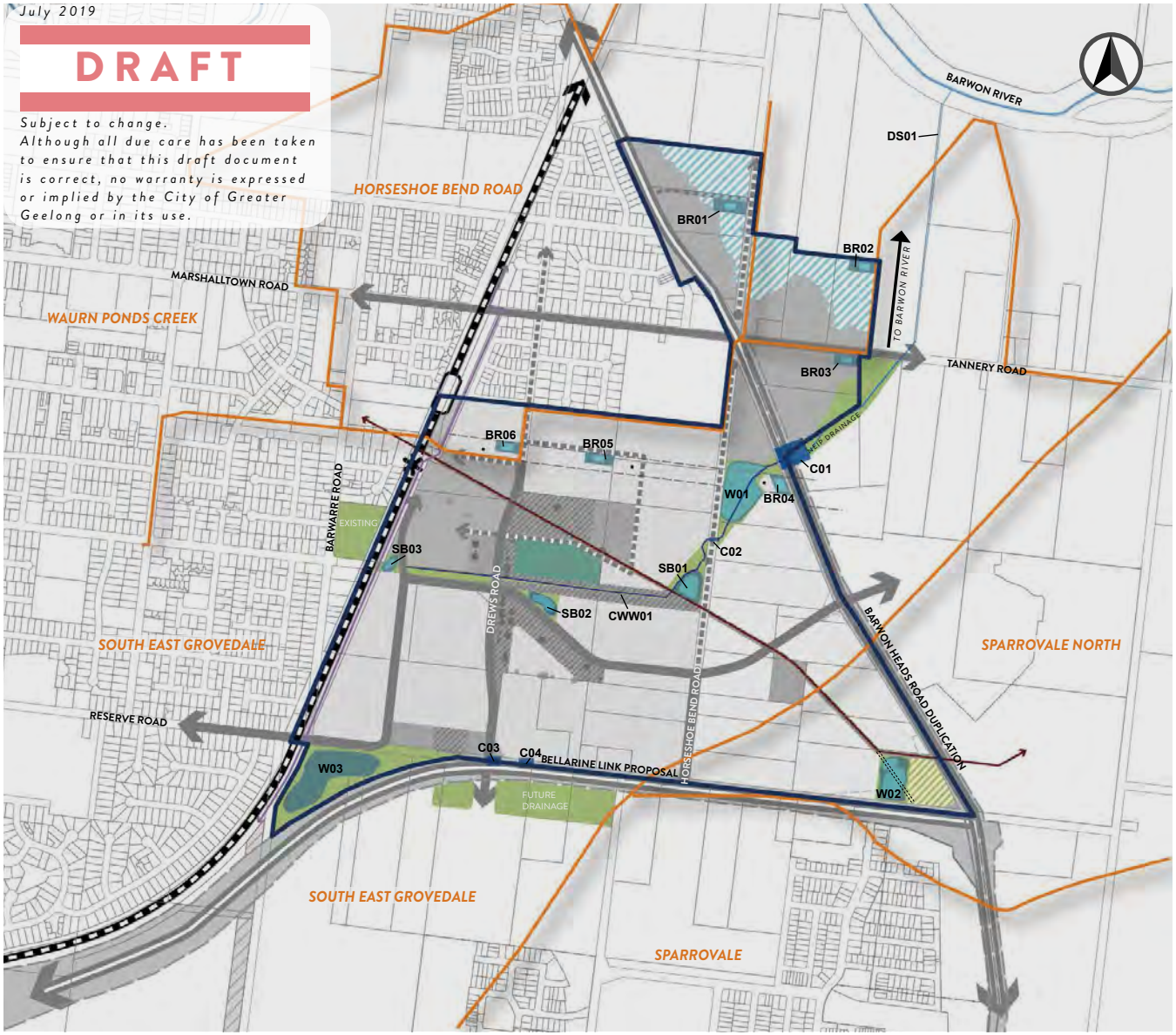
STORMWATER DRAINAGE AND WATER QUALITY TREATMENT INFRASTRUCTURE

TABLE 5

DRAINAGE ID	ASSET FOOTPRINT	TYPE	ATTRIBUTES	RESPONSIBILITY
W01	12,200m²	Wetland / sediment basin	Located as per Plan 12	City of Greater Geelong
W02	7,750m²	Wetland / sediment basin / retarding basin	Located as per Plan 12	City of Greater Geelong
W03	29,324m²	Wetland: Trifilos Dam	Located as per Plan 12	City of Greater Geelong
SB01	1,760m²	Sediment basin	Located as per Plan 12	City of Greater Geelong
SB02	2,600m²	Sediment basin	Located as per Plan 12	City of Greater Geelong
SB03	3,900m²	Sediment basin	Located as per Plan 12	City of Greater Geelong
BR01	1,400m²	Bioretention	Located as per Plan 12	City of Greater Geelong
BR02	1,680m²	Bioretention	Located as per Plan 12	City of Greater Geelong
BR03	1,440m²	Bioretention	Located as per Plan 12	City of Greater Geelong
BR04	2,250m²	Bioretention	Located as per Plan 12	City of Greater Geelong
BR05	2,115m²	Bioretention	Located as per Plan 12	City of Greater Geelong
BR06	1,500m²	Bioretention	Located as per Plan 12	City of Greater Geelong
CWW01	TBA	Central Waterway	Located as per Plan 12	City of Greater Geelong
C01	N/A	Culverts under Barwon Heads Road	Located as per Plan 12	City of Greater Geelong
C03	N/A	Culverts under Bellarine Link Road (west)	Located as per Plan 12	City of Greater Geelong
C04	N/A	Culverts under Bellarine Link Road (east)	Located as per Plan 12	City of Greater Geelong

INTEGRATED WATER MANAGEMENT

PLAN 12



LEGEND

- precinct boundary
- drainage open space
- asset footprint and treatment area
- W02 asset labels
- culvert (C#)
- potential Bellarine Link drainage
- drainage catchment
- sewer easement (new proposed alignment)
- existing sewer easement
- existing water pipe
- potential for woodland drainage management
- transmission tower
- FO (flood overlay)
- waterway / drainage line
- central waterway
- railway and station
- potential future station location
- arterial road
- connector street
- key local street

0m 250m 500m 750m 1km

3.5 EMPLOYMENT, RETAIL AND COMMUNITY FACILITIES

EMPLOYMENT AND RETAIL REQUIREMENTS

R67 A convenience style Local Activity Centre is provided, which shall:

- Be located within the Station Precinct.
- Permit a maximum 2,500 metres of retail floor space.
- Restrict floorspace for a single retail use to 1,500m^2 for the purposes of a supermarket, with the remaining 1,000m^2 (plus) to consist of fine gran retail and commercial tenancies, in a Main Street structure.
- Comply with Section ***4.2 Station Precinct Urban Design Framework Requirements and Guidelines.***
- Support ground level retail co-location with high density residential development(s) in a Main Street structure that provides for activated street frontage, prioritises pedestrian connections, facilitates diverse architecture, and provides on street parking in discrete locations, in accordance with ***Section 4.4 Road Design Characteristics and Cross Sections*** *(Cross Section U).*
- Demonstrate the relationship and connectivity of the local activity centre with co-located and surrounding land uses, including the train station and open space.
- Not permit electronic gaming machines.
- Provide all car parking and loading facilities to all commercial buildings at the rear of any buildings to present an attractive address to the main street.
- Ensure all goods and materials, storage areas and refuse areas are not visible from public areas, including open space and street sightlines.

To the satisfaction of the Responsible Authority and the City.

R68 A Commercial/Bulky Goods Area is provided east of Barwon Heads Road that supports development which shall:

- Be consistent with the general requirements of the *Planning Scheme* "Commercial 2" zone.
- Connect independently to the proposed drainage network through the appropriate location and construction of biofiltration assets in accordance with the Requirements and Guidelines ***Section 3.5 Integrated Water Management*** and ***Plan 12 Integrated Water Management.***
- Provide appropriate crossovers and connections on to Barwon Heads Road and to remove redundant vehicle crossings.
- Provide a logical local street network that prioritises connections on to Tannery Road, Horseshoe Bend Road (north of Tannery Road) or the access road proposed by the Barwon Heads Road duplication project, as well as appropriately considering the proposed and existing connections into the North East Industrial Precinct.
- Comply with the *Planning Scheme* requirements for the existing Floodway Overlay.
- Require all buildings to be located at the front of any site to present an attractive address to Barwon Heads Road and Tannery Road.
- Require car parking and loading facilities to be located at the rear of any buildings to present an attractive address to Barwon Heads Road and Tannery Road.

- Require setbacks at a minimum of five metres and landscaped to provide an attractive and integrated interface with Barwon Heads Road and Tannery Road.
- Require all goods and materials, storage areas and refuse areas to not be visible from street sightlines.
- Comply with the Sustainability Management Plan at R17 and G7.

In accordance with the requirements of the Responsible Authority and the City.

R69 With respect to the Commercial / Bulky Goods Area west of Barwon Heads Road, development shall:

- Comply with all of the relevant requirements in R68.
- Not permit direct access on to Horseshoe Bend Road.
- Provide vegetated screening along Horseshoe Bend Road that reduces noise and light pollution to a level that is appropriate with a residential interface.

R70 Any development proposed within the Commercial / Bulky Goods Area requires the preparation of a Concept Plan which shall:

- Address the recommendations of the Commercial/Bulky Goods Area Development Guidelines (G44).
- Address appropriate access and interface with Barwon Heads Road and the proposed duplication project and Tannery Road.
- Demonstrate suitable connections and integration with surrounding lots and land uses.
- Demonstrate appropriate access management outcomes for all modes of transport.
- Demonstrate suitable connections toward and integrating with Barwon River, and all land between the development and the river.
- Provides land uses that do not compromise the function of existing surrounding land uses, including those within the North East Industrial Precinct.
- Complies with all other relevant requirements of the MPSP.

Approved to the satisfaction of the Responsible Authority.

R71 The location of land uses, building design, and interface treatment in the commercial and Station Precinct areas shown on ***Plan 5 Future Urban Structure***, shall ensure there are no negative impacts on the amenity of nearby residential areas.

R72 Key locations including arterial and connector intersections or areas adjacent to the open space network shall incorporate features of interest into the built form and surrounding landscape, including:

- Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements).
- Articulation of building facades.
- Feature colours and materials.

R73 Private childcare, medical, or similar facilities shall be supported within the Train Station Sub Precinct subject to compliance with ***Section 4.2 Station Precinct Urban Design Framework Requirements and Guidelines.*** Childcare uses are not permitted in the Commercial/Bulky Goods Area.

3.5 EMPLOYMENT, RETAIL AND COMMUNITY FACILITIES

EMPLOYMENT AND RETAIL GUIDELINES

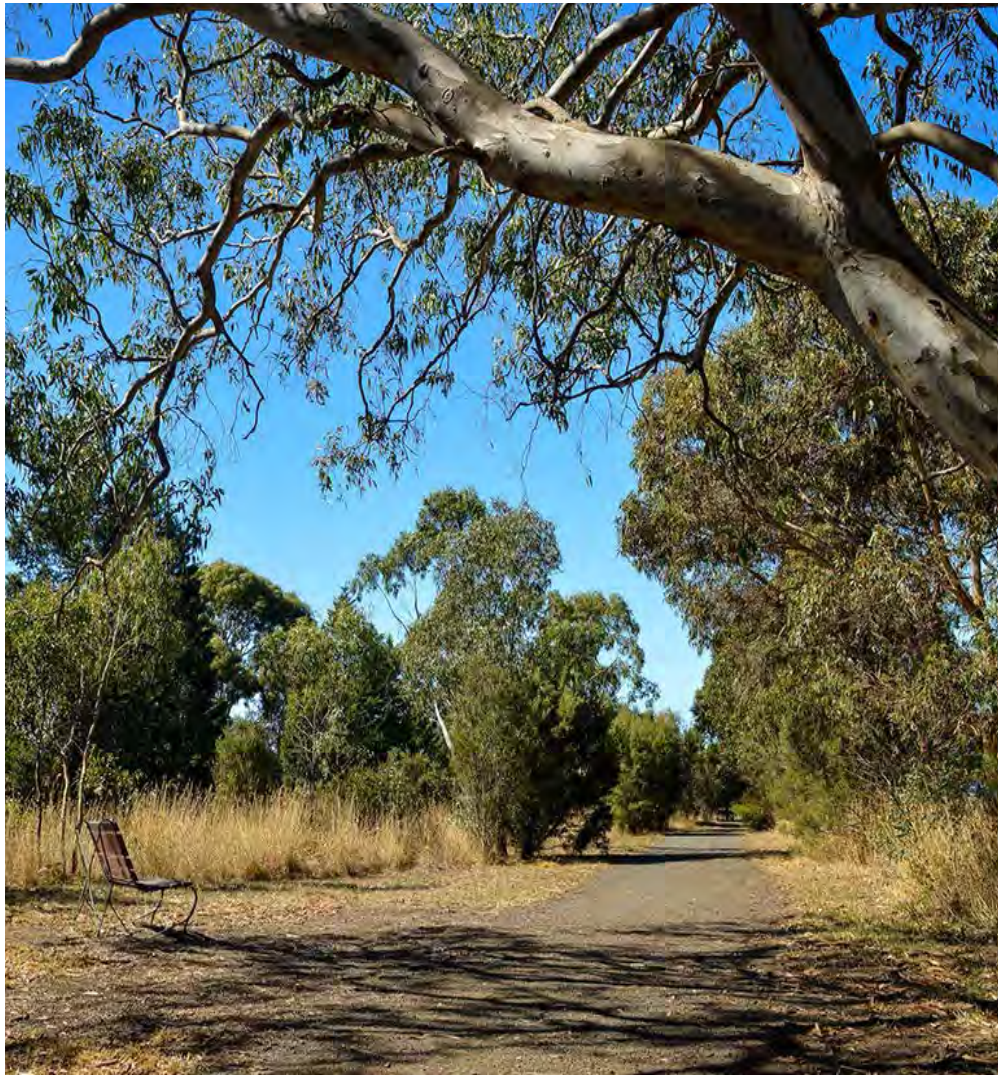
G43 It is recommended that the local convenience centre within the Station Precinct:

- Provides for a range of tenancies suitable for a mix of local convenience retail, health, community and other services to meet local needs.
- Is designed to consider inclusion of two storey built form or co-location with residential dwellings at two to five storeys, and ensures that all buildings are well articulated and of a high quality urban design as per the requirements and guidelines in ***Section 4.2 Station Precinct Urban Design Framework Requirements and Guidelines***.

G44 It is recommended that the Commercial /Bulky Goods Area facilitates:

- Buildings that address (in order of priority where a lot fronts multiple elements):
  - Arterial Roads
  - Waterways and public open space
  - Connector Roads
  - Local roads
- Subdivision that provides for the creation of a range of lot sizes to cater for a diversity of commercial uses.
- All development adjacent to or fronting existing or proposed residential dwellings to ensure an appropriate interface by not providing loading access, reducing the size of fencing, and ensuring the location of storage and service items is not visible from residential areas.
- Ancillary offices to be located at the front of buildings; may include a facade addressing the street frontage of the lot; and provide for improved pedestrian access and engagement with the public domain.
- Any visitor car parking and access areas in the front setback area to be setback a minimum of 3m from the street frontage to enable provision of sufficient landscape strips at the street frontage. All vehicles may be able to enter/exit the site in a forward direction.
- Where fencing is required forward of building lines and along public streets, it may be visually permeable and not greater than 1.2 metres in height.
- Buildings to be designed with an integrated appearance so as to avoid the appearance of clutter.
- Any expanse of continuous wall visible to the street to have appropriate articulation, landscaping and other elements to provide relief and visual interest.

- A consistent landscaping theme to be developed along streets and access ways. Variations in street tree species may be used to create visual cues in appropriate locations such as at the termination of view lines and parks.
- Streets to be aligned to create views and direct connections to open spaces and waterways.
- Water tanks, service infrastructure and other structures (including plant and equipment) that are not part of the building to be located behind the building line or, where this is not possible, behind constructed screening using durable and attractive materials.



3.5R

3.5G

3.5 EMPLOYMENT, RETAIL AND COMMUNITY FACILITIES

COMMUNITY FACILITIES REQUIREMENTS

R74 Access to schools and community facilities to the immediate west in Grovedale and the immediate south in Horseshoe Bend Precinct Structure Plan shall be easily accessible with a minimum of two safely accessible pedestrian and cycling crossings at the proposed Bellarine Link Road and three safely accessible pedestrian and cycling crossings at the Geelong to Waurn Ponds Rail line, including at a future upgraded Marshall Train Station.

R75 Community facilities shall be located within the Station Precinct or within the 800 metre walking catchment of the Train Station, if it is located adjacent to the open space network.

R76 Community facilities shall be designed to front, and be directly accessed from a public street and where possible, provide appropriate access and a high amenity connection to the open space network. Carparks shall be located away from the main entry and removed from any open space frontage.

COMMUNITY FACILITIES GUIDELINES

G45 It is recommended that community facilities and recreation reserves, or commercial and community developments which are co-located, are designed to:

- Maximise efficiencies through the sharing of car parking and other complementary infrastructure.
- Maximise direct access and permeability for pedestrians and cyclists through and between facilities.
- Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community.
- Consider a reduction in car parking and consideration of a multi-storey facility where practicable.

G46 It is recommended that community facilities are planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of uses.

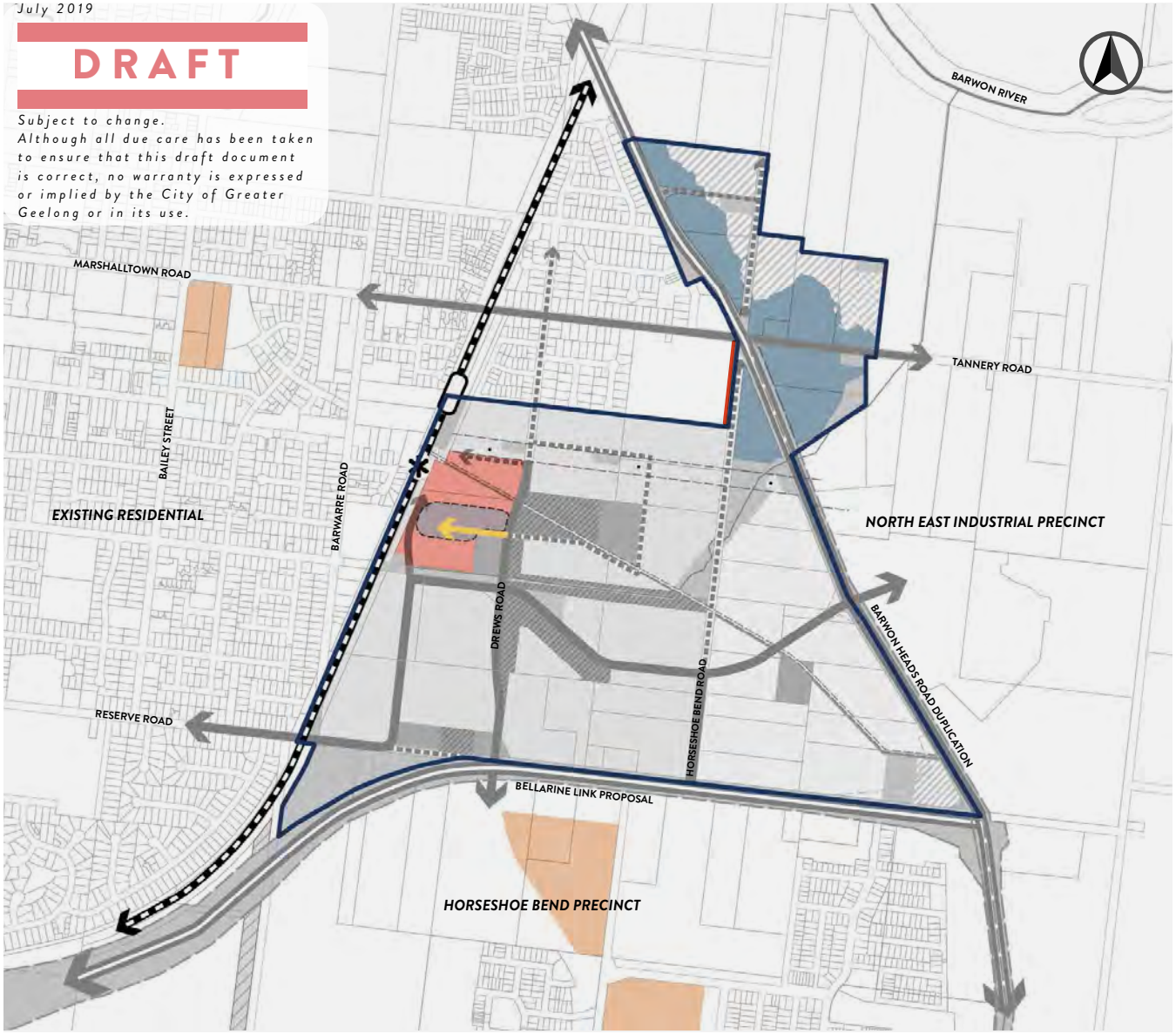
ANTICIPATED EMPLOYMENT CREATION IN THE PRECINCT

TABLE 6

LAND USE	MEASURE	JOBS	QTY IN PRECINCT	ESTIMATE JOBS
Station Precinct Retail	Jobs/100 m^2	1	2,500m^2	25
Commercial/Bulky Goods Area	Jobs/Ha	20	10 Ha	200
Home Based Business	Jobs/dwelling	0.1	1,978 dwellings	198
TOTAL				**423**

EMPLOYMENT, RETAIL AND COMMUNITY FACILITIES

PLAN 13



LEGEND

- precinct boundary
- commercial / bulky goods
- station precinct
- potential commercial / retail within station precinct
- main street
- existing / future schools
- sensitive interface
- railway and station
- potential future station location

0m 250m 500m 750m 1km

3.6 UTILITY SERVICES

REQUIREMENTS

R77 Trunk services are to be placed along the alignments shown on ***Plan 14 Utility Services***, subject to any refinements as advised by the relevant servicing authorities.

R78 All lots shall be provided with potable water, recycled water, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant servicing authority.

R79 Delivery of underground services shall be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges, including the appropriate timing of services within the proposed road reserves for the Barwon Heads Road duplication project and the Bellarine Link Road construction projects and the construction of intersections with respect to these two projects.

R80 Utilities shall be placed outside of existing and proposed waterways, open space and conservation areas, or, if unavoidable, on the outer edges of these areas to avoid any disturbance to existing waterway values, native vegetation, features and heritage sites, to the satisfaction of the City.

R81 All new electricity supply infrastructure (excluding substations and cables of a voltage aboe 66kV) shall be provided underground.

Where existing above ground electricity cables of 66kV voltage are retained along road ways and open space areas, underground conduits are to be provided as part of the road upgrade to allow for future under- grounding of the electricity supply, to the satisfaction of the Responsible Authority.

R82 Any utility infrastructure constructed adjacent to or crossing the Barwon Water Main Outfall Sewer Easement or the High Voltage Electricity Easement shall:

- Have no impact on the function of the integrity of the easement and its functional infrastructure.
- Adhere to the easement requirements of the Responsible Authority, including crossing at 90 degrees and being engineered to protect the integrity of the easement and it's functional infrastructure.

R83 Any plan of subdivision west of Barwon Heads Road shall contain a restriction which provides that no dwelling or commercial building can be constructed on any allotment unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering. Any plan of subdivision east of Barwon Heads Road shall contain a restriction which provides that no commercial building can be constructed on any allotment unless an appropriate alternative water solution (such as rainwater harvesting) is incorporated.

3.6R

R84 Deviation of the Barwon Water Main Outfall Sewer pipeline shall occur in the alignment shown on ***Plan 14***. It is to be constructed east toward and across Barwon Heads Road connecting the pump station proposed within the North East Industrial Precinct, then reconnecting to the Main Outfall Sewer south of Barwon Heads Road as a condition of subdivision within the area shown on ***Plan 15 Development Staging*** as "SA8", and be completed before development in this area can commence.

R85 Pump Station PS5 shown on ***Plan 14*** shall be constructed and operational before before any subdivision or development commences and it will be a condition of any planning permit in these areas, to the satisfaction of the Responsible Authority.

3.6G

3.6 UTILITY SERVICES

GUIDELINES

G48 It is recommended that utilities required to be constructed above ground are located outside of street view lines and screened with appropriate vegetation.

G49 It is recommended that existing above ground electricity cables are removed and re-routed underground as part of any subdivision or planning permit (this excludes cables greater than 66kV).

G50 It is recommended that utility easements are only provided to the rear of lots where there is no practical alternative.

G51 With respect to the realignment of the Main Outfall Sewer at the south east corner of the Marshall Precinct, and the adjoining Ovoid Sewer, it is recommended that the confluence of these two major sewer pipes (currently located near the junction of Reserve Road and Barwon Heads Road) is relocated by the Responsible Authority at the time of construction of this intersection, as part of the Barwon Heads Road duplication project and to seek funding return from the North East Industrial Precinct in accordance with the requirements of its DCP. There is no requirement to fund the removal of this infrastructure within MDCP.

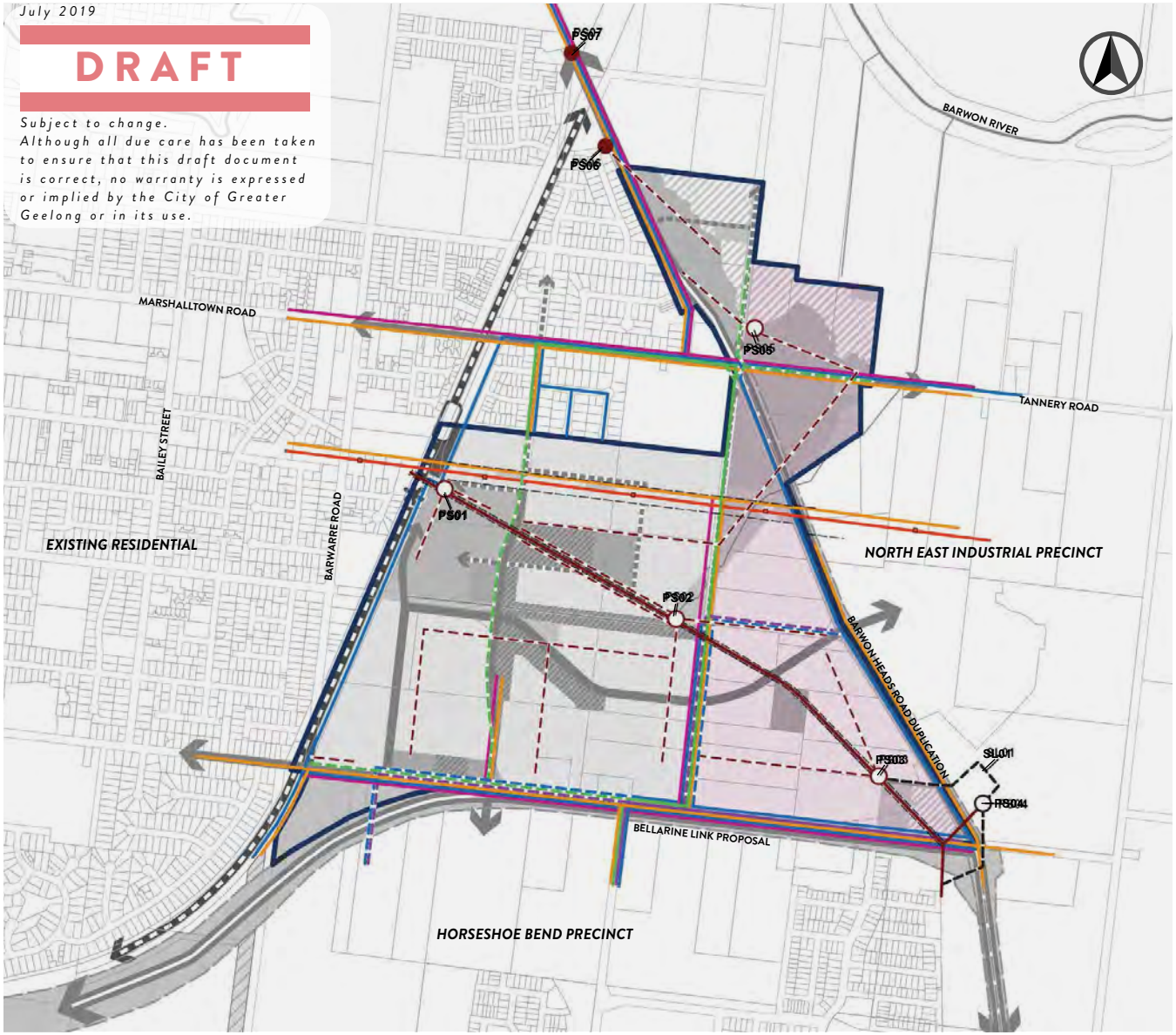
UTILITY SERVICES

PLAN 14

July 2019

DRAFT

Subject to change. Although all due care has been taken to ensure that this draft document is correct, no warranty is expressed or implied by the City of Greater Geelong or in its use.



LEGEND

- precinct boundary
- electricity easement and transmission tower
- existing high voltage electrical
- existing electrical
- existing water main
- proposed water main
- existing recycled water main
- proposed recycled water main
- sewer easement and existing sewer main
- existing pump station (PS#)
- proposed mos realignment & pump station (SL#, PS#)
- proposed sewer main
- proposed pump station (PS#)
- existing gas main
- proposed gas main
- existing copper communications
- future NBN service to be provided

0m 250m 500m 750m 1km

3.7 DEVELOPMENT STAGING

REQUIREMENTS

R86 Development staging shall provide for the timely and coordinated provision and delivery of:

- The central waterway, critical wetlands and detention basins.
- Major utility service assets including Main Outfall Sewer deviation and pump stations.
- Arterial road reservations, land acquisition and construction.
- Connector streets and intersections.
- Street links between properties, constructed to the property boundary.
- Connection of the on and off road pedestrian and bicycle network to key destinations within and outside the precinct from the early stages of development.
- Land for passive open space and conservation.
- An approved Urban Design Framework for the Station Precinct.

R87 Development shall proceed in accordance with Staging Areas (SA) in ***Plan 15 Development Staging*** and the *Development Staging Guidelines* (G42), to the satisfaction of the Responsible Authority.

Infrastructure projects identified in ***Table 5 Precinct Infrastructure Plan***, shall be delivered as per the staging priority identified in the Staging Area column.

R88 Where infrastructure is proposed to be delivered in a SA that precedes the delivery of required infrastructure in another SA, the onus is on the proponent to demonstrate how development can be facilitated without prejudicing the development of other SAs and the delivery of all required infrastructure. Out of sequence development shall not detrimentally impact the financial performance of the MDCP to the satisfaction of the City and the Responsible Authority.

R89 The provision of interim infrastructure delivery, such as temporary drainage basins, shall not be permitted, unless it can be demonstrated that the temporary infrastructure asset:

- Does not constrain nor prejudice the ultimate delivery of all infrastructure assets within the precinct (including the viability for other SAs to be brought on line for development).
- Complies with the best practice requirements of the ultimate infrastructure.
- Complies with all Requirements and Guidelines in the MPSP.
- Does not constrain nor prejudice the ultimate use of the land, impact on the provision trigger for the use, as defined in the MPSP and MDCP, on which the temporary asset is located.
- Does not constrain nor prejudice the delivery of any other development within the precinct.

- Will, after its use, be prepared to a condition commensurate with the intended ultimate use of the land.
- Can form part of the ultimate infrastructure solution.
- Is delivered through an agreement under Section 173 of the *Planning and Environment Act, 1987*, requiring all costs of temporary infrastructure shall be fully funded by the proponent and have no impact on the operation of the MDCP.
- Can be justified on the basis that previous SA requirements are not capable of being delivered at the time the construction of the temporary infrastructure asset is proposed.
- Is constructed on land owned by the proponent or on land in which the ultimate infrastructure is proposed.

To the satisfaction of the City and the Responsible Authority.

R90 General development viability and staging will be determined largely through the availability and provision of local road infrastructure in order to access and service each development site. Within this context, development shall:

- Ensure safe and orderly vehicular access to the existing arterial network.
- Provide access from an arterial, connector road or local street, constructed to the requirements of the MPSP, to each new lot via a sealed road to service the development, that is constructed to an urban standard.

To the satisfaction of the Responsible Authority.

R91 Any subdivision proposal shall demonstrate how the local street network connects to the wider network in a logical layout. Streets shall be constructed to property boundaries where an inter-parcel connection is indicated in ***Plan 9 Road Network***, by any date or stage of development required or approved by the Responsible Authority.

R92 Development of land east of Barwon Heads Road and north of Tannery Road shall occur once the appropriate access road has been constructed through the Barwon Heads Road duplication project. All Access directly on to Barwon Heads Road requires approval of the Responsible Authority.

R93 Areas of land ownership fragmentation, local inundation, or constrained by infrastructure easements, shall be developed in an integrated fashion, concurrently with the entire SA.

3.7 DEVELOPMENT STAGING

GUIDELINES

G52 The following list of assets are required to be delivered before each respective SA can be considered for development. The delivery of these assets are to be considered alongside all of the development delivery Requirements and Guidelines in the MPSP. The codes in parenthesis, reflect the codes shown in the respective land use plans ***(Plan 9, 10, 11, 12 and 14)*** and/or the Project Number in ***Table 6 Precinct Infrastructure Plan.***

SA1:

1.1 Downstream assets required (DS01) for existing Central Waterway upgrade (CWW01).

1.2 Construction of Biofiltration Assets (can be delivered independently) (BR01, BR02 and BR03).

1.3 Construction of Pump Station (PS05).

1.4 Barwon Heads Road duplication project compliance and integration, including formal access on to Barwon Heads Road and construction of the access road between Barwon Heads Road and the northern segment of Horseshoe Bend Road (RD02).

1.5 Land acquisition and construction of intersection at Barwon Heads Road, Marshalltown Road and Tannery Road (IT04) and upgrade construction of Tannery Road as a connector (RD07).

SA2:

2.1 Completion of SA1 items: 1.1, 1.3 and 1.4.

2.2 Construction of the Central Waterway (CWW01) within the area, Wetland 1 (W01), culverts under Barwon Heads Road (C01), Sediment Basin 1 (SB01) and culverts under Horseshoe Bend Road (C02) and improvements to the existing central waterway in this area and the associated open space corridor.

2.3 Connection to utility services currently at Reserve Road, shown on Plan 13 and construction of sewer pump station (PS02).

2.4 Upgraded construction of Horseshoe Bend Road including land and construction of 2 lane connector at 25 metres width to connect Reserve Road / Bellarine Link to East-West Connector (RD06), intersection, and local road standard to the north (IT08).

2.5 Provision of land for configuration and construction of the East-West Connector Road (RD04) and land for ultimate configuration and construction of interim configuration 4 way intersections (IT02 & IT09).

2.6 Provision of land and construction of open space in the area and associated shared user paths (E01, E02, LOS03, LP01, LP04, SUP01 & SUP04).

SA3:

3.1 Completion of SA2 items: 2.1 and 2.2.

3.2 Construction of Biofiltration Assets (can be delivered independently) and trunk drainage toward Wetland 01 (BR04, BR05, BR06).

3.3 Connection to utility services available from the existing urban development to the north.

3.4 Connection to recycled water connection from Reserve Road (part of item 2.3).

3.5 Construction of Drews Road within and north of the power easement as a key local road in the alignment shown on ***Plan 10***.

3.6 Construction of linear open space in the area and associated shared user path (SUP02 and E02).

SA4:

4.1 Completion of SA2 items: 2.1, 2.3, 2.4 and 2.5

4.2 Construction of Sediment Basin 2 (SB02), culverts under Reserve Road / Bellarine Link Road (C03 and C04), improvements to the existing Central Waterway in the area (CWW01), connections from the Trifilos wetland (W03) and upgrades to the associated open space and shared user paths in the area (LOS01, LOS03, E01, SUP01, SUP04 and SUP06).

4.3 Bellarine Link Road project compliance, including frontage road construction (RD01) in the area, Drews Road / Reserve Road intersection (IT03 and IT11) and construction of Drews Road within the area (RD03).

4.4 Connection to utility services currently at Reserve Road in the area, shown on ***Plan 13.***

4.5 East-West Connector construction (RD04) and Horseshoe Bend Road intersection (IT09).

SA5:

5.1 Completion of SA4 items 4.1, 4.2 and 4.4.

5.2 Protection and required construction at Conservation Reserves (CR01 and CR02) including establishment of woodland irrigation drainage, and shared user path (SUP04).

5.3 Provision of land for configuration and construction of East-West Connector Road (RD04) and intersections at Station Precinct Bus Capable Key Local Road (IT05), Station Precinct Main Street (IT06) and Drews Road and East-West Connector (IT07).

5.4 Construction of the green corridor on Drews Road and associated path network in the area, north of the East-West Connector (LOS02 & SUP01).

5.5 Construction of additional open space and associated shared user paths in the area (LP01, E01, LOS03 and SUP05).

SA6:

6.1 Completion of SA4 items 4.1, 4.2, 4.3 and 4.4.

6.2 Provision of land for configuration and construction of connector roads at Drews Road, East-West Connector Road, and (deviated) Reserve Road (RD03, RD04 & RD05).

6.3 Construction of the green corridor on Drews Road and associated path networks in the area, south of the East-West Connector (LOS02, SUP01, SUP03 & SUP07).

6.4 Provision of land for configuration and construction of interim configuration 4 way intersection at Drews Road and East-West Connector (IT06).

6.5 Provision of land for configuration and construction of intersections on (deviated) Reserve Road intersection (IT08 and IT10) and connection to East-West Connector (RD06 and IT09).

6.6 Protection and required construction at the Conservation Reserve (CR03, LP02) and, upon closure of Reserve Road, connection through linear open space toward the southern wetland (W03).

6.7 If SA7 item 7.2 has not occurred, any appropriate interim culverts across Drews Road and temporary drainage basin (or construction of Central Waterwat and Sediment Basin 3 in its proposed location) until required to facilitate development.

SA7:

7.1 Completion of SA6 items 6.1, 6.2 and 6.3.

7.2 Construction of Sediment Basin 3 (SB03), all required culverts under Drews Road and improvements to the existing central waterway in this area and the associated open space corridor.

7.3 Proven integration with commuter rail duplication project, including potential new train station location, pedestrian and cycling pedestrian crossings (RL01).

7.4 Completion of Station Precinct Urban Design Framework and compliance with all of its Requirements and Guidelines.

7.5 Provision of land for configuration and construction of 4 way intersections (IT06 and IT07) and (deviated) Reserve Road connector (RD05).

7.6 Provision of land and construction of the Central Waterway, open space and associated shared user paths in the area (CWW01, E03, LP04, LOS02, LOS03, SUP01, SUP03 and SUP04).

7.7 Construction of the sewer pump station within the area (PS01).

SA8:

8.1 Completion of SA items 1.4, 2.4 and 4.3.

8.2 Construction of deviated Barwon Water Main Outfall sewer line and connection across Barwon Heads Road toward the pump station proposed through the North East Industrial Precinct DCP (SL01 and PS04).

8.3 Land acquisition and construction of Barwon Heads Road and Bellarine Link/Reserve Road intersection (IT03).

8.4 Construction of downstream drainage assets delivered through the North East Industrial Precinct including connections to Sparrovale Wetland.

8.5 Construction of the sewer pump station within the area (PS03).

8.6 Provision of land and construction of Wetland 2 (W02) and any culverts required under Barwon Heads Road.

8.7 Land for Bellarine Link retention basin requirements (potentially co-located).

8.8 Provision of land and construction of the open space and associated shared user paths in the area (SUP04, SUP06 and E01).

G53 If a developer wishes to apply for a planning permit that requires the provision of infrastructure, temporary or ultimate, that is out of sequence to that identified, or to develop before required infrastructure is delivered, it is recommended any proposed planning permit complies with following minimum requirements:

- Written confirmation from all relevant Responsible Authorities and referral agencies that the development proposed does not compromise the delivery of the ultimate infrastructure required, nor the capacity for other developments to proceed, and results in an outcome that is equal to, or exceeds all of the Requirements and Guidelines in the MPSP.
- Any temporary stormwater assets to mitigate inundation by ensuring sufficient fill to protect property and provide an outfall for flood events without impacting downstream property and provide temporary detention to ensure equivalence of pre and post peak flowrates to ensure adjoining or downstream properties are not detrimentally impacted.
- Stormwater treatment infrastructure shall meet targets to reduce sediment loads (typically removing 95% of sediment at 125 microns or greater).
- Appropriate planting of vegetation and screening.
- Ensure that any land utilised for temporary infrastructure is returned to a developable capacity that matches the intended ultimate use of the land as designated by the PSP.



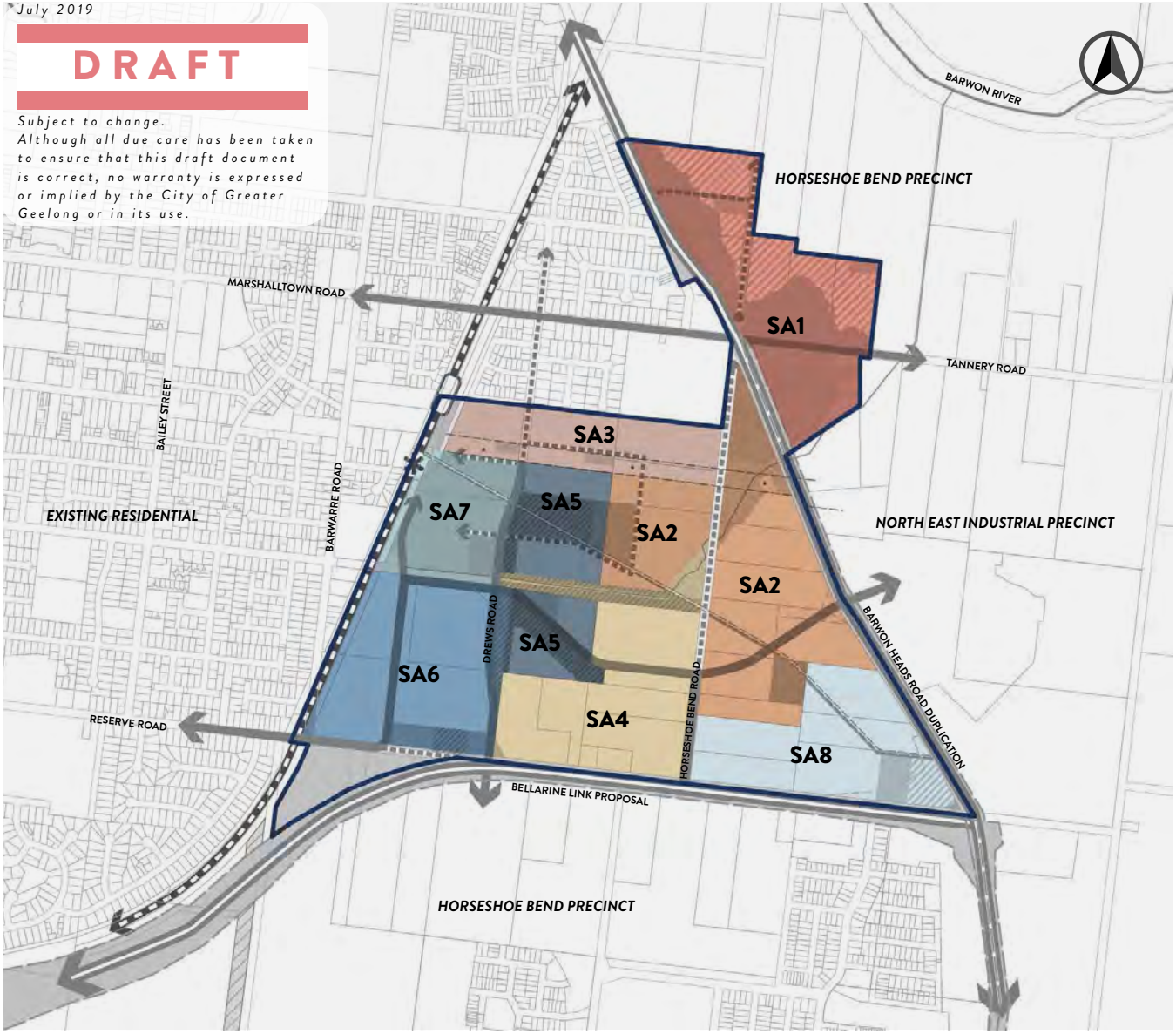
DEVELOPMENT STAGING

PLAN 15

July 2019

DRAFT

Subject to change. Although all due care has been taken to ensure that this draft document is correct, no warranty is expressed or implied by the City of Greater Geelong or in its use.



LEGEND

- precinct boundary
- SA# staging area

0m 250m 500m 750m 1km

3.8 PRECINCT INFRASTRUCTURE PLAN

The infrastructure and services required to meet the need of the proposed development within the precinct is set out at ***Table7 Precinct Infrastructure Plan.*** The infrastructure is required to ensure the appropriate development of Marshall in accordance with all of the requirements of the PSP but does not include the infrastructure required by the subdivision or planning permit process. The infrastructure items and services are to be provided through a number of mechanisms including:

- Land development works required by developers through planning permits. Full funding by developers.
- Development contributions as required by the *Marshall Development Contributions Plan.*
- Relevant development contributions as required by the *Horseshoe Bend Development Contributions Plan* and the *North East Industrial Precinct Development Contributions Plan.*
- Utility service provider requirements.
- Capital works and / or funding by the Australian federal government, State Government, City of Greater Geelong, other agencies and non government organisations.
- Grants funding.

PRECINCT INFRASTRUCTURE PLAN

TABLE 7

This is a draft plan subject to change in response to preparation of the MDCP.

PROJECT CATEGORY	PROJECT NUMBER	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	STAGING AREA	INCLUDED IN DCP
RAIL						
Rail	RL01	Rail duplication and station	Commuter rail duplication, potential new/upgraded train station and location, pedestrian and cycling pedestrian crossings	Responsible State Government Transport Authority	NA	No
Rail	RL02	Rail cycling and pedestrian crossings	Upgraded cycling and pedestrian crossings at Reserve Road and Marshalltown Road	Responsible State Government Transport Authority	NA	No
Rail	RL03	Armstrong Creek Transit Corridor	Transit corridor rail corridor public transport connection, cycling and pedestrian connection	Responsible State Government Transport Authority	NA	No
ROAD						
Road	RD01	Bellarine Link interim	Land and construction of interim 2 lane arterial road within the existing road reserve, existing Public Acquisition Overlay south of Marshall and additional acquisition (intersection flaring and drainage) required	Responsible State Government Transport Authority	4, 6 & 8	No
Road	RD01A	Bellarine Link ultimate	Land and construction of interim 4 lane arterial road within the existing road reserve, existing Public Acquisition Overlay south of Marshall and additional acquisition (intersection flaring and drainage) required	Responsible State Government Transport Authority	4, 6 & 8	No
Road	RD02	Barwon Heads Road Duplication	Land and construction of 4 lane arterial road and access roads, within the existing road reserve, existing Public Acquisition Overlay east of Marshall and additional acquisition (intersection flaring) required.	Responsible State Government Transport Authority	1, 2 & 8	No
Road	RD03	Drews Road: Reserve Road to northern boundary of PSP	Land and construction of 2 lane connector at 25 metres width to connect to Reserve Road / Bellarine Link and the northern boundary of the precinct (reducing to 20 metres)	City of Greater Geelong	6 & 7	TBA
Road	RD04	East-West Connector	Land and construction of 2 lane connector at 25 metres width to connect to Barwon Heads Road and deviated Reserve Road	City of Greater Geelong	2, 4, 5 & 6	TBA
Road	RD05	Reserve Road Deviation	Land and construction of 2 lane connector at 25 metres width to connect East-West Connector	City of Greater Geelong	6 & 7	TBA
Road	RD06	Horseshoe Bend Road: Reserve Road to East-West Connector upgrade	Land and construction of 2 lane connector at 25 metres width to connect Reserve Road / Bellarine Link to East-West Connector	City of Greater Geelong	2, 4 & 8	TBA
Road	RD07	Tannery Road upgrade	Upgrade construction of Tannery Road into a bus capable connector road	City of Greater Geelong	1	TBA

PRECINCT INFRASTRUCTURE PLAN

PROJECT CATEGORY	PROJECT NUMBER	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	STAGING AREA	INCLUDED IN DCP
INTERESECTION						
Intersection	IT01	Drews Road and Reserve Road / Bellarine Link Road	Land for interim configuration and construction of 4 way intersection	City of Greater Geelong	4 & 6	Yes
Intersection	IT01A	Drews Road and Bellarine Link Road (ultimate)	Land for ultimate configuration and construction of 4 way intersection	City of Greater Geelong	4 & 6	No
Intersection	IT02	East-West Connector and Barwon Heads Road	Land for ultimate configuration and construction of interim configuration 4 way intersection	City of Greater Geelong	2	Yes
Intersection	IT03	Bellarine Link / Reserve Road and Barwon Heads Road	Land for ultimate configuration and interim construction of 4 way intersection Construction of ultimate Configuration	Responsible State Government Transport Authority	8	No
Intersection	IT04	Barwon Heads Road, Marshalltown Road and Tannery Road	Land for ultimate configuration of interim configuration 4 way intersection Construction of ultimate Configuration	Responsible State Government Transport Authority	1	No
Intersection	IT05	Drews Road and Station Precinct Bus Capable Key Local Street	Land for ultimate configuration and construction of 4 way intersection (roundabout)	City of Greater Geelong	5 & 7	TBA
Intersection	IT06	Drews Road and Station Precinct Main Street	Land for ultimate configuration and construction of 4 way intersection (roundabout)	City of Greater Geelong	5 & 7	TBA
Intersection	IT07	Drews Road and East-West Connector	Land for ultimate configuration and construction of 4 way intersection (roundabout)	City of Greater Geelong	5, 6 & 7	TBA
Intersection	IT08	East-West Connector and Reserve Road	Land for ultimate configuration and construction of 4 way intersection (roundabout)	City of Greater Geelong	6	TBA
Intersection	IT09	East-West Connector and Horseshoe Bend Road intersection	Land for ultimate configuration and construction of 4 way intersection (roundabout)	City of Greater Geelong	2 & 4	TBA
Intersection	IT10	Reserve Road Deviation Intersection	Land for ultimate configuration and construction of 3 way intersection	City of Greater Geelong	6	TBA
Intersection	IT11	Pedestrian Crossing on Bellarine Link Road at Horseshoe Bend Road	Construction of signalised pedestrian crossing	Responsible State Government Transport Authority	4 & 8	No
SHARED USER PATH						
Shared user path & trail	SUP01	Smith Street (east and west of Drews Road), Drews Road Green way and Wetland adjacent (east of Horesehoe Bend Road)	Shared user path, pedestrian trail, appropriate signage, tree management and appropriate intersection with pedestrian priority.	City of Greater Geelong	2, 3, 4, 5, 6, & 7	Yes
Shared user path	SUP02	Power Easement Shared User Path	Shared user path, appropriate signage, vegetation management and appropriate intersection with pedestrian priority.	City of Greater Geelong	3	Yes

PRECINCT INFRASTRUCTURE PLAN

TABLE 7

PROJECT CATEGORY	PROJECT NUMBER	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	STAGING AREA	INCLUDED IN DCP
SHARED USER PATH						
Shared user path	SUP03	Barwon Water Easement Shared User Path	Shared user path, appropriate signage, and vegetation management	Barwon Water / City of Greater Geelong	3, 6, & 7	TBA
Shared user path	SUP04	Barwon Water Main Outfall Sewer Adjacent Path	Shared user path, appropriate signage, vegetation management and appropriate intersection with pedestrian priority	City of Greater Geelong	2, 4, 5, 7 & 8	Yes
Shared user path	SUP06	Bellarine Link Shared User Path	Shared user path, appropriate signage, vegetation and conservation management	City of Greater Geelong	4 & 8	Yes
Shared user path	SUP06	Existing Reserve Road Shared User Path connection	Shared user path, appropriate signage, connecting to SUP06 (Bellarine Link shared user path)	City of Greater Geelong	6	Yes
PUBLIC TRANSPORT						
Public Transport	PT01	Bus services	Provision of bus services on bus capable arterial roads and connector roads	Responsible State Government Transport Authority	ALL	No
Public Transport	PT02	Bus Stops and Station Terminal	Provision of appropriately sized, signed and located bus stops and terminal at new Marshall Train Station allowing for through movements into MPSP area	Responsible State Government Transport Authority – delivered by subdivider	ALL	No
OTHER						
Waterway	CWW01	Existing Central Waterway Upgrade	Waterway upgrade within precinct and to Barwon River, including vegetation planting and water sensitive urban design	City of Greater Geelong	1, 2, 3, 4 & 7	Yes
Drainage	Refer to Table 5	Critical Stormwater Drainage Assets	Stormwater drainage including downstream assets, wetlands, sediment basins and culverts	City of Greater Geelong	ALL	Yes
Conservation	CR01, CR02 & CR03	Conservation Reserves	Native Vegetation Precinct Plan, management, signage, appropriately scaled fencing of conservation areas and integration with neighbouring passive open space	City of Greater Geelong / Appropriate State Government Environmental Agency	5 & 6	No
Passive Open Space	Refer to Table 4	Passive Open Space: Local Parks and Linear Open Space	Land and passive recreation facilities and vegetation management	City of Greater Geelong	ALL	Yes
Pump Stations	PS01, PS02, PS03, PS04 & PS05.	Sewer Pump Stations	Land and construction of sewer pump stations connected to the Main Outfall Sewer	Barwon Water	1, 2, 7 & 8	TBA
Sewer Line	SL01	Diverted Main Outfall Sewer Line	Diverted Main Outfall Sewer line from PS03 toward Barwon Heads Road and connecting to PS04 within North East Industrial Precinct (at time of road duplication construction)	Barwon Water	8	NEIP DCP



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		TRANSPORT								UNCREDITED OPEN SPACE											CREDITED OPEN SPACE			
PSP PROPERTY ID	TOTAL PROPERTY AREA (HA)	EXISTING RAIL RESERVE	ARTERIAL ROAD	ARTERIAL ROAD/INTERSECTION FLARING (BELLARINE LINK)	ARTERIAL ROAD/INTERSECTION FLARING (BARWON HEADS ROAD)	ARTERIAL INTERSECTION FLARING (WITHIN EXISTING ROAD RESERVE)	NON ARTERIAL ROAD (NEW INTERSECTION FLARING)	EXISTING PAO	RETAINED EXISTING ROAD RESERVE	CONSERVATION RESERVE	CONSERVATION RESERVE (WITHIN EXISTING ROAD RESERVE)	WATERWAY, WETLAND AND DRAINAGE RESERVE	DRAINAGE (WITHIN EXISTING ROAD RESERVE)	DRAINAGE (WITHIN HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT)	HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT	EASEMENT ADJACENT TO RAIL RESERVE	FLOOD OVERLAY LAND	LINEAR OPEN SPACE WITH ACTIVE TRANSPORT (DCP LAND)	MAIN OUTFALL SEWER UTILITY EASEMENT	MAIN OUTFALL SEWER EASEMENT (WITHIN EXISTING ROAD RESERVE)	LOCAL PARK	TOTAL NDA (HA)	NDA - EMPLOYMENT (HA)	NDA - RESIDENTIAL (HA)
PROPERTIES																								
1	4.004													0.140	0.5405			0.054	0.114			3.157		3.157
2	4.564									0.061		0.065						0.007	0.006		0.500	3.926		3.926
3	2.417																					2.417		2.417
4	4.054									0.080												3.974		3.974
5	2.719																					2.719		2.719
6	4.769			0.049						0.420											0.682	3.618		3.618
7	4.050													0.168	0.638							3.244		3.244
8	2.431														0.144							2.288		2.288
9	2.439														0.823							1.616		1.616
10	4.053									1.746								0.062	0.131		0.347	1.767		1.767
11	4.873									0.163		0.667						0.049	0.129		0.843			
12	4.040									1.344		0.26										2.436		2.436
13	4.843									0.362												4.480		4.480
14	2.459			0.059																		2.401		2.401
15	1.516																					1.516		1.516
16	1.622																					1.622		1.622
17	2.551																					2.551		2.551
18	0.202																					0.202		0.202
19	0.405																					0.405		0.405
20	1.712											0.285										1.426	1.426	
21	2.102											0.645		0.488	0.107							0.862		0.862
22	2.043											0.127										1.916		1.916
23	2.423						0.077															2.347		2.347
24	1.999																	0.100	0.106			1.793		1.793
25	0.405						0.050															0.355		0.355
26	2.035																		0.026		0.027	1.983		1.983

		TRANSPORT								UNCREDITED OPEN SPACE											CREDITED OPEN SPACE			
PSP PROPERTY ID (PROPERTIES)	TOTAL PROPERTY AREA (HA)	EXISTING RAIL RESERVE	ARTERIAL ROAD	ARTERIAL ROAD/INTERSECTION FLARING (BELLARINE LINK)	ARTERIAL ROAD/INTERSECTION FLARING (BARWON HEADS ROAD)	ARTERIAL INTERSECTION FLARING (WITHIN EXISTING ROAD RESERVE)	NON ARTERIAL ROAD (NEW INTERSECTION FLARING)	EXISTING PAO	RETAINED EXISTING ROAD RESERVE	CONSERVATION RESERVE	CONSERVATION RESERVE (WITHIN EXISTING ROAD RESERVE)	WATERWAY, WETLAND AND DRAINAGE RESERVE	DRAINAGE (WITHIN EXISTING ROAD RESERVE)	DRAINAGE (WITHIN HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT)	HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT	EASEMENT ADJACENT TO RAIL RESERVE	FLOOD OVERLAY LAND	LINEAR OPEN SPACE WITH ACTIVE TRANSPORT (DCP LAND)	MAIN OUTFALL SEWER UTILITY EASEMENT	MAIN OUTFALL SEWER EASEMENT (WITHIN EXISTING ROAD RESERVE)	LOCAL PARK	TOTAL NDA (HA)	NDA - EMPLOYMENT (HA)	NDA - RESIDENTIAL (HA)
PROPERTIES																								
27	2.429																		0.032		0.771	1.627		1.627
28	2.422																	0.069	0.079			2.274		2.274
29	1.215																					1.215		1.215
30	2.023																	0.064	0.103			1.857		1.857
31	2.021																					2.021		2.021
32	1.638																					1.638		1.638
33	4.101				0.040							1.708						0.081	0.039			2.234		2.234
34	2.057											2.057										0		0
35	0.297											0.297										0		0
36	0.499											0.499										0		0
37	0.080											0.080										0		0
38	2.788				0.110												1.918					0.760	0.760	
39	2.007				0.407							0.225					0.387					0.988	0.988	
40	1.496				0.198												0.321					0.976	0.976	
41	0.065				0.008																	0.0566	0.057	
42	2.011				0.002												1.317					0.6929	0.693	
43	0.233																					0.233	0.233	
44	2.210																0.778					1.432	1.432	
45	2.097											0.212					**1.437**					0.448	0.448	
46	2.352				0.009			0.198				0.342										1.803	1.803	
47	2.100							0.344				0.436										1.320	1.320	
SUBTOTAL	106.87	0.00		0.11	0.77	0.00	0.13	0.54	0.00	4.18	0.00	7.90	0.00	0.80	2.25	0.00	6.16	0.48	0.76	0.00	3.17	76.60	10.14	66.46

		TRANSPORT								UNCREDITED OPEN SPACE											CREDITED OPEN SPACE
PSP PROPERTY ID (PROPERTIES)	TOTAL PROPERTY AREA (HA)	EXISTING RAIL RESERVE	ARTERIAL ROAD	ARTERIAL ROAD/INTERSECTION FLARING (BELLARINE LINK)	ARTERIAL ROAD/INTERSECTION FLARING (BARWON HEADS ROAD)	ARTERIAL INTERSECTION FLARING (WITHIN EXISTING ROAD RESERVE)	NON ARTERIAL ROAD (NEW INTERSECTION FLARING)	EXISTING PAO	RETAINED EXISTING ROAD RESERVE	CONSERVATION RESERVE	CONSERVATION RESERVE (WITHIN EXISTING ROAD RESERVE)	WATERWAY, WETLAND AND DRAINAGE RESERVE	DRAINAGE (WITHIN EXISTING ROAD RESERVE)	DRAINAGE (WITHIN HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT)	HIGH VOLTAGE ELECTRICITY UTILITY EASEMENT	EASEMENT ADJACENT TO RAIL RESERVE	FLOOD OVERLAY LAND	LINEAR OPEN SPACE WITH ACTIVE TRANSPORT (DCP LAND)	MAIN OUTFALL SEWER UTILITY EASEMENT	MAIN OUTFALL SEWER EASEMENT (WITHIN EXISTING ROAD RESERVE)	LOCAL PARK
OTHER (ROAD, RAIL & EASEMENT RESERVES)																					
A	0.1846	0.1846																			
B	0.1809	0.1809																			
C	0.1986															0.1867			0.0119		
D	0.1316															0.1203			0.0113		
E	0.3155															0.3155					
F	0.8478	0.8478																			
G	0.0426	0.0426																			
H	0.4237	0.4237																			
I	0.321															0.321					
J	0.2297															0.2297					
R1 (Drews Road)	1.6682								0.8673		0.7816		0.0124							0.0069	
R2 (Smith Street)	1.5398								0.1023		0.687		0.7228							0.0277	
R3 (Horseshoe Bend Road)	2.0217								1.9707		0.051										
R4 (Reserve Road)	2.1586		1.3155			0.0187			0.4924		0.045		0.287								
R5 (Barwon Heads Road)	4.0022		4.0022																		
R6 (Tannery Road)	0.6185							0.015	0.6038												
R7 (Horseshoe Bend Road North)	0.808								0.808												
K	0.1813	0.1813																			
L	0.1426	0.1426																			
M	0.0173	**0.0173**																			
N	0.0786	0.0786																			
O	0.0923	0.0923																			
SUBTOTAL	16.21	2.19	5.32	0.00	0.00	0.02	0.00	0.01	4.84	0.00	1.56	0.00	1.02	0.00	0.00	1.17	0.00	0.00	0.02	0.03	0.00
TOTAL PSP	**123.08**	**2.19**	**5.32**	**0.11**	**0.77**	**0.02**	**0.13**	**0.56**	**4.84**	**4.18**	**1.56**	**7.90**	**1.02**	**0.80**	**2.25**	**1.17**	**6.16**	**0.48**	**0.79**	**0.03**	**3.17**

4.2 STATION PRECINCT

The Marshall Station Precinct (Precinct) is a 5.8 hectare area that will be the focal point of the local community and an essential component of the area's local identity. The Precinct will showcase and apply the principles of transit oriented development to form a mixed use precinct that delivers a dense cluster of high density residential housing integrated with retail and commercial activity. Maximising the rare opportunity of a greenfield location with an existing railway station, arterial roads and proximity to Central Geelong.

A proponent-led urban design framework (UDF) is required to be prepared to the satisfaction of the City to guide the development of the Precinct. The UDF will respond to and expand on the ***Key Organising Elements*** illustrated in ***Figure 1,*** the ***Urban Design Framework Concept Plans*** and the principles and requirements outlined in this section, demonstrating a robust design response. The UDF is required to be adopted by the City prior to a permit application being assessed.

The Precinct will be structured on a permeable grid of public streets designed to be the principal agent for integrating activities into a coherent and compact neighbourhood. Blocks will be configured to optimize flexibility for a broad range of uses, encouraging built form that provides active uses at ground level with residential on upper levels, providing opportunities for passive surveillance. Development will leverage off multi-level mixed use development to deliver a range of high density housing typologies located near businesses and services, creating a walkable neighbourhood that provides locally for local needs.

Bus capable connector streets will run along the perimeter of the station precinct, providing convenient connections to the train station and 'Main Street'. The Station precinct's retail and commercial activity will be delivered as a strip shop environment that runs along both sides of the 'Main Street'; which shall be designed to prioritise pedestrian movement. The design of 'Main Street' shall reflect its primary purpose as a 'destination / place'.

A series of shared paths, on and off road bike lanes and local streets that originate from the Precinct will be designed as strong landscaped links that extend beyond the station, connecting with the wider active transport and open space networks in the MPSP. The station local park ***(LPO3)*** is intended to provide high quality amenity for an urban high density residential precinct. The City will also consider proposals that incorporate a 'station forecourt' as part of the total allocated open space contribution for this precinct, based on design merit.

KEY DESIGN PRINCIPLES

A prosperous economy that supports jobs and education opportunities.

- Create a focal point tied to the Marshall Train Station for a diverse range of integrated uses that are seamlessly connected.
- Provide high density housing typologies that support small office / home office (SOHO) and mixed tenures.
- Ensure the local community can conveniently access employment and education opportunities offered outside the precinct, particularly in Armstrong Creek, Waurn Ponds, and Central Geelong through a robust transport network.

A fast, reliable and connected transport network.

- Design a precinct that anchors the Marshall Station, providing safe and convenient access for pedestrians, cyclists, other public transport modes and private vehicles.
- Deliver a permeable precinct that offers multiple safe routes for various transport modes.
- Deliver an active and public transport network that offers safe, convenient and attractive connections to key destinations.

People feel safe wherever they are. An inclusive, diverse, healthy and socially connected community.

- Deliver public realm outcomes that showcase universal design and protects the human scale.
- Provide a range of services, facilities and housing diversity to extend the Precinct's activation after hours and offer housing choice to suit different lifestyles.
- Design built form to adequately address sensitive interfaces and provide active uses at ground level with residential on upper levels to promote passive surveillance.
- Ensure design responds to and implements Crime Prevention Through Environmental Design (CPTED) principles.
- Establish 'Main Street' as the 'heart' of the Station Precinct, creating a pedestrian-friendly 'destination / place' for the local community.

Development and implementation of sustainable solutions. Sustainable development that supports population growth and protects the natural environment.

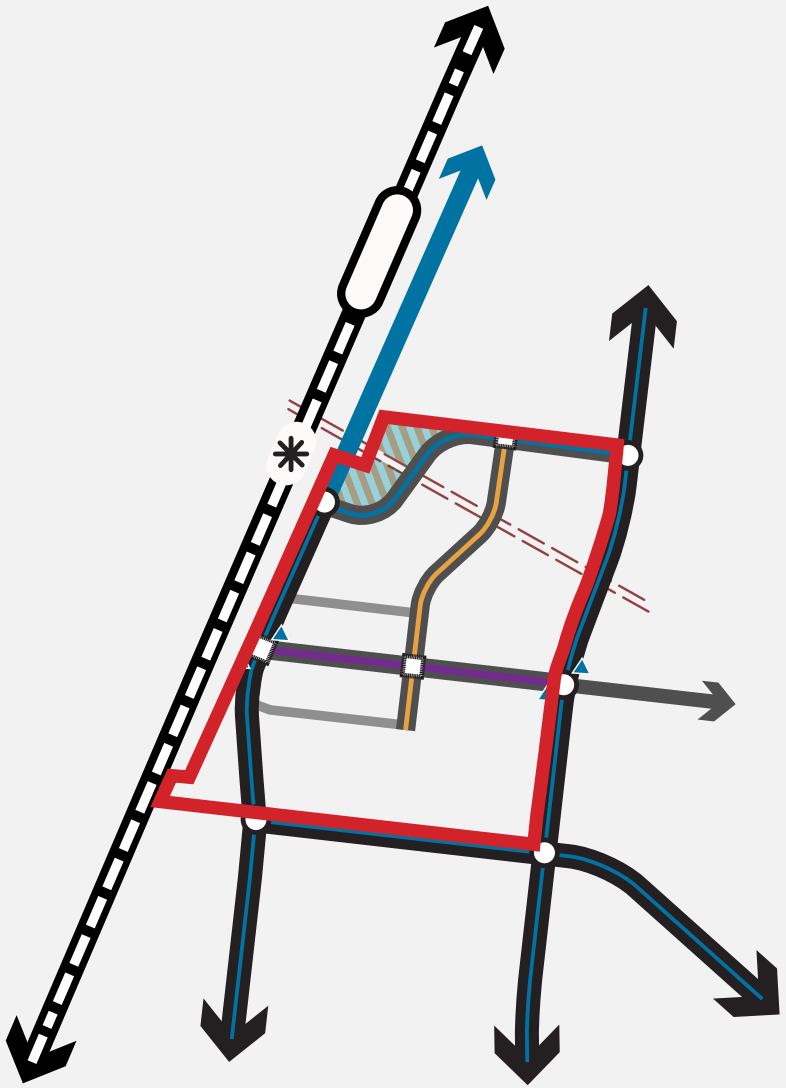
- Design a vibrant mixed use transit oriented precinct that creates a focal point for a diverse range of uses that encourages local trips through active transport.
- Design an attractive, comfortable and safe public realm that promotes a sense of community and healthy lifestyles.
- Ensure built form outcomes incorporate existing trees, natural and / or cultural landscape features, open space, as well as pedestrian and cycle links.
- Support the use of 'smart' technology including; street furniture, waste & recycling systems, alternative energy sources, water treatment & reuse.
- Deliver built form outcomes that showcase Ecologically Sustainable Development (ESD) principles and technology.
- Provide a Sustainability Management Plan for development.

REQUIREMENTS

A UDF shall be approved by the City within the 'area subject to urban design framework' in the Concept Plan and Figure 1.

The UDF must address the following, as a minimum:

- A UDF must be completed to the satisfaction of the City prior to development.
- Proposed design and development must comply and respond to all Requirements and Guidelines of the MPSP to the satisfaction of the Responsible Authority and the City.
- Evidence of references from the Urban Design Guidelines for Victoria, and other design guidelines produced and supported by the Responsible Authority and the City that are relevant to activity centres and high density residential development.
- A response to the Precinct Key Design Principles, ***Plans 18 or Plan 19*** and ***Figure 1 Key Organising Elements***, including how the station precinct integrates with the surrounding area.
- A land use plan that identifies the appropriate location for supported land uses and considers the relationship between these uses, including integration with potential community facilities, services, the Marshall Station and the movement and open space networks.
- Provision of car parking and service areas for deliveries and waste disposal that is designed and located in response to ***Plan 18 or Plan 19*** and ***Figure 1***, that minimise the impact on the amenity and pedestrian / cyclist priority of the Station Precinct.
- A response to ***Main Street*** *(Cross Section U)* as a primary pedestrian route and ***High Street*** *(Cross Section X)* as a secondary pedestrian route, as well as interface designs that respond to all relevant cross sections in the MPSP.
- A response to ***Table 6***, referencing retail and commercial floor space.
- Ensure the Precinct is anchored to the Marshall Station, prioritising connections and access to the Station for all modes of transport respecting the following hierarchy; pedestrians, cyclists, public transport users, and private vehicles.
- Incorporate public transport services, including bus connections to access the Marshall Station, a potential bus interchange / forecourt.
- Facilitate the provision of a mix of uses to create a greater variety of services catering for the diverse needs of a vibrant community through appropriate subdivision patterns and development.
- Ensure and demonstrate how proposed development will deliver high quality outcomes that showcase universal design, respond to the local climate, meet tree canopy targets, encourages street activity and travel via active transport.
- Ensure the design concept identifies a hierarchy of public spaces that provide opportunities for social interaction and local events.
- Demonstrate how the development achieves the minimum density requirements for the Precinct and provides a genuine mix of housing options that suit various lifestyles.
- Ensure built form outcomes that allow development to be adapted or redeveloped over time to vary uses, increase densities or employment intensity that minimise 'blank' walls and provides fine grain active edges along 'Main Street' and 'High Street'.
- Staging and indicative development timing.



ROAD NETWORK AND PUBLIC TRANSPORT

- UDF boundary
- railway and station
- bus capable connector street
- bus only connection
- Main Street
- High Street
- local connection
- roundabout
- pedestrian / cyclist crossing
- potential forecourt
- potential bus stop location
- potential future station

- Deliver a permeable grid of public streets that offer clear and varied connections to key destinations.
- Establish a road network and hierarchy that provides access to Marshall Station and the wider precinct that recognises priority movements corresponding to the 'movement and place' framework; where connector streets are primarily for 'movement' and Main Street is primarily for 'place'.
- Deliver Main Street as the key east-west connection between the two periphery connector streets.
- Divert buses and service vehicles to the periphery of the station precinct along connector streets.
- Divert delivery vehicles serving commercial / retail to local connections away from Main Street and High Street.
- Integrate a 'station forecourt' design as a potential bus interchange and ensure future bus stops are located at key destinations.

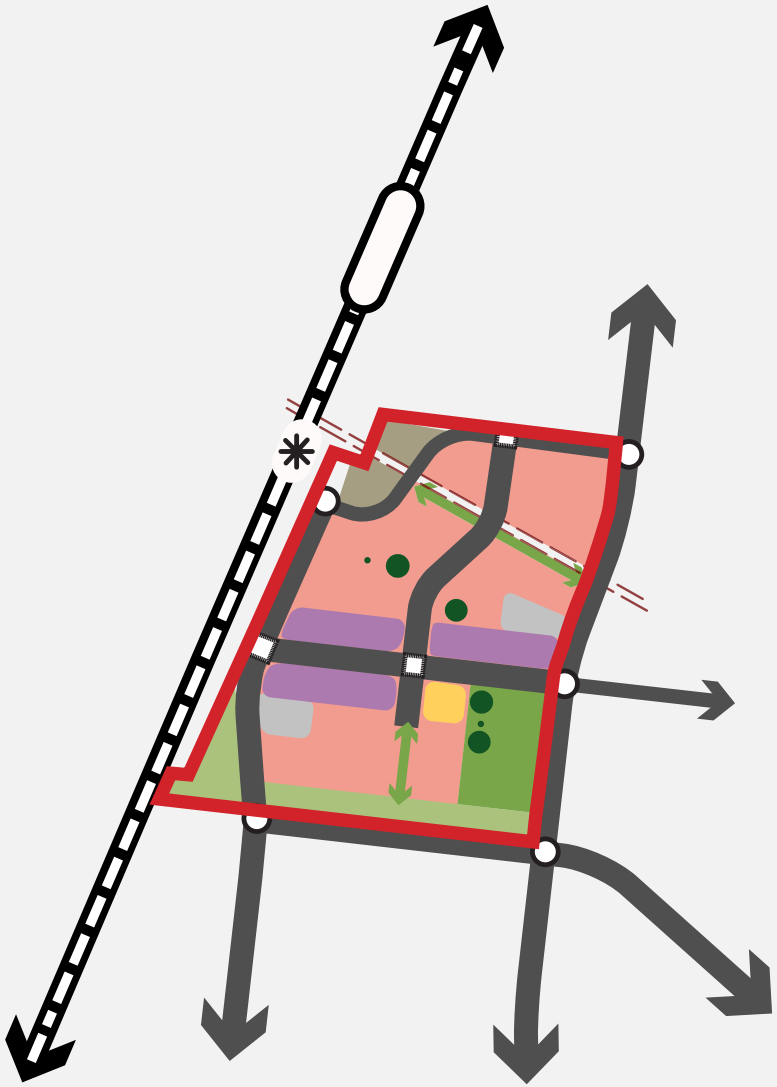


ACTIVE TRANSPORT NETWORK

- UDF boundary
- railway and station
- off-road shared path
- on-road bike lane
- pedestrian priority area
- key destination
- roundabout
- pedestrian / cyclist crossing
- potential future station

- Establish a network of connected, safe and comfortable on-road shared paths and off-road bike paths that provide clear connections to key destinations including; Marshall Station, the open space network, and Main Street.
- Ensure Main Street is delivered as a pedestrian priority area, providing a high quality, safe and comfortable environment that attracts foot traffic and positively adds to the vitality of the precinct and the viability of retail/commercial uses.
- Design the public realm to maximise visibility and surveillance along active transport routes, allowing safe movement.
- Design roundabouts to prioritise pedestrian and cyclist movement to support the high density urban environment of the station precinct and promote active transport.
- Provide ample bicycle parking at key destinations including; Marshall Station, bus stops, the edge of Main Street, and along High Street.

FIGURE 1C

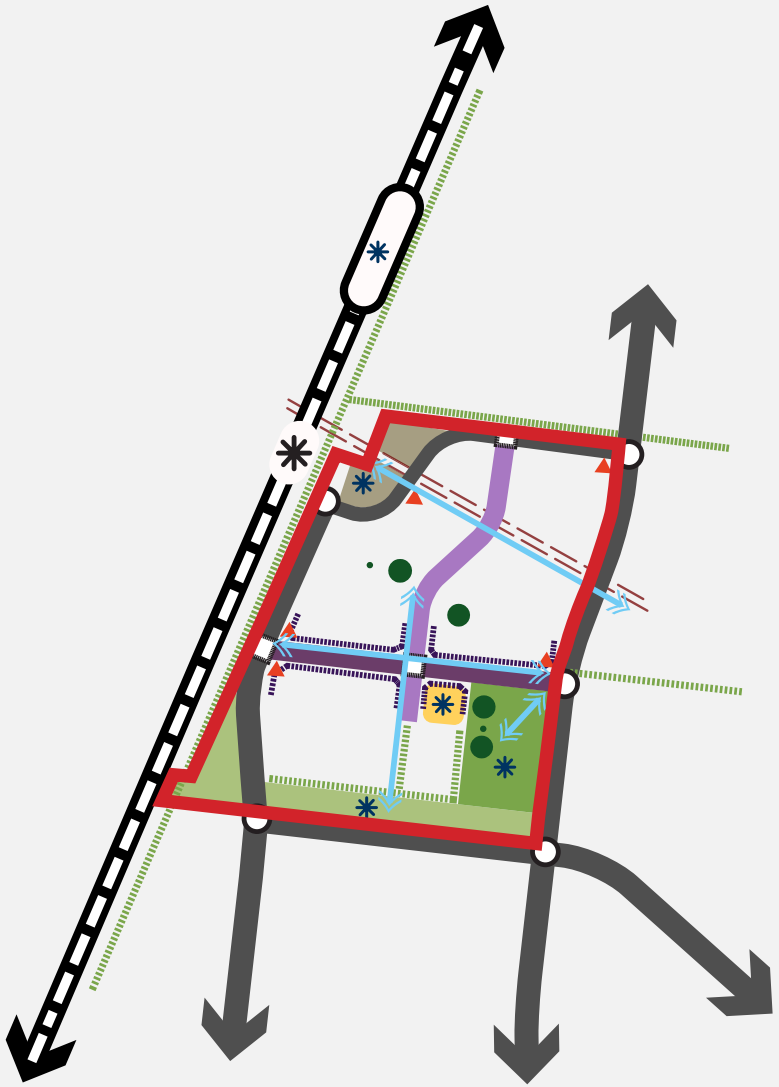


LAND USE

- UDF boundary
- railway and station
- high density residential
- high density residential with commercial/retail at ground floor
- potential community use
- potential station forecourt
- local park
- existing trees
- drainage open space
- potential future station
- car parking
- green link

- Deliver a mixed use precinct that showcases transport oriented design by delivering a dense cluster of high density residential housing integrated with retail and commercial activity.
- Ensure car parking is sleeved by built form and development and does not directly front Main Street or High Street.
- Allow for potential community use co-located with the local park with frontage onto Main Street.
- Design multi-level mixed use development that provides a range of high density housing typologies among businesses and services to create a walkable neighbourhood that provides locally for local needs.
- Provide retail / commercial uses at ground floor along Main Street with residential on upper floors.
- Ensure provision of a high quality local park that provides amenity for a high density residential precinct.
- Ensure retention of existing trees within development.

FIGURE 1D

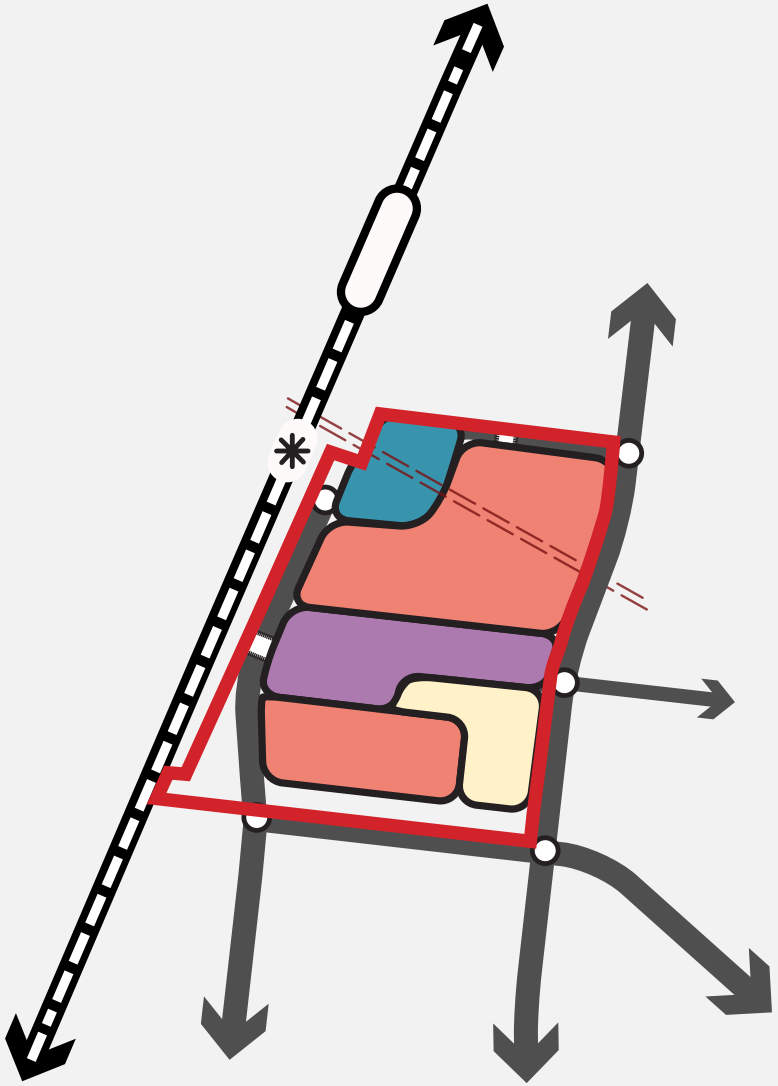


PUBLIC REALM AND PLACEMAKING

- UDF boundary
- railway and station
- primary pedestrian route
- secondary pedestrian route
- active frontage at ground floor
- pedestrian/cyclist crossing
- key destination
- sensitive interface
- landmark built form
- potential community use
- local park & existing trees
- potential future station
- drainage open space
- key views

- Develop a public realm hierarchy that provides spaces for a range of activities throughout the precinct, complementing the urban high density character.
- Create view lines that terminate at key destinations; including open space and significant built form to improve 'place experience', walkability and sense of safety.
- Carefully design primary and secondary pedestrian routes as safe, inviting and comfortable amenity corridors that showcase CPTED principles.
- Positively address sensitive interfaces and avoid 'blank' inarticulated walls.
- Provide fine grain active frontages at ground floor along the primary pedestrian route (Main Street) with residential on upper floors to extend activation and provide passive surveillance.
- Ensure that the scale and mass of the built form is appropriate to the width of the street or public space to create comfortable spaces and streetscapes that protect the human scale.
- Ensure design integrates existing trees into development.

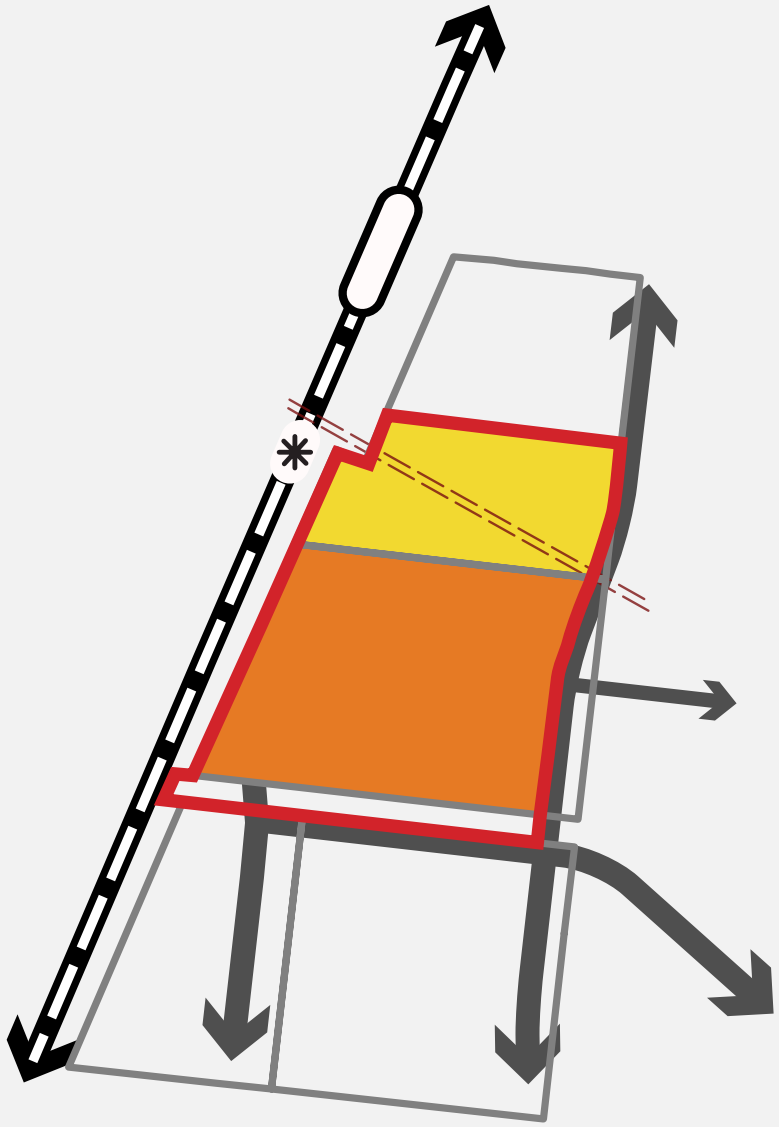
FIGURE 1E



CHARACTER AND SUB-PRECINCTS

- UDF boundary
- railway and station
- station forecourt precinct
- urban high density residential precinct
- 'Main Street' strip shop precinct
- civic / community precinct
- potential future station

- Provide a cohesive wayfinding strategy and design that positively contributes to the area's character and identity and showcases ESD principles and technology.
- Create a diverse and vibrant Precinct that accommodates a variety of uses.
- Ensure scale, massing and design of built form respects the human scale and reflects the Precinct's role as the focal point of the local community.



STAGING

- UDF boundary
- railway and station
- property boundary
- likely development stage 1
- likely development stage 2
- potential future station

- Ensure development does not negatively impact on the developablity of adjoining properties.
- Design and development of Stage 1 to recognise the existing use of Stage 2 as commuter car parking for the Marshall Station, while responding to the long-term vision of the Precinct as a transit oriented mixed use hub.

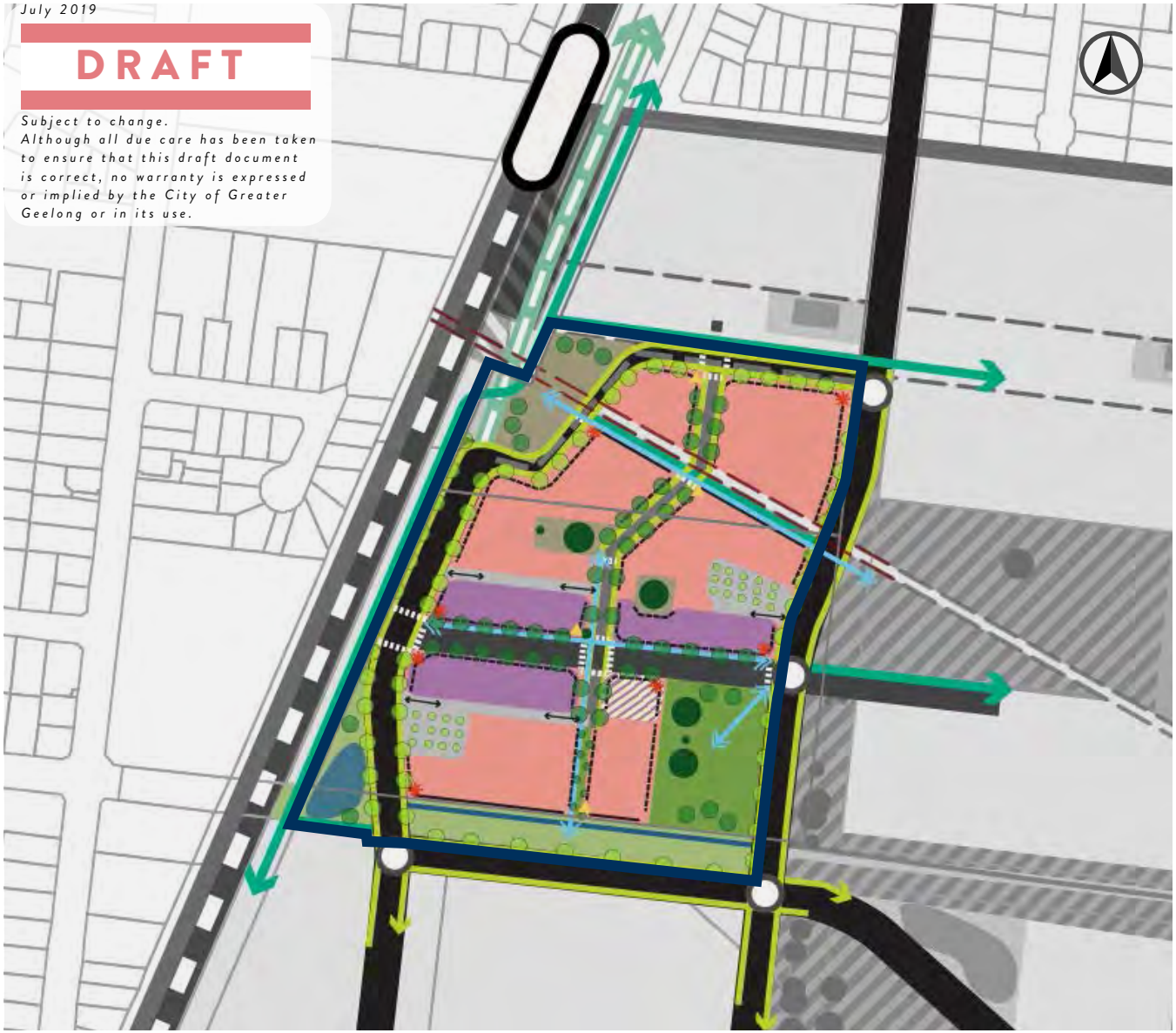
STATION PRECINCT URBAN DESIGN FRAMEWORK CONCEPT PLAN

PLAN 16

July 2019

DRAFT

Subject to change. Although all due care has been taken to ensure that this draft document is correct, no warranty is expressed or implied by the City of Greater Geelong or in its use.



LEGEND

- station precinct boundary (udf boundary)
- high density residential
- high density residential with commercial / retail at ground floor
- high density residential with potential community use
- local park (LPO3) / landscape reserve
- drainage open space
- potential forecourt / plaza / tree reserve
- fine grain active frontage
- primary active frontage
- secondary active frontage
- key wayfinding / gateway
- landmark built form
- existing trees
- off-road shared path
- on-road bike lane
- connector street (bus capable)
- bus only connection
- main street
- high street
- local road (bus capable)
- laneway
- roundabout
- indicative feature street tree
- indicative street tree
- car park / delivery / service / entry & exit
- car parking
- viewlines
- sewer easement
- waterway / drainage line
- railway and station

0m 62.5 125 187.5 250m

STATION PRECINCT URBAN DESIGN FRAMEWORK CONCEPT PLAN
(SUGGESTED POTENTIAL STATION LOCATION - STATION PRECINCT INTEGRATION)

PLAN 17

July 2019

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FOR DISCUSSION PURPOSES ONLY



LEGEND

- station precinct boundary (udf boundary)
- high density residential
- high density residential with commercial / retail at ground floor
- high density residential with potential community use
- local park (LPO3) / landscape reserve
- drainage open space
- potential forecourt / plaza / tree reserve
- fine grain active frontage
- primary active frontage
- secondary active frontage
- key wayfinding / gateway
- landmark built form
- existing trees
- off-road shared path
- on-road bike lane
- connector street (bus capable)
- bus only connection
- main street
- high street
- local road (bus capable)
- laneway
- roundabout
- indicative feature street tree
- indicative street tree
- car park / delivery / service / entry & exit
- car parking
- viewlines
- sewer easement
- waterway / drainage line
- railway and station

0m 62.5 125 187.5 250m

4.3 ROAD DESIGN CHARACTERISTICS AND CROSS SECTIONS



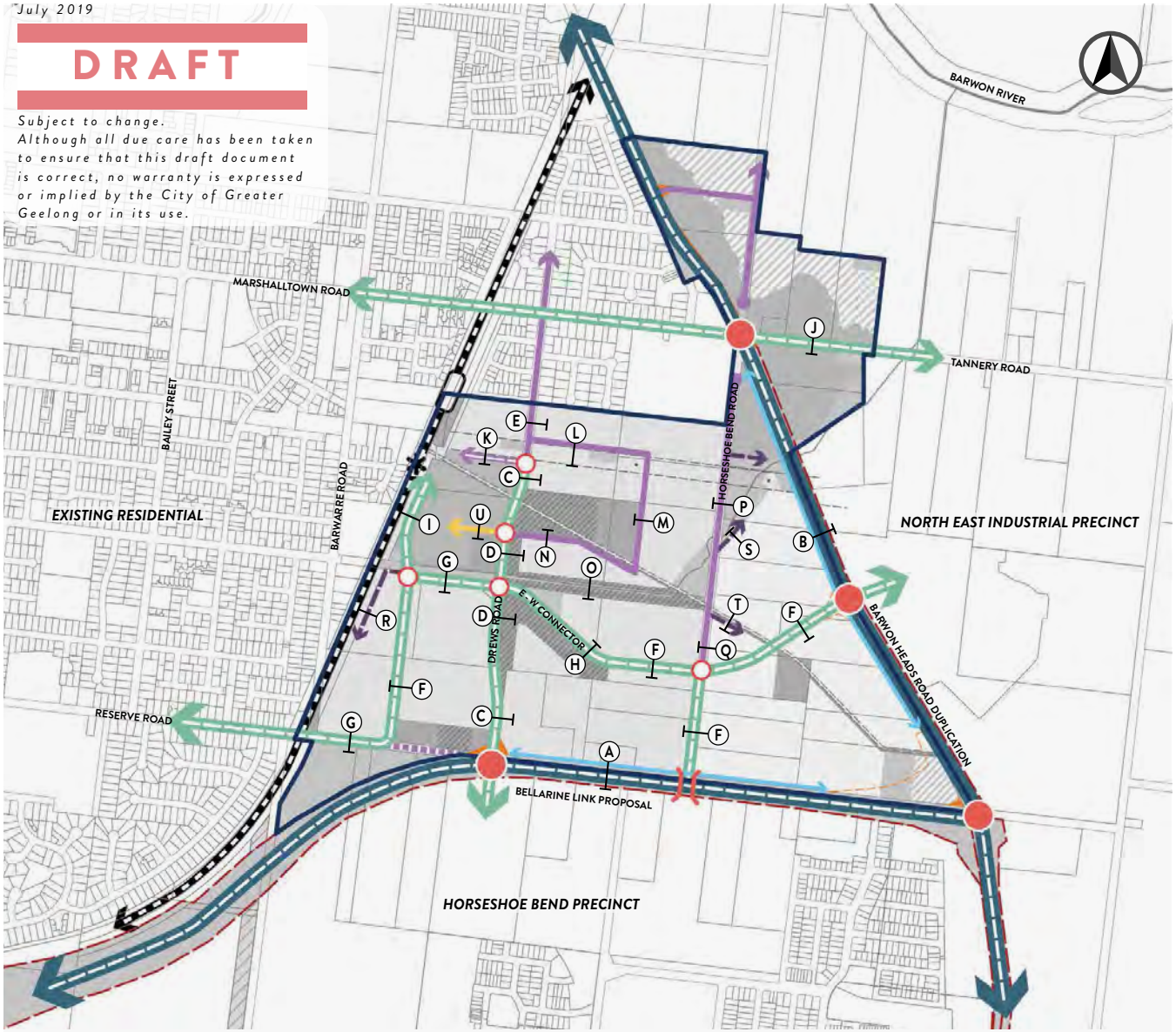
CROSS SECTION REFERENCE

PLAN 18

July 2019

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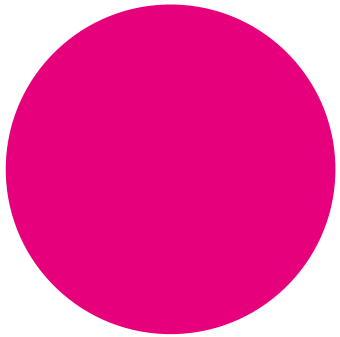
Subject to change. Although all due care has been taken to ensure that this draft document is correct, no warranty is expressed or implied by the City of Greater Geelong or in its use.

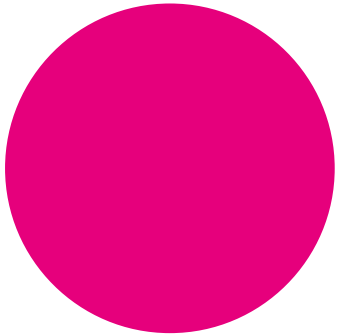


LEGEND

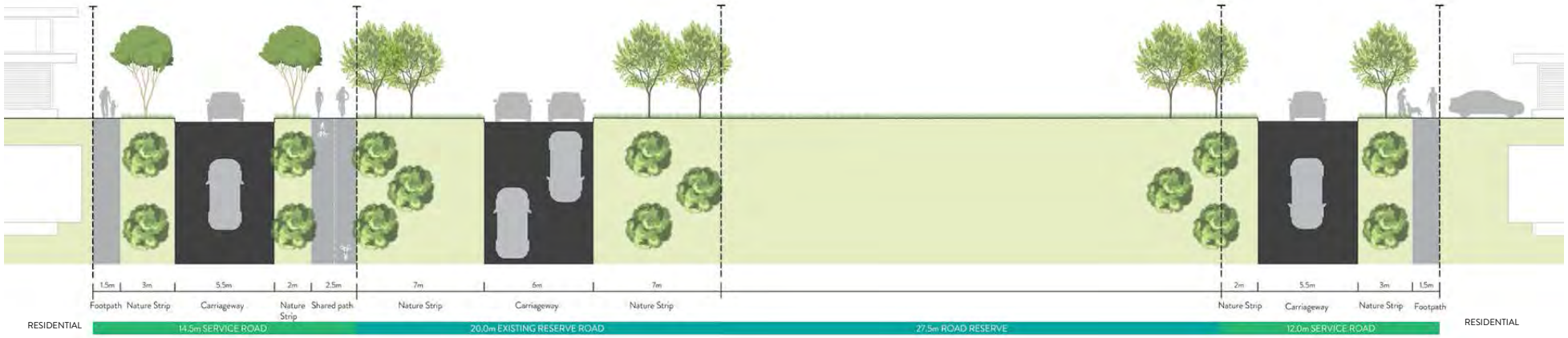
- precinct boundary
- arterial road widening/existing PAO
- arterial road intersection extent
- potential arterial road duplication extent
- arterial road (bus capable)
- arterial frontage road
- connector street (bus capable)
- main street
- key local street (bus capable)
- key local street
- key local street (interim)
- key interface street
- cross section reference
- railway and station
- potential future station location
- signalised intersection
- roundabout
- pedestrian signals

0m 250m 500m 750m 1km

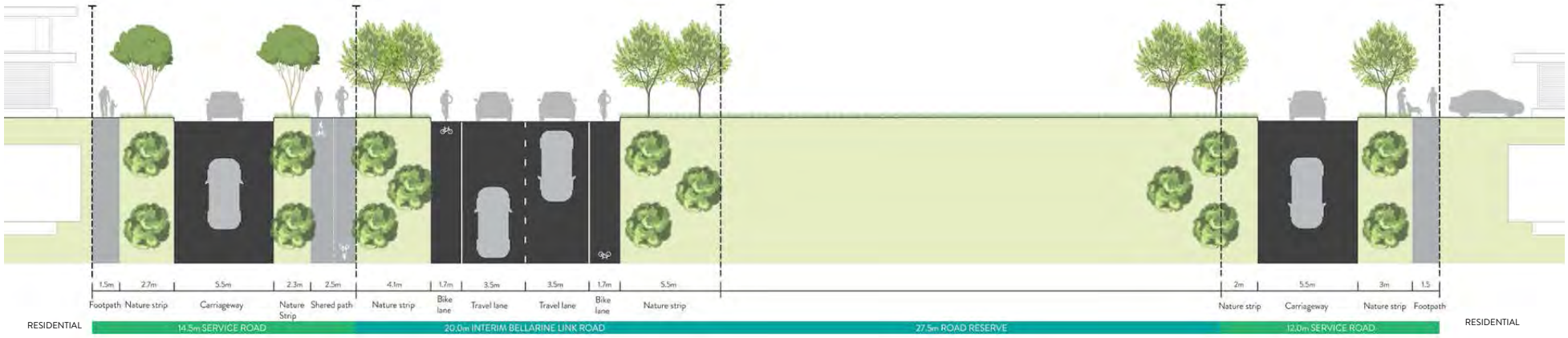




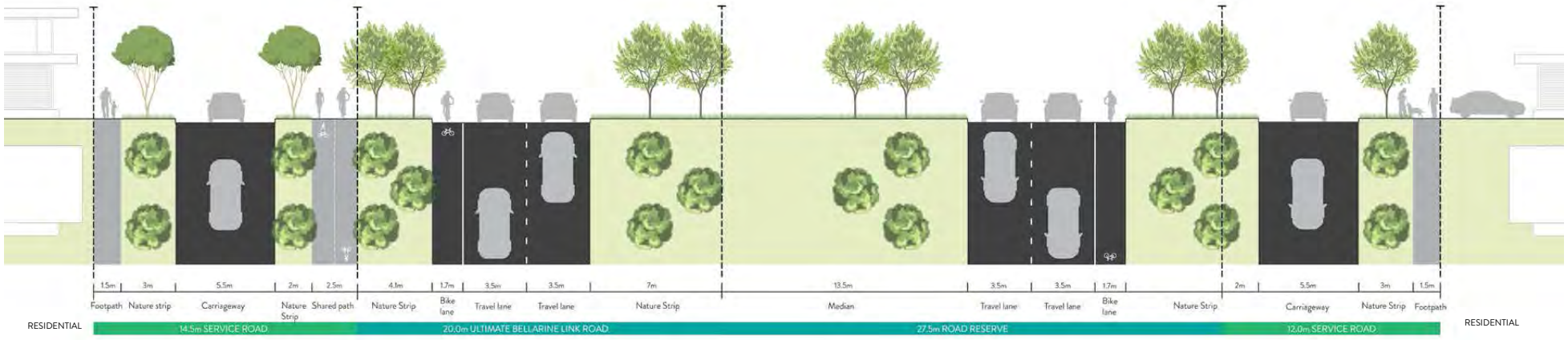
A. RESERVE ROAD EXISTING



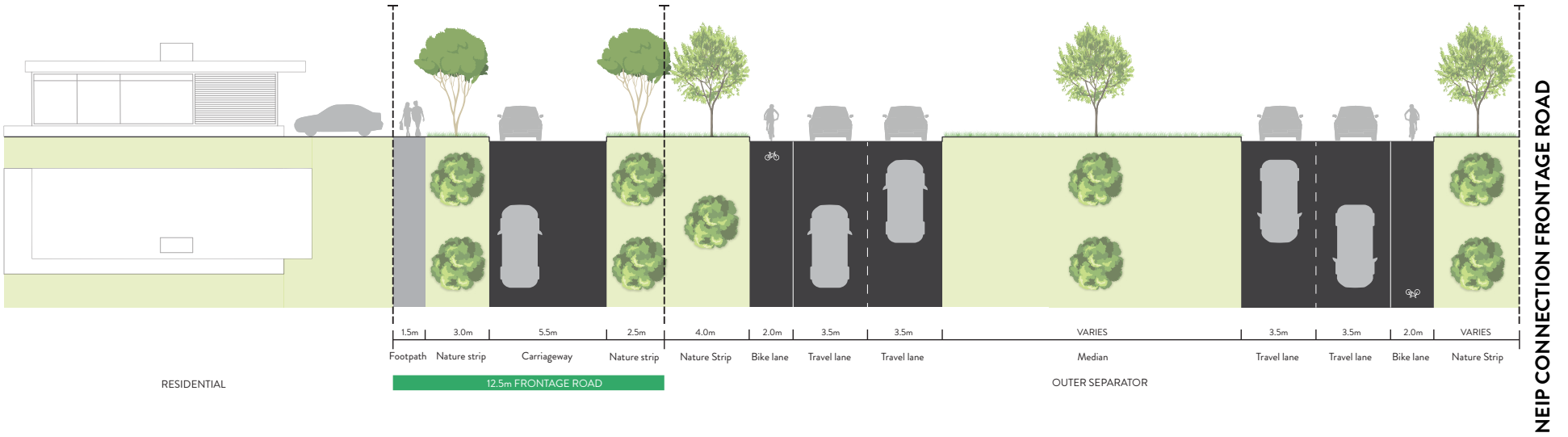
A1. RESERVE ROAD / BELLARINE LINK ROAD INTERIM (SUBJECT TO FINAL DESIGN)



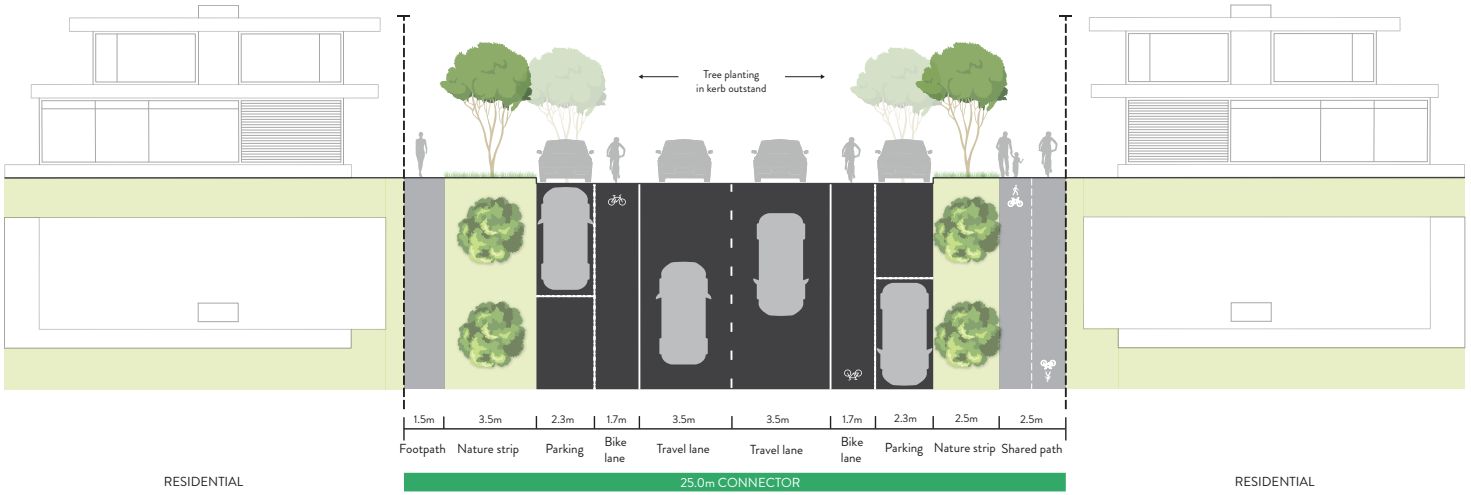
A2. BELLARINE LINK ROAD ULTIMATE (SUBJECT TO FINAL DESIGN)



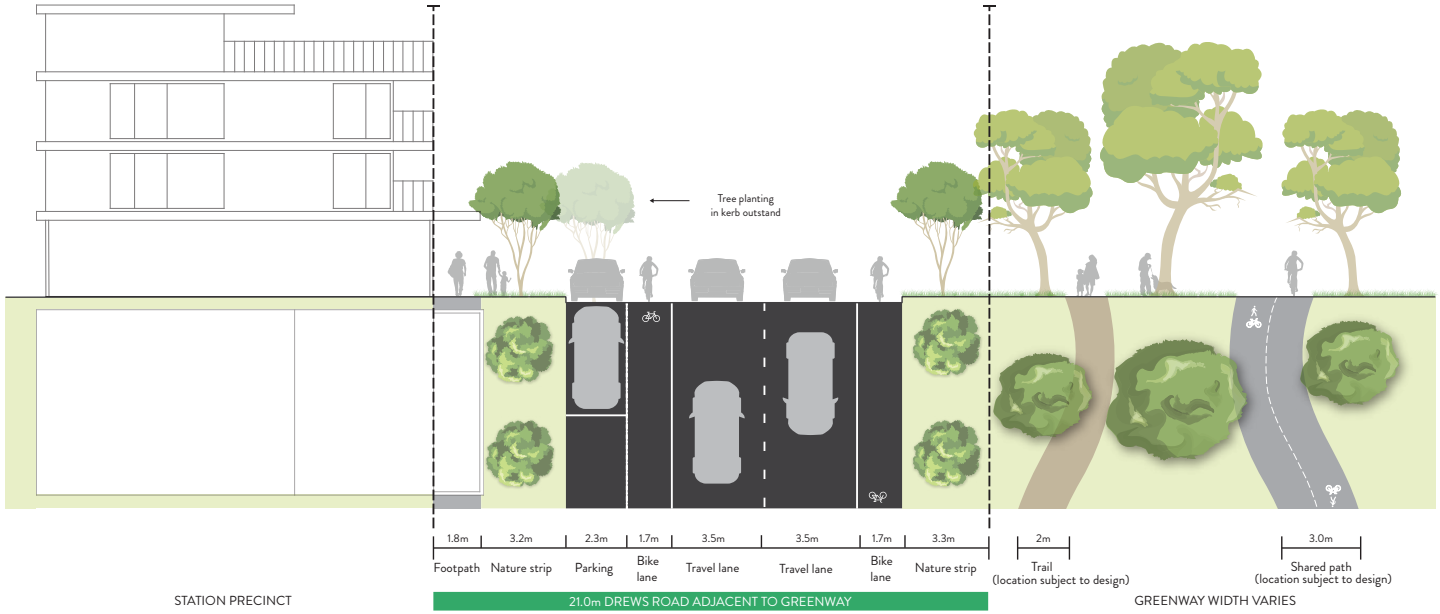
B. BARWON HEADS ROAD DUPLICATION (SUBJECT TO FINAL DESIGN)



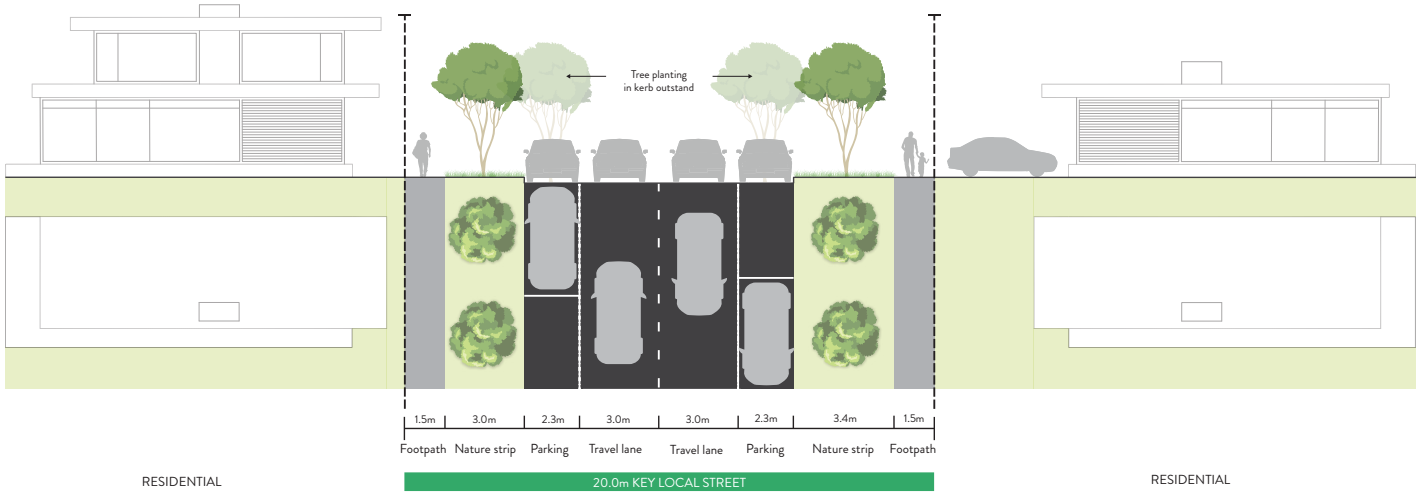
C. TYPICAL DREWS ROAD



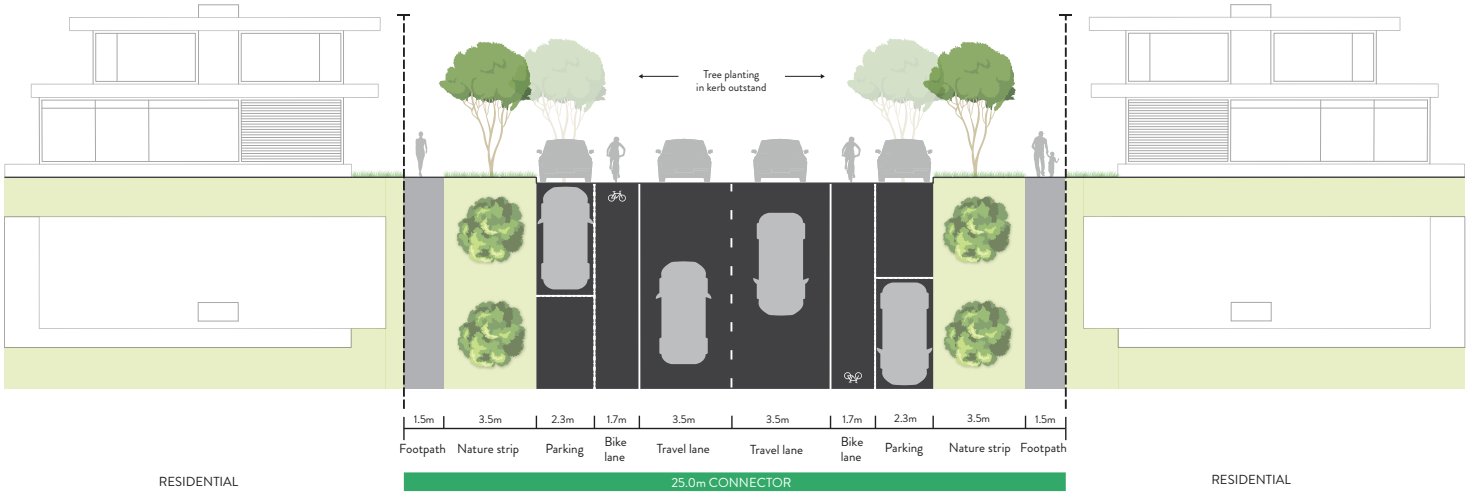
D. DREWS ROAD GREENWAY INTERFACE



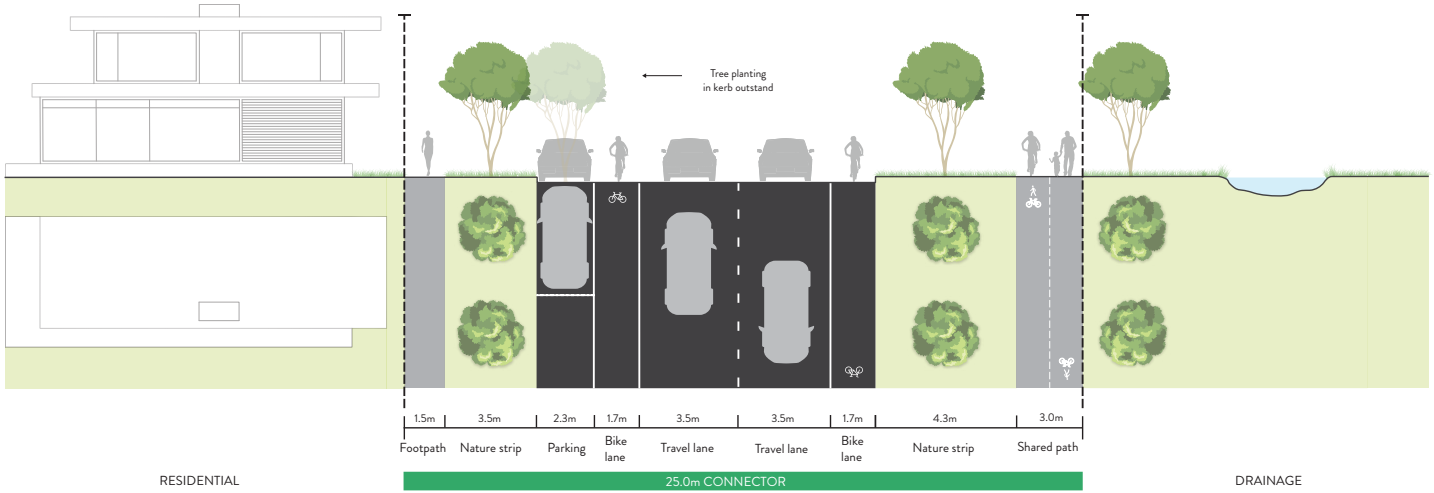
E. DREWS ROAD EXISTING (NORTH OF HIGH VOLTAGE ELECTRICITY EASEMENT)



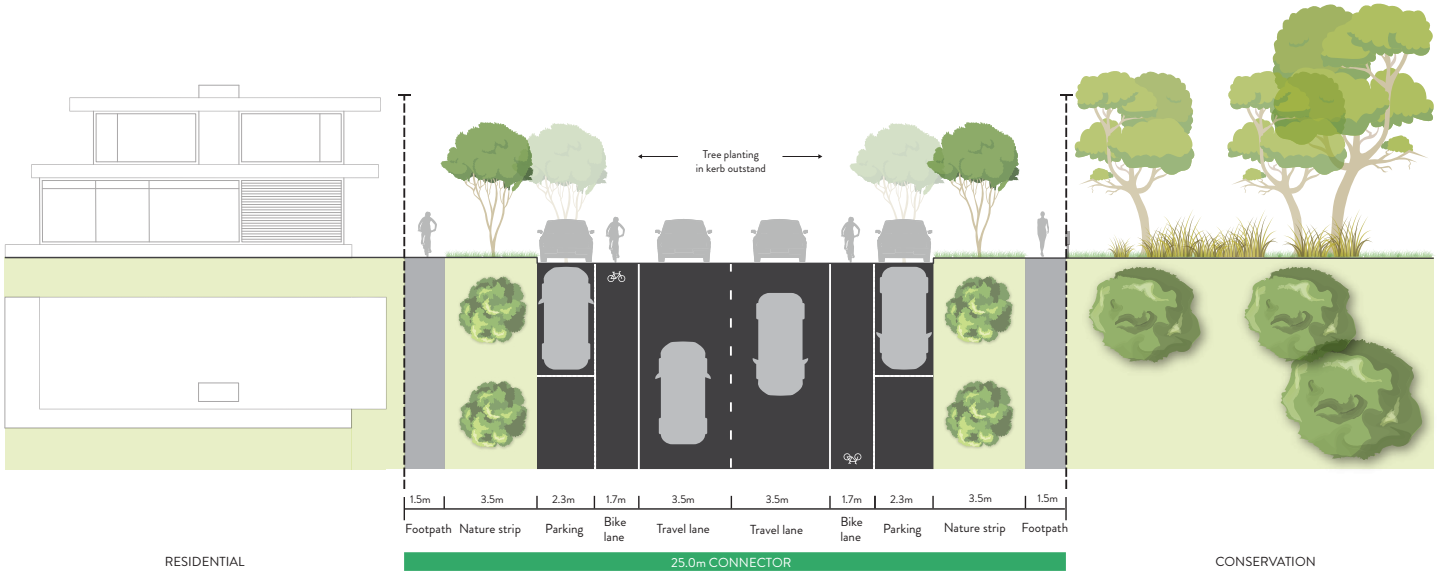
F. TYPICAL CONNECTOR STREET



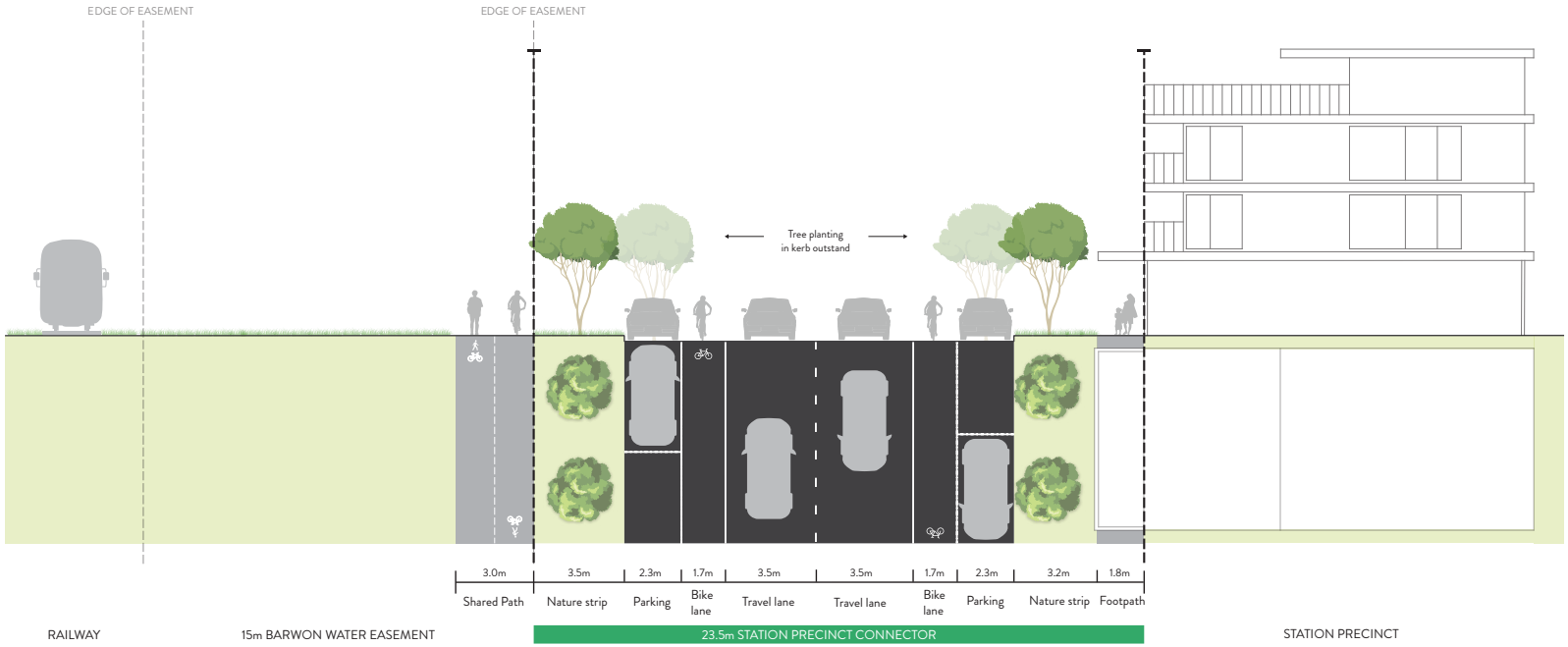
G. CONNECTOR STREET DRAINAGE INTERFACE



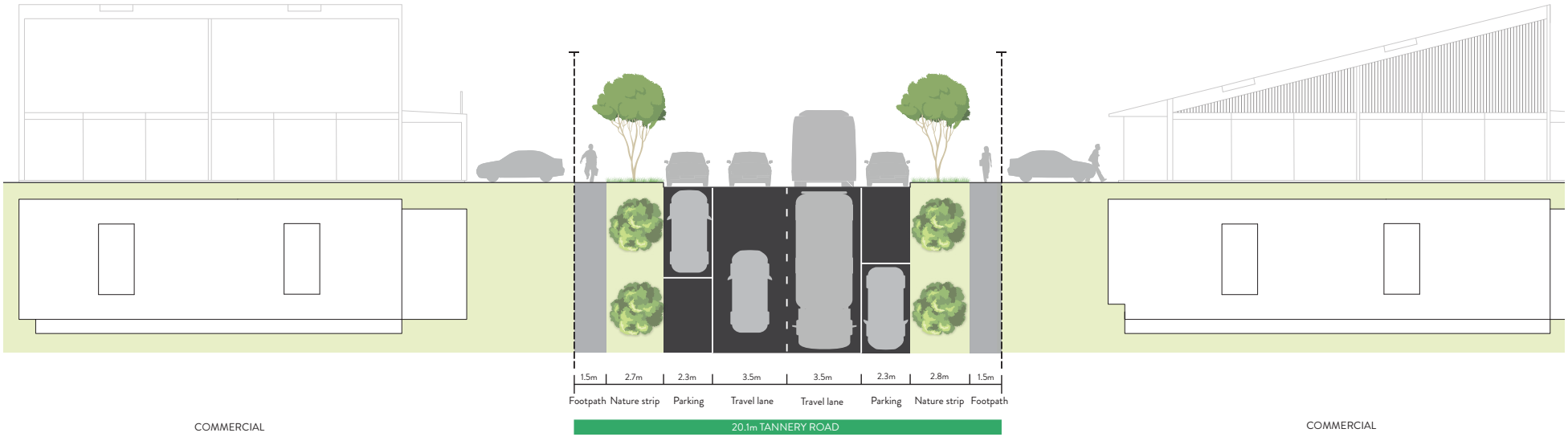
H. CONNECTOR STREET CONSERVATION INTERFACE



I. STATION PRECINCT RAIL INTERFACE



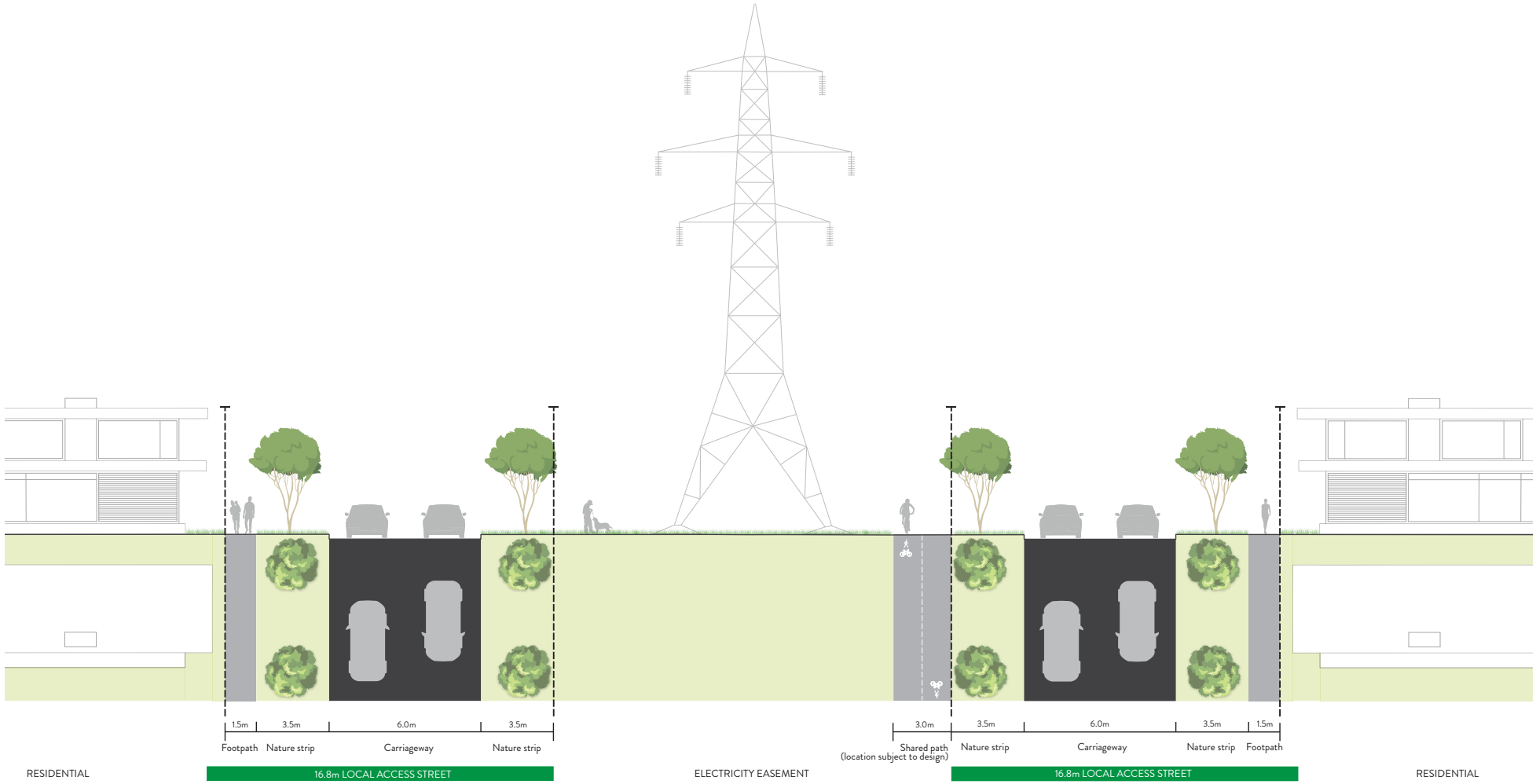
J. TANNERY ROAD - BUS CAPABLE CONNECTOR COMMERCIAL AREA



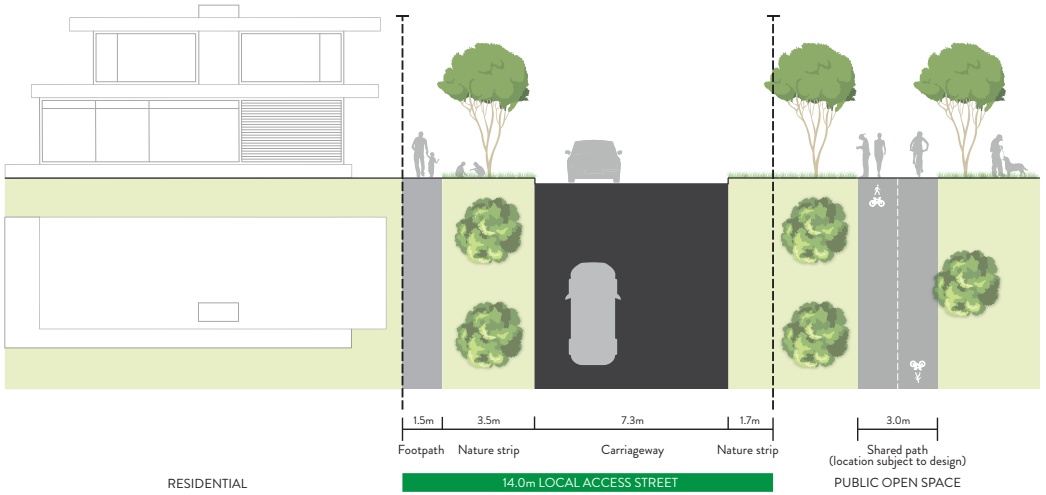
K. BUS CAPABLE KEY LOCAL STREET



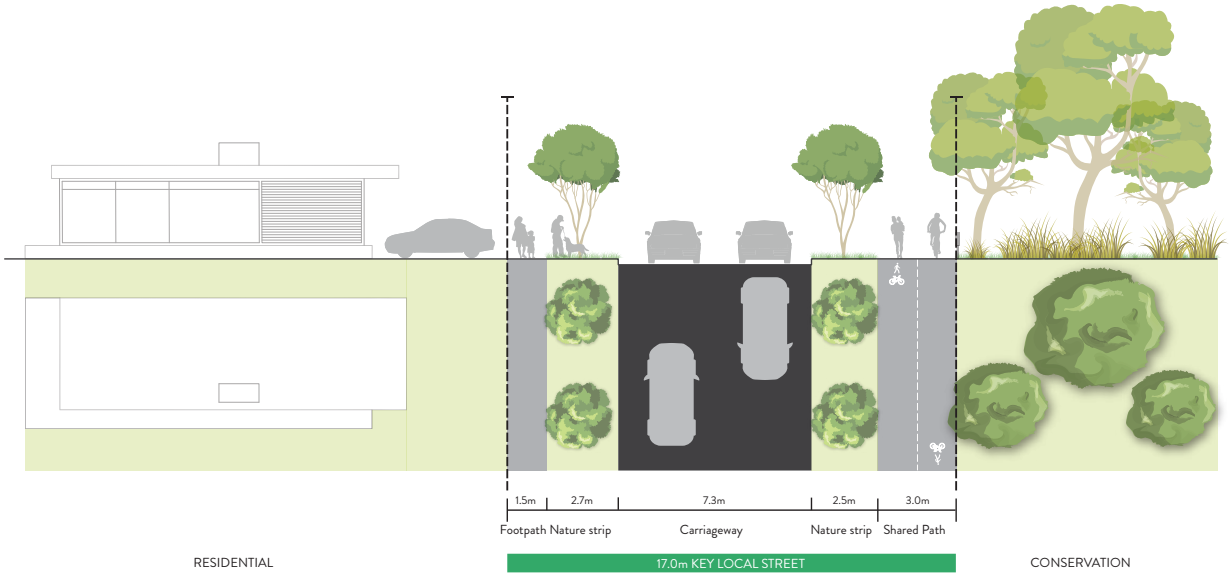
L. LOCAL ACCESS STREET ELECTRICITY EASEMENT INTERFACE



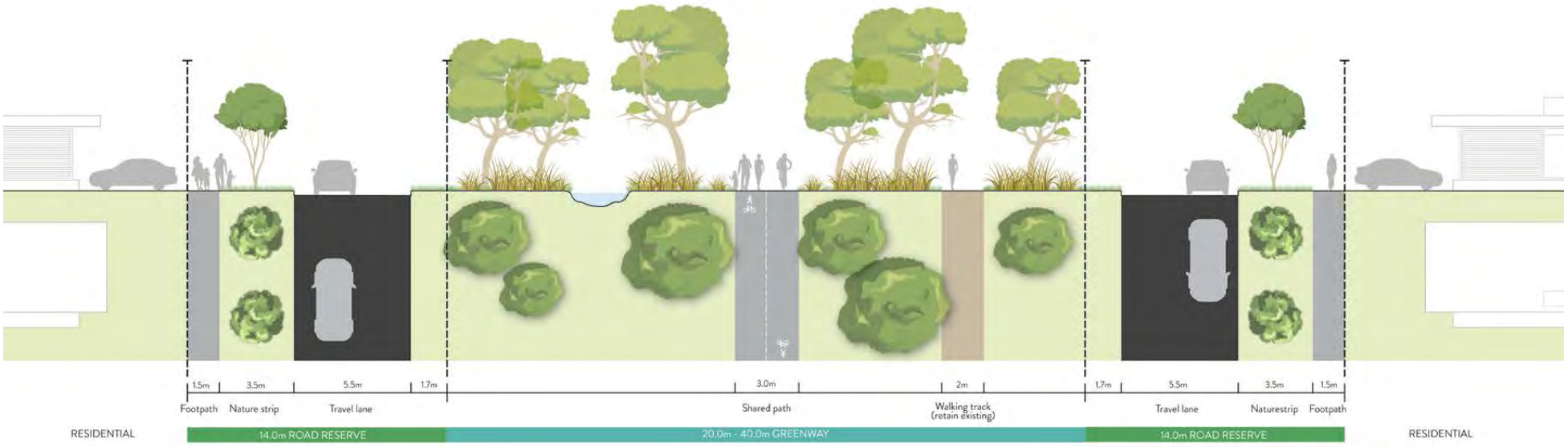
M. LOCAL ACCESS STREET OPEN SPACE INTERFACE



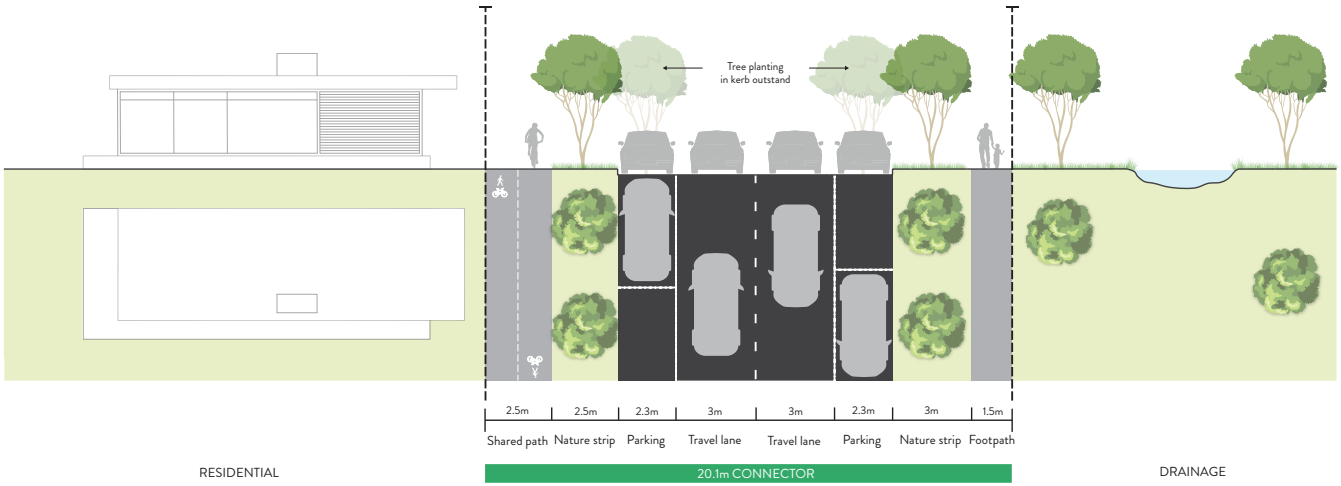
N. KEY LOCAL STREET - CONSERVATION INTERFACE



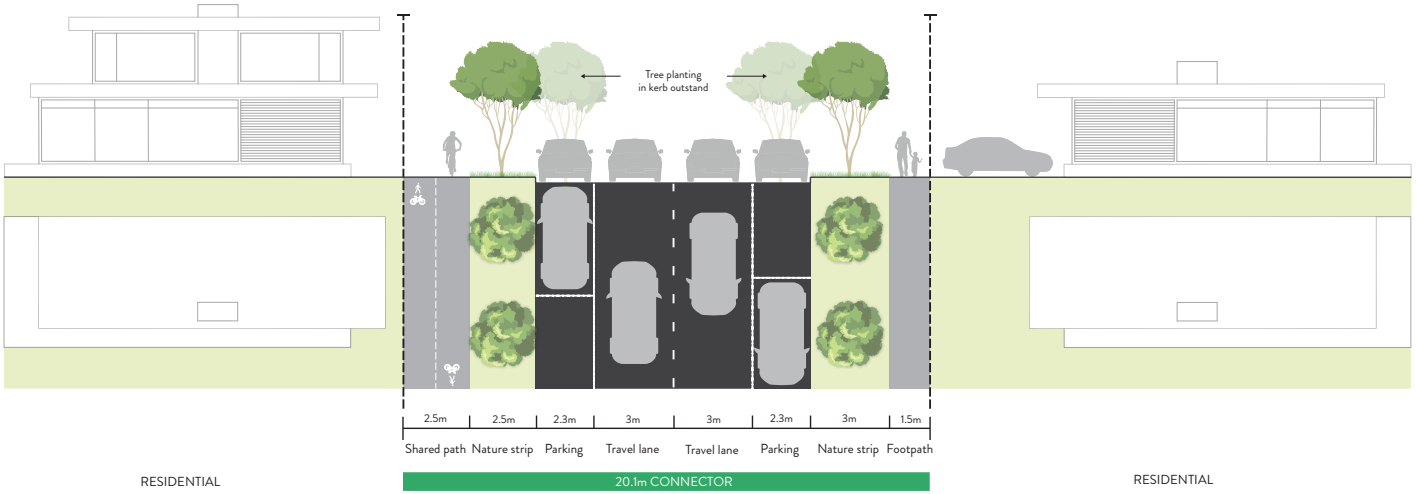
O. SMITH STREET INTERFACE



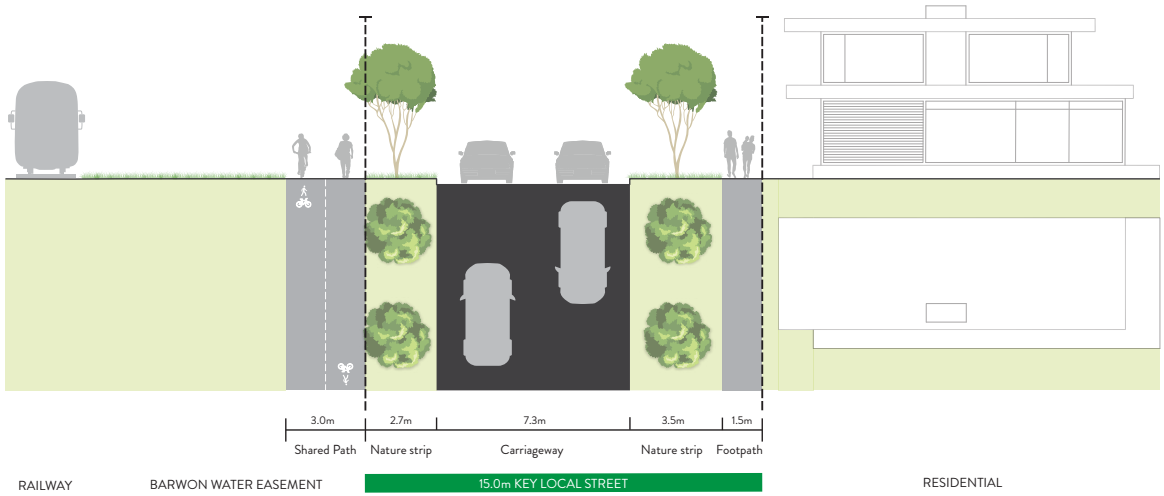
P. HORSESHOE BEND ROAD DRAINAGE INTERFACE



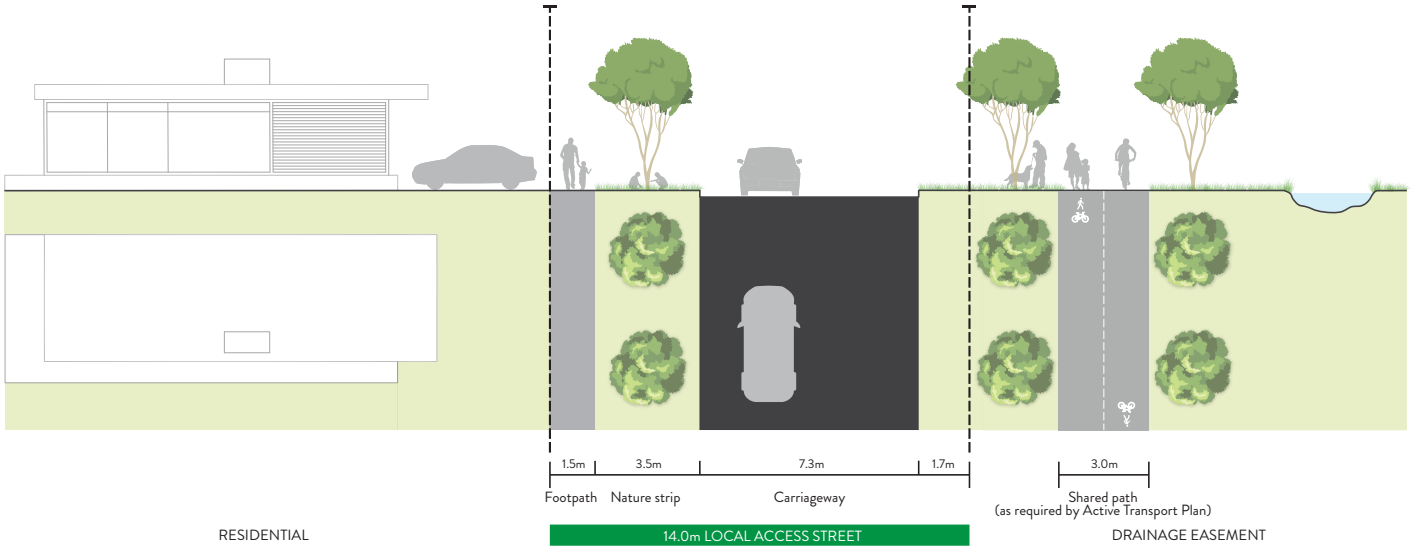
Q. TYPICAL HORSESHOE BEND ROAD



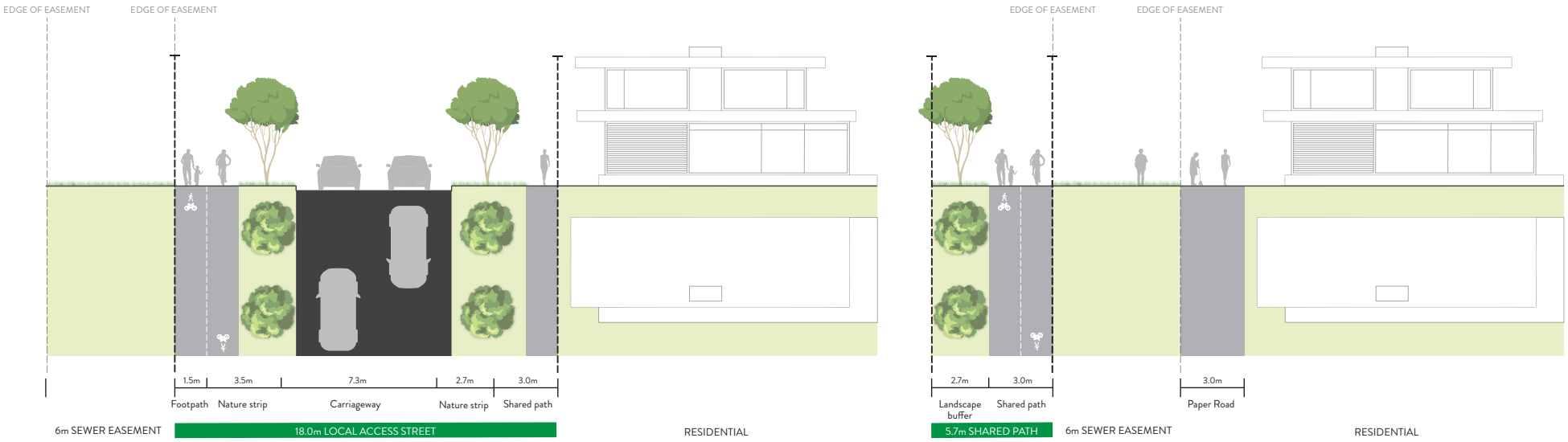
R. KEY LOCAL STREET- RAIL INTERFACE



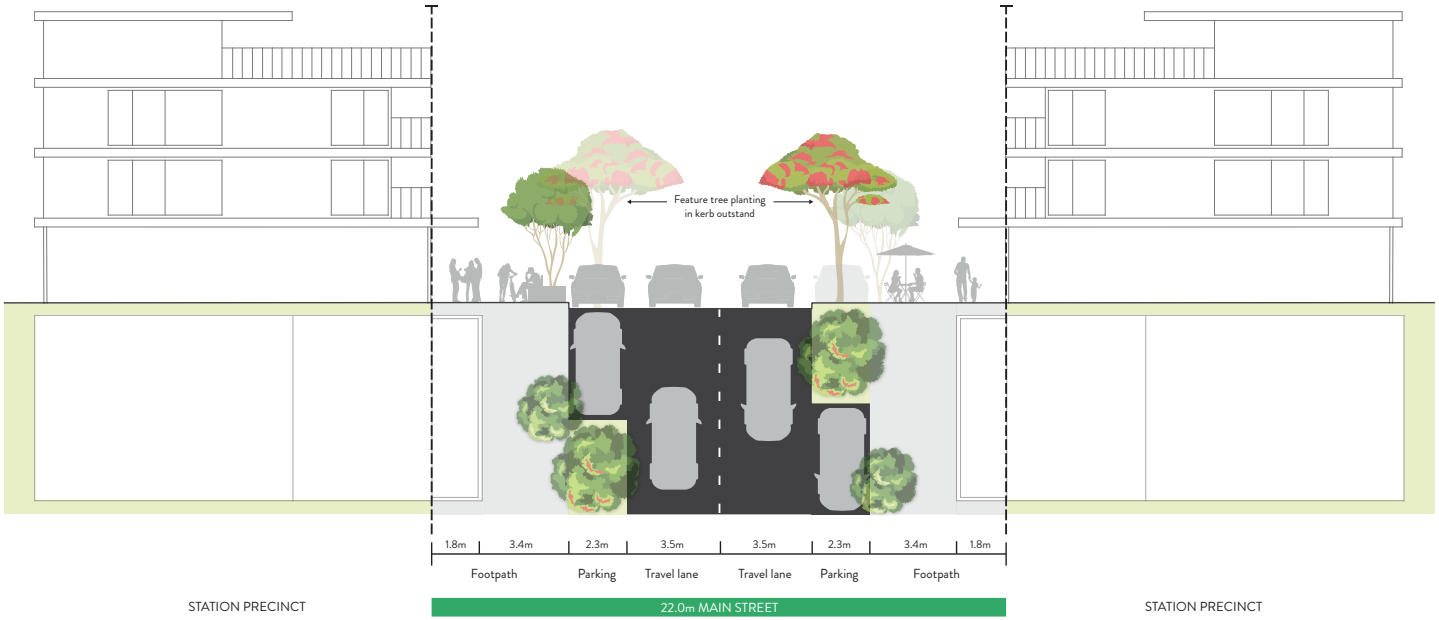
S. LOCAL ACCESS STREET DRAINAGE INTERFACE



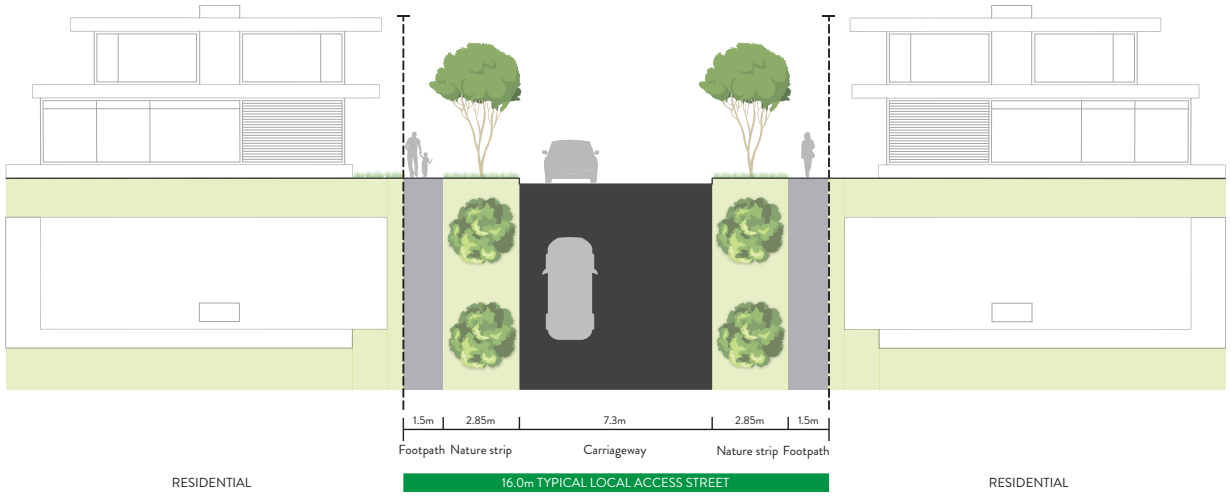
T. KEY LOCAL STREET - MAIN OUTFALL SEWER EASEMENT INTERFACE OPTIONS



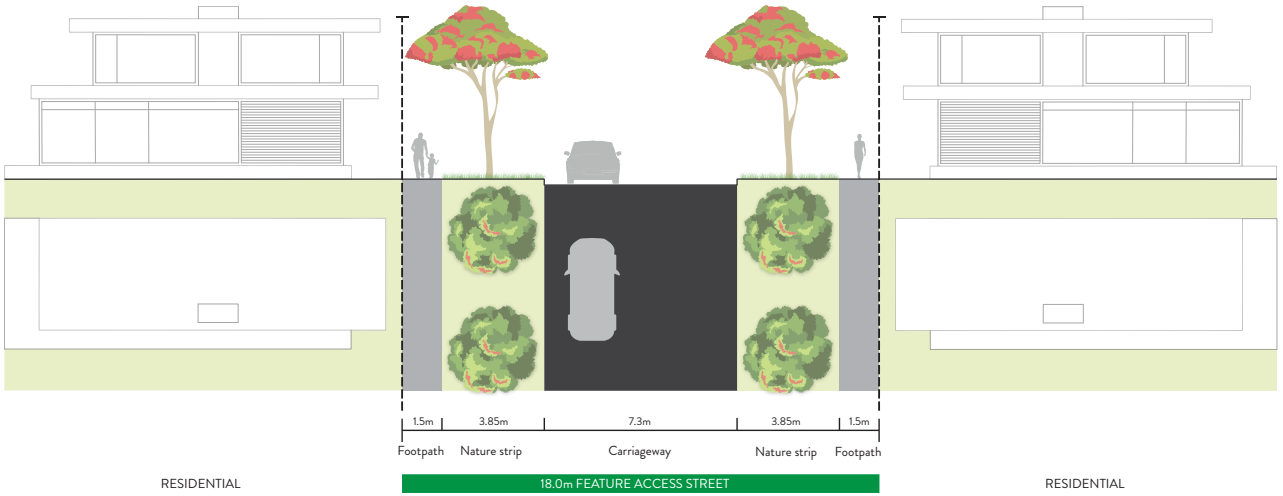
U. MAIN STREET



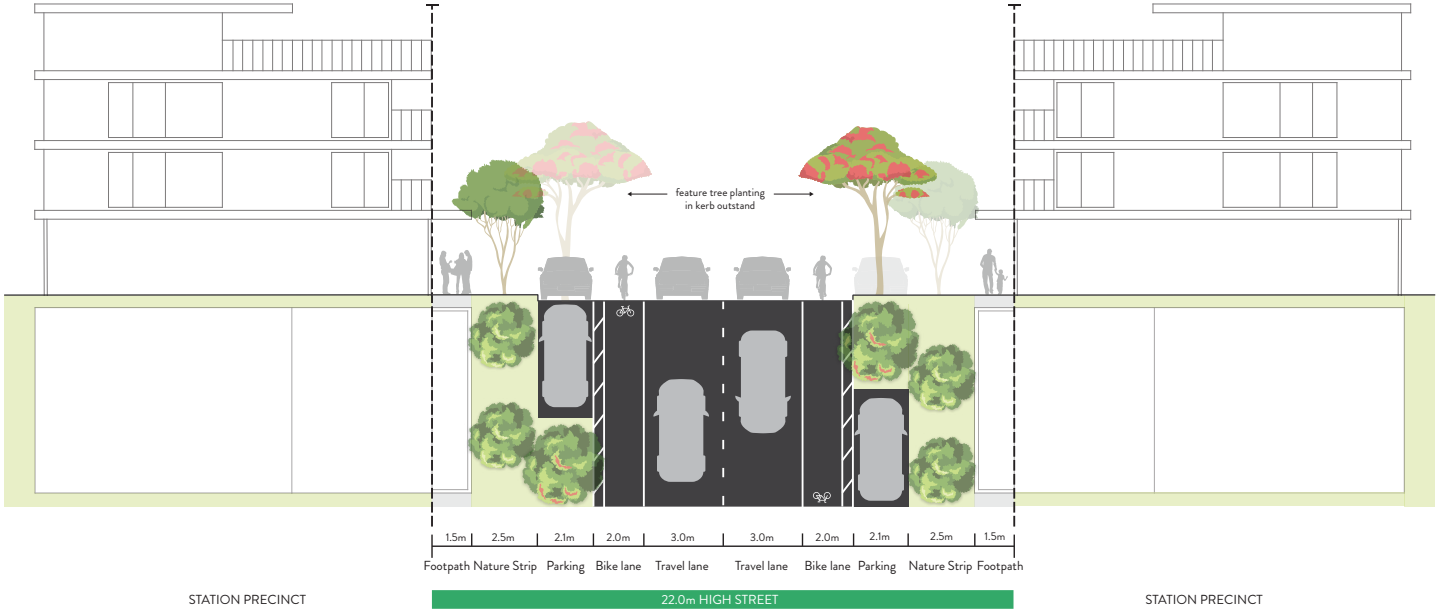
V. TYPICAL LOCAL ACCESS STREET



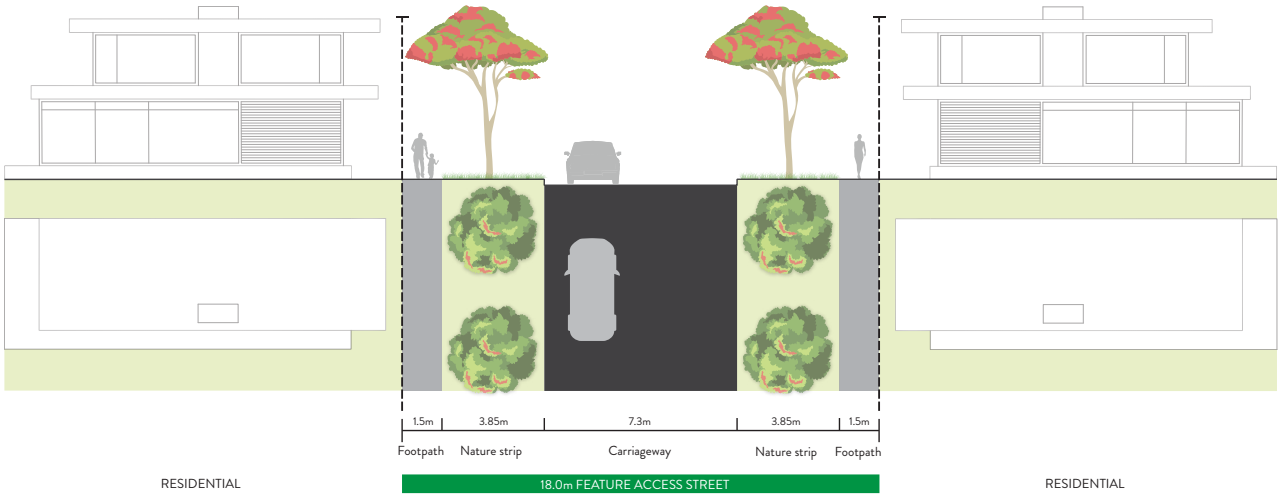
W. FEATURE LOCAL ACCESS STREET



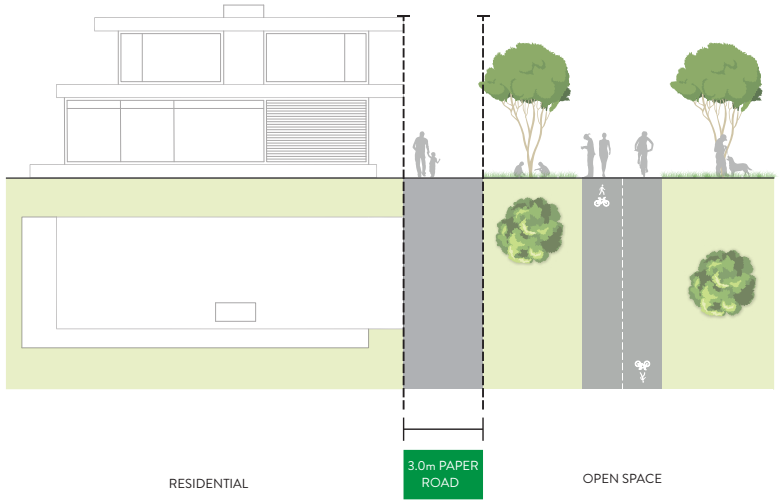
X. HIGH STREET



Y. TYPICAL LANE



Z. TYPICAL PAPER ROAD



4.4 MARSHALL PRECINCT STRUCTURE PLAN TREE SPECIES LIST

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME	MIN. N/STRIP OR MEDIAN WIDTH	NOT TO BE USED IN NATURESTRIPS	SECONDARY FRONTAGES
ARTERIAL ROAD	Angophora costata	Smooth-barked Apple Myrtle	3 – 4m		x
	Brachychiton populneus	Kurrajong	3 – 4m		x
	Corymbia eximia	Yellow Bloodwood	3 – 4m		x
	Corymbia ficifolia	Flowering Gum	3 – 4m		x
	Corymbia maculata	Spotted Gum	4m>	x	x
	Corymbia citriodora	Lemon-scented Gum	4m>	x	x
	Eucalyptus melliodora	Yellow Box	4m>	x	x
	Eucalyptus polyanthemos	Red Box	4m>	x	x
	Eucalyptus leucoxylon	Yellow Gum	4m>	x	x
	Lophostemon confertus	Queensland Brush Box	3 – 4m		x
	Melia azederach*	White Cedar	3 – 4m		x
	Platanus acerifolia	London Plane Tree	4m>	x	x
	Quercus robur	English Oak	4m>	x	x
	Waterhousea floribunda	Weeping Lilly-Pilly	3 – 4m		x

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME	MIN. N/STRIP OR MEDIAN WIDTH	NOT TO BE USED IN NATURESTRIPS	SECONDARY FRONTAGES
COLLECTOR ROAD	Acacia implexa	Lightwood	2 – 3m		x
	Acacia melanoxylon	Blackwood	3 – 4m		x
	Acer platanoides 'Crimson Sentry'	Norway Maple	2 – 3m		✓
	Angophora costata	Smooth-barked Apple Myrtle	3 – 4m		x
	Brachychiton acerifolius	Illawarra Flame Tree	3 – 4m		x
	Brachychiton populneus	Kurrajong	3 – 4m		x
	Callistemon salignus	Pink Tips	3 – 4m		x
	Eucalyptus scoparia	Wallangarra White Gum	3 – 4m		x
	Eucalyptus sideroxylon	Ironbark	4m>		x
	Eucalyptus sideroxylon 'Rosea'	Red Ironbark	4m>		x
	Eucalyptus scoparia	Wallangarra White Gum	3 – 4m		x
	Fraxinus pennsylvanica 'Cimmaron'	Green Ash	4m>		x
	Fraxinus pennsylvanica 'Urbanite'	Green Ash	4m>		x
	Melia azederach*	White Cedar	2 – 3m		x
	Pyrus calleryana 'Capital'	Upright Ornamental Pear	2 – 3m		x
	Pyrus calleryana 'Chanticleer'	Ornamental Pear	3 – 4m		x
	Pyrus calleryana x Pyrus betulaefolia 'Edgewood'	Ornamental Pear	3 – 4m		✓
	Pyrus calleryana 'Southworth Dancer'	Ornamental Pear	2 – 3m		✓
	Quercus palustris	Pin Oak	3 – 4m		x
	Ulmus parvifolia 'Todd'	Upright Chinese Elm	2 – 3m		✓
	Waterhousea floribunda	Weeping Lilly-Pilly	3 – 4m		x

APPENDICES INDICATIVE STREET TREE PLANTING

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME	MIN. N/STRIP OR MEDIAN WIDTH	NOT TO BE USED IN NATURESTRIPS	SECONDARY FRONTAGES
RESIDENTIAL AREAS	Acacia implexa	Lightwood	2 – 3m		x
	Acacia melanoxylon	Blackwood	3 – 4m		x
	Acer platanoides 'Crimson Sentry'	Norway Maple	2 – 3m		✓
	Agonis flexuosa	Willow Myrtle	3 – 4m		x
	Angophora costata	Smooth-barked Apple Myrtle	3 – 4m		x
	Angophora hispida	Dwarf Apple	2 – 3m		x
	Banksia marginata	Silver Banksia	3 – 4m		x
	Brachychiton acerifolius	Illawarra Flame Tree	3 – 4m		x
	Brachychiton populneus	Kurrajong	3 – 4m		x
	Callistemon salignus	Pink Tips	3 – 4m		x
	Callistemon 'Harkness'	Bottlebrush	2 – 3m		✓
	Callistemon viminalis	Weeping Bottlebrush	3 – 4m		x
	Corymbia eximia 'nana'	Dwarf Yellow Bloodwood	3 – 4m		x
	Corymbia citriodora 'Scentuous'*	Dwarf Lemon-scented Gum	2 – 3m		
	Eucalyptus leucoxylon 'Euky Dwarf'	Dwarf Yellow Gum	3 – 4m		x
	Eucalyptus scoparia	Wallangarra White Gum	3 – 4m		x
	Fraxinus angustifolia 'Raywood'	Claret Ash	4m>		x
	Fraxinus griffithii	Flowering Ash	2 – 3m		✓
	Lophostemon confertus	Queensland Brush Box	3 – 4m		x
	Melia azederach*	White Cedar	2 – 3m		x
	Prunus x blireana	Prunus	2 – 3m		✓
	Prunus cerasifera 'Nigra'	Flowering Plum	2 – 3m		✓
	Prunus cerasifera 'Oakville Crimson Spire'	Upright Flowering Plum	2 – 3m		✓
	Pyrus calleryana 'Capital'	Upright Ornamental Pear	2 – 3m		✓
	Pyrus calleryana 'Chanticleer'	Ornamental Pear	2 – 3m		x
	Pyrus calleryana x Pyrus betulaefolia 'Edgewood'	Ornamental Pear	2 – 3m		x
	Pyrus calleryana 'Southworth Dancer'	Ornamental Pear	2 – 3m		✓
	Pyrus fauriei 'Korean Sun'	Dwarf Ornamental Pear	2 – 3m		✓
	Quercus palustris	Pin Oak	3 – 4m		x
	Ulmus parvifolia 'Todd'	Upright Chinese Elm	2 – 3m		x
	Ulmus glabra 'Lutescens'	Golden Elm	3 – 4m		x
	Waterhousea floribunda	Weeping Lilly-Pilly	3 – 4m		x

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME	MIN. N/STRIP OR MEDIAN WIDTH	NOT TO BE USED IN NATURESTRIPS	SECONDARY FRONTAGES
RESERVES	Acacia implexa	Lightwood			
	Acacia dealbata	Silver Wattle			
	Acacia mearnsii	Black Wattle			
	Acacia melanoxylon	Blackwood			
	Acacia pendula	Weeping Myall			
	Acacia pycnantha	Golden Wattle			
	Allocasuarina littoralis	Black Sheoke			
	Allocasuarina verticillata	Drooping Sheoke			
	Angophora costata	Smooth-barked Apple myrtle			
	Banksia marginata	Silver Banksia			
	Brachychiton acerifolius	Illawarra Flame Tree			
	Brachychiton populneus	Kurrajong			
	Brachychiton rupestris	Bottle Tree			
	Callistemon viminalis	Weeping Bottlebrush			
	Corymbia citriodora	Lemon-scented Gum			
	Corymbia maculata	Spotted Gum			
	Eucalyptus leucoxylon ssp 'Bellerinensis'	Bellerine Yellow Gum			
	Eucalyptus leucoxylon ssp 'Connata'	Melbourne Yellow Gum			
	Eucalyptus melliodora	Yellow Box			
	Eucalyptus camaldulensis	River Red Gum			
	Eucalyptus mannifera	Brittle Gum			
	Eucalyptus ovata	Swamp Gum			
	Eucalyptus polyanthemos	Red Box			
	Eucalyptus viminalis	Manna Gum			
	Melia azederach*	White Cedar			
	Melaleuca lanceolata	Moonah			
	Exocarpos cupressiformis	Cherry Ballart			
	Waterhousea floribunda	Weeping Lilly-Pilly			
	Exotic species subject to approval				

APPENDICES INDICATIVE STREET TREE PLANTING

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME	PUBLIC SPACE	GARDEN BED	CARPARK
ACTIVITY CENTRE / COMMUNITY CENTRE	Acacia implexa	Lightwood	✓	✓	✓
	Acacia pendula	Weeping Myall	x	✓	x
	Acer freemanii 'Jeffersred'	Red Maple	✓	✓	x
	Acer negundo 'Sensation'	Box Elder	✓	✓	x
	Acer platanoides 'Columnare'	Norway Maple	x	✓	x
	Acer platanoides 'Crimson Sentry'	Norway Maple	✓	✓	x
	Acer platanoides 'Globosum'	Designer Maple	✓	✓	x
	Agonis flexuosa	Willow Myrtle	x	✓	✓
	Agonis flexuosa 'Burgundy'	Dwarf Willow Myrtle	x	✓	x
	Eucalyptus leucoxylon 'Euky Dwarf'	Dwarf Yellow Gum	x	✓	✓
	Eucalyptus torquata	Coral Gum	✓	✓	✓
	Fraxinus excelsior 'Aurea'	Golden Ash	✓	✓	x
	Fraxinus griffithii	Evergreen Ash	✓	✓	x
	Gleditsia triacanthos var. inermis 'Shademaster'	Honey-Locust	✓	✓	✓
	Lagerstroemia indica*	Crepe Myrtle	x	✓	x
	Prunus x blireana	Flowering Plum	x	✓	x
	Waterhousea floribunda	Weeping Lilly-Pilly	x	✓	✓
	Prunus cerasifera 'Oakville Crimson Spire'	Upright Flowering Plum	x	✓	x
	Pyrus betulaefolia 'Southworth Dancer'	Ornamental Pear	✓	✓	x
	Pyrus calleryana x betulaefolia 'Edgewood'	Ornamental Pear	✓	✓	✓
	Pyrus calleryana 'Capital'	Upright Ornamental Pear	✓	✓	✓
	Pyrus calleryana 'Chanticleer'	Upright Ornamental Pear	✓	✓	✓
	Pyrus fauriei 'Korean Sun'	Dwarf Ornamental Pear	x	✓	x
	Quercus palustris	Pin Oak	✓	✓	✓
	Quercus robur 'Fastigiata'	Upright Oak	✓	✓	✓
	Robinia pseudoacacia 'Frisia'	Golden Robinia	✓	✓	✓
	Ulmus glabra 'Lutescens'	Golden Elm	✓	✓	✓
	Ulmus parvifolia 'Todd'	Upright Chinese Elm	✓	✓	✓
	Waterhousea floribunda	Weeping Lilly-Pilly	✓	✓	✓

ROAD AREA / TYPE	BOTANICAL NAME	COMMON NAME		MEDIUM DENSITY	HIGH DENSITY
MEDIUM AND HIGH DENSITY HOUSING	Acacia implexa	Lightwood		✓	x
	Acer platanoides 'Globosum'	Designer Maple		x	✓
	Acer platanoides 'Columnare'	Norway Maple		x	✓
	Acer platanoides 'Crimson Sentry'	Norway Maple		✓	✓
	Angophora hispida	Dwarf Apple Myrtle		✓	x
	Agonis flexuosa 'Burgundy'	Dwarf Willow Myrtle		x	✓
	Callistemon 'Harkness'	Bottlebrush		✓	✓
	Corymbia eximia 'nana'	Dwarf Yellow Bloodwood		✓	x
	Corymbia citriodora 'Scentuous'*	Dwarf Lemon-scented Gum		✓	✓
	Eucalyptus leucoxylon 'Euky Dwarf'	Dwarf Yellow Gum		✓	x
	Fraxinus griffithii	Evergreen Ash		✓	✓
	Gleditsia triacanthos 'Continental'	Honey-Locust		✓	x
	Prunus blireana	Flowering Plum		x	✓
	Prunus cerasifera 'Nigra'	Flowering Plum		x	✓
	Prunus cerasifera 'Oakville Crimson Spire	Fastigiate Flowering Plum		x	✓
	Pyrus betulaefolia 'Southworth Dancer"	Ornamental Pear		✓	✓
	Pyrus calleryana x betulaefolia 'Edgewood'	Ornamental Pear		✓	x
	Pyrus calleryana "Chanticleer'	Ornamental Pear		✓	x
	Pyrus calleryana 'Captial'	Ornamental pear		x	✓

*Denotes or similar cultivar

KEY POINTS TO CONSIDER:

Has the image and character objectives of the Precinct Structure Plan been considered, for example:

- Has the suggested species list been reviewed within the PSP?
- Have the road cross sections of the PSP been reviewed when compiling the proposed species list?
- Is there an adjacent development site that interconnects and may have a master plan already approved?
- Are the trees being proposed suitable for local growing conditions?
- Are the proposed species suitable for the space in which they would be planted? (naturestrip width)
- Where will the trees be planted? (standard lots, medium density or high density)
- Does the proposed species consider the type, size and scale of the street?
- Are the trees readily available, what are growers advising?
- Will they enhance the local image and character of the area?
- Has secondary frontages (side boundaries) to homes been considered?
- Will they achieve the canopy coverage target of 25% for each street?
- Has passive solar orientation been considered?
- Do you know if major underground services exist or are proposed? (e.g. underground high voltage power and/or underground high pressure gas mains)
- Does the proposed species consider underground distribution services? (i.e. low voltage / low pressure lines / house connections etc.
- Will tree planting trigger authorisation from other referral authorities such as Ausnet, Powercor, Major Roads Victoria, Regional Roads Victoria, Vic Roads or Transport Victoria?
- Areas adjacent to natural type environments such as conservation reserves, is the proposed tree species going to compliment the trees within the adjacent space?
- Naturestrips fronting reserves, have these been considered?
- Is there any potential that the proposed species could become weedy or invasive?
- Does the client have a desire to create themes or precincts within the development that may assist in choosing the correct species palette?
- Will there be an urban / rural interface and how will this be addressed?

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Geelong VIC 3220
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4. FUTURE OF THE FORMER GEELONG POST OFFICE

Source: **Customer & Corporate Services – Property, Procurement & Assets**
Director: **Michael Dugina**
Portfolio: **Finance**

Purpose

1. To consider the future ownership or potential use options of the former Geelong Post Office, 83 Ryrie Street Geelong.

Background

2. At its meeting of 22 May 2018, Council resolved to give notice of intention to sell the former Geelong Post Office at 83 Ryrie Street, Geelong and to refer its Conservation Management Plan (CMP) to Heritage Victoria and the National Trust for comment.

3. On 25 September 2018 Council then resolved to commission another CMP and that the proposed sale of the property be considered by the Council when the new CMP became available.

4. At the Council meeting of 9 April 2019, the Council received a new CMP and resolved for officers to seek feedback on use and ownership of the building. A copy of the prior Council resolutions are provided in **Attachment 2**.

Key Matters

5. The City invited community submissions seeking feedback about options for the use and ownership of the former Geelong Post Office (criteria as per **Attachment 3**). 17 submissions were received in response through the City's *Have Your Say* website. A summary of submissions contained in **Attachment 3.**

6. Whilst all submissions identified linkages to the Clever and Creative vision, the proposed solutions for how the restoration obligations identified in the CMP could be achieved, the refurbishment for proposed use or financially sustainability of its ongoing requirements identified that significant capital contribution and ongoing operational subsidisation would be required by the City.

7. Philanthropic funding sources were identified that could provide a contribution to the restoration and the ongoing maintenance of the former Geelong Post Office, however, there is no certainty of achieving funding. A defined use and a supporting business plan would need to be developed prior to seeking any funding source

8. Whilst the submissions identify possible uses, there remains significant debate around what role Council should play in supporting additional (new) discretionary services such as museums, exhibition spaces and spaces for collections. This is all the more relevant in an environment where Council is seeking to define priorities within limited funding sources (e.g. rate capping), whilst also considering future use of City Hall. In addition, Council has committed to generating significant funding from the sale of surplus properties for the Civic Accommodation project. In light of these important Council positions, management is of the opinion that the sale of the Post Office should proceed on the condition that:

8.1 the CMP is adhered to; and

8.2 uses and development of the building are complimentary to the overall precinct (including possible accommodation and tourism).

Cr Mason moved, Cr Aitken seconded –

9. That consideration of the report be deferred until the Ordinary Council Meeting on 30 July 2019.

Carried.

5. BA-GURRK: A GENDER EQUITY FRAMEWORK FOR THE GREATER GEELONG REGION – IMPLEMENTATION PLAN

Source: **Community Life – Healthy Communities**
Director: **Robyn Stevens**
Portfolio: **An Inclusive and Diverse Community**

Purpose

1. To inform Council about the *Ba-gurrk Gender Equity Framework – Foundational Implementation Plan 2019-2022*.

Background

2. Gender equity entails the provision of fairness and justice in the distribution of benefits and responsibilities on the basis of gender. The concept recognises that people may have different needs and power related to their gender and that these differences should be identified and addressed in a manner that rectifies gender related imbalances.

3. In February 2019, Council endorsed the *Ba-gurrk Gender Equity Framework,* which identified relevant current research, policy and community expectations to achieve gender equality. That report detailed that an action plan would be completed, using the framework as context. The action plan was to incorporate the requirement for all policies, plans, services and programs with an organisational-wide and community-wide impact, to commit to gender equity principles to achieve a fair and inclusive community.

Key Matters

4. An implementation plan (**Attachment 2**) has been developed to articulate what will be done over the next three years to contribute towards achieving gender equality at the City and in the broader community.

5. The implementation plan has been developed in consultation with internal staff, who are also responsible for delivering the actions. Community engagement actions are included in the plan to ensure ongoing consultation and collaboration with internal and external stakeholders.

6. Annual implementation plans will be developed on a rolling basis to ensure continuity and delivery against the *Ba-gurrk Gender Equity Framework* in future years.

7. An internal working group will be established to implement the action plan and monitor its progress. This working group will be co-led between the Community Life and People and Culture directorates.

Cr Mansfield moved, Cr Grzybek seconded -

8. That Council note the *Ba-gurrk Gender Equity Framework – Foundational Implementation Plan 2019-2022.*

Carried.

Attachment 1

Financial Implications

1. Resourcing to deliver the implementation plan is accounted for in the Healthy Communities allocation in the 2019-20 budget. Grant applications will be submitted when funding opportunities arise.

Community Engagement

2. The *Ba-gurrk Gender Equity Framework* was based on consultation with community members, government and non-government organisations, as well as City staff. The draft framework was endorsed by Council at the 10 July 2018 meeting and then released for final public comment between 12 July 2018 and 13 August 2018. The framework was updated based on the feedback received and also considered the *Best Practice Guide for Gender Equality in Local Government* and the proposed priorities of the Gender Equality Bill, which is provisionally scheduled to be presented to the Victorian Parliament in 2019.

3. The implementation plan has been consulted with internal staff, who are also responsible for delivering on the outcomes. It also includes community engagement actions as part of the plan to ensure consultation with internal and external stakeholders.

Social Equity Considerations

4. The framework will contribute to address Council's adopted Social Equity principles. The focus on addressing inequality, inequity and social exclusion for women is key to achieving social equity in Geelong.

Policy/Legal/Statutory Implications

5. Gender inequality is recognised as a key factor in contributing to family violence. Addressing family violence is a requirement of the *Municipal Public Health and Wellbeing Plan 2018-21*. Additionally, the Victorian Government *Gender Equality Strategy 2016* identifies a strategic outcome of 50:50 by 2025 for women in elected positions. Actions directly aimed at achieving gender equity are within the remit of the Human Rights Charter. In 2019, it is anticipated the Victorian Government will present the Gender Equality Bill to Parliament. The Bill proposes new obligations on the Victorian public sector, including local government, to plan and report on gender equality.

Alignment to Council Plan

6. The achievement of gender equality within the City will positively contribute to and underpin all ten of the council plan strategic priorities. In particular, improved health and safety of our community; informed social infrastructure and planning; a more inclusive and diverse community; vibrant arts and culture; a thriving and sustainable economy; and organisational leadership, strategy and governance.

7. A City focussed on gender equity positively supports and complements all aspects of the Clever and Creative Future vision, in particular the achievement of an inclusive, diverse, healthy and socially-connected community; a community where people feel safe; and a prosperous economy that supports jobs and education opportunities.

Conflict of Interest

8. No City officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Risk Assessment

9. The expected Victorian Gender Equality Bill may be enacted as early as November 2019. Having an operational plan that addresses this issue will prepare the City for any changes.

Environmental Implications

10. There are no environmental implications arising from the subject of this report.

Foundational Implementation Plan 2019-2022

SPHERE 1: LEADERSHIP

Vision Statement: The City of Greater Geelong, as a leader, is committed to working towards a gender balanced organisation.

We are a community leader. Inclusive leadership in gender equity inspires better workplace culture and practice, and ensures we live our values both internally and externally for the benefit of women, men and everyone.

Legend for Timeframe: SHORT: 12 months, MEDIUM: 12 – 24 months, LONG: 2-3 years

Objective	Strategies	Timeframe	Responsibility
1.1 Leadership IN (INTERNAL)	(a) Establish an internal Governance Leadership group to oversee the coordination and implementation of this Action Plan, including: i) The establishment of an internal gender equity advocacy group to become gender equity advocates by influencing and leading internal and external behaviour change initiatives.	SHORT	Community Life / People and Culture
	(b) Ensure that gender equity practices and initiatives across the organisation align to the Ba-gurrk: A Gender Equity Framework for the Greater Geelong Region.	SHORT	Community Life
	(c) Develop a gender equity leadership framework which includes: i) Developing a corporate narrative to enable Executive and Senior Leaders to provide a strength based media and community presence;	LONG	Governance, Strategy & Performance
	ii) The development and facilitation of a City of Greater Geelong Leadership Capability Framework to include knowledge and capability building in inclusive leadership practices;	LONG	People & Culture
	iii) Promote and celebrate women in leadership both internally and externally; and	MEDIUM	Mayoral Advisory & Advocacy

	iv) Continue the relationship with Women in Local Democracy (WILD) advocacy group to assist the City in the development of a training program for women who are interested in becoming a Councillor.	MEDIUM	Governance, Strategy & Performance
1.2 Leadership UP (Council)	(a) Achieve 40/40/20 by 2025 Gender balance on Council (long term goal, short term targets) through: i) The development of a corporate narrative to enable Councillors to provide a strength based media and community presence; ii) Mentoring or coaching programs for women leading to Councillor roles; and iii) Building Councillor capability across portfolio/leadership style that resonate with gender equity principles.	MEDIUM - LONG	Governance, Strategy & Performance
1.3 Leadership Community	(a) Develop an educational resource to support the capacity building of stakeholders around gender equity. (b) Undertake an exploration of the current use and users of the City's owned and operated facilities, subsequently develop user protocols and communications plan to deliver a consistent approach to gender equity.	MEDIUM MEDIUM	Community Life Community Life
1.4 Gender Composition	(a) Prepare an annual audit of exits by gender. (b) Develop a gender pay gap strategy which includes: i) Conducting a gender pay gap analysis of the City of Greater Geelong as an employer and identify in what levels, roles or directorates the gap is more prevalent.	MEDIUM MEDIUM	People & Culture People & Culture
1.5 Workforce Capability	(a) Provide a learning program to build staff capacity and awareness in inclusive practices.	MEDIUM	People & Culture

Foundational Implementation Plan 2019-2022

	(b) Develop a communications and engagement plan for internal stakeholders (across all City staff) awareness of gender equity.	SHORT	Governance, Strategy & Performance
	(c) Develop a narrative on gender equity as the key determinant of preventing violence against women and children.	SHORT	Governance, Strategy & Performance
1.6 Communication	(a) Develop an engagement and communication kit which will provide internal and external stakeholders with consistent information on gender equity, equality, diversity and inclusion.	MEDIUM	Governance, Strategy & Performance

Foundational Implementation Plan 2019-2022

SPHERE 2: ORGANISATIONAL POLICIES AND PROCEDURES

The City is in a position to set benchmarks for workplace change and move towards gender equality.

To ensure everyone has the opportunity to succeed, we have a role in improving the organisation by changing the systems that inhibit gender equity.

Objective	Strategies	Timeframe	Responsibility
2.1 Discovery Phase	(a) Through the Policy Review Committee, develop training in undertaking a gender analysis to applying a gender lens to organisation policies.	MEDIUM	Customer & Corporate Services
	(b) Research 'best practice' approaches, resources and tools that can be used across the organisation to further strengthen Gender Equity principles throughout the organisation.	SHORT	Community Life
2.2 Our People	(a) Aim to achieve 40/40/20 in leadership positions across the City of Greater Geelong, from Manager level up (short term actions, long term goal).	LONG	Chief Executive
	(b) Create an inclusive language guide for use throughout the organisation.	MEDIUM	Internal communications and marketing
	(c) Direct staff to existing policy and recruitment panel design when undertaking staff recruitment.	SHORT	All people leaders
	(d) Research and consider the use of a gender decoder for all job advertisements across the City.	MEDIUM	People & Culture
	(e) Audit and scrutinise the current process and recruitment practices that remove bias from hiring processes across the organisation.	MEDIUM	People & Culture

	(f) Review the induction program to enable staff to be welcomed and supported to fit in and to thrive.	MEDIUM	People & Culture
	(g) All hiring managers and recruitment panel members to complete all modules relating to recruitment and inclusive practices.	SHORT	People & Culture
	(h) Evaluate employee uptake of flexible working arrangements and work life balance.	MEDIUM	People & Culture
2.3 Social Procurement	(a) Instigate funding guidelines that ensure recipients of the City's grants demonstrate gender equity & inclusivity.	SHORT	Program Integration & Development
	(b) Include Gender Equity considerations into the City's procurement arrangements and seek to identify opportunities to address any perceived imbalances that can be impacted via our procurement activities.	SHORT	Property, Procurement and Assets

Foundational Implementation Plan 2019-2022

SPHERE 3: COMMUNITY

The City promotes gender equity and the prevention of violence against women through a whole of community approach.

Because we are in a position of influence, we can and will do more to incorporate inclusive and diverse views to better reflect the community we serve and better serve the community we represent.

Objective	Strategies	Timeframe	Responsibility
3.1 Stakeholder Engagement	(a) Review the subsequent outcomes of engagement systems and processes, and action the outcomes.	MEDIUM	Governance, Strategy & Performance
	(b) As part of the engagement process ensure: i) Consumer gender composition and engagement; ii) Focus groups with stakeholders who experience compounded gender inequality: • Aboriginal and Torres Strait Islander • Multicultural • Disability • Trans and Gender Diverse • Rural and remote iii) Align our internal and external surveys to match National trends.	MEDIUM	Governance, Strategy & Performance
	(c) Co-design of inclusive and diverse engagement information for Engagement Step by Step guide.	SHORT	Strategy, Engagement & Performance
	(d) Review Council Engagement policy and promise and ensure gender equity alignment.	SHORT	Strategy, Engagement & Performance

	(e) Continue to support Women in Community Life Advisory Committee (WiCLAC) and the co-ordination and promotion of events such as International Women's Day (IWD).	SHORT - LONG	Community Life WiCLAC
3.2 Gender Inclusive Culture & Design	(a) Research and implement gender sensitive design practice, starting with the new Civic Precinct and utilise the UNESCO City of Design designation.	LONG	Economic Development & Civic Precinct Project
	(b) Develop a gender mapping tool to capture community safety and rates of discrimination/harassment complaints by gender from community that inform budget decisions.	LONG	Community Life
	(c) In collaboration with Finance, explore the opportunity to apply Gender Equity criteria into the budget bids process for new initiatives.	MEDIUM	Finance
	(d) Celebrate gender equity and diversity throughout economic development via publications and communication channels.	MEDIUM	Economy, Investment & Attraction
	(e) Applying a gender lens in scoping and implementation of all investment and attraction projects, for example – RISE project and major events.	MEDIUM	Economy, Investment & Attraction
3.3 Promotion & Marketing	(a) Promote women in non-traditional trades.	MEDIUM	Customer & Corporate Services
	(b) Ensure a balance of women and men (images and stories) in the City's publications.	SHORT - MEDIUM	Communications & Marketing

4: EVALUATION

4.1 Evaluation	(a) Develop an evaluation framework to measure the effectiveness of the actions within this plan.	MEDIUM	Community Life

THE CITY OF GREATER GEELONG

Ba-gurrk Gender Equity Framework

Foundational Implementation Plan 2019-2022

6. G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY – FINAL REPORT

Source: **Community Life – Social Planning & Investment**
Director: **Robyn Stevens**
Portfolio: **Social and Infrastructure Planning**

Purpose

1. To seek Council endorsement of the final *G21 and Cricket Victoria Barwon Regional Cricket Strategy,* following the public exhibition of the draft strategy.

Background

2. The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* (**Attachment 2**) aims to guide the future planning and development of cricket across the Barwon region to 2028. The strategy provides a framework to support the future management, development and infrastructure needs of the sport. The strategy is a collaborative planning project between the G21 Region Alliance, G21 local government authorities (LGAs), Cricket Victoria, Victorian Government and the local cricket community.

Key Matters

3. The strategy investigates issues and opportunities facing cricket, which have been identified through extensive consultation with Barwon cricket and relevant stakeholders.

4. The strategy has identified five key strategic priorities which aim to improve and develop the sport. These are:

   4.1 Priority 1 – Governance and cricket activity management;

   4.2 Priority 2 – Participation growth;

   4.3 Priority 3 – Facility provision, capacity and renewal;

   4.4 Priority 4 – Regional cricket and community centre; and

   4.5 Priority 5 – Resourcing and partnerships.

5. There are no immediate investment or resource implications for the City identified in the strategy.

6. The strategy identifies that improving the structure and governance of cricket in the region is the priority.

7. The public consultation period from 25 October 2018 to 7 December 2018 received 12 formal responses. The consultation summary can be found in **Attachment 3**.

8. The strategy has been endorsed by the G21 Sport & Recreation Pillar and will follow to the G21 Board once adoption from each LGA has been achieved.

Cr Murrihy moved, Cr Aitken seconded -

9. That Council endorse the final *G21 and Cricket Victoria Barwon Regional Cricket Strategy* (Attachment 2).

Attachment 1

Financial Implications

1. There is no budget allocated for implementation of the strategy. Funding for any action noted in the strategy into the future will be sought through a range of funding opportunities and partnerships. Any request for council funding will be the subject of a separate report.

Community Engagement

2. The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* provides the strategic framework to support and improve the sport of cricket over the next 10 years. The strategy has been driven through extensive engagement with the cricket community including local clubs, schools, stakeholder workshops as well as Project Control and Project Steering Groups. The consultation period identified a vision for the strategy being 'More cricket, played by more participants, across a diverse range of programs and locations'. To achieve this vision, the strategy has identified five key strategy priorities. These are:

Priority 1 – Governance and Cricket Activity Management.

2.1 The structure of cricket in the Barwon region currently sees a mixed approach to the delivery of services, competitions, programs and activities with a number of clubs, associations, committees and player development programs operating independently. Therefore, the most immediate priority and challenge facing cricket across the region is the current governance and management structure. This is impacting on the viability of all other elements of the game and must be addressed in order for the sport to prosper. The most critical action under this priority is to 'Develop an aligned and collaborative structure to manage cricket' and for Cricket Victoria to lead a stakeholder working party in partnership with the local cricketing community. It is noted that all other strategic priorities cannot be progressed until this is addressed. A future amended governance model will require coordinated and supported administration and sustainable management.

Priority 2 – Participation Growth.

2.2 This priority aims to grow cricket, its range of activities, club capacity and profile across the region. It is identified within the draft strategy that cricket in G21 has experienced a decline in participation in recent seasons which is in contrast to the rest of Victoria. In addition, despite considerable improvement in the past two years, female participation rates are very low and clubs and associations require continued support from Cricket Victoria to provide diversification and flexible formats to help address this.

2.3 Within this priority is a need for Cricket Victoria to lead a strategic review of current structures and game formats and to work with clubs to introduce flexible and diversified programs. This includes engaging and promoting junior, youth and female programs and growing inclusive cricket for multi-cultural and indigenous communities. Along with this wider suite of cricket opportunities, there must be adequate resources to support implementation and ongoing operation.

Priority 3 – Facility Provision, Capacity and Renewal.

2.4 The Barwon region's unique 'metro meets country' hybrid profile means that there is no one size fits all approach when looking at future cricket facility provision. Of the 155 playing fields in G21, 70% are located within the City, 12% in Colac Otway Shire, 11% Surf Coast Shire, 6% Golden Plains Shire and 1% in the Borough of Queenscliffe.

2.5 The provision of playing facilities in G21 align with recommendations for both country and metropolitan areas however the unique geographical spread of the region sees varying levels of demand for infrastructure. Due to this, the strategy notes that the prioritisation of new venues and facilities should be by capacity, equity and within areas of population growth (e.g. Armstrong Creek). In order to attract investment for the development of cricket facilities, the first critical action under this priority is for Cricket Victoria, LGAs and Sport & Recreation Victoria (SRV) to assist clubs in developing facility renewal plans that highlight projects that promote diversity and inclusion.

2.6 In addition, the strategy also notes that the development of additional turf pitch playing fields within the City is not supported in the short to medium term given the existing high level of turf pitch provision. While this provision is commensurate with higher population and participation numbers, it may also be restricting the capacity of existing sites and constraining the flexibility and opportunity for expansion of the game. While ensuring a suitable balance of turf and synthetic wickets will be a key focus for the Barwon region in the future, there is to be no net gain of turf pitches during the life of the strategy or until 'Priority 1 – Governance and Cricket Activity Management: Develop an aligned and collaborative structure to manage cricket' is resolved. This extends to turf practice nets also.

Priority 4 – Regional Cricket and Community Centre.

2.7 Cricket Victoria has identified a need to deliver and activate regional level Cricket and Community Centres across a number of regions including G21 to achieve and address the following key roles and functions:

(a) Participation development – for year-round competition activities, program delivery and school participant development including a venue suitable for finals and events;

(b) Education – provide adequate support, education and training for players, coaches, umpires and off-field support services including volunteers;

(c) High performance – provision of indoor, outdoor, health and fitness infrastructure particularly within an area where access to such facilities may be limited; and

(d) Shared regional services – to provide a more centralised and streamlined approach to future cricket activities including competition, marketing and promotion.

2.8 The delivery of a regional centre includes the opportunity to leverage off existing facilities using a multi-use approach.

2.9 The critical action under this priority is for a working group to further investigate this proposal and to consider potential locations. It is noted that any investment for a regional cricket and community centre will require a collaborative approach from G21 along with Cricket Victoria, Cricket Australia, state and federal government and potentially commercial partners.

Priority 5 – Resourcing and Partnerships.

2.10 It is identified within the strategy that no single organisation can deliver all activities and priorities alone, and that collaboration is required to create cohesive and efficient sports administration, programs, partnerships and infrastructure for the Barwon cricket region.

2.11 The critical action under this priority will be for LGAs and Cricket Victoria to actively advocate to the state government and Cricket Australia for the continuation of SRV's Community Sports Infrastructure Fund 'Cricket Facilities' category along with Cricket Australia's National Facilities Funding Scheme. In addition, project partners will be encouraged to work together to provide structured communication and promotion of the strategy and its progression.

3. The public exhibition of the draft strategy was from 25 October 2018 to 7 December 2018 and received 12 formal responses as well as additional feedback from all LGAs (consultation log can be found in **Attachment 3**). Themes from the feedback were consistent with the key strategic priorities identified in the strategy, including increasing participation and diversification of game formats, addressing governance and management issues as well as facility development opportunities.

4. The strategy was endorsed by the G21 Sport & Recreation Pillar at their meeting on 3 June 2019. Following endorsement by each LGA, the strategy will proceed to the G21 Board for consideration.

Social Equity Considerations

5. The strategy recognises the need to improve diversity and inclusion in cricket across the Barwon region. There is a strong focus on delivering programs which promote and support female participation, all-abilities as well as indigenous and multicultural communities. It is noted in the strategy that female participation in the region is well below the state's average, and a key action under Priority 2 – 'Participation Growth: *Grow cricket, its range of activities and profile across the Barwon region'* is to support local clubs and associations in engaging and growing their female participant base. In addition to strengthening the female cricket pathway, it will be important to diversify and offer more flexible, non-structured formats to engage more people outside of their current traditional player profile. These opportunities will target participants with time or financial constraints who may not be inclined to participate on a more structured basis. The strategy also highlights improving female friendly facilities by working with clubs on developing improvement plans that prioritise inclusive outcomes.

Policy/Legal/Statutory Implications

6. There are no policy, legal or statutory implications arising from this report.

Alignment to Council Plan

7. This report and strategy aligns to Council's priorities of 'Improved Health and Safety of Our Community' and 'Informed Social Infrastructure and Planning' in the 2018-2022 Council Plan. By consulting with the community and developing a prioritised action plan with key stakeholders, the strategy will provide greater participation opportunities and health outcomes through cricket. Furthermore, this plan will support and provide strategic justification for the future management and infrastructure requirements for the sport within the G21 region.

Conflict of Interest

8. No City officers involved in the preparation of this report or strategy are known to have a direct or indirect interest in matters to which this report relates.

Risk Assessment

9. If not endorsed, there is some risk in not having a regional strategy for cricket to guide decision-making, and which would be inconsistent with other major sports such as AFL and hockey.

Environmental Implications

10. There are no environmental implications associated with this report.

Attachment 2



G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY

FINAL REPORT | MAY 2019



ACKNOWLEDGEMENTS

This project has been a collaborative effort of a number of partner organisations, in particular Cricket Victoria and the five local government authorities comprising the G21 Geelong Region Alliance.

The consulting team wish to acknowledge the significant contribution made by a number of other stakeholders in the development of the Strategy since it's commencement in 2016. Thank you to the cricket community, umpires, associations, Victorian Country Cricket League, Premier Cricket, local clubs, schools, Geelong Region T20 Group, individuals and organisations that have contributed significant information and feedback throughout the development of the Strategy.

Cricket Victoria and the G21 Region Alliance acknowledges the support provided by the Victorian Government in co-funding the project and Sport and Recreation Victoria representatives whom formed part of the Project Reference Group.

DATA LIMITATIONS

It should be noted that this project commenced in 2016 with the undertaking of community cricket facility audits as part of the National Cricket Facility Audit program. Data collected through this audit provides an assessment of facility provision as at 2016, with venue specific audit information available via Cricket Victoria.

Participation information gathered from Cricket Victoria's MyCricket database for the 2016/17 season has been used to identify the strategic directions and priorities for the project. It should be acknowledged that some positive change in participation levels has been achieved across the Region in recent years. Local partners should be commended on the stepped changed that has been achieved, particularly in the growth in women's and girls cricket.

Refer to Page 14 for further explanation of data sources used and their limitations.

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INTRODUCTION



ABOUT THIS DOCUMENT

The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* aims to guide the future planning and development of cricket across the Barwon Region to 2028.

The Strategy focuses on both the built 'on-field' element of the game (facilities and infrastructure) as well as the equally important 'off-field' factors including sport development, increasing participation levels, policy and planning, partnerships and the overarching governance and management of cricket across the Region.

This Strategy investigates the issues and opportunities facing cricket on a regional scale, utilising the knowledge and resources from each of the five representative LGAs of the G21 Region Alliance. It builds on recently collected facility provision and condition data captured as part of Cricket Australia's National Facilities Audit (2016-17), as well as information outlined within the **Key Findings Report.** It provides regional level recommendations and strategic directions for implementation by Cricket Victoria, G21 Local Government Authorities (LGAs) and the local Barwon cricket community.

Other components that have helped inform and shape strategic directions and priority actions include:

- G21 and Cricket Victoria Barwon Regional Cricket Strategy *Key Findings Report (August 2017)*
- Online Club Health Check Survey Analysis Report (April 2017)
- Online Community Survey Analysis Report (April 2017)
- Online Schools Survey Analysis Report (April 2017)
- Directions for Barwon Cricket Region identified in the *Victorian Cricket Infrastructure Strategy* (completed in March 2018)
- Online Premier Club Survey Analysis Report (administered as part of the Victorian Cricket Infrastructure Strategy - 2017)
- Online Association / Competition Survey Analysis Report (administered as part of the Victorian Cricket Infrastructure Strategy - 2017)
- Online Umpire Survey Analysis Report (administered as part of Victorian Cricket Infrastructure Strategy)
- Individual facility condition and compliance audit reports (February 2017)

These documents can be made available from the City of Greater Geelong and Cricket Victoria upon request.

WHY A REGIONAL APPROACH?

Addressing the issues concerning cricket provision and delivery on a regional scale provides many benefits for the sport and project partners.

As the focus of the Strategy is at a higher level, State and Local Government have the opportunity to implement actions in a planned and coordinated manner. The commitment of State Government and peak sporting bodies allows for greater collaboration which assists the targeted provision and future investment in facilities and services, impacting a larger portion of the Victorian community.

Cricket Victoria also acknowledges that each Cricket Region (and local government area) is different, and that their unique characteristics, available resources, structure and mix of programs all need to be considered when planning and delivering facility environments.



It should be noted that this report represents a snapshot in time based on historic information provided by a range of stakeholders and sources, which is liable to change. While care has been taken to ensure that content in this report is accurate and complete, it cannot be guaranteed it is without error of any kind. insideEDGE, Cricket Victoria and participating Local Government Authorities take no responsibility, and disclaims all liability for any error, loss or other consequence which may arise from any information contained within this report.

EXECUTIVE SUMMARY

The G21 and Cricket Victoria Barwon Regional Cricket Strategy has been developed to guide the overall direction and development of cricket across the G21 and Cricket Victoria Barwon Region for the next 10 years.

The Strategy focuses on both the built 'on-field' elements of the game (facilities and infrastructure) as well as the equally important 'off-field' components including sport development, increasing participation levels, policy and planning, partnership development and the overarching governance and management of cricket across the region.

The Strategy is also an aspirational document. Geelong and the Barwon Region is a growth region and the Strategy seeks to outline a vision for the growth of cricket in the region at all levels. It reflects the need to build on the profile of Geelong as a major events destination and the role that elite cricket, including International Cricket and the Big Bash League, can play in attracting and retaining young male and female cricketers by providing them with role models and a sense of playing for their local team.

Recommendations made within this Strategy have been based on extensive research and consultation with local, regional and state level stakeholders that represent government, cricket and community clubs, as well as individuals involved in the support and provision of cricket at the community level.

Development of the G21 and Cricket Victoria Barwon Regional Cricket Strategy highlighted five key focus areas that Cricket Victoria, G21 Region LGAs and the local Barwon cricket community will need to address to ensure future growth and sustainability of cricket across the Region. These include:

1. GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT

Cricket community and local government consultation identified the need to restructure and enhance the cricket governance model within the Barwon Cricket Region. Current structures are creating duplication of activities and require significant volunteer resourcing to deliver. Other opportunities for enhancement include the alignment of competition structures, streamlining of talent identification and pathways and providing one central voice for cricket across the Region.

2. PARTICIPATION GROWTH

Cricket participation is diversifying and the market for participants is changing. The Barwon Cricket Region is not currently keeping pace with this change and greater focus is required on maintaining, growing and implementing new junior formats to arrest recent declines and providing an increased focus on female cricket overall. While some clubs have shown recent growth, an equal amount have experienced a decline in participants. Coordinated efforts in growing player, umpire and coaching numbers is also required, as is the sustained and continued focus on growing participation through the school network. This is particularly important in the Region's new growth areas.

3. FACILITY PROVISION, CAPACITY AND RENEWAL

While ground and pitch surface type ratios across the Region are consistent with country and state averages, achieving the right balance of facilities and their location and distribution is important to promote access and use. Planning and investment into the regional cricket facility network that supports diversity in participation, player development, increased capacity, ground access and safe utilisation will be a future focus. Implementation of multi-use options for playing and training facilities and partnering with compatible sports and activities will help to achieve access to a greater range of funding.

4. REGIONAL CRICKET AND COMMUNITY CENTRE

In-line with Cricket Victoria's 10 year Infrastructure Strategy, the regional cricket community have highlighted the need for a regional cricket hub. The announcement that a hub will be developed at Kardinia Park will provide cricket with a facility from which to drive central administration and promotion, regional pathway and talent development, junior and senior (male and female) high performance training, cricket industry training and education activities, local to premier competition and hosting of state and national events.

Providing a strong pathway from introductory cricket activities through to elite level training and competition is important to increasing participation and engagement at all levels of the sport.

5. RESOURCING AND PARTNERSHIPS

It is acknowledged that no single organisation can deliver all activities, funding and support required to create a collaborative environment for sports administration and development. Cricket Victoria, partnering local government authorities and local organisations will need to dedicate staff, financial and volunteer resources to improve and enhance the sustainability of cricket. An approach that focuses on creating the greatest positive impact via targeted investment and collective communication and promotion of cricket regionally should be adopted.

The following seven actions are considered critical to the improvement of cricket across the Region and will require immediate planning to commence. These seven critical actions also set the foundation for the remainder of regional and local actions and will require a cohesive and coordinated regional approach to implement them.

1. Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Region. Implement the new governance and management model.
2. Cricket Victoria to conduct a strategic review of current club and association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.
3. Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats.
4. Work with Kardinia Park stadium management and the City of Greater Geelong to progress future Regional Cricket and Community Centre planning and development.
5. G21 Region LGAs and Cricket Victoria work with their respective councils to develop projects and seek funding under future Community Sports Infrastructure Fund 'Cricket Facilities' category and the recently announced Australian Cricket Infrastructure Fund.
6. Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs.
7. Promote and communicate what infrastructure a 'club cricket facility' needs, and what is critical to cricket.

To support the achievement of the proposed strategic direction and objectives highlighted within this Strategy, and to ensure the needs of the Barwon cricket community are met in the short, medium and long-term, 68 strategic directions have been identified for implementation over the next 10 years. These directions are guided by the following five key strategic priorities.

STRATEGIC PRIORITY #1	**Develop an aligned and collaborative structure to manage cricket**
STRATEGIC PRIORITY #2	**Grow cricket, its range of activities, club capacity and profile across the Barwon Region**
STRATEGIC PRIORITY #3	**Maximise the capacity and activation of existing sites and align facilities with future need and demand**
STRATEGIC PRIORITY #4	**Deliver and activate a Regional Cricket and Community Centre at Kardinia Park**
STRATEGIC PRIORITY #5	**Secure stakeholder support for strategy implementation**

Achieving aligned thinking and commitment to the regional vision and to working consistently and collaboratively will have the single greatest influence on cricket across the Barwon Region. It will also enable Cricket and Government to prioritise and target facility and sport development investment that addresses current and future need.

It will also assist in attracting and retaining elite level cricket in the region and support the aims of the Geelong Region T20 Group's bid for establishment of a Big Bash team in Geelong.

Recommendations within this Strategy set regional level directions, while allowing emerging opportunities to be harnessed at the local level. As priorities continue to evolve, the periodic monitoring and review of recommendations will be vital in maintaining the relevance of the Strategy through to 2028.

PROJECT CONTEXT

PROJECT STUDY AREA

The project study area includes the five Local Government areas within the G21 Region and aligns with the geographic region of Cricket Victoria's Barwon Region.

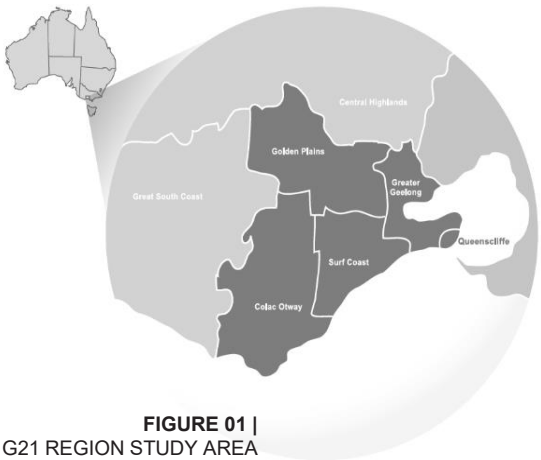


FIGURE 01 |
G21 REGION STUDY AREA

OUTLIERS

Not all cricket sites located within the Golden Plains Shire are included within the project study area. Only those that fall within Cricket Victoria's Barwon Region have been included. These are:

- Bannockburn Victoria Park Recreation Reserve
- Inverleigh Sporting Complex
- Lethbridge Recreation Reserve
- Meredith Recreation Reserve
- Shelford Recreation Reserve
- Teesdale (Don Wallace) Recreation Reserve

Facility audit data for sites located within Cricket Victoria's Central Highlands Region but sit outside the study area has been provided to Golden Plains Shire for their use in local planning.

QUICK FACTS (SEASON 2016/17)

- 5 Local Government Authorities
- 4 local cricket associations
- 1 premier cricket club (Geelong Cricket Club)
- 2 umpires association
- 66 clubs
- 111 sites (155 playing fields)
- 36 turf pitches, 117 synthetic pitches
- 5,718 participants (highest VIC country region total)
- 476 introductory participants (2-11 years)
- 1,752 junior participants (12-17 years)
- 3,490 senior participants (18+ years)
- 98 female participants (2nd lowest region across state)

PROJECT METHODOLOGY

This strategy is being undertaken in five key stages and is to be delivered by April 2019. The following diagram outlines the project's timelines and associated key tasks to be delivered during each stage.

STAGE ONE
Project Establishment
November 2016
Project commencement, agreed project plan, timeframes and communications plan

STAGE TWO
Situation Analysis
December 2016 – June 2017
Literature review, demographic and participation analysis, facility mapping, audit data review and stakeholder consultation

STAGE THREE
Vision, Principles and Framework
July 2017 – December 2017
Governance and management benchmarking, Key Findings Report, Draft Strategy framework and vision developed

STAGE FOUR
Strategy Development
January 2018 – December 2018
Facility distribution and gap analysis, Draft Strategy development, prioritised regional and municipal action plans formulated and public exhibition of Draft Strategy

STAGE FIVE
Final Strategy and Summary Document
December 2018 – April 2019
Final G21 and Cricket Victoria Barwon Regional Cricket Strategy developed and adopted by partners.

Refer to Appendix 2 for update on season 2017/18 statistics.



PROJECT MANAGEMENT

To ensure the project engages with a range of key stakeholders, the City of Greater Geelong and Cricket Victoria (CV) have developed a Project Control Group with representatives from partnering G21 Sport and Recreation Pillar (representing G21 Councils of Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and the Borough of Queenscliffe), Cricket Victoria, Cricket Australia (CA), Sport and Recreation Victoria (SRV) and other technical advice staff. The Project Control Group will help guide the overall direction of the project, provide ongoing technical advice, as well as being responsible for approving project recommendations and reporting outputs.

Separate government and cricket Stakeholder Reference Groups have also been established, providing opportunities for other key stakeholders (e.g. local cricket association representatives and Cricket Victoria regional staff) to have input into the development of the Strategy.

The G21 Sport and Recreation Pillar have nominated the City of Greater Geelong to serve the role of Project Manager on their behalf. Cricket Victoria is also a key driver of the project, providing ongoing project management assistance.

PROJECT CONSULTATION PROGRAM

In developing the G21 and Cricket Victoria Barwon Regional Cricket Strategy, the following stakeholder consultation activities have been undertaken:

- Project meetings with the Project Control Group (ongoing)
- G21 Sport and Recreation Pillar presentation (December 2016)
- Online Club Health Check Survey (February 2017, 42 responses received)
- Online Community Survey (February 2017, 137 responses received)
- Online Schools Survey (February 2017, 13 responses received)
- Cricket Stakeholder Reference Group Workshop (May 2017)
- G21 Government Reference Group Workshop including Sport and Recreation Victoria (May 2017).
- Cricket Victoria staff interviews (ongoing)
- Local Association / Competition providers, Victorian Country Cricket League. Cricket Manager-Barwon, umpires and the Geelong Cricket Club have also been consulted directly as part of the Victorian Cricket Infrastructure Strategy project (developed concurrently with this Strategy, 2017).
- Meeting with Geelong Region T20 representative (2017)
- Detailed review of Key Findings Report by PCG and PRG representatives (November-December 2017)
- Vision and Principles Workshop with PCG (December 2017)
- Project Control Group meeting to review and discuss Draft Strategy content (June 2018 & February 2019).

STRATEGIC DRIVERS AND CONTEXT

Common Ground: A Unified Plan for Victorian Cricket Facilities (2014)

Cricket Victoria has undertaken significant consultation and planning to develop *Common Ground: A Unified Plan for Victorian Cricket Facilities Development*. The following five strategic priority areas have been identified as being critical to the overall planning and development of cricket facilities across Victoria. These directions will help guide the G21 and Cricket Victoria Barwon Regional Cricket Strategy:

- Game and practice facilities
- Regional centres
- Female cricket
- Multi-use facilities
- Planning and investment.

Cricket Australia National Facilities Audit (2015-2017)

Another key driver of the G21 and Cricket Victoria Barwon Regional Cricket Strategy is Cricket Australia's National Facilities Audit. The National Facilities Audit is an initiative designed to establish the future facility needs of cricket across the country. The audit has captured the most detailed set of facility data in the history of Australian cricket and will be the catalyst for the development of facility strategies in each state and territory.

Audits for all G21 and Cricket Victoria Barwon Region cricket venues have been completed as part of the nation wide program. Detailed facility condition and suitability information collected during the audit process provides a platform of baseline data for Strategy partners to monitor and measure over time, in addition to providing the overall basis for cricket facility planning and development across the G21 and Cricket Victoria Barwon region for the next 10 years.

Victorian Cricket Infrastructure Strategy (VCIS 2018)

The VCIS provides an integrated and strategic approach to the future provision of, and investment in cricket facilities across both Metropolitan Melbourne and Country Victoria for the next 10 years. The Strategy identifies a very clear framework for how Cricket Victoria, the cricket community and government stakeholders view the future development of cricket and associated facilities. The VCIS provides detailed assessment, strategic priorities and recommendations for each of Cricket Victoria's 16 Regions.

The VCIS (2018) supports a regional approach to future facility planning and provision via the development of 16 individual regional facility priority implementation plans. Regional facility priorities were developed following extensive data analysis, consultation and engagement with the cricket community and government representatives and from review of state-wide, metropolitan and country specific priorities.

Each Region had its 'Big 6' priorities identified as part of the VCIS. The Barwon Region's 'Big 6' infrastructure priorities identified in the VCIS have been referenced within this Strategy and have guided several key facility development, upgrade and renewal related actions. They are:

1. Deliver and activate a regional level Cricket and Community Centre.
2. Improve condition of synthetic cricket pitches.
3. Assess the suitability of the current balance of synthetic and turf pitch provision.
4. Increase support and education in playing field surface management.
5. Improve condition of synthetic training net practice facilities.
6. Prioritise infrastructure development and renewal in alignment with population change.

Cricket Australia Community Facility Guidelines (2015)

Cricket Australia's recent development of the Community Cricket Facility Guidelines provides a consolidated resource of community cricket facility planning, development, management and maintenance information for use by community, government and national cricket industry partners and stakeholders. Recommended provision levels and facility development guidelines will help guide infrastructure related planning directions within this Strategy.

Cricket Australia's Community Facility Guidelines outline the national facility development framework (shown below). The development of individual state / territory facility strategies is a key deliverable within the framework, as is the identification of specific regional facility planning and development priorities.

A number of other strategic documents have been considered in the context of the G21 and Cricket Victoria Barwon Regional Strategy's development, including localised government facility planning documents, sport development strategies, policies and the G21 and AFL Barwon Regional Strategy.



WHAT'S IMPACTING ON CRICKET DELIVERY IN BARWON?

A number of industry and community trends and changes outside of Cricket's control must be considered when planning for the future of the sport.

Changes in community needs, demographics and stakeholder priorities all play a role in shaping future planning directions and decision making. The following factors outlined in the VCIS have been identified as potential influences on the future delivery of Cricket across the Barwon Cricket Region.

State Government Priorities

The Victorian Government's *Active Victoria – Strategic Framework for Sport and Recreation in Victoria 2017-2021* guides the strategic directions for how the government will respond to changes and challenges within the sport and recreation industry.

Future policies in the education sector, stadium precinct development and growth corridor strategies will also inform how and where community and high performance infrastructure is built.

G21 Region LGAs and Cricket Victoria will need to collectively align infrastructure planning responses to these strategic directions in order to maximise future partner investment and benefits from stakeholder collaboration.

Continued commitment from Barwon Cricket Region stakeholders towards meeting future community demands, providing a broad range of inclusive participation opportunities, working collaboratively with partners and supporting events and high performance venue use will be critical to providing an aligned approach to meeting both cricket and government objectives.

Supporting Local Government objectives

Project consultation identified a very strong desire from G21 Region LGAs to work alongside Cricket Victoria and the Barwon cricket community, but it also identified the need to maximise the value of cricket facilities for their local communities.

Cricket is the majority user of outdoor playing fields and associated infrastructure in the summer months across the Barwon Region and has proven itself to be a true partner in shared use community infrastructure. More work is still to be done in planning for and delivering shared spaces that involve cricket, but there is a general recognition that outdoor playing fields and community pavilions will need to be flexible multi-use spaces into the future.

At a state level, Cricket is also seeking to identify solutions within its programming, scheduling and formats to accommodate this more widely. For example, the trialling of portable synthetic wickets that can be used on outfields.

Turf management practices are also a key consideration for local government. Consultation with G21 Region LGAs raised the challenges of cost, location, access to natural resources and gaps in knowledge in order to deliver a quality and affordable solution.

Access to off-field amenities is also a focus for local government as is managing the challenge of increasing demand, maintenance and renewal costs. Cricket's use of clubrooms will also need to attract a benefits based approach to access and support the adaption of facilities to meet the changing needs of local communities (for example inclusive design to meet growing demand in female cricket).



Demographic change

As the Barwon Region population changes so to does the market for cricket. Changes in game formats and programs, increased access to cricket for girls and women, year round competitions and a higher number of 40 plus year olds returning to the game, all play a vital role in determining Cricket's participation markets.

Changes to modified formats of the game have also increased the demand for competition cricket at the younger age level, with more seven, eight and nine year olds being involved in club cricket. It will be increasingly important for cricket to provide and maintain a strong venue footprint in areas where growth in the five to nine year age cohorts is predicted.

Cricket will also need to look at demographic change and growth in female participation due to the increased popularity of the game. The average age of a female cricketer across the Barwon Cricket Region is 17 years compared with 25 years for males. Girls are being introduced to the game earlier than ever before and the school age market for girls (generally seven to fifteen) is the time in which they are most likely to be introduced to the sport. A focus on fit for purpose infrastructure as well as accessible program opportunities will be important.

Funding and investment

As the pressures for public funding continue to be tested across a range of community investment priorities, sport and recreation facilities need to continue demonstrating their value proposition to funders, in particular the local government sector.

Cricket has, at times, suffered from not telling its story and identifying the range of social, economic, physical and cross cultural benefits that it delivers. This will need to change in order to demonstrate the importance of investing in the game.

In addition to the significant community work through the *Harmony in Cricket* program, Cricket Victoria has also shared a healthy relationship with the Victorian Government, having partnered to deliver $12.4M (Victorian Government $10M, Cricket Australia $1.2M and Cricket Victoria $1.2M) worth of investment into community cricket facilities between 2015 and 2019.

Funding and investment levels have also changed from a national cricket perspective with Cricket Australia investing resources into understanding the existing cricket facility landscape, identifying key priorities to support the growth of the game and increasing its Australian Cricket Infrastructure Fund from $600,000 to $35M across three years to stimulate further investment into cricket facilities nationally.

DEMOGRAPHIC CONTEXT

G21 Region Population Forecast 2016 - 2031

LGA	2016 population	2031 forecast population	Change (#)	Change (%)	Potential growth in club and community cricket participants between 2016 and 2031 (if applying individual LGA 2016 player penetration rate)
City of Greater Geelong*	234,999	299,274	+64,275	27%	3,633 (+994)
Surf Coast Shire*	29,346	40,073	+10,727	36%	597 (+218)
Golden Plains Shire*	21,681	29,418	+7,737	36%	764 (+273)***
Colac Otway Shire*	21,168	22,947	+1,779	+8%	569 (+48)
Borough of Queenscliffe**	3,018	3,061	43	+1%	99 (+1)
Total	**310,212**	**394,773**	**84,561**	**27%**	**5,662 (+ 1,534) to estimated total of 7,196**

**Population data source: Forecast id. ** Population data source: Victoria in Future - July 2016*
**** Projection includes total Golden Plains Shire population (whole Shire not part of G21 Region).*

The following provides key cricket demographic and forecast population trends of relevance to this Strategy:

- The typical profile of a Barwon cricket player is a male age 25 years. The average female participant's age across the region is 17 years.
- The average age of players across the state has decreased (2-3 years younger than in 2013/14).
- Like many sports, the majority of Cricket Victoria's club and community cricket participant base is aged between 10-24 years .This trend is consistent across the Barwon Region.
- There is a trend across the state of more mature aged players returning to the game.
- While there is some forecast growth in the younger age cohorts across Barwon (additional 16,730 5-24 year olds between 2016 and 2031), the Region is an aging community with approximately 25% of the population forecast to be 65 years or older by 2031.
- Despite being an aging Region, there is also healthy population growth predicted in the age cohorts of 5-14 years and 35-44 years suggesting younger families (and potential cricket participants) buying in new development areas (e.g. Armstrong Creek).
- Approximately 75% of the Region's forecast population growth between 2016 and 2031 (84,561) will fall within the City of Greater Geelong.
- The suburbs / townships forecast to experience the most growth over the next 10 years include Armstrong Creek (+10,237), Mount Duneed (4,034), Torquay North (3,753), Marshall / Charlemont (3,630), Lara (3,048), Highton / Wandana Heights (2,913) and Curlewis (2,621). Despite the forecast growth in these key areas, it is important G21 Region Councils, Cricket and key stakeholders plan for all future growth areas beyond the immediate high population growth pockets.
- The potential development of new facilities within growth areas in the City of Greater Geelong (and those with notable growth of the typical cricket player) between 2016 and 2026 include Ocean Grove (5,222), Armstrong Creek (4,648), Mount Duneed (1,914), Marshall-Charlemont (1,710) and Curlewis (1,274). Outside of the City of Greater Geelong, Torquay North (1,274) and Bannockburn (915) are also forecast to experience healthy growth in this age cohort.
- Due to increasing urban intensification occurring across several of the Region's suburbs / townships, there is a strong need to invest in existing facilities. This will increase the carrying capacity of venues and their ability to accommodate population growth and subsequent increased usage levels.
- The upgrading and retrofitting of existing facilities within more established areas will be just as important to ensure the aging community continues to be provided for including spectator amenities and accessibility.
- In more highly populated areas with little opportunity for new playing fields to be developed, it will be important to build the capacity of existing playing fields to ensure maximised use and efficiency.
- The Borough of Queenscliffe's future population forecast suggests minimal growth (+43) between 2016 and 2026. Despite this stagnant population it will more than likely mean that any increases in current cricket participation numbers and demand for facility investment will come from pressures created from adjoining growth areas.



STATE OF PLAY

STATE OF PLAY

Since the commencement of the background, research and engagement activities informing the Strategy in 2016, a mass of work has been completed and notable progress has occurred.

We have seen a 30% growth in female participation locally, the introduction of an additional fulltime Cricket Victoria resource by way of a Participation Officer, an additional Coach and Talent Specialist serving three regions and an Area Manager for the Greater West Country area. We have seen stabilisation in overall participation and continued investment into cricket facilities and activity. Most importantly we have seen the reconnection of the Barwon Region Cricket Board and key cricket stakeholders – coming together to begin working on the challenges facing cricket across the G21 region. To achieve this level of progress throughout the development process is a testament to the potential of cricket in the G21 region and this Strategy builds on those successes, to guide how cricket is delivered over the next 10 years.

PLEASE NOTE

The following State of Play analysis provides a high level visual summary of known cricket participation trends across the Barwon Cricket Region from 2014/15 – 2016/17. It provides a point-in-time view of the performance of cricket during the development phase. It also provides a summary of existing cricket facility provision and condition.

Analysis has been based on Cricket Victoria's participation database and facility audit data captured as part of Cricket Australia's National Facilities Audit conducted between 2015 and early 2017.

Participation analysis has been conducted on data provided via the MyCricket database. Some data gaps and incomplete fields have been highlighted and every effort has been made by project consultants and Cricket Victoria to clean and prepare data for analysis.

For more detailed facility and participation data please refer to the *G21 and Cricket Victoria Barwon Regional Cricket Strategy – Key Findings Report and Appendix 2 of this report for a summary of key statistical changes made over the 2017/18 season.*



PARTICIPATION (2016/17)

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2016/17	Geelong Cricket Association	Geelong Junior Cricket Association	Bellarine Peninsula Cricket Association	Colac & District Cricket Association	Victorian Premier Cricket	TOTAL
Overall Participation	**2,475**	**1,614**	**742**	**689**	**53**	**5,573**
Introductory (2-11 years)	20	401	5	47	0	474
Junior (12-17 years)	262	1,212	31	230	7	1,742
Senior (18+ years)	2,193	0	706	412	46	3,357
Female participants	29	35	6	9	0	83
% of 2016/17 Regional participant base	43%	28%	13%	12%	1%	97%

Note: *3% of the Region's 2016/17 participant base (145 participants) were not linked with any of the Barwon Cricket Region's main four associations or Cricket Victoria's Premier competition. This figure includes participants mainly from the Geelong Seniors, Geelong Women's and Old Geelong Cricket Club who all compete in standalone competitions. It also includes participants from one off competitions and events such as the National Cricket Inclusion Championships.*

Please refer to Appendix #2 for more detailed Barwon Cricket Region Participation Analysis.



5,718 participants
(3.6% decrease from 2014/15)





1.86% penetration rate
(Barwon Region population divided by number of registered players)

476 **Introductory players** (2-11 years)
-126 / -20.9% from 2014/15



98 female participants
(+22 from 2014/15)

1,752 **Junior players** (12-17 years)
+87 / +5.2% from 2014/15

3,489 **Senior players** (18+ years)
-170 / - 4.7% from 2014/15

Average male age: 25 years

Average female age: 17 years

QUICK FACILITY STATS

Appendix 8 provides a high level summary of cricket facility provision in the Barwon Region against state and regional benchmarks, as documented in the Victorian Cricket Infrastructure Strategy (2018-2028).

155 grounds

36 turf pitch grounds
(90% within City of Greater Geelong)

117 synthetic pitch grounds

2 'other' pitch surfaces

2 Regional

67 Community Club (home ground)

26 Community Club (satellite ground)

16 School grounds

Victorian average ground to population provision ratio	**1: 2,603**
Barwon Region average ground to population provision ratio	**1: 1,981**
City of Greater Geelong average ground to population provision ratio	**1: 3,406**
Colac Otway Shire average ground to population provision ratio	**1: 1,114**
Surf Coast Shire average ground to population provision ratio	**1: 1,957**
Golden Plains Shire average ground to population provision ratio *(Note: This figure includes facilities located within the Barwon Region only. There are an additional six facilities and up to six clubs located within the Golden Plains Shire).*	**1: 3,614**
Borough of Queenscliffe average ground to population provision ratio	**1: 1,509**

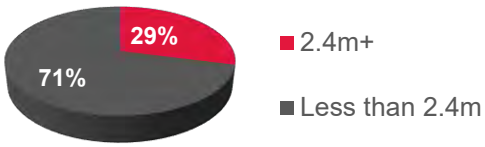
If no further cricket grounds are developed across the Barwon Region to 2031, the forecast ground to population ratio will be 1: 2,503, still within Cricket Victoria's planning benchmark.



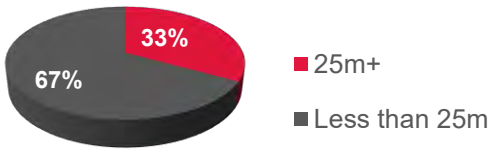
Barwon Region average ground to player ratio (2016/17) **1: 38**

50% of sites across the Region are single playing fields

71% of pitch widths are too narrow



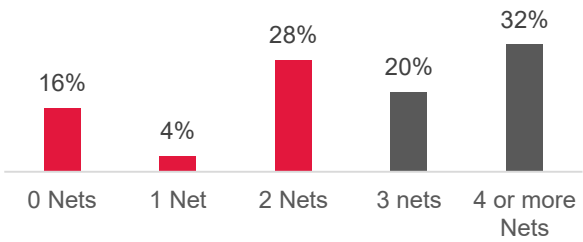
67% of pitch widths are too short



A large percentage of centre synthetic pitch dimensions across the Region no longer meet national guidelines for synthetic pitch dimensions, which were changed to a preferred minimum of 2.4 wide in 2016.

By 2022, approximately **85 synthetic pitch surfaces** across the Region will require replacement due to poor condition.

Number of Training Nets at 'Club Home' Level Venues



48% of 'Club Home' level venues provide less than three training net lanes (Cricket Australia's recommended minimum level of provision for a 'Club Home' venue)

1/3 of current training net facilities present potential safety issues
(e.g. worn areas on pitch surface, pitch surface lifting, cracks in concrete base)



75% of change room facilities are not considered to be **female friendly**



STRATEGIC FRAMEWORK, VISION AND KEY PRIORITIES

STRATEGIC FRAMEWORK

The following diagram outlines the strategic framework and structure for the provision of cricket facilities and sport development initiatives across the Barwon Cricket Region 2018-2028. Five key strategic priorities will guide the direction for support and will be underpinned by objectives, strategies and actions that can be implemented at the local level.

► BARWON CRICKET REGION
VISION: *MORE CRICKET, PLAYED BY MORE PARTICIPANTS, ACROSS A DIVERSITY OF PROGRAMS AND LOCATIONS*

GUIDING PRINCIPLES

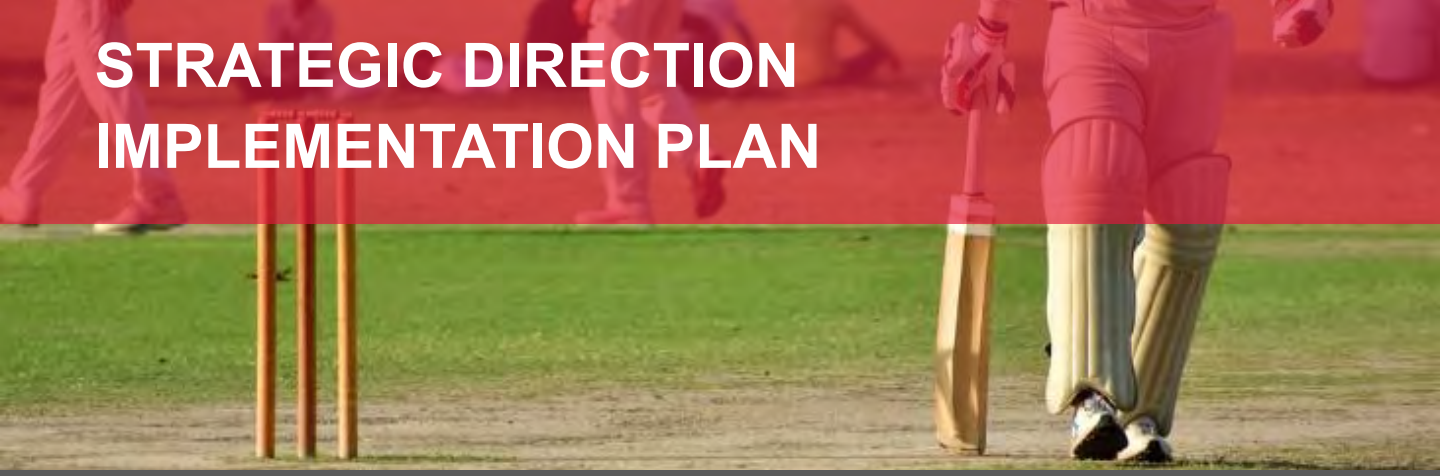
ACCESSIBILITY	SUSTAINABILITY	COMMUNITY BENEFIT	SPORT DEVELOPMENT	PARTNERSHIPS

STRATEGIC PRIORITY 1
GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT

Develop an aligned and collaborative structure to manage cricket

STRATEGIC PRIORITY 2 PARTICIPATION GROWTH	STRATEGIC PRIORITY 3 FACILITY PROVISION, CAPACITY AND RENEWAL	STRATEGIC PRIORITY 4 REGIONAL CRICKET AND COMMUNITY CENTRE	STRATEGIC PRIORITY 5 RESOURCING AND PARTNERSHIPS
Grow cricket, its range of activities, club capacity and profile across the Barwon region	Maximise the capacity and activation of existing sites and align new facilities with future need and demand	Deliver and activate a Regional Cricket and Community Centre at Kardinia Park	Secure stakeholder support for strategy implementation

STRATEGIC DIRECTION IMPLEMENTATION PLAN



DELIVERING THE *G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY*

FIRST THINGS FIRST

The primary and immediate challenge facing cricket across the G21 Region is the governance and management structure currently in place. This is impacting on the viability of all other elements of the game and requires priority addressing if the sport is to move forward.

It is important to note that until the overarching priority of this strategy, to 'Develop an aligned and collaborative structure to manage cricket' has been achieved (and the implications for the way in which cricket is managed and delivered across the region understood), the provision of detailed and overly prescriptive actions for the remaining four related priority areas cannot yet be defined, and has therefore been deferred. However; a number of key future directions focused on the general betterment and strategic mapping of cricket development across the region have been provided. This approach ensures that the future implementation of subsequent directions are made simpler and more sustainable as a result of a more aligned governance and management structure.

Through the implementation phases of the Regional Strategy there will be three key roles for stakeholders to play:

Initiate

Leading, planning and scoping the range and timing of strategic directions, programs, activities and service provision.

Deliver

On the ground delivery of strategic directions, activities and services to the Barwon cricket community.

Support

Support for program, activity and service delivery through the provision of people, skills, funding, equipment and promotion.

The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* has been developed to provide strategic directions that are practical and realistic.

Many strategic directions will require further stakeholder consultation. To ensure key actions can be achieved in a timely manner, continued collaboration between sport and government is crucial.

Proposed strategic directions have been allocated a level of priority based on their relative impact on delivering the desired outcomes for the Region. A description of each priority level is provided below:

Critical

A strategic direction that has a serious impact on ongoing service delivery and without achievement other strategic directions cannot be progressed.

High

Important strategic direction that underpins sports development and infrastructure improvements across the Region.

Medium

Strategic direction that contributes to meeting overall regional Strategy objectives.

Low

Strategic direction that contributes to overall regional Strategy improvement activities but do not supersede other objectives.

Ongoing

Strategic direction that will require ongoing commitment of sport and government stakeholders.

The following Implementation Plans provide the context and strategic approach to guide cricket and LGA financial and human resource commitment into the future. By creating a focus on collaboration, planning and support for key projects, cricket can continue to build its capacity to realise many of the potential outcomes identified in this Strategy.



PRIORITY 1

GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT

Develop an aligned and collaborative structure to manage cricket

The structure of cricket within the Barwon Cricket Region provides a mixed approach to the delivery of services, competitions, programs and activities, with a number of separate clubs, associations, committees and player development programs, operating independently of each other.

Cricket community and local government consultation identified a need to review, restructure and enhance the way in which cricket is governed and managed to provide a more transparent, consistent and efficient method of cricket delivery across the Region.

There is a need to better define stakeholder roles and responsibilities, in addition to creating greater alignment and coordination of cricket programs, competition and activity delivery. This will assist in addressing regional decline in traditional cricket competition, better capitalise on new junior formats and modified cricket offerings, improve pathway structures and better resource cricket administration across the Region.

Cricket Victoria has recently undertaken a comprehensive review of how cricket is governed at a state level, including investigation into the structure of cricket across Metropolitan Melbourne. While this review was limited to the Metropolitan Cricket network, preliminary discussions with Cricket Victoria (in recognition of its success) have indicated there is interest to assist with a review of the Barwon Cricket Region's governance structure. If supported and endorsed by local stakeholders, Cricket Victoria will provide a greater leadership role in how the sport is managed and delivered across the Region though additional resource allocation.

To achieve the Barwon Region's future vision for cricket (*More cricket, played by more participants, across a diversity of programs and locations*) and be able to implement key strategic actions, it is likely that any future combined governance model will require coordinated and professional administration and a sustainable management model supported through additional resources from Cricket Victoria.

It is important to note that any future governance change within the Region must be supported from the 'ground up' and include direction and ownership from Cricket Victoria, the Barwon Region Cricket Committee (or equivalent) and local cricket associations. Engagement with these stakeholders in conjunction with existing competition providers, clubs and private providers will be imperative to reach an agreed and aligned model.

Club Health Check Surveys completed during the 2016/17 season by Barwon Region Cricket Clubs as part of this Strategy identified the need to not only address how the sport is managed and governed at a regional level, but that individual association and club management and operation processes also need to be a key focus area for improvement in the sport.

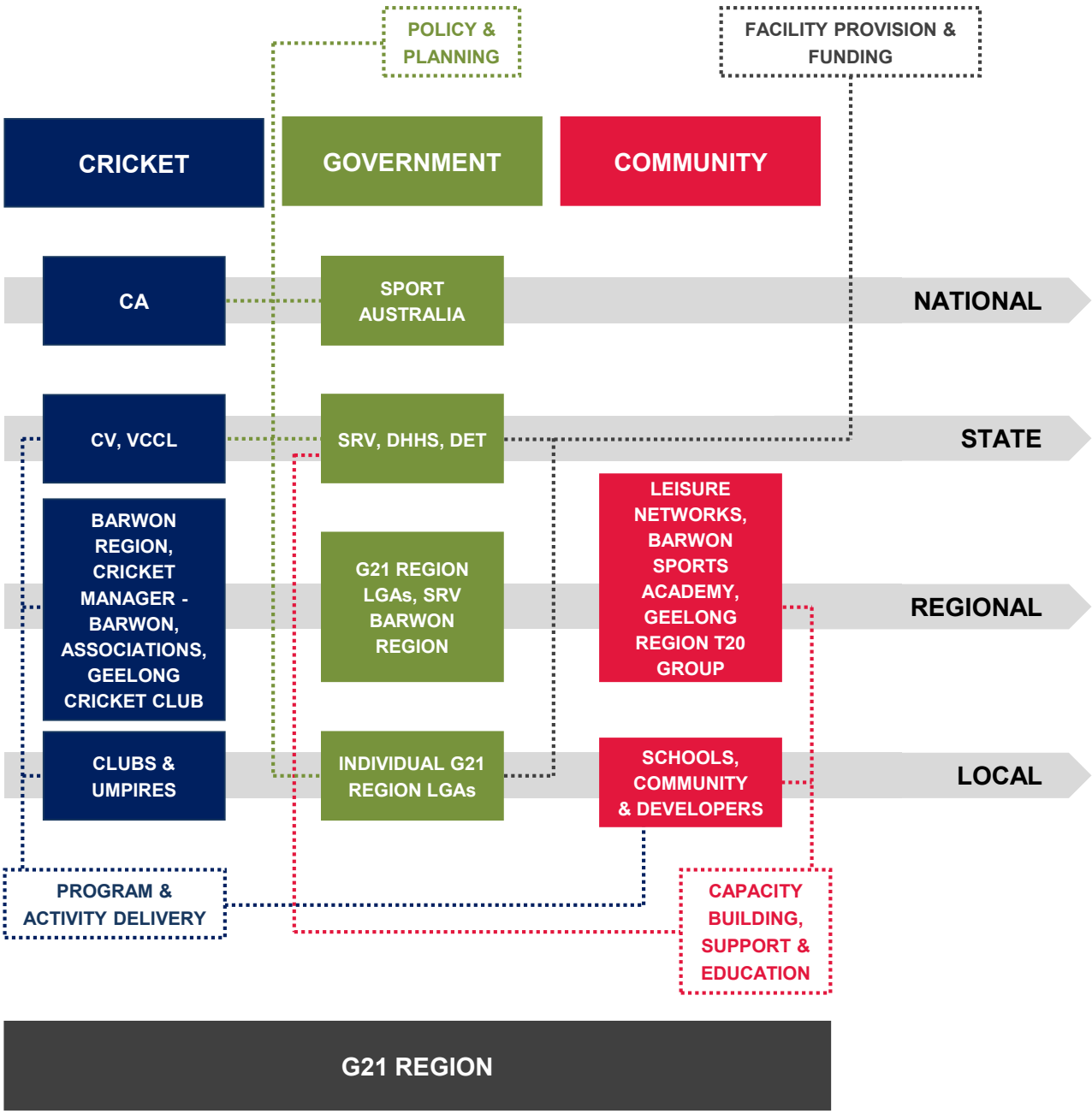
Less than 50% of clubs across the Region, who completed the Club Health Check Survey, have a clearly stated vision and only 7/42 clubs regularly review their club's performance against a strategic plan.

A very high percentage of current club presidents and administrators have held their positions for less than two years, suggesting a recent turn over of club officials and volunteers. While this trend is not unique to the Barwon Cricket Region or local level sporting organisations more broadly, it has inevitably resulted in a considerable loss of important club knowledge, understanding of club policies, processes and systems. This is impacting on the overall efficiency and productivity of club operations and resulting in inconsistent approaches to how the sport is managed and delivered at a local club level.

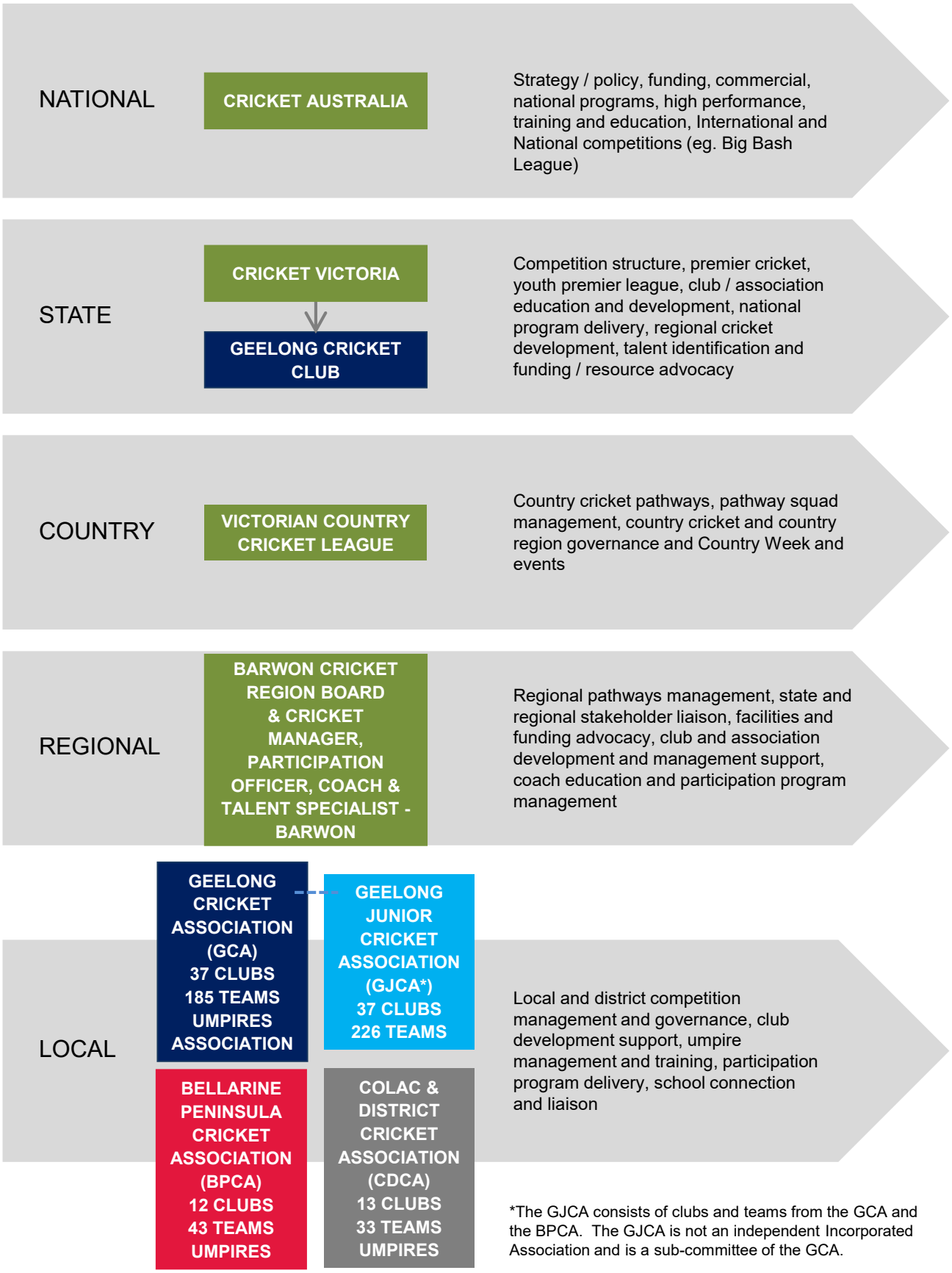
Attracting and retaining volunteers to assist with day to day club operations remains a constant challenge, compounded by the fact that only one in four clubs believe they have clearly defined roles and responsibilities for their volunteers.

A more structured and aligned approach to how the sport is governed and managed will assist in ironing out several of the above mentioned issues, and ensure consistency and improved delivery of cricket across the Barwon Region into the future.

The diagram below provides a visual representation of the Barwon Cricket Region's existing stakeholder framework.



The diagram provides a visual representation of the Barwon Cricket Region's existing governance framework, including core roles and responsibilities of key cricket stakeholders.



*The GJCA consists of clubs and teams from the GCA and the BPCA. The GJCA is not an independent Incorporated Association and is a sub-committee of the GCA.

STRATEGIC PRIORITY #1 – IMPLEMENTATION PLAN

Develop an aligned and collaborative structure to manage cricket

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
1.1 Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Cricket Region. (Refer to Appendix #6 for key considerations for re-structure process).	**CRITICAL**	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.2 Stakeholder working party to revisit, define and agree on the core purpose and objectives of the future Barwon Cricket Region governance and management model. Establish a new Terms of Reference and operational objectives for future governance and management of the Barwon Cricket Region.	HIGH	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.3 Stakeholder working party to review and assess future governance models in line with agreed objectives and evaluate the most appropriate future model and seek endorsement from key stakeholders.	HIGH	CVIC	CVIC, Associations, Clubs,	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.4 Undertake the necessary steps to restructure cricket governance and management across the Barwon Cricket Region.	HIGH	CVIC	CVIC, Associations, Clubs,	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff



PRIORITY 2

PARTICIPATION GROWTH

Grow cricket, its range of activities, club capacity and profile across the Barwon Region

Despite recording Cricket Victoria's highest 'Country Region' club participation total for the 2016/17 season, the Barwon Region experienced a 3.6% decrease in overall club participants from 2014/15. This trend is in direct contrast with state-wide participation trends, with increased player numbers being recorded in all player categories across Victoria during the 2016/17 season.

The game of Cricket has changed and evolved over time and continues to do so through new innovations, competition structures and modified formats to attract and retain participants. The Barwon Cricket Region is not currently keeping pace with this change, and as a result participation rates in club and community cricket programs have dropped.

Cricket Victoria's strategic planning for the future is heavily focused on providing the right mix of opportunities to engage with a broader range of participants. Change in participation opportunities is critical to the engagement of people into the sport. A greater focus on providing a range of activities to meet community trends and demands is required across the Region. The recent expansion of the youth girls' cricket competition in Geelong from 4 to 10 teams during the 2017/18 season is a positive example of a change in cricket opportunity across the Region, however demand remains for an even broader suite of cricket competitions and program offerings.

Shorter, more flexible cricket programming and competition formats is heavily supported by the Barwon Region cricket community and presents an opportunity for Cricket Victoria, local associations and competition providers to tap into this increasing target market. The growth of female cricket across the state, in particular Country Victoria presents another avenue to further develop the game as well as engagement and communication with this target group.

Despite the recent expansion of the youth girls' competition in Geelong, the Barwon Region's current participation rate for females remains below Country Victoria and state-wide averages.

Improved coordination and alignment of junior development pathways and programs will assist in the ongoing implementation of Cricket Australia's new junior playing formats and will in-turn increase participation numbers and the overall health and sustainability of cricket across the Region.

The growth of mid-year (winter) cricket competitions provides an opportunity for the Region to attract a wider participant catchment as will the increased levels of 'social' and unstructured cricket participation currently being experienced across the state. There will however be competition with strongly participated winter sports such as AFL and Soccer.

A wider push by Cricket Victoria into more schools via entry level programs resulted in a 41% increase in program participants across the state between the 2015/16 and 2016/17 seasons. Following this lead and increasing the promotion and inclusion of cricket within local primary and secondary school sport programs across the Barwon Region (with assistance from the Barwon Region Cricket Manager and Participation Officer) will set the foundation for more players being introduced to the game and create greater opportunities to transition them into club cricket.

While diversifying and developing new ways for the Barwon community to access cricket across the Region is a key priority, of equal importance will be ensuring the future growth and sustainability of existing cricket competitions and programs. These competitions and programs are integral to the game locally and to overall club sustainability, and will require adequate support, resourcing and management into the future.

Continuing to advocate for the hosting of high profile competitions and events that lift the profile, interest and overall participation levels in cricket across the Barwon Region (e.g. Men's and Women's Big Bash League matches, international and domestic matches and National Cricket Inclusion Championships) is also a key priority for cricket across the Region. The Stage 5 development of Kardinia Park means Geelong will have a world class stadium and Cricket Victoria, cricket clubs and associations and local councils in the Barwon region have the opportunity to work together to secure elite level content on long term deals. Cricket Victoria will support the Geelong Region T20 Group's bid for the establishment of a Big Bash team in Geelong.

STRATEGIC PRIORITY #2 – IMPLEMENTATION PLAN

Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.1 Cricket Victoria to conduct a strategic review of current club and Association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.	**CRITICAL**	CVIC	CVIC, Associations	Clubs, G21 Region LGAs
2.2 Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats. Ensure adequate support and resourcing is provided to local Associations and clubs to assist with implementation of such programs / competitions (e.g. Cricket Australia's new junior playing formats).	**CRITICAL**	CVIC	Associations	Clubs, Schools
2.3 Increase promotion of the Area Manager – Greater West Country, Cricket Manager – Barwon, Participation Officer and Talent Specialist roles across the Region and services / support available to local associations and clubs.	HIGH + ONGOING	CVIC	CVIC	G21 Region LGAs, Leisure Networks
2.4 Target future participation and game development human resource investment into key growth areas and new club establishments across the Region (e.g. Armstrong Creek).	HIGH	CVIC	CVIC	G21 Region LGAs, Leisure Networks
2.5 In partnership with Cricket Victoria and Cricket Manager - Barwon, seek to improve the relationship and pathway connection between local grassroots clubs and the Region's Premier Cricket Club, Geelong.	HIGH + ONGOING	CVIC	CVIC, GCC	Clubs
2.6 Seek to improve the coordination and alignment of junior development pathways and programs under an association governed structure, (not the current club by club ad-hoc approach) to minimise the loss of junior players to the game.	HIGH	Associations	Associations, CVIC	Clubs

STRATEGIC PRIORITY #2 – IMPLEMENTATION PLAN

Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.7 In partnership with Cricket Victoria and Cricket Manager - Barwon, continue to promote and support the recent expansion of the youth girls' cricket competition in Geelong and any other associations or local clubs looking to grow their female participant base.	HIGH	CVIC	CVIC, Associations, Clubs	Schools, G21 Region LGAs, SRV
2.8 In partnership with Cricket Victoria staff and Cricket Manager - Barwon, expand promotion of junior development and inclusive cricket programs to include multi-cultural and indigenous communities. This includes supporting policy development and education to clubs to encourage and promote engagement with diverse communities.	MEDIUM	CVIC	CVIC, Associations, Clubs	Schools, G21 Region LGAs, SRV
2.9 Support the growth of mid-year (winter) cricket competitions through increased engagement with competition providers and greater access to available cricket playing fields during the off-season. This includes designing any new playing fields in partnership with winter sporting codes (e.g. AFL, Soccer and Rugby) that enable synthetic cricket pitches to remain uncovered during the winter.	MEDIUM	CVIC	CVIC, Associations, Clubs	G21 Region LGAs, Other sporting codes
2.10 Support clubs to work closely with Barwon Cricket Manager - Barwon and Cricket Victoria staff to grow and expand delivery of junior development activities, programs and initiatives and improve connection with local schools.	HIGH + ONGOING	CVIC	CV, Clubs	Schools, School Sport Victoria
2.11 Support Cricket Victoria to conduct regular cricket coaching accreditation and education courses within the Barwon Region and support local people, particularly younger people (via community grants) to undertake training and education courses. Target the recruitment of younger umpires to officiate junior fixtures. This will allow for umpires to be trained at a young age, while also increasing the potential pool of umpires into the future.	HIGH + ONGOING	CVIC	CVIC	Clubs, Associations, Umpires

STRATEGIC PRIORITY #2 – IMPLEMENTATION PLAN

Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.12 Develop a coach mentoring program in association with Secondary Schools, Deakin University and/or as part of any potential SEDA program within the Region.	LOW	CVIC	CVIC	Schools, Deakin, SEDA
2.13 Continue to advocate for the hosting of high profile competitions and events that lift the profile of cricket across the Region (e.g. Men's and Women's international and domestic matches and National Cricket Inclusion Championships).	HIGH + ONGOING	CVIC	Geelong Region T20 Group	Associations, Clubs, G21 Region LGAs
2.14 Support the Geelong Region T20 Group's bid and advocacy efforts for establishment of a Big Bash team in Geelong.	HIGH + ONGOING	Geelong Region T20 Group	Geelong Region T20 Group	Barwon Cricket community, CVIC
2.15 Seek to increase promotion of the game locally (e.g. share and promote success stories, facility development works and player achievements) to enable it to compete with rivalling high participation sports (e.g. AFL and Soccer).	MEDIUM + ONGOING	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Community, Schools, G21 Region LGAs
2.16 Subject to regional governance review and subsequent recommendations, encourage clubs to improve their governance administration and operational performance via Leisure Networks, Cricket Australia and Cricket Victoria available resources.	HIGH + ONGOING	CVIC	CVIC	Leisure Networks, Associations
2.17 In partnership with Cricket Victoria and Leisure Networks, seek to increase support for club volunteers through training and development programs and increased resource support (e.g. club manuals, policies and procedures).	HIGH + ONGOING	CVIC	CVIC	Leisure Networks, Associations
2.18 Continue to administer and implement Club Health Checks annually and report findings.	MEDIUM + ONGOING	CVIC	CVIC	Clubs, Leisure Networks
2.19 Support clubs to develop five year strategic plans to improve operational performance and guide business objectives around facility and asset management, financial planning, volunteer recruitment and retention and club participation and growth.	HIGH	CVIC	CVIC	Leisure Networks, Associations, G21 Region LGAs
2.20 Publish best case studies of local club operations that showcase positive club management and operational outcomes.	LOW + ONGOING	CVIC	Clubs	G21 Region LGAs
2.21 Conduct annual cricket development forums within each of the G21 local government areas in association with regional partners.	HIGH	CVIC	CVIC	Associations, Clubs, Schools, G21 Region LGAs, SRV, Leisure Networks

PRIORITY 3

FACILITY PROVISION, CAPACITY AND RENEWAL

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

BARWON REGION CRICKET FACILITIES

Future planning for both on and off-field cricket infrastructure and playing fields will require a 'Regional direction with local level solutions' approach across the Barwon Region.

The Barwon Region's unique 'Metro meets Country' hybrid profile means there is no one size fits all approach when looking at future cricket facility and supporting infrastructure planning and provision.

155 playing fields across 111 sites make up the Region's current cricket facility landscape. 70% (108) of these playing fields are located within the City of Greater Geelong, 12% (19) in the Colac Otway Shire, 11% (17) within the Surf Coast Shire and the remaining 7% spread across the Golden Plains (6%) and Borough of Queenscliffe (1%). It should be noted that only six of the Golden Plains Shire cricket playing fields fall within the Barwon Cricket Region, with the remaining venues located within Cricket Victoria's Central Highlands Region. For the purposes of this Strategy, sites outside of the Barwon Cricket Region have not been included in overall analysis or factored into future facility directions. These facilities should however be considered in the overall context of this Strategy.

Barwon Region's overall cricket ground to population provision ratio of 1: 1,981 is currently in-line with and comparable to Cricket Victoria's Country Region average, and not surprisingly above the Metropolitan Cricket Region average (1:3,345). Given the 'hybrid profile' of the Barwon Region, a facility provision ratio of approximately 1: 2,600 (state-wide average) is considered to be a future planning benchmark for overall regional facility provision. If no further cricket grounds are developed across the Barwon Region to 2031, the forecast ground to population ratio will be 1: 2,503, still within the planning benchmark.

Looking purely at current and forecast future ground to population provision ratios at a regional level, the assumption could be made that no more cricket fields are required across the Region to 2031. This is not necessarily the case. The Region's unique demographic profile, geographical spread and settlement patterns will see varying levels of demand for future infrastructure across each local government area.

Prioritisation of new venues and facilities should be led only by clubs that are reaching or at capacity, or in areas of forecast population growth (e.g. Armstrong Creek).

In contrast, and if supported by the local cricket community, opportunities to consolidate underutilised facilities and the merging of struggling clubs to improve efficiencies in capital investment and club servicing and delivery should also be explored.

While the total number of playing fields is an important factor in assessing overall facility provision levels for the Barwon cricket community, of equal importance is the type of cricket field provided.

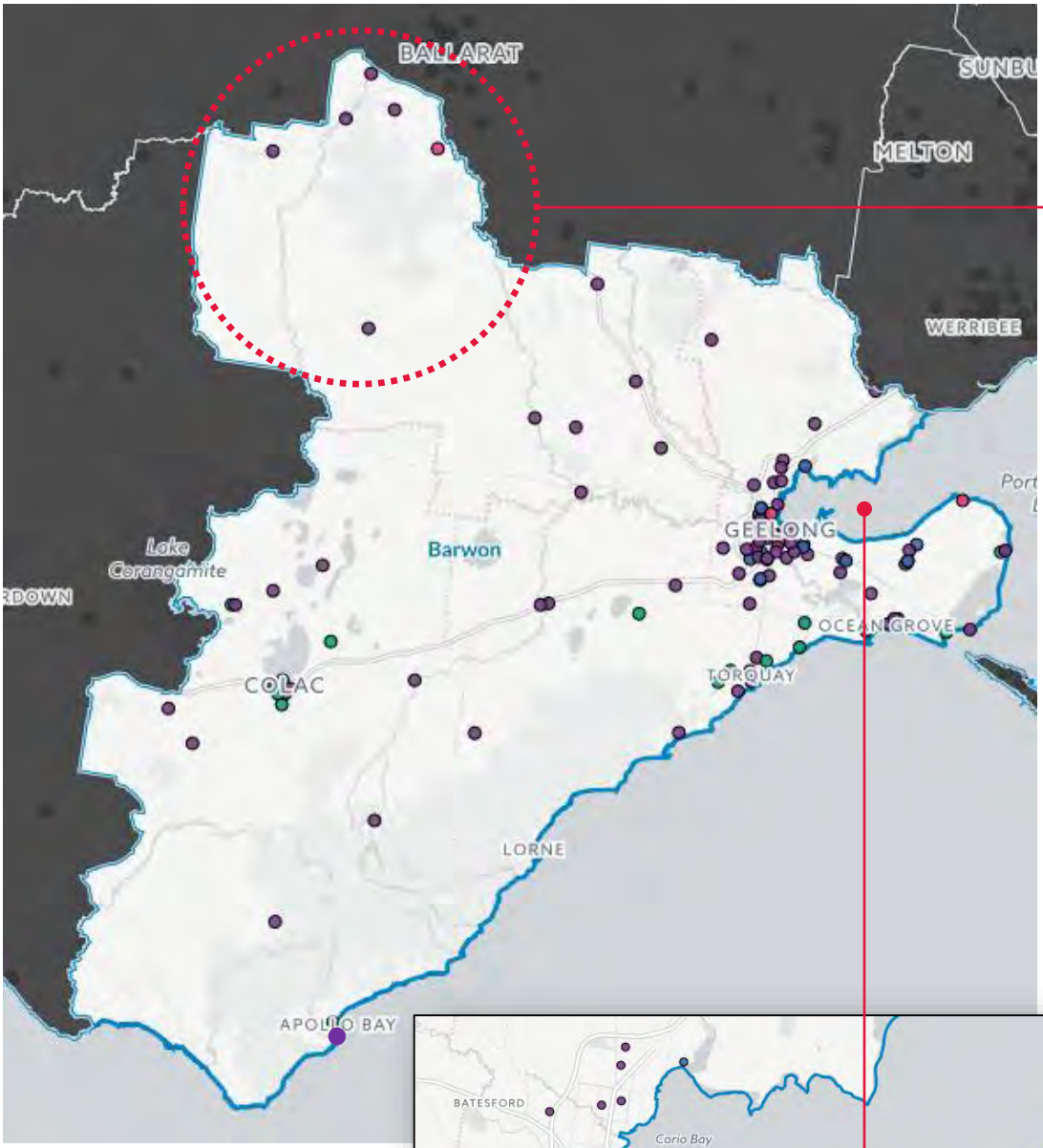
While the Region's overall turf pitch provision level (23% of overall provision) is in fact lower than the average Cricket Victoria Country Region (30%) and state-wide (28%) levels, 90% of this provision (32/36 pitches) is concentrated within the City of Greater Geelong. As identified in the VCIS, a key priority for the Barwon Cricket Region will be assessing the suitability and balance of synthetic and turf cricket pitches in-line with future demand, competition and governance restructuring, and the financial capacity of tenant clubs and facility owners.

The development of additional turf pitch playing fields within the City of Greater Geelong is not supported in the short to medium term given the existing high level turf pitch provision. While this provision level is commensurate with higher population and participation numbers, it may also be restricting the capacity of existing sites and constraining the flexibility and opportunity for future growth and expansion of the game and its varying formats across the wider Barwon Cricket Region.

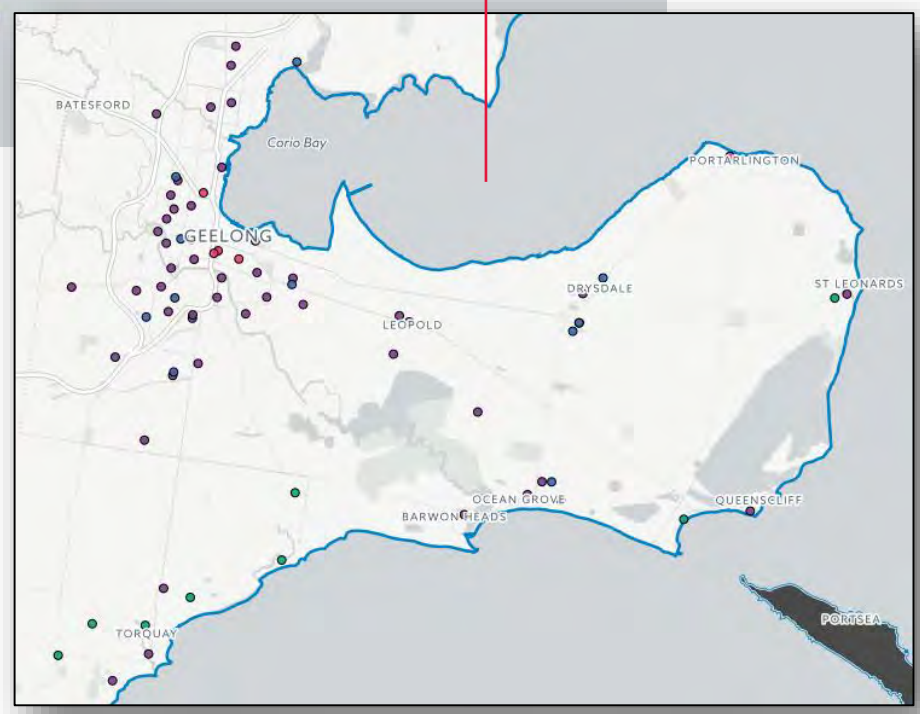
While ensuring a suitable balance (and the best location) of turf and synthetic pitches will be a key focus for the Barwon Region into the future, there is to be no net gain of turf provision in the Barwon region during the life of this strategy or until 'Priority 1 – Develop an aligned and collaborative structure to manage cricket', is resolved. This extends to the provision of turf practice wickets.

The following page provides a visual representation of the Barwon Region's cricket facilities by level of hierarchy in accordance with Cricket Australia and Cricket Victoria's Community Facility Hierarchy.

Barwon Region Cricket Facility Locations (2016)



Facilities located within the Golden Plains Shire that fall within Cricket Victoria's Central Highlands Region (out of the scope of this project). Facility audit information on these sites has been provided to Golden Plains Shire to inform their planning.



Hierarchy Level

ALL SELECTED

COMMUNITY CLUB (HOME GROUND)

SCHOOL (SCHOOL ONLY USE)

COMMUNITY CLUB (SATELLITE GROUND)

PREMIER / REGIONAL



The overall average provision and condition levels of cricket playing fields and supporting infrastructure across the Barwon Region is *generally* of a higher standard than other Country Victoria Regions, as well as several of Melbourne's Metropolitan Cricket Regions.

A critical priority of this Strategy is for Cricket Victoria and Barwon Region clubs to work closely with local government and schools to develop individual facility renewal and improvement programs.

Priority should be given to facility access, functionality, sustainability and change room facilities and amenities that are inclusive and can sustain concurrent male and female activity. Social areas within pavilions should also provide a welcoming environment that supports and encourages diversified participation and community use.

Several other facility provision and condition findings highlighted through National Facility Audit (undertaken in 2016/17) data analysis and in need of priority attention across the Barwon Cricket Region include:

- 75% (113) of player change room facilities across the Region are not considered to be inclusive (e.g. female friendly in their design).
- The Region's average 'estimated synthetic pitch surface remaining life' of four years is below both the country (5.88 years) and state (5.5 years) averages and the lowest across all Country Cricket Regions indicating a significant renewal program in the short-medium term is needed.
- Only 25% of playing fields across the Region have synthetic pitches that are greater than 2.4m in width (state average 28%). Cricket Australia's Community Facility Guidelines recommend synthetic pitches be equal to or greater than 2.4m in width to increase the likelihood of young players landing their delivery on the pitch and also promoting the craft of spin bowling (wider area required to deliver the ball). The recommended length for synthetic pitches is also 25m or greater with only 30% of the Barwon Cricket Region's pitches meeting this length (state average 29%). This impacts on the quality and condition of safe bowling approaches (e.g. worn natural grass areas often provide uneven surface levels).
- Only 1% of the Region's overall training net provision is recorded as being multi-purpose in design.

A key future focus area for the Barwon cricket community, local government and Cricket Victoria should be centred on increasing the capacity and functionality of existing facilities through projects such as improved playing field surfaces, centre synthetic wicket and training net upgrades and/or replacements, refurbishing player and umpire change rooms and amenities.

BARWON CRICKET REGION FACILITY PRIORITIES

While each G21 Region local government area, township within and individual cricket venue will have their own immediate facility demands and future needs, the following five Region wide facility priorities have been identified for Barwon.

1. Utilise facility audit reports and site by site provision and condition summaries to develop individual LGA and site specific facility renewal programs. Improvements to existing facilities should be prioritised over the development of new in order to focus on strengthening the existing club environment and providing a base from which to leverage into the future. Projects that increase the carrying capacity, functionality and activation of existing facilities (e.g. refurbished player and umpire change rooms and amenities to encourage greater use and inclusiveness) should be prioritised. Facilities that restrict club and participant growth due to their mix of amenities will limit the ability of clubs and the Barwon cricket community to implement priorities outlined in this strategy.

2. In partnership with Cricket Victoria, local associations and key cricket stakeholders, review the Region's current turf pitch and turf practice net distribution and provision levels (including any relevant Council subsidy provisions and maintenance responsibilities). This review should take place in line with recommended competition and governance restructure resulting from Priority 1 to ensure future provision prioritises and promotes player development and pathway opportunities. In the interim, it is recommended investment toward turf pitch preparation and maintenance be prioritised at:

    - The future Regional Cricket and Community Centre at Kardinia Park
    - Premier Cricket grounds
    - At venues that promote and accommodate player development and pathway opportunities (e.g. host representative cricket competitions and training programs).

3. Deliver and activate a Regional Cricket and Community Centre at Kardinia Park to extend cricket service provision across the Region.

4. Utilise facility and club membership data to develop prioritised upgrade and renewal plans for synthetic centre cricket pitches and synthetic practice facilities. Ensure future centre synthetic pitch replacements are in accordance with Cricket Australia's recommended dimensions.

5. Continue to plan for the development and activation of new multi-purpose cricket facilities in the Armstrong Creek and Northern and Western Geelong growth areas to accommodate forecast population and participation growth.



The key facility priorities and directions outlined in this Strategy are consistent with those highlighted within the VCIS. This provides a consistent and aligned approach and analysis from local through to state level priorities.

Note: This Strategy does not provide individual club/venue master plans, costing structures or proposed capital works programs. These will continue to be developed at the discretion of LGAs, in consultation with users, pending analysis of identified facility gaps and venue usage requirements. Please Refer to Appendix #5 for a proposed Funding Framework and #4 to help inform priority infrastructure projects.

NATIONAL FACILITIES AUDIT (2017)

The following table provides a high level summary of the Barwon Cricket Region's facility provision and condition ratings collected during Cricket Australia's National Facilities Audit.

PROVISION

Synthetic and Turf Pitch Provision Comparisons

Centre pitch surface type	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Centre turf pitch provision (#)	36	38.4	42.6	40.5
Centre turf pitch provision (%)	23.2%	29.75%	27.15%	28.32%
Centre synthetic pitch provision (#)	117	78	95.38	86.7
Centre synthetic pitch provision (%)	75.5%	60.47%	60.75%	60.62%
Centre 'All Seasons' pitch provision (#)	2	9.3	14.5	11.88
Centre 'All Seasons' pitch provision (%)	1.3%	7.17%	9.24%	8.3%

Synthetic Pitch Length and Width Provision Comparisons

Centre pitch length and width	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Synthetic centre pitch width 2.4m+ (%)	29%	27%	28%	28%
Synthetic centre pitch length 25m+ (%)	33%	34%	25%	29%

Training Net Provision Comparisons

Key on-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Synthetic training net provision (total # of sites with training net enclosures)	75	70	77	74
Synthetic training net provision (% of sites with training net enclosures)	68%	70%	70%	70%
Sites with two or more training net pitches (%)	64%	64%	69%	67%
Sites with multi-purpose training net design (%)	1%	2%	3%	2%
Sites with training nets on main playing field surface (%)	46%	31%	30%	30%
Average estimated synthetic pitch remaining life	4 years	5.88 years	5.13 years	5.5 years

Off-field Facility Provision Comparisons

Key off-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Number of sites with pavilions	78	77	79	78
Player change room facilities provided (%)	68%	72%	70%	71%
Female friendly change room facilities provided (%)	25%	10%	25%	18%
Umpire change room facilities provided (%)	41%	31%	51%	41%
Female friendly umpire change room facilities provided (%)	50%	19%	37%	28%
Accessible pavilion entry provided (%)	72%	53%	72%	63%
Accessible change room toilet provided (%)	20%	36%	20%	28%
Internal storage provided (%)	49%	29%	66%	48%
Toilets provided (%)	81%	50%	81%	66%

CONDITION

On-field Facility Condition Comparisons

Condition Rating Key

50% = moderate

60%-80% = good

80%-100% = excellent

Key on-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Overall playing fields condition rating	75%	74.75%	70.5%	72.63%
Synthetic centre wicket condition rating	69%	64.63%	65.3%	64.97%
Synthetic training net pitch condition rating	72%	67.63%	69.38%	68.5%

Off-field Facility Condition Comparisons

Key off-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Main pavilion facility condition rating	72%	66.13%	64.5%	65.32%
Player change rooms and supporting amenities condition rating	69%	60.38%	62.75%	61.57%
Umpire change room condition rating	73%	58.13%	63%	60.57%

STRATEGIC PRIORITY #3 – IMPLEMENTATION PLAN

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.1 Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs. Prioritise facility upgrades at those venues not currently meeting recommended provision levels or at sites with identified and potential female participation growth. Projects that deliver diversity and inclusion outcomes should also be prioritised.	**CRITICAL**	CVIC	CVIC, G21 Region LGA's, Clubs	SRV, CA
3.2 Promote and communicate what infrastructure a 'club home' facility needs, and what is critical to cricket.	**CRITICAL**	CVIC	CVIC	G21 Region LGAs
3.3 Collectively adopt existing Cricket Australia, Cricket Victoria and SRV planning and facility development guidelines to ensure **any new facilities** are developed to recommended standards and guidelines.	HIGH	CVIC, CA	Barwon Region Cricket Community	G21 Region LGAs, SRV
3.4 In partnership with Cricket Victoria, utilise facility and participation data to increase provision levels of unisex change room areas, supporting amenities and more inclusive social spaces. Encourage joint opportunities for cricket and winter sports to improve inclusive off-field player, umpire and spectator amenities.	HIGH + ONGOING	CVIC	CVIC, Associations	G21 Region LGAs, SRV, Clubs, Barwon Region Cricket Community
3.5 Utilise facility and participation data to incorporate training net facility upgrades / renewal into individual LGA Capital Works Plans and budgets (subject to annual budget bids). Ensure future training net facility upgrades and developments are in accordance with Cricket Australia's recommended guidelines.	HIGH	CVIC	CVIC	G21 Region LGAs, Clubs, Associations
3.6 In accordance with facility audit findings and LGA resources (and at the end of the pitch's concrete base and synthetic surface life), replace existing synthetic wickets in accordance with Cricket Australia's Community Cricket Facility Guidelines (25m+ x 2.4m+).	HIGH	G21 Region LGAs	G21 Region LGAs	Clubs, Associations, CVIC

STRATEGIC PRIORITY #3 – IMPLEMENTATION PLAN

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.7 In line with the VCIS, conduct a review of the Region's current turf pitch and turf practice net provision levels and approach to management (including any relevant Council subsidy provisions, maintenance responsibilities and financial capacity). This review should take place in line with recommended competition and governance restructure resulting from Priority 1.	HIGH	CVIC	CVIC	Clubs, Associations, G21 Region LGAs
3.8 Support Cricket Victoria and AFL Victoria's current Turf Wicket Pilot Program aimed at identifying strategies and processes that can assist in addressing the challenge of turf wicket preparation prior to season commencement.	HIGH - ONGOING	CVIC, AFLV	CVIC, AFLV	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
3.9 Support land owners / managers to manage the carrying capacity of existing playing fields with high use, and / or the view to increase use, through education and resourcing. This includes increasing education on ground maintenance and turf wicket management requirements and best practices to local clubs.	HIGH + ONGOING	CVIC	CVIC	G21 Region LGAs
3.10 Continue to plan and deliver new cricket playing field developments and supporting infrastructure in growth areas across the Region (e.g. Armstrong Creek, Northern and Western Geelong).	HIGH + ONGOING	CVIC	CVIC	G21 Region LGAs, SRV, Commercial partners, developers
3.11 Explore opportunities for synthetic cricket pitches to remain uncovered during winter (without limiting or impeding on winter usage).	LOW + ONGOING	CVIC	CVIC	G21 Region LGAs, CA, Associations, Clubs
3.12 Where appropriate, G21 Region LGAs collaborate on options for shared access of under-utilised venues that could support increased oval demands (this includes across municipal boundaries).	MEDIUM + ONGOING	CVIC	CVIC	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
3.13 Consider options for the potential consolidation of underutilised facilities and merging of struggling clubs to improve efficiencies in capital investment and club servicing and delivery.	MEDIUM + ONGOING	Clubs, G21 Region LGAs	Clubs, G21 Region LGAs	CVIC, Associations, Barwon Region Cricket Community

STRATEGIC PRIORITY #3 – IMPLEMENTATION PLAN

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.14 Capitalise on the City of Greater Geelong's strong turf cricket pitch provision by advocating for the hosting of future competitions, events and programs.	MEDIUM + ONGOING	CVIC	COGG	Associations, Clubs, Barwon Cricket Community
3.15 Seek partnership opportunities with the education sector and local government to access and support the management of cricket infrastructure at education facilities (for both new school developments and existing venues).	MEDIUM + ONGOING	CVIC	CVIC, DET	G21 Region LGAs, SRV, Schools
3.16 Project partners to continue to explore innovations in facility materials and products to increase carrying capacity and reduce ongoing maintenance costs.	LOW + ONGOING	CVIC	CVIC	G21 Region LGAs, Barwon Cricket Community



PRIORITY 4

REGIONAL CRICKET AND COMMUNITY CENTRE

Deliver and activate a regional level Cricket and Community Centre at Kardinia Park

Up to 13 Regional Cricket and Community Centres have been identified for strategic delivery across Victoria. In conjunction with the Victorian Government, local government, education sector and cricket communities, Cricket Victoria is implementing a range of centres to support the delivery of the game. Cricket Victoria's short term focus is on the state's regional (country) areas, including the Barwon Cricket Region.

Key drivers for the development of Regional Cricket and Community Centres across Victoria, as identified through the VCIS, include:

- State Government's recent investment into supporting the development of Regional Cricket and Community Centres across Country Victoria.
- The current under provision of purpose built, publicly accessible Regional Cricket and Community Centres across the state (particularly in rural and regional areas).
- Cricket communities in rural and regional areas are currently challenged by long distance travel and associated costs to access higher quality cricket facilities and services.
- There is a significant lack of indoor cricket training facility provision integrated within the club network and a very high reliance on commercial centres to perform this function.
- Limited opportunity for the hosting of higher profile cricket events and competitions in regional areas that could benefit local clubs and their cricket communities.
- Cricket Victoria has identified the need to provide greater collective administrative support within several strategic geographical locations across the state.
- A more streamlined approach to collectively and consistently promoting cricket from a centralised location is vital to the successful alignment and delivery of future cricket programs and competitions across Victoria.

In the 2018 election, the Labor Government committed to the Stage 5 redevelopment of Kardinia Park stadium and the site of a Regional Cricket and Community Centre. The scope of the redevelopment is still being established, but will include indoor training facilities, new change rooms, meeting rooms and function spaces. Representatives from the G21 group will need to involved in the design and construction phase.

It is recommended the future Barwon Regional Cricket and Community Centre seek to achieve and address the following key roles and focus areas:

1. **Participation development centre** – The centre should provide opportunity for 12 months of the year competition activities (all ages / genders), be a designated finals and events venue, serve as a program centre and schools development venue.
2. **Education focus** – A key focus of Regional Cricket and Community Centres is ensuring the provision of adequate off-field support, education and training. This includes, but is not limited to, player, coaching, umpiring, off-field support services and ground management initiatives.
3. **High performance** – Ensuring the provision of adequate indoor, outdoor, health and fitness infrastructure and services to accommodate high performance training should be a key focus. This needs to be balanced with broader community and grassroots programming, activity provision and access.
4. **Shared regional services** – A more centralised and streamlined approach to future cricket activity and competition delivery, marketing and promotion is a key focus area for Regional Cricket and Community Centres.

The Regional Cricket and Community Centre will also be an important focus for the future staging of elite cricket in Geelong and the design and construction of the Centre should have a focus on delivering an exceptional experience for people attending W/BBL and other high level cricket events and to provide an aspiration for players in the Barwon region aiming for representative cricket.

Please refer to Appendix #3 for a summary of proposed Regional Cricket and Community Centre planning and development principles, management success factors and recommended facility provision levels.

STRATEGIC PRIORITY #4 – IMPLEMENTATION PLAN

Deliver and activate a regional level Cricket and Community Centre

STRATEGIC DIRECTIONS		PRIORITY	STAKEHOLDER RESPONSIBILITY		
			INITIATOR	DELIVERER	SUPPORTERS
4.1	Cricket Victoria, G21 Region LGAs and key Barwon Region cricket stakeholders to work in partnership with the Kardinia Park Stadium Trust (KPST) to progress future Regional Cricket and Community Centre planning and development.	**CRITICAL**	CVIC	CVIC	KPST, G21 Region LGAs, key Barwon Cricket Region stakeholders
4.2	*In consultation with the PWG, investigate and identify potential locations (new or existing) for development of a Regional Cricket and Community Centre in the Barwon Region. Assess the suitability of potential locations in accordance with recommended Regional Cricket and Community Centre infrastructure and supporting amenity requirements (see Appendix #3 for details).* **COMPLETED**	*HIGH*	*CVIC*	*CVIC*	*G21 Region LGAs, SRV, Key Barwon Cricket Region stakeholders*
4.3	*Conduct a site feasibility and benefits assessment on identified location/s for future Regional Cricket and Community Centre development.* **COMPLETED**	*HIGH*	*CVIC*	*CVIC*	*G21 Region LGAs SRV, Key Barwon Cricket Region stakeholders*
4.4	Develop service guidelines and activity, business and management plans for the Barwon Regional Cricket and Community Centre.	HIGH	CVIC	CVIC	G21 Region LGAs, SRV

STRATEGIC PRIORITY #4 – IMPLEMENTATION PLAN

Deliver and activate a regional level Cricket and Community Centre

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
4.5 *Finalise site selection and partners for development of the Barwon Regional Cricket and Community Centre.* **COMPLETED**	*HIGH*	*CVIC*	*CVIC*	*G21 Region LGAs, SRV, Key Barwon Cricket Region stakeholders*
4.6 Cricket Victoria, State Government, G21 Region LGAs and commercial partners to secure funding and finalise investment plans.	HIGH	CVIC	CVIC	SRV, G21 Region LGAs, Commercial partners, Key Barwon Cricket Region stakeholders
4.7 Cricket Victoria, Kardinia Park Stadium Trust (KPST) and G21 Region LGAs investigate or explore options to develop a joint regionally significant investment renewal fund that supports future Regional Cricket and Community Centre facility upgrade and renewal requirements.	HIGH	CVIC	CVIC	G21 Region LGAs, KPST
4.8 Publish and communicate the key purpose and drivers of the Barwon Regional Cricket and Community Centre.	HIGH	CVIC	CVIC	SRV, G21 Region LGAs, key Barwon Cricket Region stakeholders
4.9 Post development and 12 months of operation, generate a case study to highlight the Barwon Regional Cricket and Community Centre's unique characteristics and benefits.	LOW + ONGOING	CVIC	CVIC	SRV, G21 Region LGAs, key Barwon Cricket Region stakeholders and wider cricket community



PRIORITY 5

RESOURCING AND PARTNERSHIPS
Secure stakeholder support for strategy implementation

A stakeholder wide commitment to planning, communication, cooperation, ownership and implementation of strategic priorities and local projects will help to ensure the future sustainability and improvement of cricket provision across the Barwon Cricket Region. An approach that focuses on creating the greatest positive impact via targeted investment and collective communication and promotion of cricket regionally should be adopted.

This Strategy is the first step for cricket and government to collaboratively determine future investment into both sport development and facility upgrades at a strategic level. It also formalises the steps project partners have taken to balance the conflicting needs of sport and government, by collaboratively prioritising future investment into both cricket's on and off-field requirements.

For cricket to continue to grow and maximise participation, and for LGAs to continue to understand the sport's needs, promote healthy and active communities and maximise facility usage and investment outcomes, this collaboration must continue. Continuing to collaboratively plan sport development initiatives and facility renewal based on cricket's changing participation trends and projections will allow for more targeted investment into the sport. This will in-turn maximise facility usage, ensure new infrastructure developments are strategic and support cricket's participation growth and diversification.

No single organisation can deliver all activities or the funding and support that is required to create a collaborative environment for sports administration and development across the Barwon Region. Cricket Victoria, partnering local government authorities and local organisations will need to dedicate staff, financial and / or volunteer resources to improve and enhance the sustainability of cricket across Barwon, now and into the future.

Influencers and Shapers

While future Barwon Cricket Region management is encouraged to develop and build on partnerships and regular communication with a variety of stakeholders, research conducted throughout the development of this Strategy has identified the following key stakeholders (in no particular order) who will be influential 'shapers' of the future cricket landscape across Barwon, and hence should be considered priority groups to assist with the delivery and implementation of this Strategy.

- **State Government** - as a financial and strategic partner in the development of a Regional Cricket and Community Centre.
- **Local Government** - as the provider of existing cricket facilities and contributors to their ongoing improvement and development, in addition to the planners of future facilities.
- **Cricket Victoria -** as the sport's peak sporting body and organisation responsible for setting both sport and facility development planning direction. Cricket Victoria will also play a key role in supporting the review of the Region's governance and management structure as well as talent identification and high performance squads.
- **Local associations -** as the coordinators of how cricket competition is managed, governed and delivered across the Region.

- **Kardinia Park Stadium Trust** - as the statutory authority established under the *Kardinia Park Stadium Act, 2016* responsible for the administration, promotion and management of the Kardinia Park Stadium Trust Land.
- **Local clubs** - as the deliverers of cricket activities and programs in a family friendly environment that encourage inclusive participation and player development.
- **Barwon Sports Academy -** as a potential pathway provider for aspiring cricketers.
- **Leisure Networks -** as a potential resource to assist in increasing the skillset and capacity of club volunteers to deliver sport and club development initiatives outlined in this Strategy.
- **Barwon Region T20 Group -** as a strong supporter and platform for increasing the profile of cricket across the Barwon Region at an elite competition and event level.
- **Education institutions** – Deakin University, Gordon TAFE, schools, teachers and their staff who will introduce and drive cricket activities for students, connect with local clubs and potentially make their grounds and facilities available for community use.
- **Other local sporting associations** - as joint users of existing community sporting facilities that cricket clubs use and share (e.g. AFL and Soccer).



Funding and Strategic Investment

It is recognised that LGAs have a strategic commitment to providing for all sport and recreation in their area and that competition for funding is high between sporting codes and projected increases in participation.

The financial impact of implementing proposed actions has not yet been determined, however it is critical that key stakeholders and potential funding providers adopt a coordinated approach to the scoping and delivery of actions and recognise the need for joint funding and resourcing. Establishing strategic partnerships and improving collaboration across key sport, government and community stakeholder groups will better enable local government and key project partners to secure funding for both facility upgrades and sport development initiatives.

Cricket Victoria and Cricket Australia continue to support investment into the game through increased staff resources, development of the National Community Cricket Facility Guidelines and the recent release of Cricket Victoria's 10 Year Infrastructure Strategy. Cricket Australia's Australian Cricket Infrastructure Fund has also recently been introduced by cricket to support facility owners / managers in the development, upgrade and renewal of fit-for-purpose cricket facilities.

LGA investment could be further supported by State Government with provision of alternate funding models. Models that consider the capacity of LGAs to combine existing multiple applications, provision of alternate funding streams between minor and major facility upgrade investment (a funding category between $100,000 and $500,000) and support of investment that recognises current participation and supports 'retention and stability' of participation, not just participation growth, should be considered into the future.

STRATEGIC PRIORITY #5 – IMPLEMENTATION PLAN

Secure stakeholder support for strategy implementation

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
5.1 G21 Region LGAs and Cricket Victoria actively work in partnership with State Government and Cricket Australia for the continuation of the Community Sports Infrastructure Fund's 'Cricket Facilities' category and Australian Cricket Infrastructure Fund.	**CRITICAL**	CVIC	CVIC	G21 Region LGAs, SRV, CA
5.2 Develop a Communications Plan to inform key stakeholders of the G21 and Cricket Victoria Barwon Region Cricket Strategy and the future direction for cricket across the Region for the next 10 years.	HIGH	CVIC	CVIC	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
5.3 The already established G21 Sport and Recreation Pillar to monitor and manage Strategy review processes, with the Barwon Regional Cricket Manager invited to attend and present on cricket's progress twice yearly at regular Pillar meetings and network with LGAs	ONGOING	G21 Region LGAs	G21 Region LGAs	CVIC, Associations, Clubs, Barwon Cricket Community
5.4 In partnership with key stakeholders, strengthen the profile and image of cricket throughout the Barwon Region via increased lobbying, promotion, marketing and communication.	ONGOING	CVIC	CVIC, Associations, Clubs, Barwon Cricket Community	G21 Region LGAs
5.5 Project partners work collaboratively to identify alternate funding streams to support infrastructure investment.	ONGOING	CVIC	CVIC	G21 Region LGAs, Potential funding partners
5.6 Continue to identify and support local projects eligible for Victorian or local, state or federal government investment.	ONGOING	CVIC	CVIC	G21 Region LGAs, CA, SRV, Clubs
5.7 Cricket Victoria, associations and AFL Victoria (AFLV) collaborate to identify venues accessed by female participants across both sports to maximise potential funding opportunities.	ONGOING	CVIC, AFLV	CVIC, AFLV	G21 Region LGAs, SRV
5.8 Communicate annual LGA facility improvement priorities to Cricket Australia and Cricket Victoria and seek input on funding application development.	ONGOING	G21 Region LGAs	G21 Region LGAs	CA, CV, SRV

STRATEGIC PRIORITY #5 – IMPLEMENTATION PLAN

Secure stakeholder support for strategy implementation

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
5.9 Continue to work in partnership with state sporting associations and other bodies on multi-use, joint facility and precinct planning projects in order to maximise sports investment into key future projects.	ONGOING	CVIC	CVIC	G21 Region LGAs, Other state sporting associations, SRV
5.10 Encourage and promote cricket's flexibility and willingness to share facilities with other sports, demonstrating improved facility use, sustainability and a greater diversity of opportunities for the community.	ONGOING	CVIC	CVIC, Associations, Clubs, Barwon Region Cricket Community	G21 Region LGAs, other sporting codes
5.11 Liaise with Cricket Victoria and Leisure Networks to confirm what programs and resources are available to assist with club and sport development initiatives recommended within this Strategy.	HIGH	G21 Region LGAs	G21 Region LGAs	G21 Region LGAs, Leisure Networks
5.12 Seek to develop and improve existing relationships with primary / secondary schools, universities and TAFE programs to encourage and promote junior and senior participation and facility access for cricket programing and competition opportunities.	MEDIUM + ONGOING	CVIC	CVIC, Education Department	G21 Region LGAs, SRV, Schools
5.13 Initiate annual 'State of Play' Reports, ensuring collective understanding and progress of participation, sports development and facility improvement activities.	HIGH	CVIC	CVIC	G21 Region LGAs, Associations, Clubs
5.14 Investigate opportunities to improve cricket's relationship with the Barwon Sports Academy and aligning talented cricketers to existing pathway and support programs.	MEDIUM	CVIC	CVIC	Barwon Sports Academy, Associations, Clubs
5.15 Continue dialogue with the Geelong Region T20 Group and support their bid and advocacy efforts for the establishment of a Big Bash team within the City of Greater Geelong. At Kardinia Park	HIGH + ONGOING	Geelong Region T20 Group	Geelong Region T20 Group	Barwon Cricket Community
5.16 G21 Region LGAs continue to support the Cricket Victoria Local Government Forum held every two years.	MEDIUM + ONGOING	G21 Region LGAs	G21 Region LGAs	CVIC
5.17 Conduct annual cricket development forums within each of the G21 local government areas in association with regional partners.	MEDIUM + ONGOING	CVIC	CVIC	G21 Region LGAs, Assocs / Clubs, Schools, SRV, Leisure Networks



STRATEGY IMPLEMENTATION

Implementation of identified facility priorities, planning, sports development and partnership objectives will require collaboration, investment and a commitment of human resources from all Barwon Region Cricket Associations, Cricket Victoria, government and industry stakeholders.

The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* is an aspirational 10-year plan designed to be practical and realistic in its implementation.

It is important to note that stakeholder policy, community demand and priorities change over time. As a result, strategic priorities and recommendations are subject to available funding and resourcing and should be regularly monitored to ensure their ongoing alignment with stakeholder objectives.

In addition to changing stakeholder policies, shifting community demand and priorities, local government faces competing investment priorities, funding pressures and a broader focus to accommodate a range of sports in facility renewal and development, therefore there is a need for cricket to continue to advocate for and on behalf of their sport across the Region.

The financial impact of implementing proposed actions has not yet been determined, however it is critical that key stakeholders and potential funding providers adopt a coordinated approach to the scoping and delivery of actions and recognise the need for joint funding and resourcing.

Identification of funding streams beyond traditional funding partners and a coordinated approach to accessing funding will be critical to the delivery of strategic outcomes.

The Region's LGAs, Cricket Victoria and local associations should look to implement a collaborative approach to State Government for funding provision, particularly relating to the Community Sports Infrastructure Fund's Cricket and Female Friendly Facilities funding categories.

Other funding options available to achieve facility improvements will be Cricket Australia's Australian Cricket Infrastructure Fund, LGA Capital Works Programs and club contributions to fill the gap in infrastructure renewal generally overlooked by other funding bodies. Non-traditional funding partners such as community bank programs, commercial investment and sponsorship should also be investigated.

Recommendations within this Strategy set regional level directions, while allowing emerging opportunities to be harnessed at the local level. As priorities continue to evolve, the periodic monitoring and review of recommendations will be vital in maintaining the relevance of the Strategy through to 2028.

Cricket Victoria's Regional Cricket Manager based in the Region will have oversight over the broader cricket initiatives highlighted within the Strategy and will be in a position to drive local and regional priorities that focus on the overall growth of cricket and benefits to regional stakeholders. The inclusion of a reporting mechanism against Cricket Victoria related actions would seek to achieve commitment and accountability for the cricket community's contribution to supporting the Strategy outcomes.

Implementation objectives are set out in a priority framework. However, annual goal and target setting will be required by Strategy partners. Formal evaluation of the Strategy by the project partners will be required to ensure ongoing and consistent alignment with cricket and LGA objectives. Strategy implementation will also need to recognise and accommodate the differing decision making processes and priorities of each project partner within the Region.



CRITICAL ACTIONS

To support the achievement of proposed objectives highlighted within this Strategy and to ensure the needs of cricket are met in the short, medium and longer-term, seven Critical Actions have been identified. These Critical Actions are high priorities and should be used to inform each project partners long term planning. It is not expected that all project partners will be able to deliver all Critical Actions in the short and medium term.

CRITICAL ACTION #1	Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Region. Implement the new governance and management model.
CRITICAL ACTION #2	Cricket Victoria to conduct a strategic review of current club and association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.
CRITICAL ACTION #3	Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats.
CRITICAL ACTION #4	Work with Kardinia Park stadium management to progress future Regional Cricket and Community Centre planning and development.
CRITICAL ACTION #5	G21 Region LGAs and Cricket Victoria actively work in partnership State Government and Cricket Australia for the continuation of the Community Sports Infrastructure Fund's 'Cricket Facilities' category and Australian Cricket Infrastructure Fund.
CRITICAL ACTION #6	Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs.
CRITICAL ACTION #7	Promote and communicate what infrastructure a 'club cricket facility' needs, and what is critical to cricket.



MONITORING, MEASURING AND EVALUATING

To ensure stakeholders are successful in achieving mutual objectives in an efficient and effective manner, regular reviews of strategic directions are paramount. The following monitoring and review process will be led by Project Partners to ensure that the G21 and Cricket Victoria Barwon Regional Cricket Strategy remains relevant for all stakeholders.





APPENDICES

APPENDIX #1

OVERVIEW OF KEY FINDINGS REPORT

A number of key sport, government and community stakeholders were engaged to identify issues, constraints and opportunities influencing planning, provision and growth of cricket across the Barwon Region.

The G21 and Cricket Victoria Barwon Regional Cricket Strategy – Key Findings Report (2017) explores these documented issues, opportunities and constraints in detail and were presented and analysed under the following three key themes:

1. Participation and Game Development
2. Facilities
3. Management and Operations

A high level summary of key findings and assessment of regional strengths, weaknesses opportunities and challenges for cricket across the region follows. This assessment has been used as the basis from which to develop future strategies and recommendations.

PARTICIPATION AND GAME DEVELOPMENT

STRENGTHS

- Highest country cricket region participation total for the 2016/17 season (5,718), 300 more than the second highest country region
- Fourth highest region player penetration rate (16 regions) across the state
- Based on current penetration rates, the Region is forecast to experience an increase market of over 1,500 participants between 2016 and 2031 (total 7,196 players)
- The presence of the Geelong Cricket Club provides opportunity for local players to progress though the player development pathway to premier cricket without having to leave the region. Dedicated Barwon Pathway coaches and talent identification resources are also in place
- Local associations provide a combination of two day, one day and modified cricket competitions and programs (e.g. T20 matches) attracting a wider target and player catchment base
- Presence of the Geelong Seniors and the Geelong Women's Cricket Clubs and youth girls' competition in Geelong provides participation opportunities for players outside of the 'typical Barwon cricketer' (27 year old male)
- Growing regional population that will produce future demand and interest in cricket programming and competition opportunities
- Hosted the first three years of the National Cricket Inclusion Championships

WEAKNESSES

- Declining participation numbers between 2014/15 and 2016/17 seasons
- Low levels of female participation
- Challenges in attracting new players to the game
- Lack of cohesion and partnerships (player pathway) between local grassroots clubs and the Region's premier club
- Low level investment toward junior programs and player development pathway
- Low levels of engagement with and investment toward attracting players from participation target groups (e.g. CALD community, Indigenous, females)
- High level of uncertainty and angst relating to the changing competition structure of the Geelong Cricket Association
- A lack of qualified and experienced coaches across the Region (across all levels of competition)
- Smaller country clubs struggling for both on (players) and off-field (volunteers and administrators) numbers
- A lack of promotion of the sport locally (e.g. social media and local newspapers)

OPPORTUNITIES

- Increased access to shorter, more flexible cricket programming and competition formats
- Implementation of Cricket Australia's new junior playing formats
- The growth of mid-year (winter) cricket competitions
- Increased levels of 'social' and unstructured cricket participation
- Improved coordination and alignment of junior development pathways and programs
- The growth of female cricket across the state, in particular Country Victoria
- The return of the more 'mature' aged cricketer to the game
- A review of local competition structures to ensure a more competitive balance
- Increased promotion and inclusion of cricket within local primary and secondary school sport programs
- Greater investment in coaching and junior development / pathway programs
- Increased promotion of the game locally
- Continued hosting of high profile competitions and events that lift the profile of cricket across the Barwon Cricket Region
- Increased number of qualified coaches and umpires
- Develop / improve cricket's relationship with the Barwon Sports Academy

CHALLENGES

- Players leaving their local areas and clubs to play for Geelong's premier team / higher level competitions
- Managing the transition from introductory programs to junior competitions
- Competing against other highly participated sports for players
- Capacity to cater for the 'returning more matured aged player' trend as well as senior, junior and introductory programs
- Clashes between junior and senior match times
- Managing increased participation in non-traditional program and competition formats
- Providing competition structures that accommodate female cricket participation without impacting on other female sports in the Region
- Guaranteeing sports participation into the future may be a challenge for some areas experiencing minimal population growth
- The length of time required to play cricket
- The ability and capacity of grassroots clubs and associations to roll-out national programs
- Managing the emergence of player payments and the impact this can have on not only the competitive balance of on-field competition but the financial pressures it can place on clubs

FACILITIES

STRENGTHS

- Presence of GMHBA Stadium and the Kardinia Park Sports Precinct enables the hosting of regional, state and national cricket competitions and events
- Provision of both synthetic and turf pitch ovals provides opportunity for players to experience both versions of the game
- Grounds of all facility hierarchy levels are provided within the Region
- 2016 ground to population ratio is comparable with other country regions across the state
- Ground to player ratio is consistent with state-wide ratio
- Detailed facility condition and functionality information is available via Cricket Australia's National Facilities Audit
- Approximately 75% of clubs have future development plans for facilities at their respective venues
- Local government planning and financial support for cricket specific facility upgrade and renewal projects
- Increased levels of cricket specific facility funding becoming available from State Government and Cricket Australia
- Average pitch condition rating of 72% rates 5th out of 16 regions and above the state average of 68.5%. The playing field condition rating of 75% is also above the state average of 72.6%
- Average synthetic training net pitch condition of 72% is above the state average of 68.5%

WEAKNESSES

- A number of aging, dysfunctional and non-compliant facilities that are prohibiting club growth and programming opportunities
- 90% of the Region's overall turf pitch provision is situated within the City of Greater Geelong
- The quality of supporting spectator amenities and social amenities (e.g. shade, shelter and seating) was rated as average to very poor by the local community
- Low level of indoor cricket facility provision across the Region
- No regional level Cricket and Community Centre within Region
- Only 1% of the Region's training net provision is recorded as being multi-purpose in design
- Below state and country region average remaining synthetic pitch surface life expectancy
- Only 25% of playing fields across the Region have synthetic pitches that are greater than 2.4m in width and only 30% are 25m or greater in length
- A lack of connection and partnerships with local schools
- High reliance by clubs on external funding support (mainly local government) for facility improvements

OPPORTUNITIES

- Recently introduced cricket specific funding schemes ($12.4M between 2015 and 2019)
- Utilisation of facility audit data to develop individual facility renewal and improvement programs
- Increasing inclusive facility provision with a focus on female friendly design
- Delivery and activation of a regional level Community Cricket Centre
- Improved access to appropriately developed school oval facilities
- Planned new facility development in identified growth areas (e.g. Armstrong Creek)
- Increased levels of multi-use design features in facilities, in particular training net facilities
- A review of the Region's current approach to turf wicket provision (including Council subsidy provisions and maintenance responsibilities)
- Increased support and education to local clubs from Cricket Victoria on turf pitch preparation and maintenance
- Replacement of existing synthetic cricket pitches in accordance with Cricket Australia's preferred dimensions

CHALLENGES

- Uncertain long term commitment by Cricket Australia and State Government toward cricket specific funding programs
- Capacity of existing facilities to support participation growth, particularly junior teams and female participation
- Reliance on the local community and club members to maintain and develop their facilities
- The 'pre-season creep' by winter sports (mainly AFL and soccer) placing increased demands on venues and contributing to overuse, non-prepared turf pitches and potential conflict with tenant sports
- The challenge of better justifying the 'value of cricket' and organised sports with Councils currently prioritising mass participation activities and informal sport and recreation pursuits

MANAGEMENT AND OPERATIONS

STRENGTH

- Strong cricket culture that values the game's tradition
- Long serving volunteer base providing a strong knowledge of cricket's history in the local area
- Increased levels of engagement and communication between local government, cricket associations and competition providers
- Improving relationships between summer and winter tenants
- Increased resourcing dedicated to game and market development in the Barwon Cricket Region
- Strong support and interest in cricket from local government (e.g. facility management capital investment, COGG funding and wicket maintenance agreement)
- G21 Pillar and Leisure Networks resource support
- 80% of clubs have a clear understanding of their club's purpose and key objectives
- 95% of clubs adhere to their adopted constitution / rules and 98% have a code of conduct for their players, player parents, coaches, members and general club stakeholders
- 36/42 clubs reported being in a strong financial position

WEAKNESSES

- Unclear and fragmented approach to management and governance of the sport across the region
- Lack of communication and strategic alignment between local associations and competition providers
- Unclear role, purpose and services provided by the Barwon Region Cricket Committee
- Varying levels of support provided by peak sporting bodies to higher level and more successful associations and clubs and the smaller, less powerful / influential associations and affiliated clubs
- Less than 50% of clubs across the Region feel they have sufficient levels of volunteer support to assist with day to day club operations and management
- Only 28% of clubs who completed the Club Health Check Survey have a strategy and actively implement it to attract new people onto their respective committees
- 7/42 clubs who completed the Club Health Check Survey regularly review their club's performance against a strategic plan
- Less than 50% of clubs across the Region have a clearly stated vision and only 26% believe they have clearly defined position descriptions outlining roles and responsibilities for club officials

OPPORTUNITIES

- Implementation of a new overarching governance and management structure for cricket across the Region to improve strategic alignment and efficiencies in how cricket programs and services are delivered across a regional level
- Increased support and investment from Cricket Victoria staff and recently appointed Cricket Manager - Barwon
- Increase promotion of the Cricket Manager - Barwon role across the Region and services / support available to local associations and clubs
- Increasing the profile of the Barwon Region Cricket Committee and increasing communication levels between the committee and all associations and clubs
- Reviewing the current make-up (including development / review of the Committee's Terms of Reference) of the Barwon Region Cricket Committee to ensure equal representation across all Barwon Region associations and affiliated clubs and members
- Increased support for club volunteers through training and development programs and increased resource support (e.g. clubs manuals and policies)
- Improved association administration processes and levels of communication with key stakeholders including local Councils and clubs

CHALLENGES

- The capacity of clubs to recruit, train and retain volunteers
- Shifting to a more professional approach to sport and facility management and administration
- Ensuring equality in support provision across all clubs and competition levels (e.g. facility funding allocations and human resources)
- Determining whose role and/or responsibility it is to support club development initiatives (e.g. Cricket Victoria, Council, Leisure Networks, local associations) and then being able to implement this delivery
- Implementing a new governance and management structure across the Region that generates greater strategic alignment and improved efficiencies (e.g. sharing of resources) between associations and key cricket stakeholders
- Changing the culture and views of cricket 'traditionalists' in terms of how the sport should be managed and developed moving forward
- Revisiting existing Council policies and processes and ensuring they are supporting sport and club growth across the Region

APPENDIX #2

Geelong Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Guild CC	**98**	2	8	88	98	0	**54**	44	-11	8	47	44	0
Alexander Thomson CC	**79**	1	17	61	70	9	**46**	33	-2	12	23	24	9
North Geelong CC	**108**	1	18	89	99	8	**76**	32	-3	15	20	23	8
Bell Park CC	**99**	0	9	90	99	0	**81**	18	-5	5	18	19	-1
Winchelsea CC	**64**	0	7	57	63	1	**48**	16	0	0	16	17	-1
Manifold Heights CC	**81**	4	19	58	80	1	**68**	13	-10	18	5	12	1
Lethbridge CC	**58**	1	7	50	58	0	**46**	12	1	0	11	12	0
Lara CC	**99**	0	2	97	99	0	**88**	11	0	0	11	11	0
Bannockburn CC	**50**	0	5	45	50	0	**42**	8	-1	3	6	8	0
Grovedale CC	**69**	0	5	64	69	0	**61**	8	-2	4	6	8	0
Modewarre CC	**73**	1	7	65	68	0	**66**	7	-3	-4	14	2	0
Newcomb & District CC	**90**	1	15	74	90	0	**84**	6	-7	12	1	7	-1
Little River CC	**51**	0	8	43	51	0	**47**	4	-2	4	2	4	0
Inverleigh CC	**34**	0	4	30	34	0	**30**	4	0	4	0	4	0
Meredith CC	**35**	2	4	29	34	0	**34**	1	2	-1	0	0	0
Highton CC	**74**	0	7	67	73	1	**74**	0	-5	0	5	0	0
Geelong City CC	**69**	0	7	62	69	0	**71**	-2	-1	-1	0	-2	0
St Peters CC	**67**	0	4	63	67	0	**71**	-4	0	-1	-3	-4	0
Bell Post Hill CC	**64**	0	4	60	64	0	**68**	-4	-5	4	-3	-4	0
South Barwon CC	**102**	0	4	98	102	0	**108**	-6	-3	1	-4	-6	0
Marshall CC	**85**	2	4	79	85	0	**92**	-7	-2	1	-6	-6	-1
Surf Coast Aireys Inlet CC	**27**	0	2	25	27	0	**34**	-7	-2	-2	-3	-7	0
Torquay CC	**64**	0	9	55	64	0	**71**	-7	-8	6	-5	-7	0
Teesdale CC	**39**	0	3	36	39	0	**46**	-7	0	0	-7	-7	0
Leopold CC	**54**	0	4	50	54	0	**62**	-8	-1	2	-9	-8	0
Anakie CC	**25**	0	0	0	25	0	**34**	-9	-2	-2	-30	-9	0
East Belmont CC	**90**	3	3	84	90	0	**99**	-9	0	-1	-8	-9	0
Corio Bay Cricket & Sports Club	**40**	0	2	38	40	0	**50**	-10	-3	1	-8	-8	-2
St Albans Breakwater CC	**57**	0	4	53	57	0	**69**	-12	-1	-2	-9	-11	-1
Murgheboluc (Geelong) CC	**79**	0	6	73	79	0	**93**	-14	-1	3	-16	-14	0
Shelford CC	**20**	0	2	18	20	0	**35**	-15	-2	2	-15	-15	0
Geelong West CC	**61**	0	22	39	53	8	**76**	-15	-20	18	-13	-23	8
Newton & Chilwell CC	**99**	0	6	93	99	0	**118**	-19	-1	-2	-16	-18	-1
Thomson CC	**56**	3	0	53	56	0	**79**	-23	3	-3	-23	-23	0
St Josephs CC	**109**	0	24	85	109	0	**141**	-32	-11	9	-30	-32	0
Corio CC	**41**	1	4	36	41	0	**74**	-33	-3	2	-32	-33	0
Waurn Ponds Deakin CC	**65**	1	3	61	65	0	**109**	-44	0	0	-44	-44	0
Total	**2,475**	**23**	**259**	**2,168**	**2,440**	**28**	**2,545**	**-70**	**-111**	**115**	**-99**	**-95**	**18**

Geelong Junior Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Leigh Districts CC	**36**	6	30	0	35	1	**0**	36	6	30	0	35	1
Collendina CC	**35**	13	22	0	35	0	**13**	22	11	11	0	22	0
St Peters CC	**61**	27	34	0	61	0	**39**	22	16	6	0	22	0
Bell Park CC	**34**	16	18	0	34	0	**17**	17	7	10	0	17	0
Portarlington CC	**16**	9	7	0	15	1	**0**	16	9	7	0	15	1
Lara CC	**97**	31	66	0	92	5	**82**	15	0	15	0	11	4
Torquay CC	**54**	6	48	0	54	0	**40**	14	3	11	0	14	0
North Geelong CC	**62**	25	36	0	58	4	**48**	14	12	1	0	10	4
Guild Cricket Club	**14**	6	8	0	14	0	**0**	14	6	8	0	0	0
Wallington Cricket Club	**11**	4	7	0	11	0	**0**	11	4	7	0	11	0
Bannockburn CC	**48**	27	21	0	48	0	**40**	8	9	-1	0	8	0
Newtown and Chillwel CC	**114**	30	84	0	114	0	**108**	6	6	0	0	7	-1
St Leonards CC	**15**	1	14	0	15	0	**12**	3	1	2	0	4	-1
Thomson CC	**31**	10	21	0	31	0	**30**	1	1	0	0	1	0
Anglesea CC	**28**	6	22	0	28	0	**27**	1	4	-3	0	3	-2
Queenscliff CC	**48**	15	33	0	48	0	**47**	1	3	-2	0	1	0
Manifold Heights CC	**35**	6	29	0	32	3	**35**	0	1	-1	0	-2	2
Inverleigh CC	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Lethbridge CC	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Waurn Ponds Deakin	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
St Josephs CC	**97**	12	85	0	97	0	**98**	-1	4	-5	0	2	-3
Ocean Grove CC	**57**	7	50	0	56	1	**59**	-2	1	-3	0	-3	1
Jan Juc CC	**57**	12	45	0	56	1	**59**	-2	-3	1	0	-3	1
Murgheboluc (Geelong) CC	**56**	11	45	0	52	4	**59**	-3	-3	0	0	-5	2
Winchlesea CC	**12**	9	3	0	11	1	**15**	-3	-1	-2	0	-4	1
Marshall CC	**28**	3	25	0	24	4	**32**	-4	-19	15	0	-4	0
Geelong City CC	**69**	4	65	0	69	0	**77**	-8	-1	-7	0	-8	0
Drysdale CC	**44**	3	41	0	44	0	**53**	-9	-4	-5	0	-7	-2
Barabool CC	**48**	26	22	0	47	1	**57**	-9	8	-17	0	-9	0
St Albans Breakwater CC	**20**	0	20	0	19	1	**30**	-10	-7	-3	0	-7	-3
East Belmont CC	**49**	13	36	0	49	0	**60**	-11	-3	-8	0	-10	-1
Modewarre CC	**23**	3	20	0	22	1	**34**	-11	1	-12	0	-12	1
Surf Coast Aireys Inlet CC	**0**	0	0	0	0	0	**12**	-12	-12	0	0	-11	-1
Barwon Heads CC	**52**	15	37	0	52	0	**65**	-13	-2	-11	0	-13	0
Geelong West CC	**10**	0	10	0	10	0	**23**	-13	0	-13	0	-10	-3
Bell Post Hill CC	**39**	13	26	0	36	3	**53**	-14	-2	-12	0	-15	1
Corio CC	**11**	3	8	0	9	2	**25**	-14	0	-14	0	-15	1
South Barwon CC	**35**	10	25	0	33	2	**50**	-15	-5	-10	0	-15	0
Newcomb and District CC	**0**	0	0	0	0	0	**15**	-15	-1	-14	0	-15	0
Leopold CC	**40**	1	39	0	40	0	**56**	-16	-6	-10	0	-16	0
Highton CC	**46**	5	41	0	46	0	**66**	-20	4	-24	0	-20	0
Little River CC	**0**	0	0	0	0	0	**25**	-25	-11	-14	0	-20	-5
Grovedale CC	**14**	0	14	0	14	0	**39**	-25	-2	-23	0	-23	-2
Alexander Thomson CC	**68**	13	55	0	68	0	**108**	-40	-32	-8	0	-40	0
Total	**1,614**	**401**	**1,212**	**0**	**1,579**	**35**	**1,708**	**-94**	**3**	**-98**	**0**	**-104**	**-4**

Bellarine Peninsula Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Anglesea CC	**70**	0	0	70	70	0	**60**	10	0	0	10	10	0
Portarlington CC	**76**	4	5	67	76	0	**72**	4	1	3	0	4	0
Collendina CC	**94**	0	3	91	92	2	**91**	3	-2	-1	6	2	1
Newcomb CC	**45**	0	0	45	45	0	**42**	3	0	-1	4	3	0
Wallington CC	**59**	0	3	56	59	0	**57**	2	-2	2	2	2	0
Barwon Heads CC	**73**	1	3	69	72	1	**72**	1	0	3	-2	1	0
Drysdale CC	**55**	0	0	55	55	0	**55**	0	0	0	0	0	0
St Leonards CC	**47**	0	6	41	46	1	**47**	0	-2	1	1	-1	1
Ocean Grove CC	**58**	0	5	53	58	0	**59**	-1	-1	3	-3	-1	0
Barabool CC	**48**	0	2	46	48	1	**53**	-5	0	1	-6	-5	1
Queenscliff CC	**61**	0	1	60	61	0	**74**	-13	-2	-2	-9	-13	0
Jan Juc CC	**56**	0	3	53	55	1	**85**	-29	-3	-4	-22	-30	1
Total	**742**	**5**	**31**	**706**	**737**	**6**	**767**	**-25**	**-11**	**5**	**-19**	**-28**	**4**

Colac District Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
City United CC	**87**	5	24	58	87	0	**75**	12	-4	6	10	12	0
Warrion CC	**71**	6	28	37	66	5	**59**	12	-3	8	7	7	5
Apollo Bay CC	**80**	3	30	47	78	2	**75**	5	-6	8	3	5	0
Forrest CC	**20**	0	1	19	20	0	**18**	2	0	1	1	2	0
Tomahawk Creek CC	**19**	0	1	18	19	0	**17**	2	0	0	2	2	0
Colac West CC	**84**	8	36	40	83	1	**83**	1	0	1	0	0	1
Coragulac CC	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Stoneyford CC	**51**	5	19	27	51	0	**55**	-4	0	-1	-3	-3	-1
Deans Marsh CC	**20**	0	3	17	20	0	**24**	-4	0	1	-5	-4	0
Birregurra CC	**51**	3	17	31	51	0	**59**	-8	-2	-7	1	-4	-4
Alvie CC	**55**	5	24	26	55	0	**63**	-8	0	-4	-4	-8	0
Colac CC	**68**	6	19	43	65	0	**82**	-14	-4	4	-14	-17	0
Irrewara CC	**83**	6	28	49	81	1	**100**	-17	-7	-6	-4	-18	0
Otway CC	**0**	0	0	0	0	0	**21**	-21	0	-1	-20	-21	0
Total	**689**	**47**	**230**	**412**	**676**	**9**	**731**	**-42**	**-26**	**10**	**-26**	**-47**	**1**

Geelong Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Leopold CC	**86**	1	16	69	86	0	**54**	32	1	12	19	32	0
Highton CC	**105**	0	14	91	105	0	**74**	31	0	7	24	32	-1
Thomson CC	**77**	0	11	66	77	0	**56**	21	-3	11	13	21	0
South Barwon CC	**119**	0	4	115	119	0	**102**	17	0	0	17	17	0
Bannockburn CC	**66**	0	7	59	66	0	**50**	16	0	2	14	16	0
St Peters CC	**83**	1	18	64	83	0	**67**	16	1	14	1	16	0
Geelong City CC	**84**	0	14	70	83	1	**69**	15	0	7	8	14	1
Geelong West CC	**73**	1	18	54	73	0	**61**	12	1	-4	15	20	-8
St Josephs CC	**121**	0	34	87	120	0	**109**	12	0	10	2	11	0
St Albans Breakwater CC	**65**	0	11	54	65	0	**57**	8	0	7	1	8	0
Meredith CC	**42**	2	7	33	40	2	**35**	7	0	3	4	6	2
Torquay CC	**70**	0	10	60	70	0	**64**	6	0	1	5	6	0
Grovedale CC	**74**	0	9	65	74	0	**69**	5	0	4	1	5	0
East Belmont CC	**94**	2	7	85	94	0	**90**	4	-1	4	1	4	0
Corio CC	**44**	0	5	39	44	0	**41**	3	-1	1	3	3	0
Bell Post Hill CC	**66**	0	12	54	66	0	**64**	2	0	8	-6	2	0
Manifold Heights CC	**81**	3	24	54	80	1	**81**	0	-1	5	-4	0	0
Murgheboluc (Geelong) CC	**78**	0	11	67	78	0	**79**	-1	0	5	-6	-1	0
Surf Coast Aireys Inlet CC	**25**	0	1	24	25	0	**27**	-2	0	-1	-1	-2	0
Teesdale CC	**37**	0	3	34	37	0	**39**	-2	0	0	-2	-2	0
Lara CC	**96**	0	9	87	96	0	**99**	-3	0	7	-10	-3	0
Shelford CC	**17**	0	2	15	17	0	**20**	-3	0	0	-3	-3	0
Alexander Thomson CC	**74**	1	21	52	74	0	**79**	-5	0	4	-9	4	-9
Newton & Chilwell CC	**94**	0	16	78	94	0	**99**	-5	0	10	-15	-5	0
Anakie CC	**17**	0	0	17	17	0	**25**	-8	0	0	17	-8	0
Lethbridge CC	**46**	0	9	37	46	0	**58**	-12	-1	2	-13	-12	0
Newcomb & District CC	**78**	2	9	67	78	0	**90**	-12	1	-6	-7	-12	0
Corio Bay Cricket & Sports Club	**23**	1	3	19	23	0	**40**	-17	1	1	-19	-17	0
Waurn Ponds Deakin CC	**48**	0	3	45	48	0	**65**	-17	-1	0	-16	-17	0
Marshall CC	**67**	1	3	63	67	0	**85**	-18	-1	-1	-16	-18	0
Guild CC	**74**	3	8	63	74	0	**98**	-24	1	0	-25	-24	0
Modewarre CC	**48**	0	8	40	45	0	**73**	-25	-1	1	-25	-23	0
Bell Park CC	**68**	0	4	64	68	0	**99**	-31	0	-5	-26	-31	0
North Geelong CC	**75**	0	13	62	75	0	**108**	-33	-1	-5	-27	-24	-8
Inverleigh CC**	**0**	0	0	0	0	0	**34**	-34	0	-4	-30	-34	0
Little River CC**	**0**	0	0	0	0	0	**51**	-51	0	-8	-43	-51	0
Winchelsea CC**	**0**	0	0	0	0	0	**64**	-64	0	-7	-57	-63	-1
Total	**2,315**	**18**	**344**	**1,953**	**2,307**	**4**	**2,475**	**-160**	**-5**	**85**	**-215**	**-133**	**-24**

** Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

Geelong Junior Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

	2017/18 Season						2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Alexander Thomson CC	**90**	29	60	1	72	18	**68**	22	16	5	1	4	18
Portarlington CC	**31**	25	6	0	30	1	**16**	15	16	-1	0	15	0
Inverleigh CC	**14**	11	3	0	13	1	**0**	14	11	3	0	13	1
Newcomb and District CC	**14**	0	14	0	14	0	**0**	14	0	14	0	14	0
South Barwon CC	**47**	21	26	0	47	0	**35**	12	11	1	0	14	-2
Torquay CC	**65**	18	45	2	59	6	**54**	11	12	-3	2	5	6
Grovedale CC	**23**	14	9	0	22	1	**14**	9	14	-5	0	8	1
Marshall CC	**37**	9	28	0	27	10	**28**	9	6	3	0	3	6
Queenscliff CC	**55**	19	36	0	55	0	**48**	7	4	3	0	7	0
Corio CC	**17**	13	4	0	16	1	**11**	6	10	-4	0	7	-1
Leopold CC	**45**	13	32	0	36	9	**40**	5	12	-7	0	-4	9
Wallington Cricket Club	**13**	10	3	0	10	3	**11**	2	6	-4	0	-1	3
Geelong West CC	**11**	0	10	1	0	11	**10**	1	0	0	1	-10	11
Winchlesea CC	**13**	0	13	0	12	1	**12**	1	-9	10	0	1	0
Lethbridge CC**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Little River CC**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Surf Coast Aireys Inlet CC**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Waurn Ponds Deakin**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Guild Cricket Club	**13**	4	9	0	13	0	**14**	-1	-2	1	0	-1	0
Ocean Grove CC	**56**	14	42	0	41	15	**57**	-1	7	-8	0	-15	14
Drysdale CC	**42**	12	30	0	41	1	**44**	-2	9	-11	0	-3	1
Barwon Heads CC	**49**	23	26	0	48	1	**52**	-3	8	-11	0	-4	1
Bell Post Hill CC	**36**	10	26	0	35	1	**39**	-3	-3	0	0	-1	-2
Modewarre CC	**20**	9	11	0	20	0	**23**	-3	6	-9	0	-2	-1
St Josephs CC	**94**	22	72	0	80	14	**97**	-3	10	-13	0	-17	14
Collendina CC	**30**	16	14	0	30	0	**35**	-5	3	-8	0	-5	0
Thomson CC	**26**	14	12	0	26	0	**31**	-5	4	-9	0	-5	0
Barabool CC	**41**	14	27	0	41	0	**48**	-7	-12	5	0	-6	-1
Jan Juc CC	**50**	29	20	1	49	1	**57**	-7	17	-25	1	-7	0
North Geelong CC	**55**	15	40	0	39	16	**62**	-7	-10	4	0	-19	12
East Belmont CC	**40**	13	27	0	40	0	**49**	-9	0	-9	0	-9	0
St Albans Breakwater CC	**11**	0	10	1	11	0	**20**	-9	0	-10	1	-8	-1
Manifold Heights CC	**23**	8	15	0	23	0	**35**	-12	2	-14	0	-9	-3
Newtown and Chillwel CC	**99**	44	55	0	99	0	**114**	-15	14	-29	0	-15	0
St Leonards CC**	**0**	0	0	0	0	0	**15**	-15	-1	-14	0	-15	0
Anglesea CC	**12**	1	11	0	12	0	**28**	-16	-5	-11	0	-16	0
Geelong City CC	**52**	20	32	0	52	0	**69**	-17	16	-33	0	-17	0
Murgheboluc (Geelong) CC	**38**	11	27	0	38	0	**56**	-18	0	-18	0	-14	-4
Bell Park CC	**15**	8	7	0	15	0	**34**	-19	-8	-11	0	-19	0
Bannockburn CC	**24**	13	11	0	23	1	**48**	-24	-14	-10	0	-25	1
St Peters CC	**30**	9	21	0	30	0	**61**	-31	-18	-13	0	-31	0
Lara CC	**62**	25	37	0	61	1	**97**	-35	-6	-29	0	-31	-4
Leigh Districts CC**	**0**	0	0	0	0	0	**36**	-36	-6	-30	0	-35	-1
Highton CC	**8**	0	8	0	8	0	**46**	-38	-5	-33	0	-38	0
Total	1,401	516	879	6	1,288	113	1,614	-213	115	-333	6	-291	78

** Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

Bellarine Peninsula Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Little River CC*	**57**	1	8	48	57	0	**0**	57	1	8	48	57	0
Winchelsea CC*	**49**	0	3	46	49	0	**0**	49	0	3	46	49	0
Armstrong Creek Cricket & Sporting Club*	**39**	0	8	31	39	0	**0**	39	0	8	31	39	0
Inverleigh CC*	**38**	1	6	31	38	0	**0**	38	1	6	31	38	0
Jan Juc CC	**82**	0	8	74	81	0	**56**	26	0	5	21	26	-1
St Leonards CC	**57**	1	8	48	55	1	**47**	10	1	2	7	9	0
Drysdale CC	**63**	1	8	54	63	0	**55**	8	1	8	-1	8	0
Ocean Grove CC	**64**	0	9	55	64	0	**58**	6	0	4	2	6	0
Portarlington CC	**81**	1	2	78	81	0	**76**	5	-3	-3	11	5	0
Barwon Heads CC	**77**	0	9	68	77	0	**73**	4	-1	6	-1	5	-1
Wallington CC	**56**	1	2	53	56	0	**59**	-3	1	-1	-3	-3	0
Barabool CC	**44**	0	3	41	44	0	**48**	-4	0	1	-5	-4	-1
Newcomb CC	**41**	0	2	39	41	0	**45**	-4	0	2	-6	-4	0
Queenscliff CC	**55**	0	4	51	55	0	**61**	-6	0	3	-9	-6	0
Anglesea CC	**49**	0	6	43	49	0	**70**	-21	0	6	-27	-21	0
Collendina CC	**72**	0	2	70	72	0	**94**	-22	0	-1	-21	-20	-2
Total	**924**	**6**	**88**	**830**	**921**	**1**	**742**	**182**	**1**	**57**	**124**	**184**	**-5**

Colac District Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Stoneyford CC	**60**	9	16	35	60	0	**51**	9	4	-3	8	9	0
Alvie CC	**63**	11	25	27	62	1	**55**	8	6	1	1	7	1
Colac CC	**76**	7	17	52	74	0	**68**	8	1	-2	9	9	0
Coragulac CC**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Otway CC**	**0**	0	0	0	0	0	**0**	0	0	0	0	0	0
Warrion CC	**71**	8	25	38	69	2	**71**	0	2	-3	1	3	-3
Forrest CC	**18**	0	4	14	18	0	**20**	-2	0	3	-5	-2	0
Tomahawk Creek CC	**17**	0	1	16	17	0	**19**	-2	0	0	-2	-2	0
Birregurra CC	**48**	5	12	31	48	0	**51**	-3	2	-5	0	-3	0
Deans Marsh CC	**16**	0	6	10	16	0	**20**	-4	0	3	-7	-4	0
Apollo Bay CC	**72**	5	15	52	71	1	**80**	-8	2	-15	5	-7	-1
City United CC	**76**	7	21	48	75	1	**87**	-11	2	-3	-10	-12	1
Colac West CC	**73**	10	28	35	73	0	**84**	-11	2	-8	-5	-10	-1
Irrewara CC	**71**	7	24	40	70	1	**83**	-12	1	-4	-9	-11	0
Total	**661**	**69**	**194**	**398**	**653**	**6**	**689**	**-28**	**22**	**-36**	**-14**	**-23**	**-3**

** Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

APPENDIX #3

REGIONAL CRICKET AND COMMUNITY CENTRE PLANNING AND DEVELOPMENT PRINCIPLES, MANAGEMENT SUCCESS FACTORS AND RECOMMENDED FACILITY REQUIREMENTS

It is recommended the following facility planning and development principles and management success factors be considered when developing the Barwon Regional Cricket and Community Centre and its operational model.

Proposed principles of a regional Cricket and Community Centre:

1. **Quality** – training and playing areas, and associated facilities and amenities provided and maintained to the highest quality and professional standard.
2. **Integrated** – achieving integration of Victorian and Australian community cricket and high performance pathways to ensure that cricketers, coaches, umpires and administrators are provided the same level of facilities, programs, services and administration, within their geographic region and comparable to other regions across the state.
3. **Cricket first** – cricket requirements need to be met as a priority within the venue, with additional community and commercial uses considered to support sustainable management operations.
4. **Flexible** – common areas (including playing, training and building footprint) must promote shared space in order to maximise flexible uses and package sport and related services together to increase regional capacity.
5. **Inclusive** – while meeting high performance cricket objectives, the site will be developed to ensure access to community, club and representative cricket opportunities, with a particular focus on dedicated junior, female, indigenous and all abilities programs.
6. **Sustainable** – facilities and amenities are designed to create maintenance efficiencies and management structures developed to ensure operational efficiencies are achieved, while having capacity to attract and cater for new participants, deliver events and promote regional tourism.

Regional Cricket and Community Centres should be supported by:

1. **Location and access** – be accessible to those in the region, 12-month service, reduce regional / rural travel to access quality services and facilities, be flexible to accommodate other community needs (relevant to location).
2. **Sustainability** – build on existing high quality / premier venues and services, generate revenue, leverage off other existing associated amenities (e.g. pools, gyms and education amenities), professional management.
3. **Integration** – with CA / CV network and technology, high performance programs / squads, inclusion programs, teams and events, local and regional club / association network, other regionally based high performance sports.

Driving regional Cricket and Community Centre management success:

To drive management success of a future regional level Cricket and Community Centre within the Barwon Region, it is recommended the following success factors be integrated into management and operational practices.

- Align and adopt management model to coincide with detailed design and site master planning roll-out and priorities.
- Adoption and implementation of an overarching Centre governance model.
- Clearly articulated roles and responsibilities for all stakeholders involved within the Centre.
- Recognition that existing and likely future tenants and users are, and will be, at varying levels of capacity and resourcing.
- A high quality maintenance program of on-field, off- field and Centre surrounds must be delivered to represent the regional nature of the Centre.
- Implement an agreed priority of use and community access policy for all Centre areas and infrastructure.
- Ensure that a balance between community use (and associated fees) and commercial users are achieved through facility access.
- Ensure that collective investment and reinvestment in the Centre is achieved from direct Centre operations and revenue generation activities.
- Provide capacity to promote events, sport, the G21 Region, as well as the Centre and its brand.

Recommended regional Cricket and Community Centre facility requirements:

Cricket Australia's Community Cricket Facility Guidelines define a hierarchy of facilities for Australian Cricket. Regional Cricket and Community Centres fall under the Premier / Regional category, which identifies their purpose as, *'A facility that integrates the community cricket pathway and provides connection between club cricket and high performance pathways. Facilities service home clubs, as well as providing for the broader regional cricket catchment'.*

The following tables provide a summary of core facility requirements for a regional Cricket and Community Centre for each of the below key facility components.

1. Pitches and training facilities
2. Site facilities and amenities
3. Club facilities and amenities.

Pitches and training facilities

COMPONENT	REQUIREMENTS
Potential development area required (estimated)	8-10 ha
Playing fields per site (minimum)	1 (min) or 3 (desirable)
Playing field boundary length (75m minimum)	Desirable
Turf pitches per playing field (6-10 pitches)	Required
Warm season grass species	Desirable
Irrigation / access to automated watering	Required
Floodlit playing field 500 lux (1 per site only)	Desirable
Playing field fencing (900mm or 1050mm)	Desirable
Storage for turf pitch covers	Required
Sight screens (pair)	Required
Scoreboard (electronic preferred)	Required
Outdoor turf training pitches (8-12 pitches)	Required
Outdoor synthetic training pitches (2-4 pitches)	Required
Outdoor multi-purpose training facility	Optional
Power to outdoor training pitches	Required
Indoor training pitches (4 minimum) and High Performance amenities	Required

***Note:** For 'desirable' amenities, if they can't be delivered within the cricket facility, having access to them in adjacent sites or facilities would be suitable (e.g. school, community facility and commercial centre).*

Site facilities and amenities

COMPONENT	REQUIREMENTS
Spectator seating (structure of 100 seats)	Desirable
Spectator viewing (covered)	Desirable
Spectator viewing (natural shade)	Required
Site / perimeter fencing	Optional
Playground / space or youth activity space within overall precinct	Desirable
Walking path / trail connections	Desirable
Car parking per playing field (50 min spaces) – enough to cater for regional events	Required
Site / venue signage	Required

Club facilities and amenities

COMPONENT	REQUIREMENTS
Pavilion / clubrooms (estimated minimum size of internal building footprint of 600-700m^2)	Required
Player change rooms (per playing field) – 2 x unisex (with minimum of 4 lockable cubicles)	Required
Umpire change rooms (per playing field) – 1 x unisex (with minimum of 2 lockable cubicles)	Required
Kitchen and / or canteen / kiosk	Required
Social / community room (indoors)	Required
Social / BBQ area (outdoors)	Desirable
Public toilets	Required
First aid / medical room / massage room(s)	Desirable
Gym / fitness room	Desirable
Office / administration / meeting	Required
Scorers' box / viewing area	Desirable
Ground maintenance storage	Required
Equipment storage	Required
Training / education room(s)	Required

APPENDIX #4

CLUB MEMBERSHIP MODEL

In order to assess G21 Region Cricket Club's 'on-field' performance, a Club Membership Model has been developed (provided on following page). The model does not consider all potential on-field assessment areas, however does provide a high level snapshot of each club's member growth / decline over the past three seasons. It also provides an overall score which has been calculated using the following scoring tools.

2016/17 'TOTAL MEMBERS SCORE'

Total Members	Score
0-20	1
21-40	2
41-60	3
61-80	4
81-100	5
101-120	6
121-140	7
141-160	8
161-180	9
181+	10

2016/17 'TOTAL FEMALE MEMBERS SCORE'

Total Members	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5

'3 SEASON GROWTH SCORE'

Growth / Decline	Score
1 to 10	1
11 to 20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10
-1 to -10	-1
-11 to -20	-2
-21 to -30	-3
-31 to -40	-4
-41 to -50	-5
-51 to -60	-6
-61 to -70	-7

2016/17 'TOTAL JUNIOR MEMBERS SCORE'

Total Members	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10

'3 SEASON JUNIOR MEMBERS GROWTH SCORE'

Growth / Decline	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10
-1 to -10	-1
-11 to -20	-2
-21 to -30	-3
-31 to -40	-4
-41 to -50	-5
-51 to -60	-6
-61 to -70	-7

CLUB BY CLUB MEMBERSHIP 2014/15 – 2016/17 (A-K)

Club	2016/17 Total Members	2016/17 Total Members Score	3 Season Total Members Growth (2014/15 - 2016/17)	3 Season Members Growth Score	2016/17 Total Junior Members	2016/17 Total Junior Members Score	3 Season Junior Members Growth (2014/15 - 2016/17)	3 Season Junior Members Growth score	2016/17 Total Female Members	Total Female Members Score	Total Score
Alexander Thomson Cricket Club	147	8	15	2	86	9	-4	-1	9	1	19
Alvie Cricket Club	55	3	-14	-2	29	3	-1	-1	0	0	3
Anakie Cricket Club	25	2	-9	-1	0	0	0	0	0	0	1
Anglesea Cricket Club	98	5	18	2	28	3	2	1	0	0	11
Apollo Bay Cricket Club	80	4	8	1	33	4	1	1	2	1	11
Bannockburn Cricket Club	98	5	11	2	53	6	12	2	0	0	15
Barrabool Cricket Club	96	5	-10	-1	50	5	-1	-1	1	1	9
Barwon Heads Cricket Club	125	7	10	1	56	6	4	1	2	1	16
Bell Park Cricket Club	133	7	21	3	43	5	17	2	0	0	17
Bell Post Hill Cricket Club	103	6	-11	-2	43	5	-5	-1	3	1	9
Birregurra Cricket Club	51	3	3	1	20	2	2	1	0	0	7
City United Cricket Club	87	5	18	2	29	3	3	1	0	0	11
Colac Cricket Club	68	4	-20	-2	25	3	-7	-1	0	0	4
Colac West Cricket Club	84	5	-6	-1	44	5	3	1	1	1	11
Collendina Cricket Club	129	7	0	0	38	4	0	0	2	1	12
Coragulac Cricket Club	0	0	0	0	0	0	0	0	0	0	0
Corio Bay Cricket & Sports Club	40	2	-16	-2	2	1	-2	-1	0	0	0
Corio Cricket Club	52	3	-24	-3	16	2	-24	-3	2	1	0
Dean's Marsh Cricket Club	20	1	4	1	3	1	-2	-1	0	0	2
Drysdale Cricket Club	99	5	1	1	44	5	4	1	2	1	13
East Belmont Cricket Club	139	7	-1	-1	55	6	2	1	0	0	13
Forrest Cricket Club	20	1	-1	-1	1	1	1	1	0	0	2
Geelong City Cricket Club	138	7	-6	-1	76	8	-3	-1	0	0	13
Geelong Cricket Club	53	3	-7	-1	7	1	1	1	0	0	4
Geelong West Cricket Club	71	4	-23	-3	32	4	-14	-2	8	1	4
Geelong Women's Cricket Club	16	1	2	1	2	1	0	0	16	2	5
Grovedale Cricket Club	83	5	-37	-4	19	2	-42	-5	0	0	-2
Guild Cricket Club	112	6	19	2	24	3	-2	-1	0	0	10
Highton Cricket Club	120	6	-11	-2	53	6	-13	-2	1	1	9
Inverleigh Cricket Club	34	2	-36	-4	4	1	-20	-2	0	0	-3
Irrewarra Cricket Club	83	5	-11	-2	34	4	-11	-2	1	1	6
Jan Juc Cricket Club	113	6	-28	-3	60	6	6	1	1	1	11

CLUB BY CLUB MEMBERSHIP 2014/15 – 2016/17 (L-Z)

Club	2016/17 Total Members	2016/17 Total Members Score	3 Season Total Members Growth (2014/15 - 2016/17)	3 Season Members Growth Score	2016/17 Total Junior Members	2016/17 Total Junior Members Score	3 Season Junior Members Growth (2014/15 - 2016/17)	3 Season Junior Members Growth score	2016/17 Total Female Members	Total Female Members Score	Total Score
Lara Cricket Club	196	10	13	2	99	10	5	1	5	1	24
Leopold Cricket Club	94	5	-22	-3	44	5	-9	-1	0	0	6
Lethbridge Cricket Club	58	3	-26	-3	8	1	-17	-2	0	0	-1
Little River Cricket Club	51	3	-2	-1	8	1	-9	-1	0	0	2
Lorne Cricket Club	0	0	0	0	0	0	0	0	0	0	0
Manifold Heights Cricket Club	116	6	15	2	58	6	15	2	4	1	17
Marshall Cricket Club	113	6	4	1	34	4	-8	-1	4	1	11
Meredith Cricket Club	35	2	-22	-3	6	1	-1	-1	0	0	-1
Modewarre Cricket Club	96	5	4	1	31	4	-9	-1	1	1	10
Murgheboluc Cricket Club	135	7	0	0	62	7	18	2	4	1	17
Newcomb & District Cricket Club	90	5	-10	-1	16	2	-6	-1	0	0	5
Newcomb Cricket Club	45	2	10	1	0	0	-2	-1	0	0	2
Newtown & Chilwell Cricket Club	213	10	46	5	120	10	36	4	0	0	29
North Geelong Cricket Club	170	9	47	5	80	8	24	3	12	2	27
Ocean Grove Cricket Club	115	6	6	1	62	7	2	1	1	1	16
Old Geelong Cricket Club	78	4	5	1	7	1	1	1	0	0	7
Portarlington Cricket Club	92	5	19	2	25	3	22	3	1	1	14
Queenscliff Cricket Club	109	6	0	0	49	5	6	1	0	0	12
Shelford Cricket Club	20	1	-12	-2	2	1	0	0	0	0	0
St Albans Breakwater Cricket Club	77	4	-9	-1	24	3	3	1	2	1	8
St Josephs Cricket Club	206	10	-28	-3	121	10	-5	-1	0	0	16
St Leonards Cricket Club	62	4	24	3	21	3	19	2	0	0	12
St Peters Cricket Club	128	7	-23	-3	65	7	-16	-2	0	0	9
Stoneyford Cricket Club	51	3	-30	-3	24	3	-21	-3	0	0	0
Surf Coast Aireys Inlet Cricket Club	27	2	-15	-2	2	1	-24	-3	0	0	-2
Teesdale Cricket Club	39	2	-3	-1	3	1	3	1	0	0	3
Thomson Cricket Club	87	4	-1	-1	34	4	3	1	0	0	8
Tomahawk Creek Cricket Club	19	1	-4	-1	1	1	0	0	0	0	1
Torquay Cricket Club	118	6	22	3	63	7	30	3	1	1	20
Wallington Cricket Club	70	4	0	0	14	2	-1	-1	0	0	5
Warrion Cricket Club	71	4	16	2	34	3	8	1	5	1	11
Waurn Ponds Cricket Club	65	4	-53	-6	4	1	-16	-2	0	0	-3
Winchelsea Cricket Club	76	4	6	1	19	2	-10	-1	0	0	6

APPENDIX #5

FRAMEWORK FOR FUNDING ALLOCATION

The following table outlines proposed club management, participation and governance ratings to determine priorities in funding allocation. It is suggested that this Framework be applied where facility upgrade requirements are similar between a number of clubs, but LGA investment capabilities are limited and cannot support all investment requirements simultaneously, or through the one funding pool.

COMPONENT / CAPABILITY	WEIGHTING	CLUB RATING
1. Facility provision and condition gaps as identified by National Facilities Audit.	20	
2. Project is strategically aligned with G21 and Cricket Victoria Barwon Regional Cricket Strategy framework and key priorities.	15	
3. Club has the ability to financially co-contribute (financial and/or in kind) to identified infrastructure upgrade.	10	
4. Club has a detailed five year strategic plan and produces, operates and reports to an annual budget.	10	
5. Club has implemented the required policies and procedures as set by Cricket Victoria, locals associations, leagues and LGAs.	10	
6. Identified growth in Club membership levels (applying use of Club Membership Model).	10	
7. Club supports diversity and delivers inclusive cricket programs (e.g. AAA, indigenous, female and multi-cultural programs).	10	
8. Club is aligned with and / or supports Cricket Australia's introductory junior modified cricket programs.	5	
9. Club actively participates in industry training, club development and accreditation initiatives.	5	
10. Club is financially up to date with relevant Council accounts.	5	
TOTAL	**100**	**/100**

APPENDIX #6

10 KEY CONSIDERATIONS FOR THE GOVERNANCE RESTRUCTURE PROCESS

1. Determine what you are trying to achieve. Be truthful in your self evaluation and realistic in your expectations of partner associations and key stakeholders.

2. Encourage the development of good personal relationships between key people with clear and honest communication.

3. Establish a working party to create a common vision of the 'new' structure without preconceived ideas.

4. Make a formal commitment to the new vision and keep an open mind to outcomes.

5. Agree on a process and timeline that suits your circumstances and requirements. Allow adequate time for planning and consultation, but keep things moving.

6. Conduct business modelling (based on the vision and agreed principles) and then determine structures accordingly.

7. Incorporate fairness, equity and 'non-negotiable' into formal agreements and/or new governance structures (remember the process is one of give and take – be clear about what is non-negotiable and what concession you can live with).

8. Seek independent advice to ensure due diligence is achieved and you meet all the legal requirements – for example constitutions, industrial relations, tax and corporate affairs if applicable.

9. Once the formal process is complete, aim for early positive achievements to get everyone on side. Allow time for cultural integration – creating culture that takes the best from all partners.

10. Above all, communicate to everyone concerned steps at all steps along the way. A well developed communication strategy can you do this most effectively.

Source: Adapted from 'Key Aspects of the Amalgamation Process' are taken from the Government of South Australia, Office for Recreation and Sport, Restructure and Amalgamation - A guide for recreation and sporting organisations.

APPENDIX #7

The Victorian Cricket Infrastructure Strategy (2018) outlines a number of key facility challenges that have been identified as having the greatest impact on cricket infrastructure over the next 10 years. Facility provision and condition analysis, combined with stakeholder consultation has highlighted that several of these challenges are currently being, or will be, experienced within the Barwon Cricket Region including.

Female friendly and inclusive facility design

Only 19% of venues across Victoria (25% within the Barwon Region) were assessed as providing female friendly change room facilities and supporting amenities. Following the recent growth in female participation in cricket, combined with healthy increases in both multi-cultural, indigenous and all abilities player categories, a key focus area for Cricket Victoria and Barwon Cricket Region stakeholders (in partnership with other co-tenant state sporting bodies) will be ensuring not only change rooms and supporting amenities are inclusive in design, but all infrastructure elements promote an accessible, safe and attractive environment for players, umpires, coaches, officials, spectators and family members from all social and cultural backgrounds.

On and off-field facility and supporting infrastructure quality and condition

State-wide facility audit data analysis identified that the general provision and overall condition of facilities (e.g. change room facilities, playing field surface conditions) in Country Victoria were on average of a lower standard than those in Metropolitan Melbourne. With a high proportion of cricket grounds in Country Victoria managed by volunteer Committees of Management on Department of Environment, Land, Water and Planning (DELWP) land, a heavy reliance falls on club volunteers to maintain facilities. These works are often delivered on minimal budgets by volunteers who are not always equipped with the necessary skills and equipment to deliver facility upgrade projects and day to day maintenance tasks. This theme is consistent across the Barwon Region for on-field infrastructure condition, however off-field infrastructure condition levels are in fact higher (on average, several sites are sub-standard) across Barwon than state and Metropolitan Melbourne.

Training net design, renewal and condition

44% of training nets across Victoria (34% within the Barwon Region) were assessed as presenting potential safety issues (e.g. trip hazards from worn or torn synthetic grass areas). This combined with varying, and in many cases unsuitable design structures and provision levels (e.g. less than three training nets) and a state-wide average synthetic surface lifespan of six years (five years within Barwon Region) places the future replacement and/or renewal of cricket training nets as one of the sport's biggest infrastructure and investment challenges over the next 10 years. The provision of multi-purpose cricket training net enclosures at suitable sites across Victoria is also a key infrastructure priority for the sport moving forward.

Synthetic centre pitch (surface) condition and lifespan

The current state-wide average lifespan for synthetic pitch surfaces is five and a half years (4 years within Barwon Region) which presents a challenge for Cricket Victoria, local government and cricket stakeholders. Approximately 800 pitch surfaces across the state (of those able to be assessed) and approximately 90 within the Barwon Region will require replacement over the next five years, at an average of 160 pitch surface replacements per year (18 per year across Barwon Region). Incorporating centre pitch surface replacement and renewal programs into future local government asset management and capital works planning is a key priority for Victorian cricket.

Synthetic centre pitch dimensions

In addition to ensuring that synthetic pitch surface conditions promote a safe and suitable playing environment, a key priority for cricket is the lengthening and widening of synthetic pitches at the end of their useful life to meet Cricket Australia's guidelines for synthetic pitch dimensions. Approximately 70% (970) of Victoria's existing centre synthetic pitches (69% within Barwon) do not meet these guidelines. Providing a pitch of adequate width is particularly important for junior development (promotes greater enjoyment if juniors are able to land their delivery on the pitch) and also encourages the art of spin bowling with players able to pitch the ball wide on the pitch and spin it in or away from the batter.

Regional Cricket and Community Centre / Indoor cricket facility provision

Very few regional level indoor cricket facilities exist throughout Country Victoria, with cricketers often required to leave their local townships and travel to Metropolitan Melbourne for this level of facility provision and related services (e.g. high performance coaching / winter development). Future development of a Regional Cricket and Community Centre within the Barwon Region will be developed at Kardinia Park.

Travel time / facility location

The spread, and subsequent travel time required, of facilities across the Barwon Region and throughout Country Victoria more broadly is not surprisingly much further than it is in Metropolitan Melbourne. This creates significant time and cost barriers to participation, and while facility provision needs align with demand and local demographics, a review of and more strategic approach (including best use of existing community facilities) to future facility provision throughout Country Victoria is a key priority for the sport over the next five to ten years.

Turf or synthetic pitches?

As of January 2017, Victoria's turf wicket percentage provision was 28.5% of all pitches (648 turf pitches) across the state. 61% of grounds (1,386 pitches) provide synthetic surfaces, with the remaining 10.5% a combination of long pile and concrete surface pitches. Turf pitch provision levels are higher across Country Victoria (33.5%) than Metropolitan Melbourne, due mainly to the more conducive weather conditions and climate in the northern part of the state and the strong turf cricket competition history. Cricket's growth has brought about the formation of many different associations and competitions throughout Victoria. Within these association structures are turf competitions, synthetic competitions and in some cases a hybrid of the two.

Cricket Victoria is working with existing metropolitan cricket associations to deliver a more strategic approach regarding pitch type provision. Ensuring current and future turf / synthetic pitch playing field provision is strategic, financially sustainable, balances player pathway and development while at the same time increasing grassroots participation opportunities, is a key focus area for cricket across Victoria over the next 10 years.

Cricket Victoria will also be exploring opportunities to provide greater support and education to local Councils, clubs and curators on turf pitch preparation and ongoing maintenance practices.

The VCIS highlights assessing the suitability and balance of synthetic and turf cricket pitches across the Barwon Region as a key priority. Future provision must be in-line with demand, competition structure and financial capacity of tenant clubs and facility owners and in consultation with key stakeholders.

Population and participation challenges

In smaller, more rural Barwon Region townships experiencing (or forecast to experience) population decline, it will be important for clubs, associations and government (with Cricket Victoria support) to work in partnership to prioritise facility renewal and upgrade projects that provide maximum community benefit (not just for cricket).

'Seasonal Creep'

The increasing overlap or 'seasonal creep' as it is commonly referred to between winter and summer sporting codes (mainly AFL and soccer with respect to cricket) presents cricket and facility managers with a significant challenge. A growing trend of increasing professionalism at local level sporting clubs is seeing pre-season training periods lengthened for winter sports and in turn demand for extended facility access. This trend combined with winter sporting code finals often extending into mid September limit Council and cricket's access to prepare grounds (in particular turf table areas) prior to season commencement. It also places increased pressure on playing field carrying capacity during the months of December and January when winter pre-season training is in full swing. Cricket Victoria and AFL Victoria is currently exploring approaches to ground management, scheduling of use and maintenance during these periods that promotes shared use where possible as well as ensuring playing field surface conditions and suitability are not compromised for either sport. Encouraging club acceptance of non traditional venues for pre-season training such as gyms, trails and pools, the continued promotion of the AFL Victoria's Pre-season Training Guidelines for Community Football and reinforcement of the Season Determination Agreement between cricket, AFL and State Government at the local level will also support access issues.

Matching facilities with club needs

With ground access and availability continuing to be challenging (particularly in inner urban metropolitan areas of Melbourne), it is important Cricket Victoria continue to work with local Barwon Association / Competition providers, clubs and local government to ensure cricket grounds and supporting infrastructure are being used to optimal capacity, and furthermore promote club and overall sport development and growth. The identification of underutilised sites with capacity for greater programming and/or potential club relocation is a key priority of Cricket Victoria's over the next five to ten years.

Ground availability and capacity

Several of Melbourne's inner urban Metropolitan Regions are being faced with the growing challenge of accommodating population and participation growth with limited availability of open space for new facility development. While this is not a challenge across all G21 Region Councils, new facilities will be required within the City of Greater Geelong to accommodate future participation and population growth.

Access to school facilities

With limited open space available for additional cricket ground developments and a high portion of existing grounds operating at full capacity, increasing access levels to school facilities is a key priority across the state. Accessing school facilities remains a day to day challenge for cricket, as does the more often than not unfit for purpose infrastructure provision at school venues (e.g. access to change rooms, toilets and shelter). With the significant growth in school based programs, Cricket Victoria is committed to working in partnership with the Victorian Department of Education and Training in an effort to increase access to and improve infrastructure provision at school venues to enable more flexible use (e.g. weekend club competition). In addition to weekend access for club cricket competitions, the presence of synthetic surfaces at a large number of primary and secondary schools provides opportunity for increased delivery of modified programs (e.g. Junior formats).

Increased demand for more cricket

Mid-season or 'winter' cricket competitions are significantly increasing in popularity across Metropolitan Melbourne. While this extension to the summer version of the sport is strongly supported by Cricket Victoria, and key to the game's continued growth and sustainability, it does present significant facility access issues (synthetic pitches more often than not covered from April through to September to service winter sporting codes). Designing new playing fields in partnership with winter sporting codes (e.g. AFL, Soccer and Rugby) that enable synthetic pitches to remain uncovered during the winter (e.g. two soccer fields with a synthetic cricket pitch placed in the middle) is a priority for Cricket Victoria.

APPENDIX #8

REGION #4 BARWON

Despite the Region's 3.6% decrease (-214) in overall club and community cricketers between 2014/15 and 2016/17, Barwon is Victoria's highest participating Country Region. A large percentage of this participation (63%) falls within the City of Greater Geelong (Geelong Cricket Association and Geelong Junior Cricket Association account for 72% of the Region's overall participant base), however well established and stable competitions exist across all five Region LGA areas and corresponding associations.

The majority of the Region's participation is aligned with two age cohorts, 10-14 years (1,403/24.5%) and 20-39 years (2,146/37.5%). This participation profile is consistent with state-wide trends with the average male player being aged 26 and female 18 years. Local associations provide a combination of two day, one day and modified cricket competitions and programs on both turf and synthetic pitch grounds, providing a suite of opportunities for local cricketers of all levels and abilities. The youth girls' cricket competition in Geelong has grown to 10 clubs during the current 2017/18 season following a successful first season in 2016/17. The growth of this competition will likely result in a rise in female participation across the Region, a key priority for Cricket Victoria and local cricket stakeholders.

The Barwon Cricket Region plays host to the Geelong Cricket Club, one of Cricket Victoria's 18 Premier Cricket Clubs. The Geelong Cricket Club is based at the Geelong Cricket Ground, Kardinia Park. This facility is the Region's premier cricket venue and attracts players and competitions from all over Victoria.

The Barwon Region's unique demographic profile will require a 'Regional goals with local level solutions' approach to future facility planning and development given strong forecast population growth (and likely demand for additional facilities) in only one of the five LGA areas (City of Greater Geelong). As highlighted on the following page, other key facility priorities for the Region (in addition to state-wide infrastructure priorities) include a more strategic approach to turf pitch provision, delivery and activation of a regional level Cricket and Community Centre and the utilisation of National Facilities Audit data to develop upgrade, renewal and replacement plans for training net facilities and centre synthetic pitches.



- Colac Otway Shire
- Golden Plains Shire
- Greater Geelong City Council
- Borough of Queenscliffe
- Surf Coast Shire

Region Participation Trends
(Club membership 2014/15 - 2016/17)

Participation Type	2014/15	2016/17	+ / -	% +/-
Total	5,932	5,718	-214	-3.6%
Introductory (2-11 years)	602	476	-126	-20.9%
Junior (12-17 years)	1,665	1,752	87	5.2%
Senior (18+ years)	3,659	3,489	-170	-4.7%
Females	76	98	22	29%
Female participation rate	1.3%	1.7%	0.4%	33.8%
% of overall State participation	7%	6.55%	-0.45%	-6.4%

SUMMARY FACILITY PROVISION

Facility Element	Barwon	Country Region Ave
Total # of sites	108	103
Total # of grounds	154	128
Ground to population ratio	1: 1,981	1: 1,860
2016/17 season ground to player ratio	1: 37	1: 33
Turf pitch to population ratio	1: 8,530	1: 6,119
Synthetic pitch to population ratio	1: 2,647	1: 3,015
Turf % of overall pitch surface type provision	23%	33.5%
2016 synthetic % of overall pitch surface type provision	75%	57%
Key National Facility Audit findings - Where is the Region falling behind other Cricket Victoria Country Regions?		
Average synthetic pitch lifespan (centre pitch)	4.4 years	5.9 years
Training nets identified as presenting potential safety issues	59%	42%
Average synthetic pitch lifespan (training nets)	4.2 years	6.6 years

Note: Above provision ratios are based on 2016 Victoria in Future population figures (July 2016).

APPENDIX #8

Key facility findings

- Regional Cricket and Community Centre being planned and developed within the Region.
- 90% of the Region's turf pitch provision falls within the City of Greater Geelong.
- 59% of training net facilities across the Region were assessed as presenting potential safety issues for users (17% above Country Region average).
- Below average lifespan of training net (four years) and main centre pitch surfaces (four years).
- Above average Country Region ground to player ratio (1:38).
- There is a mixture of growing and declining population areas across the Region.

Strategic responses	Critical	High	Medium	Low	Stakeholders
Deliver and activate a regional level Cricket and Community Centre to extend cricket service provision across the Region.	✓				CV, LGA, CC
Outside of the City of Greater Geelong, assess the suitability and balance of synthetic and turf cricket pitches in-line with future demand, competition structure and financial capacity of tenant club/facility owners and in consultation with key stakeholders.		✓			CV, LGA, CC
Utilise facility and participation data to develop prioritised upgrade and renewal plans for synthetic practice facilities.		✓			CV, LGA, CC
Utilise facility and participation data to develop prioritised upgrade and renewal plans for synthetic centre cricket pitches.		✓			CV, LGA, CC
Support land owners/managers to manage the carrying capacity of existing playing fields with high use through education and resourcing.			✓		CV
Plan for new cricket playing field developments and supporting infrastructure in growth areas across the Region (e.g. Armstrong Creek). In areas forecast to experience population decline (Colac Otway Shire and the Borough of Queenscliffe) prioritise facility renewal and upgrade projects to ensure future club and facility sustainability.			✓		CV, LGA, CC

'BIG 6' Infrastructure Priorities



Deliver and activate a regional level Cricket and Community Centre



Assess the suitability of the current balance of synthetic and turf pitch provision



Improve condition of synthetic training net practice facilities



Improve condition of synthetic cricket pitches



Increase support and education in playing field surface management



Prioritise infrastructure development and renewal in alignment with population change

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7. AMENDMENT C367 AND PLANNING PERMIT 1463/2016 - MOLLERS LANE LEOPOLD - CONSIDERATION OF PANEL REPORT AND ADOPTION

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

Purpose

1. To consider the Panel Report about Amendment C367 and Planning Permit 1463/2016 and adopt Amendment C367.

Background

2. The Amendment primarily rezones land at 2-120 Mollers Lane Leopold from Farming Zone to General Residential Zone Schedule 1 and applies a Design and Development Overlay Schedule 43 to this land and the adjoining property at 10 Willows Place. The Planning Permit 1463/2016 allows the staged subdivision of the rezoned land.

3. This Amendment and permit implements the recommendations of the Leopold Structure Plan for future urban growth in the southeastern area of Leopold between Ash Road and Mollers Lane. **Attachment 2** provides a background summary of the Amendment process, including consideration of the Panel Report.

Key Matters

4. Exhibition of the Amendment and draft planning permit in May and June 2018 resulted in sixteen written submissions addressing issues including storm water, impacts on Lake Connewarre, public open space provision and the extent of residential development.

5. The submissions were considered under delegation in October 2018 when it was resolved to refer all submissions to an independent Panel appointed by the Minister for Planning.

6. Following a hearing in December 2018, the Panel's report was received on 22 January 2019. Under Section 27 of the *Planning and Environment Act 1987,* the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.

7. The Panel found the Amendment to be strategically supported by policy and recommends that both the Amendment and planning permit be adopted with changes.

8. The Panel has supported residential development of land south of the southern waterway, as there is no physical or landscape impediment to its residential development. They have also supported the retention of a one-hectare park adjacent to the northern detention basin, which the City considers to be a significant recommendation.

9. A revised subdivision plan reflecting the Panel recommendations is included at **Attachment 8** and will become the endorsed plan at the time the permit is issued.

10. Whilst the Panel's recommendations are generally supported, this report at **Attachment 6** provides the City's response.

11. It is recommended that Amendment C367 and PP1463/2016 be adopted with changes and sent to the Minister for Planning requesting approval.

Cr Mason moved, Cr Asher seconded -

12. That Council:

12.1 Adopt Amendment C367 in the form outlined in Attachment 3 of this report;

12.2 Submit the adopted Amendment C367 and prescribed information to the Minister for Planning requesting approval;

12.3 Recommend to the Minister for Planning that before a permit is issued, further notice should be given of the outline development plan (version Y2) under section 96H(2) of the Act;

12.4 Recommend to the Minister for Planning that Planning Permit 1463/2016 be approved in the form outlined in Attachment 4 of this report;

12.5 Authorise the signing and sealing of the Section 173 Agreements accompanying this Amendment C367 to formalise development contributions arrangements (the draft Agreement is in Attachment 7 to this report); and

12.6 Resolve the inconsistencies between the revised settlement boundary shown in the map to Clause 21.14 and the Leopold Structure Plan in the next 5 yearly review of the Leopold Structure Plan.

Carried.

Attachment 1

Financial Implications

1. The Amendment and permit are accompanied by an Agreement under Section 173 of the *Planning and Environment Act 1987*. A Section 173 Agreement is a voluntary agreement between Council and a landowner. They can include requirements relating to the use and development of land and they run with the title of the land. In this case the Agreements require landowners/developers to pay Council development contributions of $40,000 per developable hectare when the land is subdivided. Council will be obliged to spend this funding on community facilities within the Leopold area. The Agreements also require the landowner to deliver infrastructure when the land is developed. This includes road widening along Mollers Lane, a signalised intersection at the Bellarine Highway, parkland and drainage works.

Community Engagement

2. Amendment C367 and draft Planning Permit 1463/2016 were exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.

3. All submitters had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.

4. The Independent Panel report has been publicly released and all submitters notified of its availability.

Social Equity Considerations

5. The Amendment will provide social benefits through the establishment of a new residential development supported by open space conveniently located proximate to sporting, community and educational facilities. Development contributions will be allocated to community infrastructure projects within Leopold.

Policy/Legal/Statutory Implications

6. The Amendment is consistent with the Greater Geelong Planning Scheme Planning Policy Framework, in particular Cause 21.14, which supports the residential growth of this area.

Alignment to Council Plan

7. The Amendment aligns with the Sustainable, Built and Natural Environment and Growing our Economy strategic priorities as it facilitates development in accordance with an adopted township structure plan.

Conflict of Interest

8. No City officer involved in the preparation of this report has any direct or indirect interest.

Risk Assessment

9. Delay in adopting Amendment C367 will impact the timeline for the subdivision development and bringing this next Leopold growth area onto the market.

Environmental Implications

10. Reinstatement of the two waterways will provide habitat and native vegetation for the area. Offsets will be required for loss of native vegetation. Some vegetation is being retained as part of the open space provision.

11. The planning permit includes conditions to conserve and manage the local environment, including downstream in Lake Connewarre.

Attachment 2

Background

1. Amendment C367 and permit application 1463/2016 seek to facilitate the residential subdivision of land at 2-120 Mollers Lane and 10 Willows Place, Leopold, generally in accordance with the Leopold Structure Plan and the *South East Leopold Framework Plan 2016* (the Framework Plan).

2. The land is on the southern outskirts of Leopold, and is mostly within the current settlement boundary shown on the map in the Leopold Structure Plan and in the clause 21.14 of the local policy framework in the Planning Scheme.

3. Land to the north and north west is already developed for residential purposes. Land to the east and south is used for farming purposes. Lake Connewarre, a declared Ramsar wetland and designated State Game Reserve, is roughly 900 metres to the south.

4. The Amendment as exhibited sought to:

    4.1 Rezone the Mollers Lane land from Farming Zone to the General Residential Zone Schedule 1 (10 Willows Place is already zoned General Residential Zone Schedule 1)

    4.2 Apply a new schedule to the Design and Development Overlay Schedule (DDO43) to the land

    4.3 Delete the Significant Landscape Overlay Schedule 10 (SLO10) from the southern part of the land

    4.4 Make changes to Clause 21.14 (Bellarine Peninsula) in Council's Municipal Strategic Statement, to:

        (a) Extend the settlement boundary on the Leopold Structure Plan map to align with the southern boundary of the subject land

        (b) Refer to the Framework Plan.

5. The planning permit application proposes to allow, subject to conditions:

    5.1 The staged multi-lot subdivision of the land

    5.2 Removal of native vegetation

    5.3 Removal of easements

    5.4 Alteration of access and subdivision of land adjacent to a Road Zone Category 1.

6. A draft Section 173 Agreement relating to development contributions for community infrastructure was exhibited with the Amendment. Landowners were to agree to a contribution of $40,000 per net developable hectare to be used by Council for the purpose of providing community facilities within Leopold. Landowners were further to agree that they were responsible for the delivery of the open space, drainage, roads and intersection upgrade as part of the subdivision.

7. Owners of the five properties subject to the Agreement (only the properties fronting Mollers Lane subject to the rezoning) have signed the Section 173 Agreement (a model Agreement, with individual landowner details removed, is at **Attachment 7**).

South East Leopold Framework Plan 2016

8. The South East Leopold Framework Plan was prepared in 2016 and applies to the subject land and the Ash Road east land. Council engaged Tract consultants to prepare the Framework Plan as a tool to guide future development and ensure a coordinated subdivision approach across the Leopold growth area. Tract engaged with affected landowners and authorities such as Barwon Water and the CCMA. The Framework Plan has not been formally adopted nor subject to broader public consultation.

9. The Framework Plan establishes the need for open space along the two (2) waterways bisecting the growth area, the provision of two (2) east-west connector roads between Ash Road and Mollers Lane (including one connecting to the intersection of Ash Road and Walkers Road/Estuary Boulevard), the provision of larger parcels of public open space and the location of sewerage pumping stations.

Discussion

10. Amendment C367 was exhibited between 17 May and 18 June 2018. Late submissions were accepted. As a result, sixteen (16) submissions were received of which fourteen (14) opposed/sought changes to the Amendment.

11. The major issues raised in the submissions were:

    11.1 Changes to the settlement boundary and the impact this would have on the Bellarine Peninsula

    11.2 Impacts on Lake Connewarre

    11.3 Downstream storm water impacts

    11.4 Open space provision

    11.5 Use of the land south of the southern waterway (whether this should be as open space, or for residential development)

    11.6 Integration with the Ash Road (east) land

12. The Council delegate report dated 18 October 2018 and a supplementary Council delegate report dated 21 November 2018 (considering a very late submission) summarised all of the submissions and provided a detailed City response to all of the issues raised.

13. All submissions were considered pursuant to Sections 22 (1) & (2) of the *Planning and Environment Act 1987* and referred to an Independent Panel appointed by the Minister for Planning.

14. The appointed two person Panel held a directions hearing on 5 November 2018 and a three day Panel Hearing in Geelong between 3 December 2018 and 5 December 2018. Council was represented at the hearing by City officers.

15. The Panel has now presented its report to Council and recommended that Amendment C367 be adopted as exhibited subject to some changes, and that planning permit application 1463/2016 be amended. **Attachment 5** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations. **Attachment 6** is the consolidated Panel recommendations and City responses.

16. A complete copy of the Panel's report is available on the Geelong Australia website www.geelongaustralia.com.au/amendments under the C367 webpage.

Key Panel findings and City responses

17. The Panel Report provided discussion and a series of findings and recommendations about all the issues associated with the Amendment, planning permit and S173 Agreement. A summary and response to the key matters is provided below.

Issue - Strategic justification for the proposal

18. The Panel was not persuaded by any party that there is any reason to question the overall policy support for the proposal as the land is identified for growth in an adopted structure plan. The Panel also noted that the proposal will deliver additional land supply consistent with policy objectives and that the slightly lower density is appropriate given the location on the outskirts of Leopold.

19. The Panel accepted evidence that the proposed subdivision represents an accessible, diverse and sustainable neighbourhood that provides integrated and connected transport solutions consistent with policy.

20. The Panel noted that the Planning Policy Framework includes policy objectives aimed at protecting and enhancing waterways, managing storm water runoff, and protecting and enhancing environmental values including those of Lake Connewarre. While the Panel was satisfied these could be managed to acceptable levels, it considered there was scope for improving environmental outcomes and made specific recommendations for additions to the planning permit.

21. Panel Conclusion: The Panel concluded that the Amendment is well founded and strategically justified as it is identified for future residential development in an adopted Structure Plan which aligns with the Planning Policy Framework.

22. City Response: The City concurs with the view of the Panel on the suitability and policy support for re-zoning to GRZ1.

Issue – Strategic justification for changing the settlement boundary

23. The issue considered was whether the change to the settlement boundary to align with the title boundary of 92-120 Mollers Lane was strategically justified, noting that policy supports containing townships on the Bellarine Peninsula within settlement boundaries and the Leopold Structure Plan discourages residential development outside of the settlement boundary.

24. Panel Conclusion: The Panel accepted Council's submission that it was logical to align the settlement boundary with title boundaries and the advice of Barwon Water that extending the boundary would allow for a reduced number of pump stations required to service the new development. It also accepted the expert evidence that not moving the boundary would result in the creation of an isolated parcel of low value farming land.

25. City Response: The City concurs with the Panel's conclusion on moving the settlement boundary. This would be considered a logical inclusion in terms of the Settlement Strategy.

Issue – Storm water management and downstream impacts

26. The Panel considered whether the impacts of storm water runoff on downstream private properties and Lake Connewarre were acceptable.

27. It was noted that the proposed drainage system for on-site drainage infrastructure is well defined and will retard the water flow to pre-development levels. All storm water runoff from the site will make its way downstream through a natural watercourse that flows to Lake Connewarre through a private dam located to the east of the subject land. The Panel notes that this footprint is less defined and that the proponent doesn't have any interest in the privately owned land where off-site drainage works are proposed, nor are there any easements in favour of a drainage authority.

28. Panel Conclusion: The Panel concluded that off-site drainage works will be required to acceptably manage the impacts of the proposed development and that it is likely these will be required on privately owned land. Given the sensitivities associated with the outfall to Lake Connewarre, the Panel found that it is necessary for the planning permit to include a condition requiring the extent of off-site works and easement arrangements to be resolved before the development proceeds.

29. City Response: The City concurs with the view of the Panel about management of the off-site drainage works and have incorporated the proposed conditions into the planning permit to ensure this is resolved before development proceeds. The City has been working with the proponent to examine alternatives that would support discharge into a pipe in the Mollers Lane road reserve to avoid the need to cross privately owned land downstream. This investigation is ongoing but does not impact on the adoption of the Amendment and planning permit.

Issue – Encumbered versus unencumbered open space

30. The Panel considered the disagreement between Council and the proponent on what should be considered encumbered and unencumbered land as it is relevant to how much unencumbered land should be provided as open space and how the south-west wedge land should be considered.

31. Panel Conclusion: The Panel agreed with Council and the proponent that the land within the 1 in 100 year flood zone and the retarding basins should be considered encumbered. The Panel was not persuaded that the linear open space corridors should be regarded as encumbered (other than the land within the 1:100 year flood extent). The Panel concluded that the south-west wedge land should not be treated as encumbered as the level of slope was no greater than other developable parts of the subject land.

32. City Response: The City accepts the determination of the Panel on what should be regarded as encumbered open space and what is unencumbered.

Issue – The amount of open space

33. The Panel has considered how much open space should be provided in the subdivision. The City supported the amount of open space shown in the exhibited outline development plan, but submitted that the amount provided in the amended plan was insufficient to provide for the needs of the future community, especially children. In contrast, the proponent argued that provision at 10% was all that should be required in the area.

34. Panel Conclusion: The Panel agreed with Council's argument that the rate of open space provision in Clause 53.01 of the Scheme (stated as 10%) is not applicable to a combined Amendment and permit. For such a case, the Panel agreed that the open space requirement should be considered in terms of the strategic planning framework for the area and local needs. Having heard the Council submission that public open space contributions in growth areas normally range from 20-35 percent (encumbered and unencumbered) the Panel found that there was not a need for a total open space contribution of up to 23 percent in this area. The Panel was not persuaded that a contribution of more than 10-12 percent of unencumbered land was justified or would necessarily deliver a net community benefit. The Panel also sought to ensure a balance was struck with other policy considerations such as the efficient use of residential land and maximising growth opportunities within settlement boundaries.

35. City Response: The City accepts this conclusion of the Panel. The final form of the subdivision provides about 12.99% of public open space as a result of reinstating the 1-hectare park. This is accepted by the proponent and has been included in the revised subdivision plan shown in **Attachment 8**.

Issue – The one hectare local park

36. The proponent circulated a revised development plan prior to the Panel Hearing which had deleted the 1 hectare park (and the encumbered public open space in the wedge to the south of the southern waterway). This was relied upon by the proponent and their expert witnesses during the Hearing as their preferred subdivision form for the area. The proponent argued the local park was not needed as the linear open spaces would satisfy the open space needs for the subdivision.

37. Council submitted that the 1-hectare local park adjacent to the northern retarding basin and northern waterway should be retained as identified in the Structure Plan and Framework Plan and as required by the objectives of clause 56.05-2 of the Scheme. If this was not provided, it would reduce the overall recreation opportunities for new residents.

38. Panel Conclusion: The Panel agrees with Council that the one-hectare local park should be provided as it maximises open space opportunities adjacent to the drainage corridor and offers a more varied and diverse open space network consistent with the Planning Policy Framework. Additionally, the park will ensure that open space is provided within 400 metres safe walking distance of most of the proposed lots. In support of this conclusion, the panel recommended the inclusion of a condition in the planning permit requiring the local park to be retained.

39. City Response: The City considers this is a significant recommendation of the Panel. This is an important piece of open space for the new residential area and one that was hard fought for by the City at the Panel Hearing. The City is supportive of this critical recommendation of the Panel. The future residents of the area will derive the recreational benefit of this land for years to come.

Issue – Residential development of the south-west wedge

40. As exhibited, the south-west wedge of land, which is located to the south of the southern waterway, is shown to be retained as encumbered open space. Council has not supported the residential development of this wedge of land as it does not accord with Framework Plan, and it would provide a buffer to the rural land to the south, between the subject land and Lake Connewarre.

41. The proponent submitted that there was no planning basis for requiring this land to be provided as open space, rather that the use of the land should be maximised for residential development. Expert evidence to the Panel submitted that the south-west wedge land is not well located as open space, there was no justification for its use as a buffer, and that street tree planting along the boundary would be sufficient to physically distinguish the two land uses.

42. Panel Conclusion: The Panel accepted that the south-west wedge land was not subject to physical constraints such as slope and negative landscape impact that would prevent its development for residential purposes. The Panel also rejected that it was required as buffer or necessary to provide an appropriate quantum of open space.

43. The Panel was cognisant of not wasting opportunities to efficiently use urban land and to maximise development within settlement boundaries. Concluding that the south-west wedge land is not required as open space the Panel recommended that is should be made available for conventional residential development and permit conditions be amended to allow for this outcome.

44. City Response: The Panel has heard all of the arguments and submissions about the proposal and has made a reasoned explanation of the issue. The Panel has balanced the various policy objectives of the Scheme and in the absence of any clear physical impediment to development, concluded that maximising development opportunity within the settlement boundary was meritorious. Whilst the Panel recommendation differs to the planning position and advice consistently given to the proponent since the preparation of the Framework Plan, the City accepts the Panel's recommendation.

Issue – Form and content of the Amendment

45. The Panel has considered whether the design and development overlay is the appropriate planning tool and whether the Framework Plan should be referenced in the policy framework. The status of the Framework Plan was questioned with concerns about whether it met the requirements of the *Planning Practice Note 13: Incorporated and Reference Documents*. Inclusion of elements of the Framework Plan that affect Ash Road East were also questioned because the necessary technical reports for that land have not been prepared in relation to that site.

46. Panel Conclusion: The Panel agreed that the DDO was an appropriate tool as it meets the requirements of the Planning Practice Note and there is an accompanying planning permit. The DDO will provide control over the land in the event that the planning permit is not acted upon.

47. The Panel commented that use of the DDO in Mollers Lane does not pre-determine the application of a DDO to the Ash Road East land, concluding that the same or another tool will be considered as part of an Amendment application for that development front.

48. The Panel concluded that as the Framework Plan is intended to guide the exercise of discretion, it should not be included as a reference document in clause 21.14. Instead, only the substantive elements of it should be included and any map and elements relating to the Ash Road East land should be removed from the DDO43.

49. City Response: The Panel conclusions on using a DDO support the City's position in choosing this tool. The City supports the Panel recommended changes to the DDO and Clause 21.14 and these are included in the Amendment for adoption in **Attachment 3**. The Framework Plan has effectively done its job in directing the subdivision layout of the growth area to ensure an integration of the land along the two waterways and ensuring delivery of an east-west road connection between Mollers Lane and Ash Road that meets at Walkers Road.

50. The City has been open to a different approach to the Ash Road East land, noting that a combined Amendment and permit application have now been lodged for this site, including all the technical reports and studies that are required to properly assess future development of this area. This will be presented to Council at a future meeting for consideration.

Issue – The Amended ODP and further notice

51. The amended outline development plan (ODP) submitted to the Panel by the proponent included significant changes to the exhibited version. It was produced just before the Panel Hearing and had not been subject to full consideration by the City, public notification or consultation with relevant agencies/referral authorities. The most significant variations are the deletion of the 1-hectare park and the substitution of residential subdivision for the encumbered open space south of the southern waterway.

52. Panel Conclusion: Section 96H(2) allows the Minister to direct the planning authority to give more notice of the permit application if he thinks that the notice already given was inadequate (even if the planning authority complied with the notice requirements of the Act). The Minister may allow any person affected by the changes to make a submission the Minister and these may then be referred to a panel, which may require a further hearing.

53. While generally supporting the revised ODP, subject to the reinstatement of the 1 hectare park, the Panel considered that Section 96H(2) of the Act should be used to direct further notification of the permit application. It is not available for the Panel to direct the Minister to use these powers, but is a matter that Council should bring to the Minister's attention when submitting the combined Amendment and permit for approval.

54. City Response: The change to the ODP to allow residential development in the south-west wedge may impact on surrounding landowners and servicing authorities. It is noted that no adjoining landowners in the immediate vicinity of the proposed change made a submission and it is unknown whether the changes proposed to the ODP would affect their view of the Amendment and permit. The City supports this recommendation to ensure that any person that may be potentially affected by the changes are able to make formal submissions and have those considered by a Panel.

Attachment 3

Amendment C367 Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C367

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No. 69 in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C367".

Overlay Maps

2. Amend Planning Scheme Map No. 69DDO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C367".

3. Amend Planning Scheme Map No. 69SLO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C367".

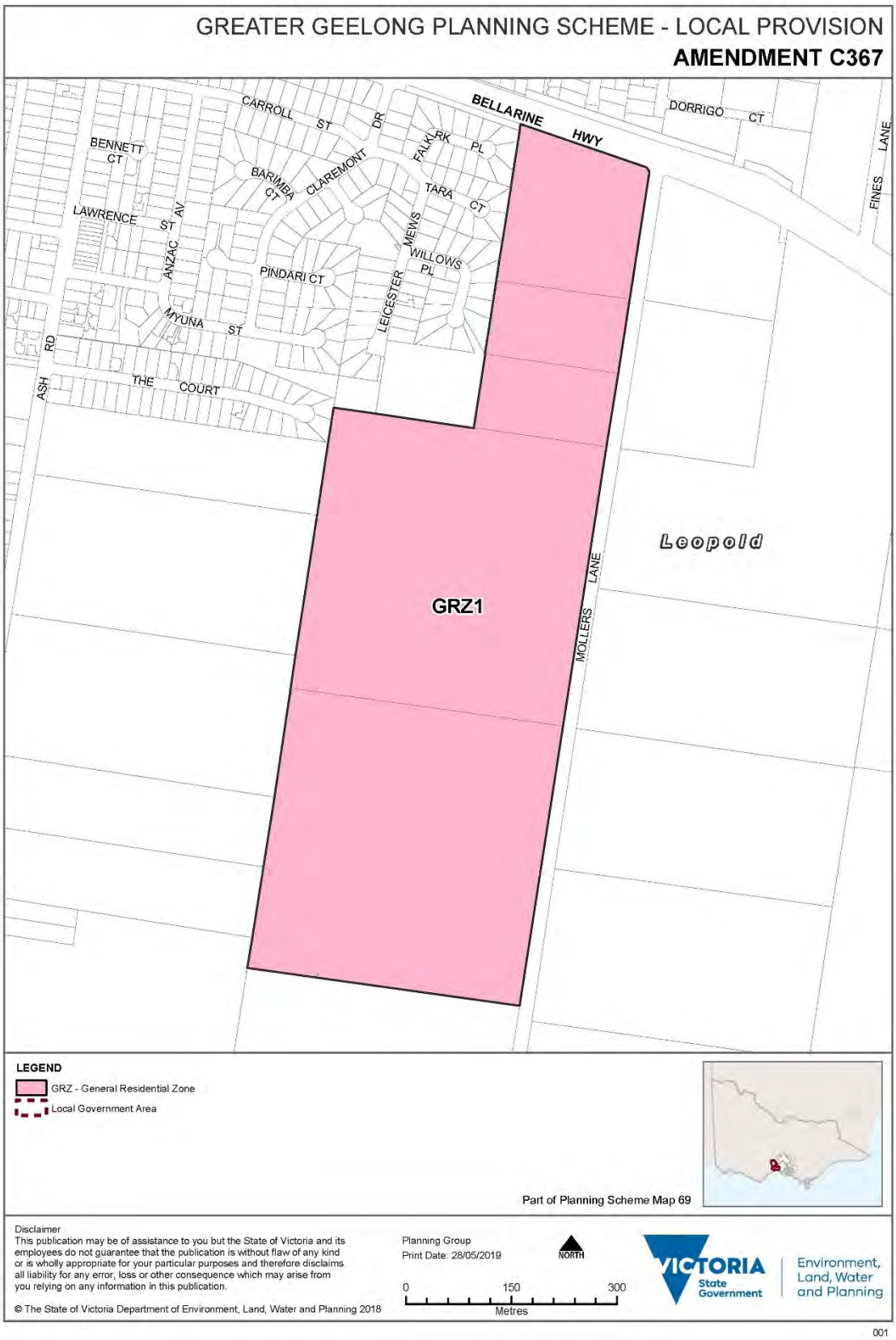
Planning Scheme Ordinance

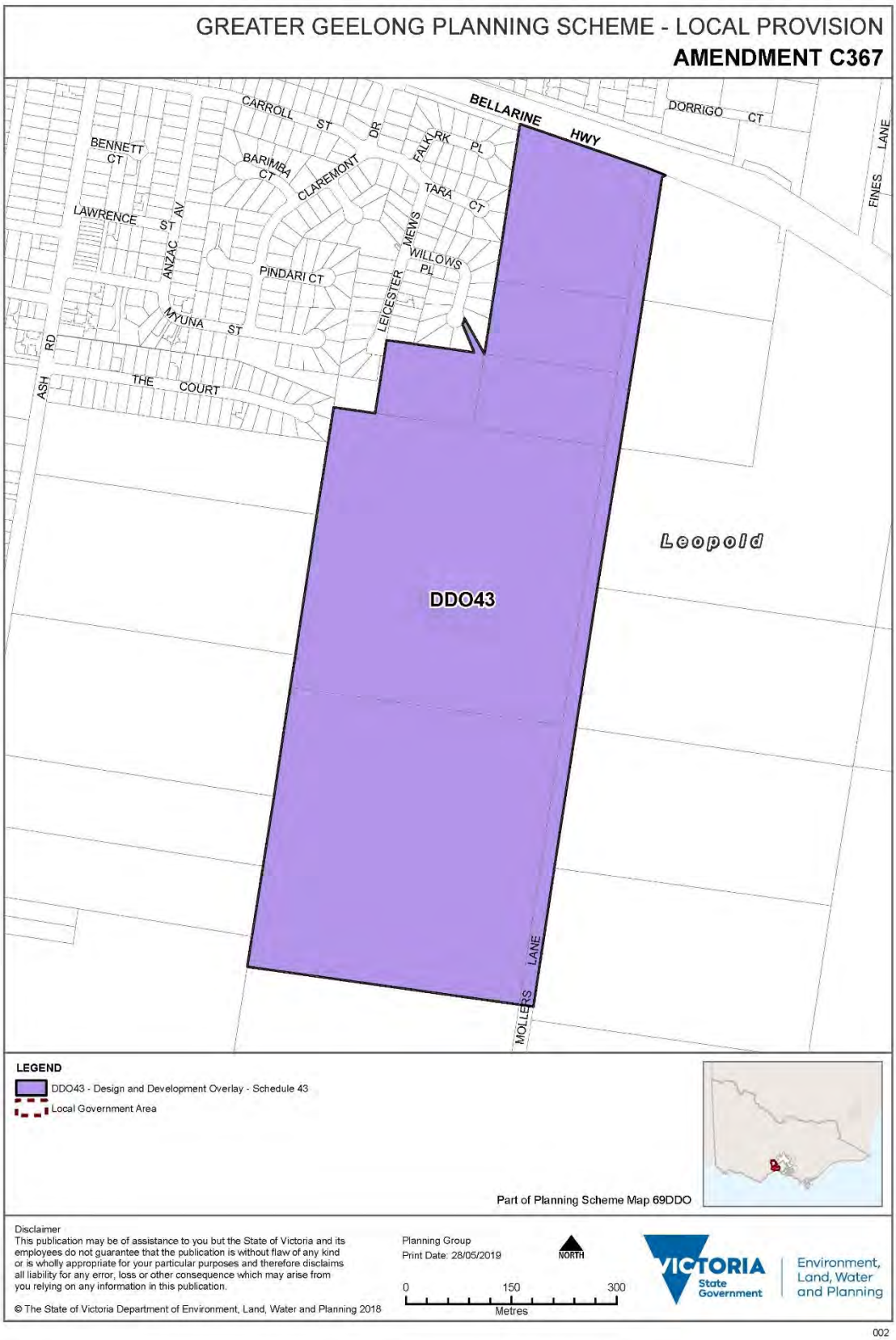
The Planning Scheme Ordinance is amended as follows:

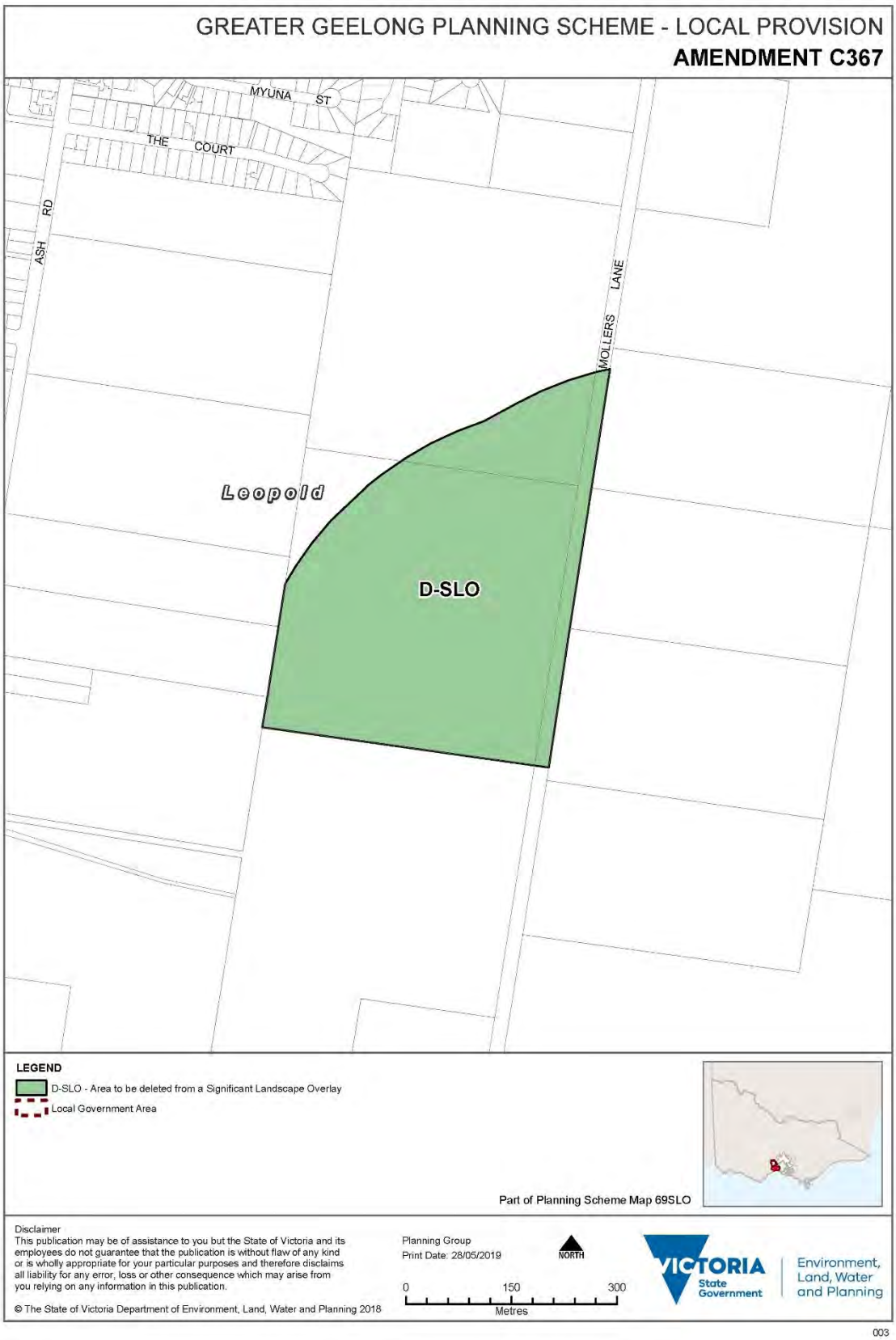
4. In Local Planning Policy Framework – replace Clause 21.14 with a new Clause 21.14 in the form of the attached document.

5. In Overlays – Clause 43.02, insert a new Schedule 43 in the form of the attached document.

End of document


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C367
CARROLL ST
DR
BELLARINE HWY
DORRIGO CT
FINES LANE
BENNETT CT
FALKIRK PL
BARIMBA CT
CLAREMONT
TARA CT
LAWRENCE ST
AV
ANZAC
MEWS
WILLOWS PL
PINDARI CT
LEICESTER
MYUNA ST
RD
ASH
THE COURT
Leopold
GRZ1
MOLLERS LANE
LEGEND
GRZ - General Residential Zone
Local Government Area
Part of Planning Scheme Map 69
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C367
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BENNETT CT
BARIMBA CT
CLAREMONT
FALKIRK PL
TARA CT
DORRIGO CT
FINES LANE
LAWRENCE ST
AV
ANZAC
PINDARI CT
MEWS
WILLOWS PL
LEICESTER
MYUNA ST
RD
ASH
THE COURT
Leopold
DDO43
MOLLERS LANE
LEGEND
DDO43 - Design and Development Overlay - Schedule 43
Local Government Area
Part of Planning Scheme Map 69DDO
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C367
MYUNA ST
THE COURT
ASH RD
MOLLERS LANE
Leopold
D-SLO
LEGEND
D-SLO - Area to be deleted from a Significant Landscape Overlay
Local Government Area
Part of Planning Scheme Map 69SLO
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21.14 THE BELLARINE PENINSULA

21/12/2017
C367~~369~~

21.14-1 Key issues and Influences

28/01/2010
C129(Part 1)

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

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

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

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

21.14-2 Objectives

21/12/2017
C369

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

21.14-3 Strategies

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

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
  - Providing reasonable sharing of views of the coast and foreshore.

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

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

Portarlington:

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

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.

Ocean Grove:

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

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

Leopold:

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

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new commercial development to the existing business and mixed use zones in Hitchcock Avenue between Bridge Road and Ozone Road and the south side of Bridge Road.
- Ensure new housing development complements the character of Barwon Heads and provides for a variety of housing sizes and types.

- Support the continued development of 13th Beach Resort as a tourist destination.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre.

Drysdale/Clifton Springs:

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

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including;
  - Low scale forms
  - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
  - Contemporary design quality.
  - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
  - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-~~3~~4 **Implementation**

19/10/2017
C362

These strategies will be implemented by:

Applying Zones and overlays

Ocean Grove

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

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

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

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

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

Apply the Public Acquisition Overlay to The Terrace rear laneway.

Leopold

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

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

Drysdale

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

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

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

Point Lonsdale

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

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

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

St Leonards

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

Apply the Development Plan Overlay to Growth Area 2.

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

Further work

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

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

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

Point Lonsdale

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

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

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

Portarlington

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

Ocean Grove

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

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

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

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

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

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

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

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

Barwon Heads

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

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

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

Drysdale/Clifton Springs

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

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

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

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

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

References

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

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

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

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

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

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

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

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

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

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

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

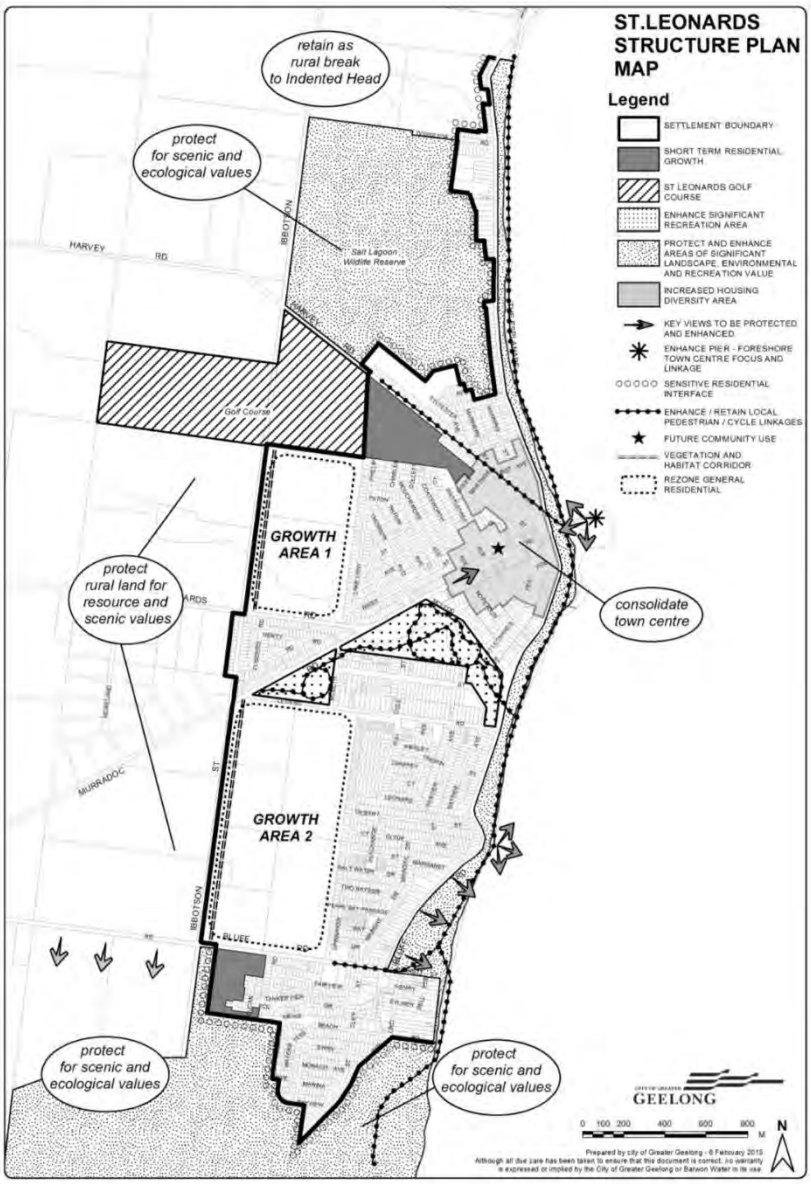
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).

Drysdale Urban Design Framework, City of Greater Geelong 2012.

Drysdale Bypass Access Management Strategy, VicRoadsAugust 2017

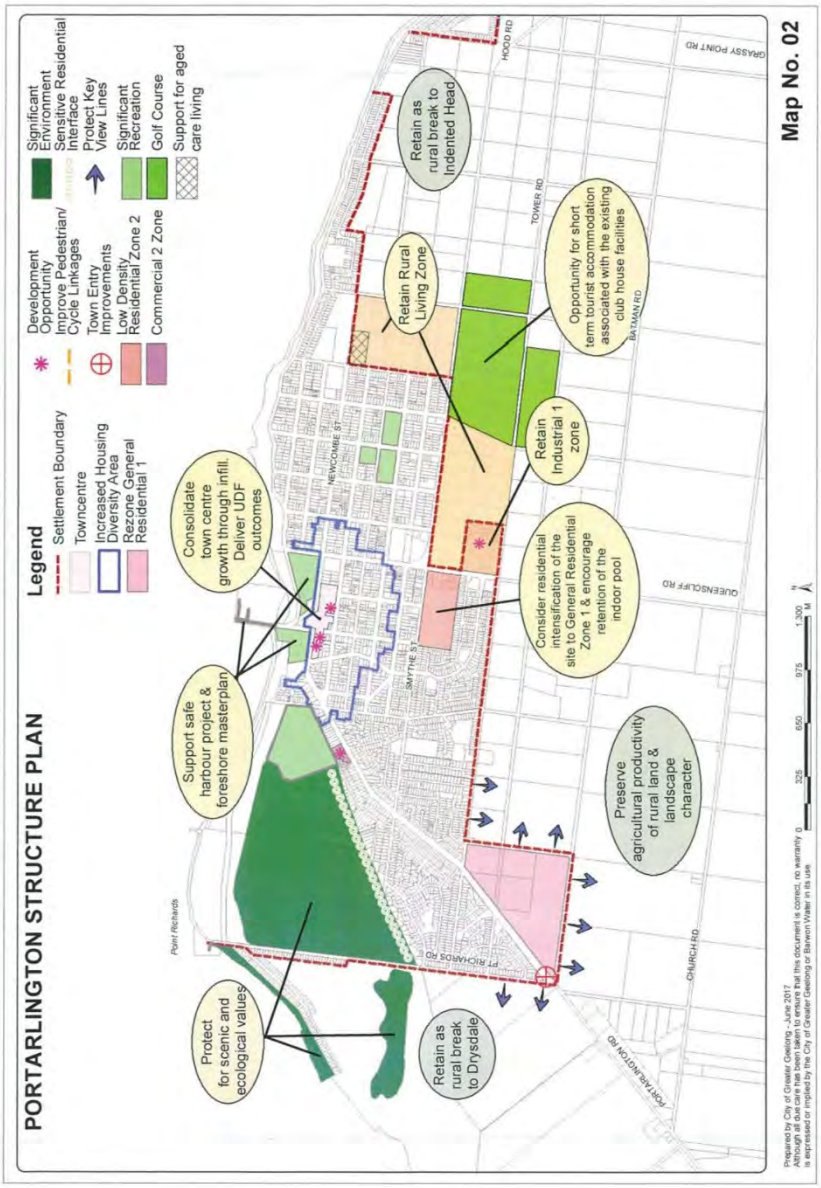
21.14-45 **St Leonards Structure Plan map**

25/06/2015
C312



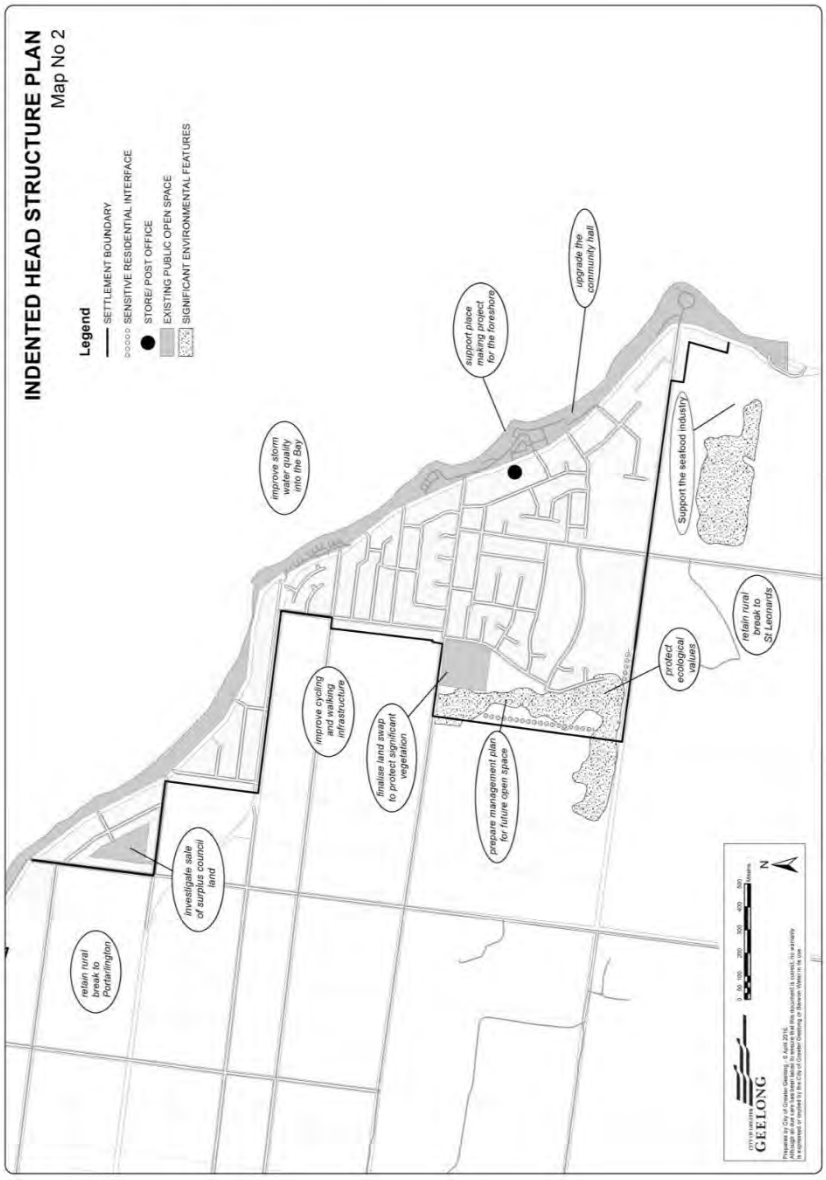
21.14-56 **Portarlington Structure Plan map**

19/10/2017
C362



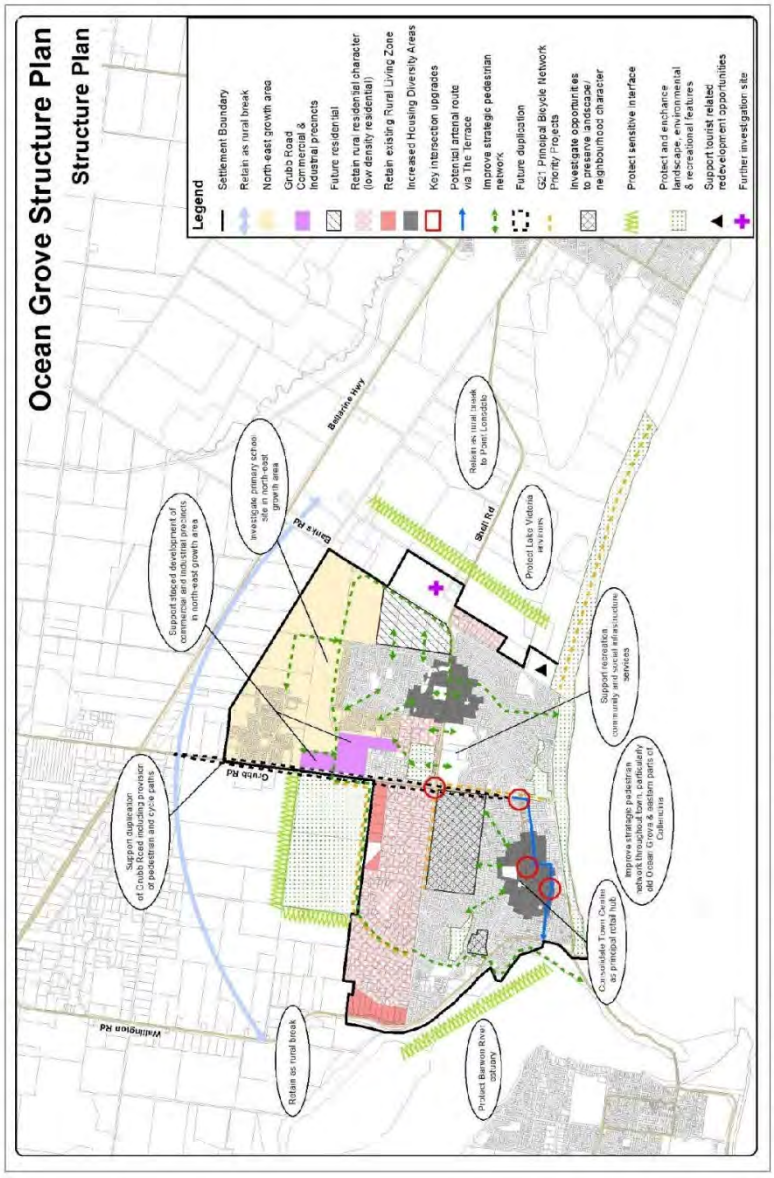
21.14-~~6~~7 Indented Head Structure Plan map

19/10/2017
C352



21.14-~~7~~8 **Ocean Grove Structure Plan map**

08/12/2016
C346



21.14-~~8~~9 Leopold Structure Plan map

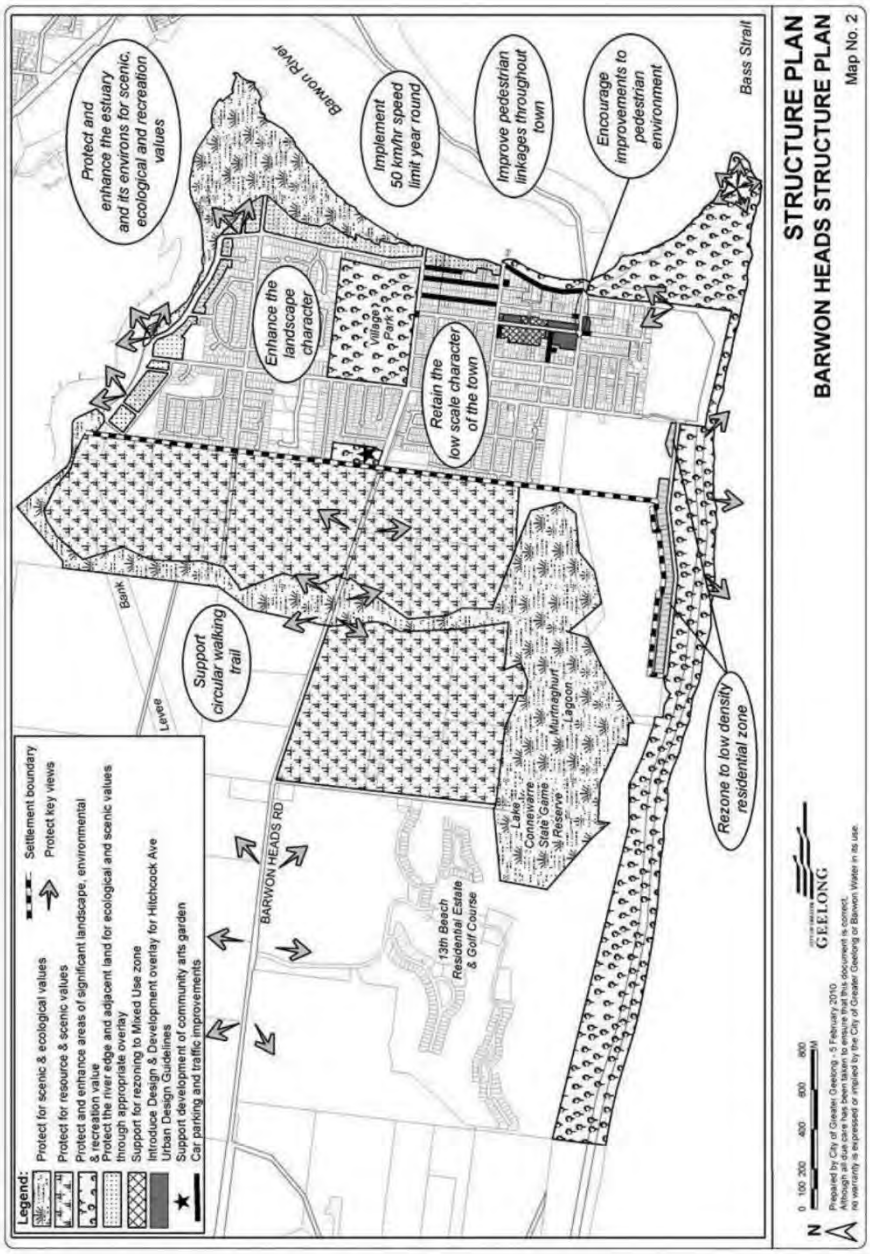
16/05/2013
C254




investigate public access to the Bay
CLIFTON AVE
PORTARLINGTON RD
Bellarine Rail Trail
HOARES LN
BELLARINE HWY
protect ecological values of Reedy Lake & Lake Connewarre
FITZGERALD RD
BAWTREE RD
Lake Connewarre
RECREATION FEATURES
LOCAL SHOPPING CENTRES
PROPOSED COMMUNITY HUB
NEIGHBOURHOOD ACTIVITY CENTRE
SETTLEMENT BOUNDARY
STUDY AREA BOUNDARY
PROTECT VIEWS & RURAL LANDSCAPE FEATURES
INVESTIGATE POTENTIAL SCHOOL SITE
UPGRADE LINK TO LAKE
STRATEGIC FOOTPATH
FUTURE EXPANSION OF SUB-REGIONAL CENTRE
SHORT TERM RESIDENTIAL
REZONE RESIDENTIAL 1
SUPPORT REZONING TO FACILITATE SUB-REGIONAL CENTRE
MIXED USE ZONE
URBAN CONSOLIDATION OPPORTUNITY
SUBJECT TO FURTHER INVESTIGATION
POORLY DRAINED, LOW LYING LAND
VIEWING PLATFORM & PICNIC AREA
GEELONG
N
0 0.125 0.25 0.5 0.75 1 Km
STRUCTURE PLAN
LEOPOLD STRUCTURE PLAN
Map No. 9

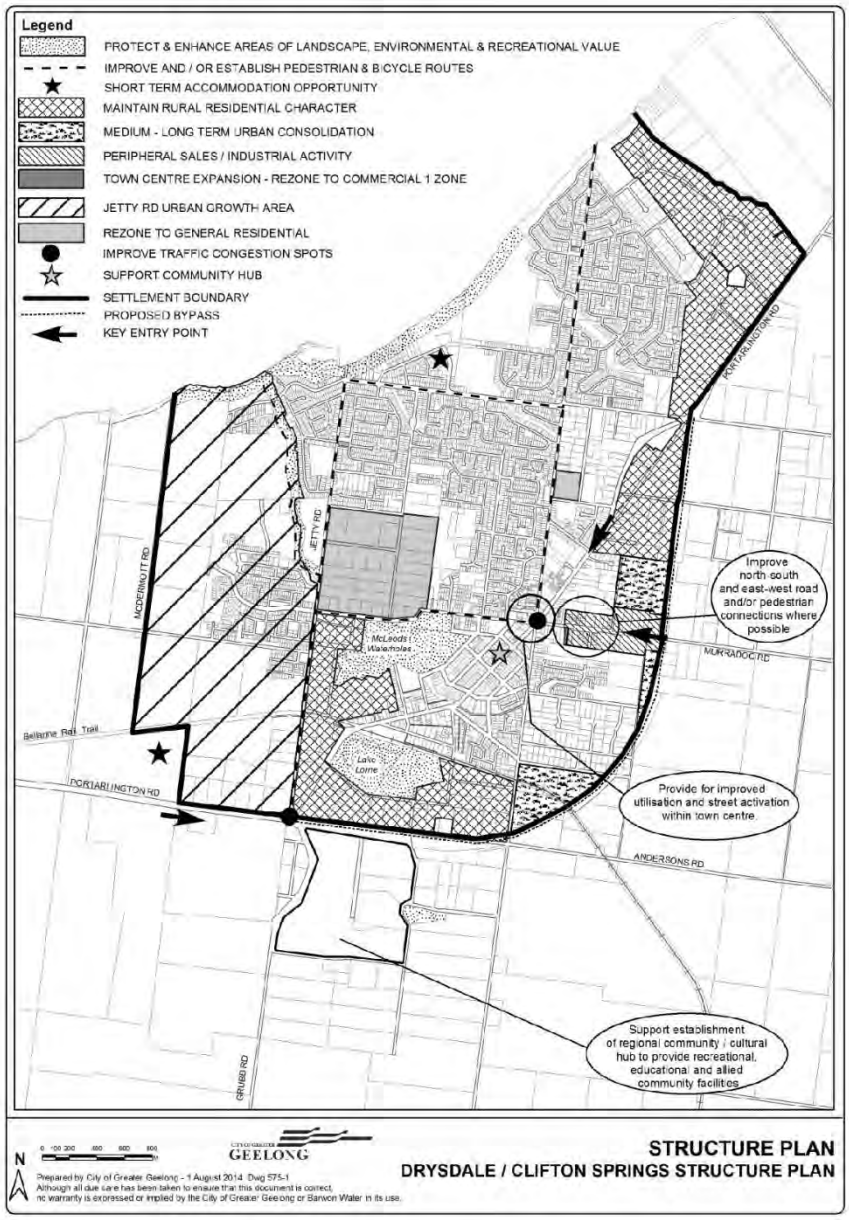
21.14-~~9~~10 Barwon Heads Structure Plan map

26/08/2010
C159



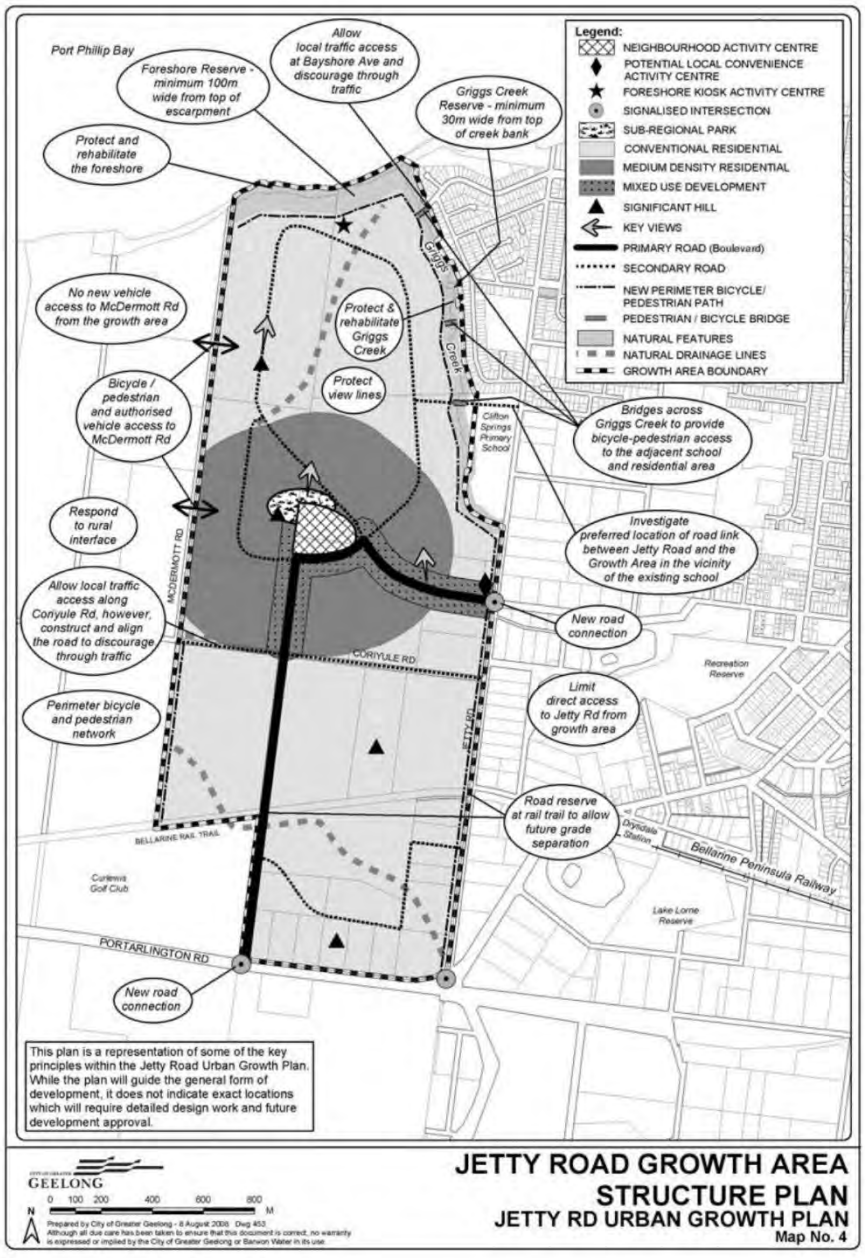
21.14-101 Drysdale Clifton Springs Structure Plan map

27/11/2014
C283



21.14-1~~1~~2 Jetty Road Urban Growth Plan map

28/01/2010
C129 (Part 1)



21.14-123 Point Lonsdale Structure Plan map

26/07/2012
C165



-/-/20-
C367

SCHEDULE 43 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO43.**

MOLLERS LANE LEOPOLD

1.0 Design objectives

-/-/20-
C-367

To facilitate the orderly and integrated residential development of the area.

To create a safe and integrated road network that establishes Mollers Lane as a connector road and provides two east-west connector roads between Mollers Lane and Ash Road.

To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.

To ensure local parks are conveniently connected to linear open space adjoining the two waterways.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre.

2.0 Buildings and works

-/-/20-
C367

A permit is not required to construct a building, to construct or carry out works or construct a fence.

3.0 Subdivision

-/-/20-
C367

A permit to subdivide land must meet the following requirements:

General

- Subdivision must not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision should be generally in accordance with the map in this schedule unless otherwise agreed by the Responsible Authority.
- Subdivision sequencing must generally support the efficient delivery of service infrastructure and road connections.
- Subdivision must demonstrate future integration opportunities to allow the orderly development of land to the west, known as the Ash Road East land.

Urban Design

- Subdivision design should provide a range of lot sizes and densities to encourage a variety of housing types.
- Subdivision design should provide a pedestrian/cycle network that encourages safe walking and bicycle access.
- Subdivision design should incorporate the reinstatement of the two creek systems as key environmental and open space features.
- Open space and drainage reserves should be interfaced by roads on at least three sides.
- Subdivision should provide for the retention, where possible, of trees of high arboricultural value in future road reserves or open space reserves to provide landscape, amenity and biodiversity value to the area.

Stormwater Management

- Subdivision must set aside land for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance

objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999), Infrastructure Design Manual, and CoGG Design Notes.

- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying, as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- Easement creation, widening and/or realignment as necessary to ensure adequate provision for pipe-laying and maintenance, and identify overland flow paths, both within the development area, and to external affected land.
- A stormwater management system must be designed to ensure that:
  - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
  - no adverse impacts to any surrounding land, upstream or downstream including to Lake Connewarre.

Traffic and Pedestrian Movements

- Subdivision design should provide a movement network that:
  - promotes a high degree of safe internal permeability for a variety of transport modes, including the provision of two east/west connector roads; one generally located in the north and and one across the south of the area. The northern most connector road should generally align with the existing Barwon Water pipeline easement. The southern connector road must connect with the intersection of Ash Road and Walkers Road.
  - provides an integrated and continuous network of safe and convenient footpaths and shared paths.
  - enables integration of the road, pedestrian and cycle network to the west into the area known as the Ash Road East.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land.
- Subdivision should provide open space adjoining the reinstated waterways including local parks.
- Subdivision should provide for linear open space corridors and parks located generally as shown in the map in this schedule.
- Shared pathways of 2.5 metres width should be provided within the linear open space reserves adjacent to the reinstated waterways to facilitate future pedestrian/cycle connections between Mollers Lane and Ash Road.

Environmental Management

- Subdivision must include the reinstatement of the two creek networks within the extent of the 1 in 100 year flood event to operate as ecological corridors. The reinstated creeks should be designed to incorporate habitat features to encourage native flora and fauna species. Some passive recreation use shall be provided without imposing on the ecological values of the corridor.

4.0 Advertising signs

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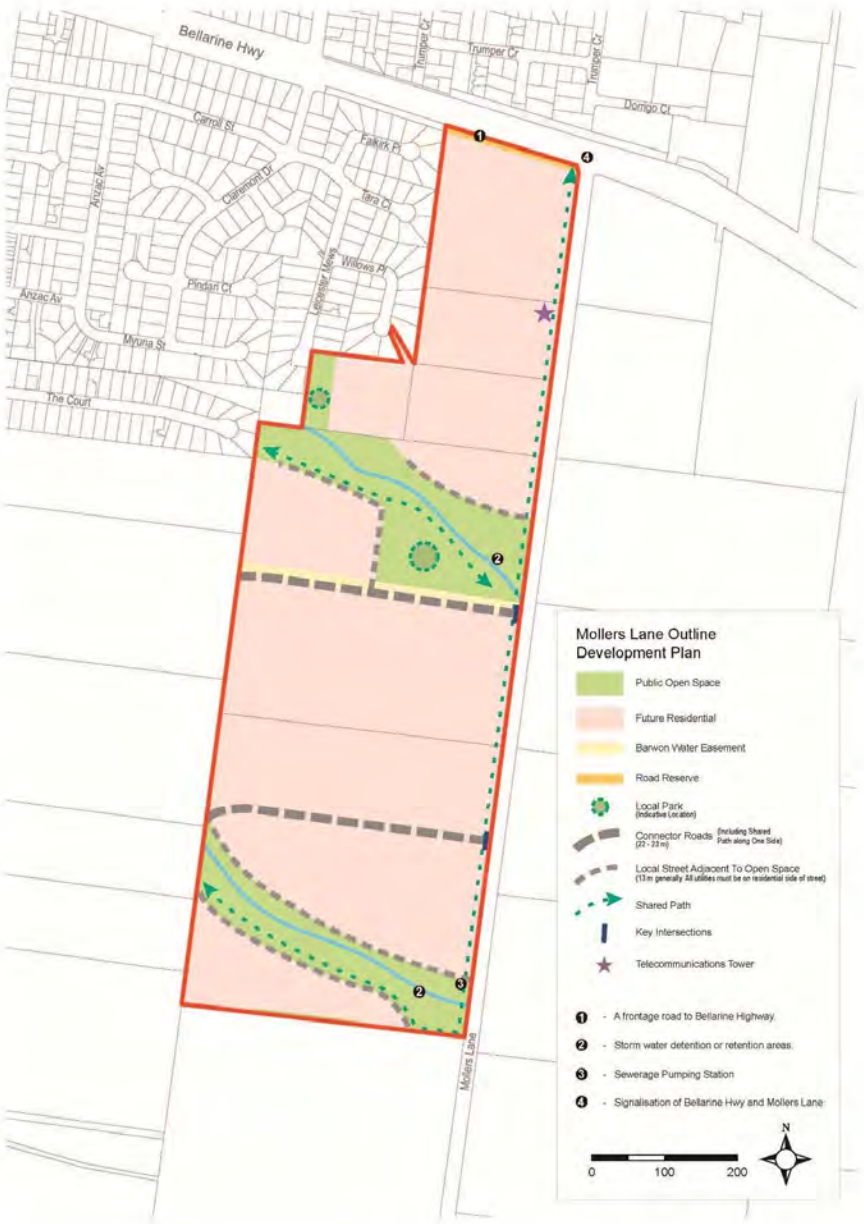
None specified.

5.0 Decision guidelines

--/--/20-- C367

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

- Whether the subdivision design is generally in accordance with the Mollers Lane Outline Development Plan 2019.


Bellarine Hwy
Trumper Cr
Trumper Cr
Trumper Cr
Domigo Ct
Carroll St
Falkirk Pl
Anzac Av
Clarkmont Dr
Tara Ct
Willows Pl
Pindari Ct
Anzac Av
Myrtle St
The Court
Mollers Lane
Mollers Lane Outline Development Plan
Public Open Space
Future Residential
Barwon Water Easement
Road Reserve
Local Park (Indicative Location)
Connector Roads (22 - 23 m) (Including Shared Path along One Side)
Local Street Adjacent To Open Space (13 m generally. All utilities must be on residential side of street)
Shared Path
Key Intersections
Telecommunications Tower
1 - A frontage road to Bellarine Highway.
2 - Storm water detention or retention areas.
3 - Sewerage Pumping Station
4 - Signalisation of Bellarine Hwy and Mollers Lane
N
0
100
200

Attachment 4

Planning Permit 1463/2016 for Adoption

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

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

Permit No.: PP-1463-2016

Planning scheme: Greater Geelong Planning Scheme

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 2-120 MOLLERS LANE, LEOPOLD

THE PERMIT ALLOWS: STAGED MULTI-LOT SUBDIVISION, REMOVAL OF NATIVE VEGETATION, REMOVAL OF EASEMENTS, AND ALTERATION OF ACCESS AND SUBDIVISION OF LAND ADJACENT A ROAD ZONE CATEGORY 1

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plan

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

Staging

2. Unless otherwise approved in writing by the Responsible Authority, the subdivision must be staged in accordance with the endorsed staging plan.

DRAINAGE CONDITIONS

Integrated Drainage, Vegetation and Open Space Framework Plan

3. Before the plan of subdivision for Stage 1 is certified, an Integrated Drainage, Vegetation and Open Space Framework Plan must be prepared, peer reviewed and then submitted to and approved by the Responsible Authority, in consultation with the Department of Environment, Land, Water and Planning. The plan must include the following:
   a) Concept drainage design for on-site and off-site drainage works, that includes:
      i. water sensitive urban design (WSUD) features that achieve environmental best practice
      ii. stormwater retardation measures that respond to the requirements of this permit including conditions 6, 11(a)-(b), 39 and 40
      iii. a footprint showing the extent of drainage works and associated WSUD.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment, to which the permit applies, comes into operation)	Signature for the Responsible Authority

b) Concept vegetation and landscape design plans for any on-site or off-site works, that:
   i. demonstrate how impacts on native vegetation have been avoided and minimised with the subdivision layout;
   ii. demonstrate how retained native vegetation and any offset areas will be integrated into and protected in any open space areas;
   iii. include design and landscaping features to support and establish habitat for fauna species, such as the Growling Grass Frog; and
   iv. responds to the requirements of conditions 39 and 40.

c) Unless otherwise approved in writing by the Responsible Authority, the plan must outline access and management arrangements and responsibilities, including:
   i. responsibility for the implementation, operation and maintenance of any infrastructure, WSUD features and other environmental mitigation measures on-site and off-site;
   ii. mechanisms for securing ongoing access and management arrangements, such as easements or on-title agreements;
   iii. ongoing monitoring and reporting, including any requirements relating to on-site native vegetation offset areas.

d) The Integrated Drainage, Vegetation and Open Space Framework Plan must be prepared by suitably qualified and experienced consultant(s). The plan must be peer reviewed by a suitably qualified, independent and experienced consultant to confirm that the concept design, mitigation measures and ongoing management arrangements meet best practice environmental standards and the requirements of this permit, prior to being submitted to the Responsible Authority. A copy of the peer review comments must be provided to the Responsible Authority.

All of the above must be to the satisfaction of the Responsible Authority.

4. All plans prepared in accordance with the conditions on this permit must be consistent with the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan, unless otherwise agreed in writing and to the satisfaction of the Responsible Authority.

Department of Environment, Land, Water and Planning conditions

5. Proposed on-site wetland areas should be designed in accord with WSUD best practice to:
   a) Retard additional stormwater volumes and rates as close to pre-development levels as possible;
   b) Retard additional water volumes and rates during summer months;
   c) Meet stormwater quality requirements of the Greater Geelong Planning Scheme;
   d) Incorporate design and landscaping features that facilitate the establishment of habitat suitable for Growling Grass Frog and other fauna species.

6. Mitigation measures should be put in place to appropriately retard water flows and volumes during construction.

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CORANGAMITE CATCHMENT MANAGEMENT AUTHORITY CONDITIONS

7. The development must demonstrate that site and access safety achieved in accordance with Australian Rainfall and Runoff Revision Project 10 Safety Criteria. Safety is defined in terms of the depth and velocity of water over the area in question during a 1% AEP flood event as follows:

   a) Depth must be no greater than or equal to 0.3 metres; and
   b) Velocity must be no greater than or equal to 3.0 m/s; and
   c) The product of depth multiplied by velocity must be no greater than or equal to 0.3 m2 per second.

8. Any alterations to the existing waterways must result in no loss of waterway stability, no loss in floodplain storage, no increase in flood levels, depth and velocity (hazard), duration of flooding or extents on other properties (adjacent, upstream and downstream) for a range of events up to and including the 1% AEP flood event.

ENGINEERING CONDITIONS

9. Prior to certification of the plan of subdivision, engineering plans for the construction of new council infrastructure must be submitted to the satisfaction of the Responsible Authority for approval.

Engineering Plans Required for Roads and Drainage

10. Prior to the commencement of site works for any stage of the subdivision, the developer is required to submit detailed road and drainage construction plans for that stage to the Responsible Authority for approval. The plans shall include details of pits and pipes sizes, finished and existing surface levels, location of appropriate easements, detention basin(s) including any required drainage reserves, water quality treatment and connection to the legal point of discharge. The Consulting Engineer must show that the design for the drainage system complies with the requirements of the Infrastructure Design Manual (Local Government Infrastructure Design Association, Version 5.20, March 2019, or as amended from time to time) and any other relevant standards.

    The plans must include, but not limited to:

    a) The stormwater drainage system on the site must be designed such that stormwater run-off exiting the land meets the current best practice performance objectives for stormwater quality as follows:

        i. 80% retention of the typical annual load of suspended solids;
        ii. 45% retention of the typical annual load of total phosphorous;
        iii. 45% retention of the typical annual load of total nitrogen; and
        iv. 70% retention of the typical annual load of gross pollutants.

    b) Site run-off shall be limited to equivalent pre-developed levels for rainfall events up to and including the critical 100 year ARI event, to the satisfaction of the Responsible Authority.

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c) Replacement and/or augmentation of the culverts in Mollers Lane
d) Minimum finished surface levels on all lots must be 300mm above the relevant 1% AEP flood level.
e) Detailed methodology for the removal of existing dams.
f) Details of waterway remediation

Note:
1. Detailed Road and Drainage Design Plans for any stage that result in flood levels on existing properties being adversely affected by the proposed works will not be approved for construction.

Easements – drainage

11. Any plan of subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created in favour of the City of Greater Geelong to the satisfaction of the Responsible Authority.

12. Unless otherwise agreed in writing by the Responsible Authority, before the plan of subdivision for Stage 1 is certified, an easement, or suitable equivalent arrangements, must be secured to enable off-site drainage works and any WSUD or environmental mitigation measures (as shown on the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan required under condition 4) to be implemented and managed to the satisfaction of the Responsible Authority.

13. Prior to the commencement of works for each stage of the subdivision, construction plans must be submitted to and approved by the responsible authority for the full construction of roads including road reserves, design of all intersection treatments, traffic management devices, linemarking, signage, kerb and channel, vehicle crossing laybacks, road pavement and sealing and footpaths.

    The plans must include the following, to the satisfaction of the Responsible Authority:
    a) Construction of Mollers Lane including concrete kerb and channel, footpath and sealed road pavement where it abuts the subject site, unless otherwise approved in writing by the Responsible Authority;
    b) Footpaths on both sides of roads unless otherwise approved in writing by the Responsible Authority;
    c) All footpath treatments showing DDA compliance at all designated crossing points;
    d) Suitable road reserve cross sections to convey major drainage flows;
    e) Turning areas suitable for the safe and efficient turning of service and emergency vehicles;
    f) Vehicle access point(s) for the existing telecommunications facility(s), as agreed to by the facility operator.

14. Unless otherwise approved in writing by the Responsible Authority, prior to lodgement of Stage 1 construction plans, a Local Area Traffic Management (LATM) plan must be

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developed for the approved subdivision with Council's Traffic Development Engineer, and submitted to and approved by the Responsible Authority.

The LATM treatments may include, but are not limited to, vehicle crossing locations, parking restrictions, signage, linemarking, traffic management devices and modified intersection priorities. The LATM treatments may also include items identified in Mollers Lane referred to in condition 14(a).

A separate street naming plan must be provided that complements the approved LATM plan and is to assist with road naming and house numbering, and must be to the satisfaction of the Responsible Authority.

Construction Environmental Management Plan

15. Prior to works commencing a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Responsible Authority. When approved this CEMP will form part of this permit. This plan must incorporate, but is not limited to, the following information:
    a) Measures to protect all vegetation nominated to be retained and the two waterways;
    b) Access locations for construction vehicles;
    c) All appropriate control of site emissions during construction and the defects liability period;
    d) A staging plan for all construction phases including indicative dates for commencement and completion;
    e) Intended access for construction vehicles;
    f) Engineering assessment of assets that will be impacted on by construction and recommended techniques to minimise any adverse impact;
    g) Details of actions to be implemented in the event of damage to abutting assets;
    h) Details of where construction personnel will park;
    i) Hours/days of construction, including deliveries, that are consistent with applicable Environment Protection Authority (EPA) legislation/guidelines;
    j) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;
    k) Details of site cleanliness and clean up regimes;
    l) Location of material storage;
    m) Dust suppression management;
    n) Details of measures to be maintained during the housing construction phase of development to prevent sediment entering downstream drainage infrastructure;

    The CEMP must include measures to ensure the following requirements are met:
    a) No polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period.
    b) No polluted stormwater runoff from the development site shall impact upon the Lake Connewarre State Game Reserve Ramsar wetland.
    c) Any construction stockpiles, fill and machinery must be placed away from those areas supporting native vegetation and drainage lines.

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d) All vehicles, earthmoving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens.
e) Any other measures that are consistent with the following EPA publications: 'Environmental Management Guidelines for Major Construction Sites', 'Construction Techniques for Sediment and Pollution Control' and 'Doing it Right on Subdivisions'

The CEMP must be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004 and CCF Environmental Guidelines for Civil Construction, 2010.

16. All development and works must be carried out in accordance with the approved CEMP, to the satisfaction of the Responsible Authority.

17. All sediment and erosion measures must be fully implemented prior to the commencement of earthworks on the development site.

18. At the completion of the bulk earthworks and at the completion of the works for each stage, all disturbed areas must be hydro mulched with an approved seed to the satisfaction of the Responsible Authority to suppress dust and minimise erosion, unless otherwise approved by the Responsible Authority.

19. During the construction phase of the development, the following conditions must be met to the satisfaction of the Responsible Authority:

a) only clean rainwater shall be discharged to the stormwater drainage system;
b) stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;
d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
e) fencing is to be fitted and installed so as to ensure safe access for pedestrians, and
f) all litter must be contained on site;

Construction of Roadworks/ Drainage

20. Vehicle and other access to the land to the south of the southern drainage and open space corridor (to be developed for residential purposes) must be designed and constructed to the satisfaction of the Responsible Authority prior to the commencement of development of that part of the land.

21. Prior to the issuing of a Statement of Compliance for any stage of the subdivision, all road and drainage works, including basin(s), must be constructed for that stage in

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accordance with the approved plans and specifications to the satisfaction of the Responsible Authority.

22. The design and construction of civil infrastructure to become council assets must be approved and supervised by council. A fee of 3.25% of the cost of the works is to be paid to council for the checking and supervision of these works.

23. A maintenance bond of 5% of the cost of the works is to be paid to council and will be returned after successful completion of a 12 month maintenance period for civil works.

24. For a period of 24 months following the issue of a Statement of Compliance for the final stage of the subdivision, the constructed stormwater basins, which have been fully planted as per the endorsed landscape plans, shall be maintained by the developer, to the satisfaction of the Responsible Authority.

25. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, relevant street sign/s must be erected to the satisfaction of the Responsible Authority.

26. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, street lighting must be provided within the site and along external frontages in accordance with the relevant Australian Standard(s), unless otherwise agreed in writing by the Responsible Authority and unless it can be demonstrated that existing street lighting is sufficient for public safety to the satisfaction of the Responsible Authority.

Fill

27. Excavated material shall not be carted off the site except with the written approval of the Responsible Authority.

28. No material shall be brought onto the site for use as filling within the subject area under this Permit, unless with the written approval of the Responsible Authority. Prior to any approval being issued by the Responsible Authority for imported filling to be used on the site, the applicant must submit for approval to the Responsible Authority, samples of proposed filling, details of the source of the filling, details of proposed traffic routes to be traversed, soil testing results and reports in regard to the presence of contaminants in the filling, and the suitability of filling to be placed on site.

29. All areas to be filled shall be stripped of vegetation and any top soil shall be removed and stockpiled for reuse over the filled areas. Only approved filling material shall be placed on the site. The filling shall be placed in maximum 150 mm layers, or as otherwise approved by the Responsible Authority, and compacted to the applicable level for filling on allotments and within future roadways in accordance with AS3798, to the satisfaction of the Responsible Authority.

30. All works must be undertaken in accordance with the recommendations of any geotechnical reports.

Provisions for Waste Collection Services

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

32. During construction of the development the waste and recycling kerbside collection trucks shall not be required to reverse a distance greater than 20 metres. Temporary Hammerhead Turnarounds must be provided in accordance with condition 34 at the end of each temporary dead end road of each stage where the reversing distance exceeds 20 metres. The temporary dead end turnaround of each stage must be maintained by the applicant until the connecting road network is completed and the kerbside collection trucks can undertake all collections in a forward motion.

33. A carriageway easement must be provided over any private property that is required to create the Temporary Hammerhead Turnaround at the dead end of a street or streets. The required hammerhead length is 26.5 metres and a width of 5.5 to 6 metres. The use of private property driveways to create a hammerhead is acceptable and must be approved by the Responsible Authority unless other options are agreed to and approved by the Responsible Authority. The carriageway easement over the private property must remain in place for the duration that the temporary turnaround is required.

34. Where culs de sac are to be created they must be a minimum of 21 metres from face of kerb to face of kerb with no parking signs to apply on the day of residential waste and recycling kerbside collection.

35. Unless otherwise agreed to in writing the developer must provide to the satisfaction of the Responsible Authority bin pads on the through street for properties which front onto a Place (a short cul de sac without a turning circle). Bin pads must also be provided for bins from the properties whose frontage is used for the bin pads.

OPEN SPACE, STREETSCAPE AND VEGETATION PROVISIONS

Tree Retention and Removal Plan

36. Prior to commencement of works, a detailed Tree Retention and Removal Plan shall be submitted to and approved by the Responsible Authority which clearly documents vegetation to be retained and removed. The Tree Retention and Removal Plan shall, where possible, retain trees of high arboricultural value to provide landscape, amenity and biodiversity value consistent with the objectives of the South East Leopold Framework Plan, Tract, 2016.

Arborist Report Required

37. All tree(s) proposed for retention within a road reserve or public open space (excluding conservation areas) for any stage of the development must be independently assessed by a suitably qualified Level 5 Arborist and be informed by AS4970 – 2009 Protection of Trees on Development Sites. The assessment must be submitted to, and be to the satisfaction of, the Responsible Authority. The assessment must have regard to the

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context of tree's location and the intended setting in which it sits. The assessment report may be summarised in table format and must include as a minimum:

a) Tree number
b) Species identification
c) Estimated age (e.g. juvenile, semi-mature, mature, over mature)
d) Useful life expectancy
e) Health
f) Structure
g) Arboricultural significance
h) Hazard ranking
i) TPZ (Tree Protection Zone)
j) Recommendation for retention or removal
k) Comments / remedial actions required
l) Recommended design response for surrounding areas proposed for landscaping

The assessment must include a plan which accurately records tree locations.

The detailed design response for the area in which the tree(s) are located must be informed by the recommendations contained within the arboricultural assessment report.

Notes
1. Trees within plantations may be assessed as a group but must be individually numbered
2. The arborist must be provided all relevant information that will inform the inspection/assessment, i.e. their intended location, vehicle crossovers, intersections etc.

Landscape Master Plan

38. Unless otherwise approved in writing by the Responsible Authority, prior to issue of Statement of Compliance for the first stage of the subdivision, a Landscape Master Plan (incorporating the Street Tree Master Plan) for the permit area must be developed with, and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. This plan must address and be consistent with the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan, be drawn to scale with dimensions and submitted (electronically and in hard copy) and be generally in accordance with the submitted landscape master plans (Mexted Rimmer, 23/01/2018) but modified to show:

    a) The Mexted Rimmer Northern Public Open Space Landscape Masterplan and associated cross-sections dated 23.01.2018 must be amended to:
        i. Relocate the 2.5 metre shared path further away from the southern side of the waterway, to maintain a minimum 10 metre wide riparian/ecological corridor from the edge of the 1 in 100 contour;
        ii. Increase the narrow riparian/ecological zone on the north side of the waterway to a minimum of 10 metres from the 1 in 100 contour;

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iii. Use local indigenous species based on those listed within Zone 3 of the City's Indigenous Plants of the Geelong Region guidelines and the relevant EVC's.

b) The Mexted Rimmer Southern Public Open Space Landscape Masterplan and associated cross-sections dated 23.01.2018 must be amended to:
   i. Relocate the 1.5 metre wide pathway along the northern side of the waterway to within the road reserve;
   ii. Relocate the 2.5 metre shared path further away from the southern side of the waterway, to maintain a minimum 10 metre wide riparian/ecological corridor from the edge of the 1 in 100 contour;
   iii. Use local indigenous species based on those listed within Zone 3 Central Bellarine Hills of the City's Indigenous Plants of the Geelong Region guidelines and the relevant EVC's.

Notes:
1. Consultation with Council's Recreation and Open Space and Environment Units during early concept design is encouraged to help facilitate efficient approval processes.

Detailed Landscape Plans

39. Unless otherwise agreed in writing by the Responsible Authority, prior to the Statement of Compliance being issued for each applicable stage of the subdivision, a detailed landscape plan for the stage must be prepared and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. The landscape plan must be drawn to scale with dimensions and submitted electronically.

    The plans must address and be consistent with the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan and the endorsed Landscape Master Plan applying to the site and show, but not be limited to:
    a) The ultimate 1% and 10% Annual Exceedance Probability storm event extents;
    b) Existing vegetation that is to be retained;
    c) A detailed planting schedule and proposed planting layout of all areas of and adjoining open space, including proposed trees, shrubs, groundcovers and aquatic planting if applicable (with zonation detail), and showing botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant;
    d) The proposed layout, materials and finish of all finished surfaces, structures, fences abutting council reserves, maintenance vehicle access crossovers, maintenance access gates, play equipment, furniture and bike parking;
    e) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
    f) Detailed planting and construction drawings of any drainage and WSUD infrastructure within public reserves;
    g) Permeable fence design details for lots abutting open space reserves and Council reserves (excluding road reserves). Fencing detail must be to the satisfaction of the Responsible Authority;

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h) Proposed fencing detail along northern, western and southern boundaries of the public open space reserves which adjoin private properties (not in the subdivision);
i) Additional supporting information, such as certified structural designs or building forms;
j) The removal of existing disused structures, foundations, pipelines, farm dams or stockpiles and the eradication of weeds;
k) The proposed landscaping treatment of any road reserve abutting public open space;
l) A detailed schedule of quantities showing accurate cost estimates of each item included in the plan.

Waterway Reinstatement Plan

40. Prior to the issue of a Statement of Compliance for the first stage of the subdivision, a Waterway Reinstatement Plan for the two creek corridors must be submitted to and approved by the Responsible Authority. The plan must detail the specific rehabilitation and revegetation of these ecological corridors. When approved the plan will be endorsed and then form part of the permit. The plan must include:
    a) Details regarding the proposed works within the waterway and its embankments;
    b) Details of all revegetation works including the use of plants listed within the City's guidelines- Indigenous plants of the Geelong Region Zone 3 Central Bellarine Hills including plant densities, supply sizes, quantities of each plant with a note that plants must be sourced from local provenance material and site treatments;
    c) The location of any stabilisation works (if required) such as rockwork and/or jute matting;
    d) Details of all proposed weed control works and
    e) Details of the proposed maintenance program prior to the transfer of the reserves to the City.

Completion of Landscape Works

41. Unless otherwise approved in writing by the Responsible Authority, the landscaping works shown on the approved landscape plan for a particular stage must be completed to the satisfaction of the Responsible Authority, prior to the issue of a Statement of Compliance for that stage.

42. Prior to the transfer to Council of the waterway corridors, all the works documented within the approved Waterway Rehabilitation Plan must be fully implemented by the developer, unless otherwise agreed in writing by the Responsible Authority. A detailed inspection shall be undertaken by Council officers upon completion of all the required on-ground works.

43. If the Responsible Authority agrees to issue a Statement of Compliance prior to the landscaping works being completed, the entire landscaping works must be bonded to the satisfaction of the Responsible Authority. The landscape works bond or bank guarantee must be 125 per cent of the estimated cost of entire landscape works as shown in the approved schedule of quantities submitted as part of the landscape plans. Unless otherwise agreed in writing by the Responsible Authority the bonded works must be completed within one year of the date of the lodgement of the bond.

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44. A practical completion inspection must be arranged by the permit holder with two weeks' notice provided for the responsible authority. The landscape works bond will be returned on award of practical completion.

45. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of practical completion of landscaping works, or any other time as agreed by the Responsible Authority, the following must be provided to the Responsible Authority:
    a) Building permits and structural engineering compliance, as-built construction plans, and materials detail where necessary;
    b) Landscaping maintenance plan
    c) Schedule of Quantities showing the financial value of all hard assets
    d) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format.

Maintenance of Landscaping

46. The landscaping shown on any endorsed landscape plan for a particular stage must be maintained to the satisfaction of the Responsible Authority for a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the Responsible Authority. During this period, any dead, diseased or damaged plants are to be replaced and any landscaped area and hard assets are to be repaired as required to ensure the landscaping is maintained to the same standard as when practical completion was awarded.

47. Should the permit holder default on landscape maintenance requirements which leads to a partial or full replanting, the responsible authority will consider the extension of the maintenance period as necessary to provide for establishment of replacements.

48. The developer and contractors who will construct and maintain the subject reserves and associated landscaping must obtain and maintain appropriate public liability insurance (with the responsible authority's interest noted on the certificate of insurance) over the entire reserve area for the duration of the maintenance period.

49. Unless otherwise agreed in writing by the Responsible Authority, a maintenance bond must be submitted to the Responsible Authority on application for practical completion of landscaping works. The maintenance bond or bank guarantee must be 125 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

    Notes:
    1. Unless otherwise agreed in writing, the responsible authority will not be responsible for the reserve and its assets or public liability until a handover inspection has taken place and written acceptance of handover has been issued,
    2. No handovers will be accepted during the summer months from 01 December to 28 February inclusive.

Fencing of Council Reserves

50. Prior to the issue of Statement of Compliance for any relevant stage of the subdivision, the subdivider must erect a fence on any property boundary directly abutting a reserve

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(including drainage reserves, but excluding a road reserve) in accordance with the approved landscape plan to the satisfaction of the Responsible Authority and at no cost to Council. All new timber post and rail fencing shall be of a type and installed as per Council's standard drawings.

Council Reserves – Vehicle Access Barriers

51. Prior to the issue of a Statement of Compliance for any relevant stage, suitable vehicle access barriers across the entrance of any Council Reserves must be provided or otherwise bonded to the satisfaction of the Responsible Authority. These must be de-mountable to allow access for Council vehicles. The location of these barriers must be determined by the Responsible Authority.

No Utility Services on Public Open Space

52. Utility service substations, kiosk sites and the like must not be located on any land identified as unencumbered open space unless otherwise agreed in writing by the Responsible Authority. Any existing or future easements affecting all land which is to be vested in Council must be clearly identified on the detailed landscape plans.

REMOVAL OF NATIVE VEGETATION CONDITIONS

53. Before works commence, the permit holder must prepare a revised Biodiversity Assessment report that accounts for all native vegetation losses being approved by this permit and having regard to the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan, to the satisfaction of the Responsible Authority. The revised Biodiversity Assessment report (or other document) must be submitted to and approved by the responsible authority. When approved the report will be endorsed and will then form part of the permit.

54. Prior to the issue of a Statement of Compliance for any stage of the subdivision, evidence that the required offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) for the relevant stage has been secured must be provided to the satisfaction of the Responsible Authority. Evidence is to be in the form of one or both of the following:

    a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; and/or
    b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

    A copy of the offset evidence will be endorsed by the Responsible Authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the Responsible Authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

55. In the event that a security agreement is entered into as per condition 4, the applicant must provide the annual offset site condition report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

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Vegetation Protection and Removal

56. Removal, including pruning, of native vegetation must be undertaken using a suitably qualified arborist and be carried out in accordance with AS4373 – 2007; 'Pruning of Amenity Trees to the satisfaction of the Responsible Authority'. The use of an excavator, backhoe, bulldozer blade or loader to trim branches of trees is not permitted.

57. Prior to any vegetation removal, vegetation to be removed must be clearly marked on site and accord with the endorsed Tree Retention and Removal Plan. An inspection is required to be undertaken by the Responsible Authority prior to any removal being undertaken.

    Note:
    1. Please contact the City's Environment (and /or Parks) Unit to discuss inspection requirements and provide adequate notice of any request arrange an inspection.

58. Prior to any vegetation removal, the vegetation to be retained on site shall be fully protected by Tree Protection Fencing in accordance with AS4970-2009 Protection of Trees on Development Sites. The Tree Protection Fencing must have signs attached around the fencing which clearly states - TREE PROTECTION ZONE - No Access Permitted. An inspection is required once the Tree Protection Fencing has been erected. Any requirements in the Arborist Report submitted under condition 38 must also be met.

59. Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.

60. All work within the drip line of any tree to be retained above or below ground must be supervised by a suitably qualified level 5 arborist to ensure that the works are done in a manner which protects and minimises damage to those trees to the satisfaction of the Responsible Authority.

61. Except with the written consent of the Responsible Authority, none of the following are permitted to occur within the fenced Tree Protection Zone:
    a) vehicular or public pedestrian access.
    b) trenching or soil excavation.
    c) storage or dumping of tools, equipment, soil, stone or waste is to occur.
    d) construction of entry and exit pits for underground services; or
    e) temporary or permanent installation of signs and utilities.

62. All recommended remedial actions being undertaken must be carried out in accordance with AS4373-2007 *Pruning of Amenity Trees* using suitably trained / qualified arboricultural staff to the satisfaction of the Responsible Authority and maintained as part of the streetscape works for all or that particular stage of the development for a period of no less than two (2) years.

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Stag Relocation Plan

63. Dead stags to be removed must be used as habitat for use as part of the ecological corridor rehabilitation and/or the stormwater treatment basins to the satisfaction of the Responsible Authority. Any Eucalypt tree that has a Diameter at Breast Height >70 centimetres should be considered for retention, subject to tree health, so that they can achieve maximum habitat value.

64. Prior to the commencement of works for any relevant stage containing trees to be removed, a Stag Relocation Plan must be submitted and approved by the Responsible Authority. The plan must include the following:
    a) Identification of each tree proposed for relocation.
    b) Species identification and size of each individual tree.
    c) Identification of the relocation sites.
    d) The proposed site preparation and protection measure to ensure each tree's structural integrity and protection after relocation is maximised.

Fauna Protection

65. Prior to the removal or lopping of any tree, the tree must be examined by a suitably qualified zoologist with relevant permits. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation.

STREETSCAPE WORKS

Streetscape plan

66. Prior to the Statement of Compliance being issued for each relevant stage of the subdivision, a detailed streetscape plan, prepared by a person suitably qualified in landscape design, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The streetscape plan must be drawn to scale with dimensions and three hard copies provided. Where applicable, the plan must be generally in accordance to the Street Tree Master Plan forming part of the endorsed Landscaping Master Plan, and show:
    a) The layout of proposed new planting in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts);
    b) Details of all other infrastructure within the road reserve (e.g. underground services, street lights, stormwater pits, fire plugs etc);
    c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species, with street trees to be planted adjacent to the drainage/wetland reserves and the two waterway reserves to be local indigenous species or others as agreed by the Responsible Authority. ;
    d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres;
    e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m;
    f) All proposed groundcover & shrub planting with a minimum container size of 150mm;

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g) The maintenance schedule for all proposed planting.

Notes

1. Streetscape plans must be submitted separately to plans for adjoining land nominated as Council reserves.
2. Proposed entry signage must not be located on public land.
3. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
4. Street tree species selection within the master plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.
5. The applicant must obtain and provide evidence to the Responsible Authority that Powercor and Barwon Water have been consulted and have agreed with the proposed street tree species palette.

Completion of Streetscape Works

67. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance for a particular stage of the subdivision all streetscape works shown on the endorsed streetscape plans for that stage must be completed to the satisfaction of the Responsible Authority.

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

69. The incomplete streetscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works.

Notes

1. A practical completion is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
2. Works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.

Maintenance of Streetscape Works

70. All streetscape works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period,

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any dead, diseased or damaged plants are to be repaired or replaced as required. The maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.

71. A maintenance bond to the value of 100% of the cost of works must be submitted to the Responsible Authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.

72. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Notes

1. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
2. No handovers will be accepted during the summer period, between 30 November and 1 March.

TELECOMMUNICATION CONDITIONS

73. The owner of the land must enter into agreements with

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

74. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

POWERCOR CONDITIONS

75. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

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76. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.

77. Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.

78. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

79. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

80. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

    Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

81. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.

82. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.

83. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

84. The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

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85. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

BARWON WATER CONDITIONS

General

86. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.

87. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

88. Existing strategic pipelines traverse the land. Barwon Water requires the location of these pipelines to be proven prior to any works. Any works proposed in the vicinity of the pipelines will only be permitted after approved civil works planned are presented to the satisfaction of Barwon Water. Through subdivision of the land these pipelines must be located within the road reserve and not private property.

Water

89. The provision and installation of individual water services to all lots in the subdivision.

90. Reticulated water mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

91. Additional water assets are required to service the development, which include DN225mm water mains and a Pressure Reducing Valve. Under the current Essential Services Commission ("ESC") price determination these water assets are considered "shared" assets and to be funded by Barwon Water. Confirmation of these additional water asset requirements and funding will be determined at the time an "Offer of Conditions" is issued on the development, and in accordance with the ESC price determination applicable at the time.

92. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.

93. Barwon Water's records indicate that existing water services and meters are located on land within this area. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, are to be

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submitted. Private water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

Sewer

94. The provision of sewerage services to all lots in the subdivision.

95. Reticulated sewer mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

96. Additional sewerage assets are required to service the development, which include sewer pump-stations and rising mains. These must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

97. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).

Note:

1. The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communication quote Barwon Water reference number L009993.

CFA CONDITIONS

Hydrants

98. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* for any stage of the subdivision, the following requirements must be met to the satisfaction of the CFA:
    a) Above or below ground operable hydrants must be provided for the relevant stage. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
    b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

Note

1. CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)

Roads

99. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

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a) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
b) Curves must have a minimum inner radius of 10 metres.
c) Have a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically to the satisfaction of the Responsible Authority.

VICROADS CONDITIONS

100. Before issue of statements of compliance for each stage of the subdivision, the following roadworks at the Bellarine Highway/Mollers Lane intersection must be completed at no cost to and to the satisfaction of the Roads Corporation (VicRoads):
    a) Traffic signals (to be completed prior to the issue of the statement of compliance for the stage that includes the 160th lot)
    b) Left turn deceleration lane (on Bellarine Highway) (to be completed prior to the issue of the statement of compliance for stage 1);
    c) Bicycle lanes (to be completed prior to the issue of the statement of compliance for stage 1);
    d) Bus stops (to be completed prior to the issue of the statement of compliance for stage 1);
    e) Street lighting (to be completed prior to the issue of the statement of compliance for stage 1).

101. Prior to the roadworks commencing, the applicant must enter into a works agreement with VicRoads, confirming design plans and works approval processes, including the determination of fees and the level of VicRoads' service obligations.

102. Prior to the certification of the plan of subdivision, a scaled functional layout plan of the Bellarine Highway Road/Mollers Road intersection must be prepared to the satisfaction of VicRoads.

103. Direct access from the subdivisional lots to Bellarine Highway is not permitted. All subdivisional lot access shall be to the service/frontage road or internal subdivisional road.

104. The service/frontage road shall be sufficiently separated from Bellarine Highway roadway to provide enough verge width to accommodate landscaping, drainage, utility services and bus stops.

105. No drainage shall be discharged onto the Bellarine Highway reserve without the written approval of the Roads Corporation (VicRoads).

106. The applicant must take measures to ensure that vehicles leaving the site during construction of the subdivision do not deposit mud or other material onto Bellarine

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Highway. If mud or debris is deposited, the applicant must clean or sweep the roadway & shoulders on Bellarine Highway when required by VicRoads.

TRANSPORT FOR VICTORIA CONDITIONS

107. Before the certification of a plan of subdivision, or other time agreed in writing with the Head, Transport for Victoria, an amended Integration Plan to the satisfaction of the Head, Transport for Victoria, must be submitted to and approved by the Responsible Authority. When approved, the amended Integration Plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must be generally in accordance with the plan submitted with the plan prepared by TGM Group Pty Ltd dated 14 January 2017 but modified to show:

    a. how the proposed development connects to the existing road network to the west of the site;
    b. shared user path (off road) a minimum of 2.5 metres wide along Mollers Lane and the southern and northern connector roads;
    c. shared user path (off road) a minimum of 2.5 metres wide through the northern basin creek reserve and connecting though Myuna Reserve to Myuna Street;
    d. the shared user path in the southern basin creek reserve a minimum of 2.5 metres;
    e. the provision of a pair of indented bus stops/shelters and associated infrastructure (on the departure sides) at the new signalised intersection of Mollers Lane and Bellarine Highway compliant with the Disability Standards for Accessible Public Transport 2002;
    f. Road cross sections for Mollers Lane and the northern and southern connector roads and identified as bus capable roads.

108. Pursuant to Section 8 (1) (a) of the Subdivision Act 1988, all Plans of Subdivision must be referred to the Head, Transport for Victoria for Certification and consent to Statement of Compliance.

109. Prior to the operation of the traffic signals on Bellarine Highway, the bus stops/shelters and all associated infrastructure identified on the endorsed plans must be completed to the satisfaction of Public Transport Victoria at the full cost to the permit holder.

110. Unless otherwise agreed to in writing with the Head, Transport for Victoria, prior to the Certification of a Plan of Subdivision, construction engineering plans, for any subdivision stages which contain or abut a road nominated as a bus capable road must be submitted to Public Transport Victoria for approval. The plan must be to the satisfaction of Public Transport Victoria and the Responsible Authority and must depict the road cross section to be constructed, including shared user paths (off road), to be constructed as outlined in the endorsed plans.

111. Unless otherwise agreed to in writing with the Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stages that contain or abut a

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road nominated as bus capable, that portion of road must be constructed to accommodate public transport access for buses, in accordance with its corresponding Cross Sections and shared user paths (off road). This must be constructed to the satisfaction of and at no cost to Public Transport Victoria.

112. Any roundabouts constructed on roads designated as bus capable within the subdivision, must be designed to accommodate ultra-low floor buses, to the satisfaction of the Public Transport Victoria.

113. Intersections, slow points, splitter islands and any other local area traffic management treatments must be designed and constructed in accordance with the Public Transport Guidelines for Land Use and Development. The use of speed humps, raised platforms, one-way road narrowing and 'weave points' must not be constructed on any portion of a road identified as a potential bus route.

SUBDIVISION EXPIRY

114. This permit will expire if one of the following circumstances applies:

a) The first stage of the plan of subdivision has not been certified within five (5) years of the date of this permit.
b) All stages of the plan of subdivision have not been certified within ten (10) years of the date of this permit.
c) A statement of compliance is not issued within five (5) years of the date of certification of a particular stage of subdivision.

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

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment, to which the permit applies, comes into operation)	Signature for the Responsible Authority

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

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C367 to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

Attachment 5

C367 Panel Report Executive Summary

Executive summary

(i) Summary

Greater Geelong Planning Scheme Amendment C367 and Permit Application PP1463/2016 seek to facilitate the residential subdivision of land at 2-120 Mollers Lane and 10 Willows Place, Leopold, generally in accordance with the *South East Leopold Framework Plan 2016* (the Framework Plan). The Framework Plan applies to the subject land, and to the land to the immediate west (referred to in this Report as the Ash Road East land).

The land is on the southern outskirts of Leopold, and is mostly within the current settlement boundary shown on the map in the Leopold Structure Plan and in the local policy framework. Land to the north and west is already developed for residential purposes. Land to the east and south is used for farming. Lake Connewarre, a declared Ramsar wetland and designated State Game Reserve, is roughly 900 metres to the south.

The Amendment proposes to:

- rezone the Mollers Lane land from Farming Zone to General Residential Zone Schedule 1 (10 Willows Place is already zoned General Residential Zone Schedule 1)
- apply a new Schedule 43 to the Design and Development Overlay (DDO43) to the land
- delete the Significant Landscape Overlay Schedule 10 (SLO10) from the southern part of the land
- make changes to Clause 21.14 (Bellarine Peninsula) in Council's Municipal Strategic Statement, to:
  - extend the settlement boundary on the Leopold Structure Plan map to align with the southern boundary of the subject land
  - refer to the Framework Plan.

The permit application proposes to allow, subject to extensive conditions:

- the staged multi-lot subdivision of the land
- removal of native vegetation
- removal of easements
- alteration of access and subdivision of land adjacent to a Road Zone Category 1.

Key issues raised in submissions included:

- changes to the settlement boundary and the impact this would have on the Bellarine Peninsula
- impacts on the ecology of and duck hunting activities on Lake Connewarre
- downstream stormwater impacts
- open space provision
- the use of the land south of the southern waterway (whether this should be as open space, or for residential development)
- vegetation removal
- transport infrastructure
- impacts on the character of the surrounding area
- integration with the Ash Road East land

- the form of the Amendment and the permit.

The Amendment

The Amendment is well founded and strategically justified, and should proceed with some changes. The land is identified for future residential development in an adopted Structure Plan which generally aligns with the Planning Policy Framework, including policy to direct future growth to Leopold and within the settlement boundary. This will, in turn, help to protect the highly valued rural and coastal areas of the Peninsula from the pressure of urban expansion, consistent with the objectives of the Bellarine Peninsula Localised Planning Statement.

The Planning Policy Framework includes several policy objectives directed at protecting and enhancing waterways, appropriately managing stormwater runoff, and protecting and enhancing significant environmental values, including those of Lake Connewarre. While the Panel is satisfied that these issues can broadly be managed to acceptable levels, it makes some specific recommendations directed at improving environmental outcomes.

The Panel does not support including the Framework Plan as a reference document in the Planning Scheme. In the Panel's view, the preferable approach is to include the substantive elements of the Framework Plan into the Planning Scheme. It appears that this has largely been done via the proposed DDO43, although Council should consider what, if any, additional elements of the Framework Plan need to be translated into Clause 21.14 and/or DDO43.

The Panel considers that it is premature to apply the Framework Plan, or its principles, to the Ash Road East land. While there are several technical reports and studies that broadly confirm the appropriateness of the Framework Plan's treatment of the subject land, the same cannot be said for the Ash Road East land. Council should therefore be very cautious about including elements of the Framework Plan in the Planning Scheme that relate to the Ash Road East land at this stage.

The permit application

Broadly speaking, the proposed subdivision will deliver an accessible, diverse and sustainable neighbourhood that provides integrated and sustainable transport solutions and a suitable open space network. The draft section 173 agreement exhibited with the Amendment and draft permit appropriately deals with the Proponent's obligations to deliver infrastructure necessitated by the development, and make contributions toward shared community infrastructure in the area. The permit should issue, but with some changes to both the exhibited Outline Development Plan (Version U) and the exhibited permit conditions.

The following aspects of the proposed development require further consideration. These matters can be dealt with by way of permit conditions, and the Panel has included appropriate conditions in Appendix D:

- Given the sensitivities associated with the outfall to Lake Connewarre, the design and access arrangements for the off-site drainage works must be resolved to Council's satisfaction, in consultation with the Department of Environment, Land, Water and Planning, prior to the commencement of the development.

- The proposed conditions regarding the monitoring of water quality entering Lake Connewarre are impractical, and need to be replaced with a condition requiring independent peer review of the drainage design, to ensure that it represents best practice and can meet the requirements of the permit, including water quality requirements.
- The Panel supports the residential development of the land south of the southern drainage and open space corridor, subject to resolving access arrangements to Council's satisfaction.
- The Panel considers that the local park adjacent to the northern retarding basin is required, and should be retained.
- Additional efforts should be made to avoid the removal of native vegetation and integrate this into the detailed design of the subdivision.
- While the Panel generally supports the proposed transport network, it agrees with Transport for Victoria that signalisation of the Bellarine Highway/Mollers Lane intersection should be brought forward. Shared paths should be constructed at a width of 2.5 metres.
- The requirement for a peer review of the Environmental Assessment that has already been prepared for the land is disproportionate to the level of contamination risk that has been assessed, and is not justified.

Many of these issues can be resolved with a more integrated approach to drainage, native vegetation and environmental outcomes. Accordingly, the Panel has recommended a condition requiring an Integrated Drainage, Vegetation and Open Space Framework Plan to be prepared.

The Panel sees some merit in the subdivision layout shown in the amended Outline Development Plan circulated by the Proponent prior to the Hearing (Version Y2). That said, the amended Outline Development Plan was provided late in the process, and has not been subject to public consultation or detailed consideration by Council or relevant government agencies. The Panel considers that further notice should be given of the amended Outline Development Plan under section 96H(2) of the Act before a permit issues. This will allow potentially affected parties to make formal submissions and have those submissions considered by a panel.

(ii) Recommendations in relation to the Amendment and permit application

The Amendment

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C367 and Permit Application PP1463/2016 be adopted as exhibited subject to the following changes:

1. **Amend the proposed Clause 21.14 to:**
   a) **delete the proposed strategy that reads "Support the implementation of the land use recommendations of the South East Leopold Framework Plan"**
   b) **delete the South East Leopold Framework Plan 2016 from the list of reference documents at the end of the clause.**
2. **Amend the Design and Development Overlay Schedule 43 as follows:**

a) **in Clause 1.0, in the first design objective, delete "generally implement the South East Leopold Framework Plan as attached to this schedule and"**
b) **in Clause 3.0 under the heading 'General', in the second dot point, delete "generally in accordance with the South East Leopold Structure Plan that forms part of this schedule" and replace it with "the map in this schedule"**
c) **in Clause 3.0 under the heading 'Public Open Space', delete the third dot point and replace it with "Subdivision should provide for linear open space corridors and parks located generally as shown in the map in this schedule"**
d) **in Clause 5.0, remove the decision guideline that reads "Whether the subdivision design is generally in accordance with the South East Leopold Framework Plan 2016"**
e) **amend the map so that it only relates to the subject land, and not to the Ash Road East land.**

3. **Translate into Clause 21.14 and the Design and Development Overlay Schedule 43 additional elements from the South East Leopold Framework Plan (if any) that may be required to properly guide the use and development of the subject land, and the consideration of permit applications in relation to the subject land.**

The permit application

Based on the reasons set out in this Report, the Panel recommends that permit application PP1463/2016 be granted, with the following changes to the exhibited conditions (condition numbers in the following recommendations refer to the Panel's recommended permit in Appendix D, except where explicitly described as 'exhibited condition'):

Drainage conditions

4. **Include condition 4 in Appendix D requiring an Integrated Drainage, Vegetation and Open Space Framework Plan that includes (among other things):**
   a) **a concept drainage design for on-site and off-site drainage works that includes Water Sensitive Urban Design features that achieve environmental best practice, stormwater retardation measures and water quality standards specified in the permit**
   b) **a footprint showing the extent of drainage works and associated Water Sensitive Urban Design features**
   c) **access and management arrangements and responsibilities for on-site and off-site drainage works and Water Sensitive Urban Design features.**
5. **Include condition 5 in Appendix D requiring all plans prepared in accordance with the conditions on the permit to be consistent with the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan.**
6. **Include conditions 12 and 13 in Appendix D, requiring easements to be secured for on-site and off-site drainage works prior to certification of a plan of subdivision.**
7. **Replace exhibited conditions 22 to 27, relating to monitoring and remediating where necessary water quality entering Lake Connewarre, with condition 4(d) in Appendix D requiring the Integrated Drainage, Vegetation and Open Space Framework Plan to be peer reviewed by an independent, suitably qualified and experienced consultant to confirm that the concept design, mitigation measures and ongoing management arrangements meet best practice**

environmental standards and the requirements of the permit (including water quality requirements).

8. **Restructure the exhibited conditions as shown in Appendix D, so that all drainage design and Water Sensitive Urban Design conditions (including conditions from other statutory authorities) are grouped together.**

Open space conditions

9. **Include condition 1(c) in Appendix D requiring the local park adjacent to the northern retarding basin to be retained.**
10. **Amend condition 1 to refer to Version Y2 of the Outline Development Plan dated 31 October 2018 instead of Version U dated 14 December 2017, so as to allow the residential development of the land to the south of the southern waterway and open space corridor.**

Conditions relating to native and non-native vegetation

11. **Include condition 4(b) in Appendix D, that requires the Integrated Drainage, Vegetation and Open Space Framework Plan to demonstrate how impacts on native vegetation have been avoided and minimised with the subdivision layout, and how retained native vegetation and any offset areas will be integrated into and protected in any open space areas.**
12. **Replace exhibited conditions 57 to 59 with conditions 54 to 55 in Appendix D, to refer to offset obligations under Clause 52.17 and the 2017 Native Vegetation Guidelines, after seeking further advice from DELWP.**

Conditions relating to protection of fauna

13. **Delete exhibited conditions 69 and 70, requiring targeted surveys for, and salvage and relocation of, Growling Grass Frog. Include conditions 4(b)(iii) and 6(d) requiring design and landscaping features that provide suitable habitat for fauna including Growling Grass Frog.**

Transport and traffic conditions

14. **Amend conditions 100(a) and 107(b) to (d) to reflect the agreed position in relation to the timing of the signalisation of the Mollers Lane/Bellarine Highway intersection, and the width of shared paths.**
15. **Otherwise amend conditions 107 to 113 to reflect the agreed conditions set out in Transport for Victoria's submission dated 27 November 2018 (Document 13).**
16. **Include condition 21 in Appendix D requiring access to the land south of the southern waterway and open space corridor to be designed and constructed to the satisfaction of Council prior to development of that part of the land commencing.**

Contamination conditions

17. **Delete exhibited condition 34 requiring a peer review of the Environmental Assessment.**

Based on the reasons set out in this Report, the Panel makes the following additional recommendation in relation to Permit Application PP1463/2016:

18. **Inform the Minister for Planning that before a permit is issued, further notice should be given of the amended Outline Development Plan (Version Y2) under section 96H(2) of the Act.**

The section 173 agreement

Based on the reasons set out in this Report, the Panel recommends that the draft section 173 agreement exhibited with the Amendment and draft permit be amended as follows:

19. **Delete clause 5 requiring an environmental audit of any land transferred to Council.**
20. **Amend schedule 3 to:**
    a) **refer to the infrastructure projects more generally, rather than by reference to very specific plans**
    b) **reflect the agreed position in relation to the timing of the signalisation of the Mollers Lane/Bellarine Highway intersection, and the width of shared paths, consistent with amended permit conditions 100(a) and 107(d) to (d).**

(iii) Further recommendations

The Panel makes the following further recommendations:

21. **Should the Amendment be approved in a form that shifts the settlement boundary, Council should consider resolving the consequential inconsistencies between the revised settlement boundary and the Leopold Structure Plan in the next 5 yearly review of the Structure Plan.**

Attachment 6

Panel Recommendations and Response

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
The Amendment Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C367 and Permit Application PP1463/2016 be adopted as exhibited subject to the following changes:			
1	Amend the proposed Clause 21.14 to: a) delete the proposed strategy that reads "*Support the implementation of the land use recommendations of the South East Leopold Framework Plan*" b) delete the South East Leopold Framework Plan 2016 from the list of reference documents at the end of the clause.	Supported. The Framework Plan has done its job in directing the subdivision layout of the growth area, with the concurrent planning permit with this Amendment and the recent application for the Ash Road East side generally consistent.	Refer to Attachment 3 (Clause 21.14 for adoption).
2	Amend the Design and Development Overlay Schedule 43 as follows: a) in Clause 1.0, in the first design objective, delete "*generally implement the South East Leopold Framework Plan as attached to this schedule and*" b) in Clause 3.0 under the heading 'General', in the second dot point, delete "*generally in accordance with the South East Leopold Structure Plan that forms part of this schedule*" and replace it with "*the map in this schedule*" c) in Clause 3.0 under the heading 'Public Open Space', delete the third dot point and replace it	Supported Some minor modifications to the Panel's recommended wording is required to ensure grammatically correct sentences in the DDO43. The Panel has not made a specific recommendation to delete the fifth dot point in Clause 3.0 under the heading 'Public Open Space', which states "*Along the Mollers Lane frontage of the growth area, encumbered open space must be provided as a buffer between the southern creek and the southern settlement boundary*". This contrasts with the Panel's recommendation to allow residential development of the south-west wedge. In accepting that recommendation, the City considers that this dot point of	Refer to Attachment 3 (Clause 43.02- for adoption).

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
	with "*Subdivision should provide for linear open space corridors and parks located generally as shown in the map in this schedule*" d) in Clause 5.0, remove the decision guideline that reads "*Whether the subdivision design is generally in accordance with the South East Leopold Framework Plan 2016*" e) amend the map so that it only relates to the subject land, and not to the Ash Road East land.	the DDO43 needs to be removed. An updated map has been prepared to show only the Mollers Lane area.	
3	Translate into Clause 21.14 and the Design and Development Overlay Schedule 43 additional elements from the South East Leopold Framework Plan (if any) that may be required to properly guide the use and development of the subject land, and the consideration of permit applications in relation to the subject land.	Supported As the exhibited DDO43 was reasonably comprehensive, there is little change required to import additional elements from the Framework Plan.	Refer to Attachment 3 (Clause 21.14 for adoption).
	The permit application Based on the reasons set out in this Report, the Panel recommends that permit application PP1463/2016 be granted, with the following changes to the exhibited conditions (condition numbers in the following recommendations refer to the Panel's recommended permit in Appendix D, except where explicitly described as 'exhibited condition'):		
	<u>Drainage conditions</u>		
4	Include condition 4 in Appendix D requiring an Integrated Drainage, Vegetation and Open Space Framework Plan that includes (among other things): a) a concept drainage design for on-site and off-site	Supported. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (condition 3 of the Planning Permit 1463/2016 for adoption)

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
	drainage works that includes Water Sensitive Urban Design features that achieve environmental best practice, stormwater retardation measures and water quality standards specified in the permit b) a footprint showing the extent of drainage works and associated Water Sensitive Urban Design features c) access and management arrangements and responsibilities for on-site and off-site drainage works and Water Sensitive Urban Design features.		
5	Include condition 5 in Appendix D requiring all plans prepared in accordance with the conditions on the permit to be consistent with the endorsed Integrated Drainage, Vegetation and Open Space Framework Plan.	Supported. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (condition 4 of the Planning Permit 1463/2016 for adoption)
6	Include conditions 12 and 13 in Appendix D, requiring easements to be secured for on-site and off-site drainage works prior to certification of a plan of subdivision.	Generally Supported. With post-panel discussion between the proponent and the City about possible alternatives to easements on downstream private land, the permit condition now also includes capacity for such an alternative outcome subject to Council approval. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (conditions 11 and 12 of the Planning Permit1463/2016 for adoption)
7	Replace exhibited conditions 22 to 27, relating to monitoring and remediating	Supported. This is consistent with the expert evidence at the Panel Hearing and will provide Council with	Refer to Attachment 4 (condition 3d of the Planning

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
	where necessary water quality entering Lake Connewarre, with condition 4(d) in Appendix D requiring the Integrated Drainage, Vegetation and Open Space Framework Plan to be peer reviewed by an independent, suitably qualified and experienced consultant to confirm that the concept design, mitigation measures and ongoing management arrangements meet best practice environmental standards and the requirements of the permit (including water quality requirements).	additional information about downstream water quality. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Permit 1463/2016 for adoption)
8	Restructure the exhibited conditions as shown in Appendix D, so that all drainage design and Water Sensitive Urban Design conditions (including conditions from other statutory authorities) are grouped together.	Supported. This is a minor formatting / drafting matter. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (conditions 34 through to 8 of the Planning Permit 1463/2016 for adoption)
	<u>Open space conditions</u>		
9	Include condition 1(c) in Appendix D requiring the local park adjacent to the northern retarding basin to be retained.	Supported. This is an important piece of open space for the new residential area and one that was hard fought by the City at the Panel Hearing. The City supports the retention of the local park generally in the same configuration as shown on the Version U plan. This includes that provision of the local park at a 1 hectare size. The City notes that the provision of this 1ha park does result in an open space provision of about 12.99% which is more than the 10-12% public open space preferred by the Panel. The City considers	Attachment 8 – revised plan to be endorsed at time of permit issue.

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
		this is reasonable as it reflects the Panel's recommendation and provides a useable local park for the area. With continued discussions between the City and the proponent post the Panel report, a revised plan incorporating the Panel's recommendations has been prepared. This is accepted by the City and will become the endorsed plan when the permit is issued. As a result, condition 1 in the Panel's preferred permit, is to be deleted as the requirements of this condition have either been included in the revised plan to be endorsed or incorporated into other conditions within the permit, such as the access arrangements for the telco tower site, which have been added into condition 14.	
10	Amend condition 1 to refer to Version Y2 of the Outline Development Plan dated 31 October 2018 instead of Version U dated 14 December 2017, so as to allow the residential development of the land to the south of the southern waterway and open space corridor.	Supported. The Independent Panel has heard all the arguments and made a reasoned explanation of the issue and recommendation. There are no landscape or physical impediments to this land being made available for residential development. With continued discussions between the City and the proponent post the Panel report, a revised plan incorporating the Panel's recommendations has been prepared. This is accepted by the City and will become the endorsed plan when the permit is issued. As a result, condition 1 in the Panel's preferred permit, is to be deleted as the requirements of this condition have either been included in the revised plan to be endorsed or	Attachment 8 – revised plan to be endorsed at time of permit issue.

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
		incorporated into other conditions within the permit, such as the access arrangements for the telco tower site, which have been added into condition 14.	
	Conditions relating to native and non-native vegetation		
11	Include condition 4(b) in Appendix D, that requires the Integrated Drainage, Vegetation and Open Space Framework Plan to demonstrate how impacts on native vegetation have been avoided and minimised with the subdivision layout, and how retained native vegetation and any offset areas will be integrated into and protected in any open space areas.	Supported. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (condition 3 (b) of the planning permit 1463/2016 for adoption).
12	Replace exhibited conditions 57 to 59 with conditions 54 to 55 in Appendix D, to refer to offset obligations under Clause 52.17 and the 2017 Native Vegetation Guidelines, after seeking further advice from DELWP.	Supported. DELWP has provided updated permit conditions and these are supported by the City. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (conditions 53 and 54 of the planning permit 1463/2016 for adoption).
	Conditions relating to protection of fauna		
13	Delete exhibited conditions 69 and 70, requiring targeted surveys for, and salvage and relocation of, Growling Grass Frog. Include conditions 4(b)(iii) and 6(d) requiring design and landscaping features that provide suitable habitat for fauna including Growling Grass Frog.	Supported. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (conditions 3 and 5 of the Planning Permit 1463/2016 for adoption)
	Transport and traffic conditions		
14	Amend conditions 100(a) and 107(b) to (d) to reflect the agreed position in relation to the timing of the signalisation	Supported. The timing as required by VicRoads for the installation of signals at the Bellarine Highway and Mollers	Refer to Attachment 4 (conditions 100a and 107b-d of the

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
	of the Mollers Lane/Bellarine Highway intersection, and the width of shared paths.	Lane intersection is tied to the development of the 160th lot in the subdivision. This is also captured in the S173 Agreement.	Planning Permit 1463/2016 for adoption)
15	Otherwise amend conditions 107 to 113 to reflect the agreed conditions set out in Transport for Victoria's submission dated 27 November 2018 (Document 13).	Supported.	Refer to Attachment 4 (conditions 107-113 of the Planning Permit 1463/2016 for adoption)
16	Include condition 21 in Appendix D requiring access to the land south of the southern waterway and open space corridor to be designed and constructed to the satisfaction of Council prior to development of that part of the land commencing.	Supported. It is a concern that access to this land is across a corridor of open space. The City supports being involved in the design and construction of this access to ensure that the open space and drainage functions and attributes of the corridor are not compromised. (note that the renumbering of permit conditions changes the numbering referred to by the Panel.)	Refer to Attachment 4 (condition 20 of the Planning Permit 1463/2016 for adoption)
	<u>Contamination conditions</u>		
17	Delete exhibited condition 34 requiring a peer review of the Environmental Assessment.	Supported.	Refer to Attachment 4 (Planning Permit for adoption) – no condition included.
18	Based on the reasons set out in this Report, the Panel makes the following additional recommendation in relation to Permit Application PP1463/2016: Inform the Minister for Planning that before a permit is issued, further notice should be given of the amended Outline Development Plan (Version Y2) under section 96H(2) of the Act.	Supported. Allowing development south of the southern waterway has arisen from the proponent post-exhibition in the lead up to the Panel Hearing. Landowners and residents in the vicinity have not had the opportunity to view these plans or have their say on them. It is important for the integrity of the process for this to be undertaken prior to any approval of the Amendment and planning permit.	Refer to the report recommendation for this resolution.
	The section 173 agreement		

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C367	City Response	Adopted Council Position
	Based on the reasons set out in this Report, the Panel recommends that the draft section 173 agreement exhibited with the Amendment and draft permit be amended as follows:		
19	Delete clause 5 requiring an environmental audit of any land transferred to Council.	Supported The environmental assessment report submitted with the application address the condition of the land and finds that there is no contamination above WHO standards.	Refer to Attachment 7 (S173 Agreement)
20	Amend schedule 3 to: a) refer to the infrastructure projects more generally, rather than by reference to very specific plans b) reflect the agreed position in relation to the timing of the signalisation of the Mollers Lane/Bellarine Highway intersection, and the width of shared paths, consistent with amended permit conditions 100(a) and 107(d) to (d).	Supported. These Panel recommendations reflect the position that the City presented to the Panel during the Hearing, and the negotiations held with Transport for Victoria.	Refer to Attachment 7 (S173 Agreement)
	Further recommendations The Panel makes the following further recommendations:		
21	Should the Amendment be approved in a form that shifts the settlement boundary, Council should consider resolving the consequential inconsistencies between the revised settlement boundary and the Leopold Structure Plan in the next 5 yearly review of the Structure Plan.	Supported.	Included in the report recommendation

Attachment 7

Model Agreement **Section** **173**

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Date / /

Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: Mollers Lane, Leopold

Purpose of Agreement: Payment of Infrastructure Contributions and Delivery of Infrastructure Projects

City of Greater Geelong

and

##

Draft 6 June 2019

NOTE

This Agreement requires:

- each Owner who has entered into an identical agreement to pay an Infrastructure Contribution Liability which is payable in stages based on the Net Developable Area in that Stage; and
- the provision of one or more Infrastructure Projects before specified milestones.

This Agreement **does not** identify which Owner is required to deliver any particular Infrastructure Project although the obligation to provide the land component of any Infrastructure Project falls on the owner of that land in which the land component resides.

All Owners of the Subject Land contained in this Agreement are expected to agree among themselves as to who will be responsible for the delivery of the specified Infrastructure Projects where it comprises works as set out in Schedule 3 to this Agreement. One of the Infrastructure Projects comprises a signalised intersection which is not on the Subject Land but the responsibility for funding and delivery of this intersection is to be borne across all of the Owners and it is up to the Owners to agree between themselves who will be responsible for delivery of that Infrastructure Project noting that it must be

Draft

delivered before the issue of a statement of compliance for the stage that includes the 160th Residential Lot.

Council will not issue a statement of compliance for any stage of subdivision that contains an Infrastructure Project if it is not satisfied that the Infrastructure Project has been provided unless otherwise agreed.

This agreement contains legal obligations on all Owners. Owners should seek their own legal advice in relation to the obligations contained in this Agreement.

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Agreement under section 173 of the Planning and Environment Act 1987

Dated / / 2019

Parties

Name	**City of Greater Geelong**
Address	City Hall, 30 Gheringhap Street, Geelong, Victoria
Short name	**Council**
Name	**The Owners set out in Schedule 1**
Address	As set out in Schedule 1
Short name	**Owner**

Background

A. Council is the responsible authority pursuant to the Act for the Planning Scheme. Council is also the planning authority for Amendment C367 to the Planning Scheme.

B. The Owner is or is entitled to be the registered proprietor of the Subject Land.

C. The Subject Land is within an area that is being developed for urban purposes. Amendment C367 proposes to:

C.1 rezone the Subject Land from Farming Zone to General Residential Zone Schedule 1 under the Planning Scheme; and

C.2 apply other planning controls as appropriate to the Subject Land –

to give effect to the South Leopold Framework Plan.

D. The Owner and Council have agreed that the Owner will:

D.1 pay the Infrastructure Contribution;

D.2 carry out and complete the Infrastructure Projects; and

D.3 transfer Open Space Land to Council.

E. As at the date of this Agreement, parts of the Subject Land are encumbered by a mortgage in favour of the Mortgagee. Each Mortgagee consents to the Owner entering into this Agreement.

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F. As at the date of this Agreement, the Subject Land is subject to a Caveat in favour of the Caveators. The Caveators consent to the recording of this Agreement on the certificates of title to the Subject Land.

G. The parties enter into this Agreement to:

G.1 record the terms and conditions on which Council and the Owner have agreed for the Owner to pay the Infrastructure Contribution; and

G.2 record the terms and conditions on which the Owner is required to provide the Infrastructure Projects; and

G.3 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act* 1987.

Adjustment Index means the annual Consumer Price Index (all groups) Melbourne as published by the Australian Bureau of Statistics.

Agreement means this agreement.

Amendment C367 means Amendment C367 to the Planning Scheme prepared by Council in its capacity as the Planning Authority.

Approval Date means the date on which a notice of approval is published under section 36 of the Act or Amendment C367 commences to operate, whichever is the later,

Approved Plans means plans and specifications of an Infrastructure Project endorsed by Council in accordance with clause 4.2.3.

Endorsed Plan(s) means the plans endorsed under the Planning Permit.

Infrastructure Contribution means the contribution specified in Schedule 2 required to be made in accordance with clause 3.1.

Infrastructure Contribution Liability means the Owner's liability for the Infrastructure Contribution payable under clause 3.1.

Infrastructure Project means the infrastructure projects listed in Schedule 3.

Land Project means the land component of any Infrastructure Project.

Localised Infrastructure means works, services or facilities necessitated by the subdivision or development of land including but not limited to provision of utility services such as water supply, stormwater drainage, sewerage, gas and electricity services, telecommunications infrastructure and local roads, bridges, culverts and other water crossings, any required associated traffic control measures and devices together with the associated land.

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Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Net Developable Area means land available for development. This excludes encumbered land, arterial roads, community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units namely Net Developable Hectares.

Northern Open Space means the northern parcel of public open space adjacent to the northern waterway and basin as shown in the Endorsed Plans.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of the Subject Land and includes any Mortgagee-in-possession.

Open Space Land is any Land Project which comprises land for public open space.

Party or parties means the Owner and Council under this Agreement as appropriate.

Plan of Subdivision means a plan of subdivision of the Subject Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately and is intended to be used for a dwelling or can be re-subdivided.

Planning Permit means planning permit number P1463/2016 issued or to be issued by Council for the staged multi lot subdivision of the Subject Land and other matters.

Planning Scheme means the Greater Geelong Planning Scheme and any other planning scheme that applies to the Subject Land.

Registrar of Titles means the Victorian Registrar of Titles.

Residential Lot means a lot which in the opinion of Council is of a size and dimension such that it is intended to be developed as a house lot without further subdivision.

Schedule means a schedule to this Agreement.

Southern Open Space means the southern parcel of public open space adjacent to the southern waterway and basin as shown in in the Endorsed Plans.

Stage means a stage identified in the Staging Plan..

Staging Plan means the plan attached as Annexure "A" to this Agreement.

Statement of Compliance means a statement of compliance issued by Council under the *Subdivision Act* 1988.

Subject Land means the land described in Schedule 1 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

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2. Interpretation

In this Agreement unless the context admits otherwise:

2.1 The singular includes the plural and vice versa.

2.2 A reference to a gender includes a reference to each other gender.

2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.

2.4 If the Owner comprises more than one party, then this Agreement binds them jointly and each of them severally.

2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.

2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.

2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. Obligations of the Owner to pay development contributions.

3.1 Infrastructure Contribution

The Owner covenants and agrees that in addition to the obligations in clause 4 of this Agreement, the Owner must pay the Infrastructure Contribution in respect of that part of a plan of subdivision that proposes to create Net Developable Area:

3.1.1 prior to the issue of a Statement of Compliance in respect of any plan of subdivision; or

3.1.2 prior to the issue of an Occupancy Permit or the like under the *Building Act 1993* if there is no subdivision.

3.2 Indexation of Infrastructure Contribution

The Owner agrees that the amount of the Infrastructure Contribution is to be adjusted each year on 1 July by the Adjustment Index.

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4. Obligation of Owner to deliver Infrastructure Projects

4.1 Owner to carry out Infrastructure Project

The Owner covenants and agrees that unless the Owner has been notified in writing by Council that an Infrastructure Project is to be delivered by a third party, the Owner must:

(a) carry out and construct each Infrastructure Project generally in accordance with the Approved Plans;

(b) provide by a process of transfer or vesting, the part of the Land Project which is on that Owner's land to Council at no cost to Council in any respect; and

(c) all prior to the Provision Trigger identified in Schedule 3 unless Council has agreed to an alternative time.

4.2 Design and construction of Infrastructure Projects

The Owner agrees that, except with the prior written consent of Council:

4.2.1 the Owner will, at its cost, prepare detailed engineering plans and specifications of each Infrastructure Project and submit those plans and specifications to Council for approval;

4.2.2 the plans and specifications of each Infrastructure Project must:

(a) be to the satisfaction of Council; and

(b) comply with any conditions or requirements of any relevant planning permit or the Planning Scheme;

4.2.3 approval of the plans and specifications of each Infrastructure Project by Council will be reflected in a set of plans and specifications endorsed by Council as the Approved Plans; and

4.2.4 the Owner will obtain all necessary permits and approvals for the Infrastructure Projects;

4.2.5 the Owner will construct the Infrastructure Projects in accordance with the Approved Plans to the satisfaction of Council unless Council has approved in writing a variation from the Approved Plans;

5. Acknowledgement by the Owner

The Owner acknowledges and agrees that:

5.1.1 this Agreement contains obligations for the delivery of infrastructure namely the Infrastructure Projects but this Agreement does not specify which Owner is responsible for delivery of any particular item of Infrastructure Projects;

5.1.2 Council will not issue a Statement of Compliance for any plan of subdivision unless Council is satisfied that the Infrastructure Project has been delivered by the Provision Trigger for any particular item of Infrastructure;

5.1.3 it is the responsibility of the Owner or where the owner is more than one person the Owners to arrange between themselves who will be responsible for the delivery of any particular Infrastructure Project;

5.1.4 this Agreement does not relate to Localised Infrastructure; and

5.1.5 compliance with the obligations of this Agreement does not relieve the Owner of any obligation imposed by Council or a Tribunal to provide Localised Infrastructure which obligation may be imposed as a requirement in a planning permit for the subdivision or development of the Subject Land.

6. Acknowledgements of Council

Council acknowledges that it will apply any amount received under this Agreement for the purpose of providing community facilities within Leopold.

7. Further obligations of the Parties

7.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner:

7.2.1 must do all things necessary to give effect to this Agreement;

7.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the Certificate of Title of the Subject Land in accordance with section 181 of the Act and do all things necessary to enable Council to do so, including:

(a) sign any further agreement, acknowledgment or document; and

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(b) obtain all necessary consents to enable the recording to be made.

7.3 Council's costs to be paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the drafting execution and registration of this Agreement which are and until paid will remain a debt due to Council by the Owner.

7.4 Interest for overdue moneys

7.4.1 Any amount due under this Agreement but unpaid by the due date incurs interest at the rate referenced in section 172 of the *Local Government Act* 1989 and any payment made shall be first directed to payment of interest and then the principal amount owing.

7.4.2 Notwithstanding anything contained in this Agreement, no interest will begin to accrue unless the person obliged to make a payment has been specifically notified in writing by the other party of the event which gives rise to the obligation to make the payment.

7.5 Localised Infrastructure

The Parties acknowledge and agree that:

7.5.1 this Agreement does not relate to Localised Infrastructure; and

7.5.2 compliance with the obligations of this Agreement does not relieve the Owner of any obligation imposed by Council or a tribunal to provide Localised Infrastructure which obligation may be imposed as a requirement in a planning permit for the subdivision or development of the Subject Land.

8. Agreement under section 173 of the Act

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed.

9. Owner's Warranties

9.1 The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

9.2 The Owner warrants that the Open Space Land and any Land Project is in an environmental condition such as to be suitable to be used and developed for the purpose for which it is intended to be put.

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10. Successors in title

Until such time as a memorandum of this Agreement is recorded on the Certificate of Title of the Subject Land, the Owner must require successors in title to:

10.1 give effect to this Agreement; and

10.2 enter into a deed agreeing to be bound by the terms of this Agreement.

11. General matters

11.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

11.1.1 personally on the person;

11.1.2 by leaving it at the person's current address for service;

11.1.3 by posting it by prepaid post addressed to that person at the person's current address for service;

11.1.4 by facsimile to the person's current number for service; or

11.1.5 by email to the person's current email address for service.

11.2 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

11.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

11.4 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

11.5 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

11.6 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

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12. GST

12.1 GST Act

In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act* 1999 have the same meaning as their definition in that Act.

12.2 Exclusive of GST

Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.

12.3 Recipient must pay

If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 12.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.

12.4 Tax invoice

The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 12.3.

13. Foreign resident capital gains withholding

13.1 Definitions

For the purposes of this clause, the following definitions apply:

Clearance Certificate means a valid clearance certificate under section 14-220(1) of Schedule 1 to the Tax Act.

Consideration means any monetary and non-monetary consideration including a Credit required to be paid or given by Council to the Owner for the transfer or vesting of a Land Project or in respect of Open Space Land under this Agreement.

Excluded Transaction has the meaning given to that term in section 14-215 of Schedule 1 to the Tax Act.

Statement of Compliance has the same meaning as in the Subdivision Act 1988

Tax Act means the *Taxation Administration Act 1953* (Cth)

Variation Amount means, where the Owner has served a Variation Notice on Council, the amount required to be withheld as specified in the Variation Notice.

Variation Notice means a valid variation notice issued by the Australian Taxation Office in respect of a variation application made under section 14-235(2) of Schedule 1 of the Tax Act.

13.2 Foreign resident status of Owner

The Owner is taken to be foreign residents under Subdivision 14-D of Schedule 1 to the Tax Act unless the Owner gives to Council a Clearance Certificate no later than 10 Business

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Days before the Land Project and the Open Space Land is transferred to or vested in Council.

13.3 Excluded transaction

13.3.1 Clause 13.5 does not apply if:

(a) the transfer or vesting of the Land Project or the Open Space Land is an Excluded Transaction; and

(b) the Owner provides Council with all information and documentation to satisfy Council that the transfer or vesting of the Land Project and the Open Space Land is an Excluded Transaction no later than 10 Business Days before the Land Project or the Open Space land as the case may be is transferred to or vested in Council's ownership.

13.3.2 Without limiting clause 13.3.1, the transfer or vesting of a Land Project or Open Space Land is an Excluded Transaction if the market value of the Land Project or Open Space Land as at the date of this Agreement is less than $750,000.

13.4 Variation notice

If the Owner provides Council with a Variation Notice prior to the transfer or vesting of the Land Project and Open Space Land, then Council will adjust the withholding amount (as specified in clause 13.5 below) in accordance with the Variation Notice.

13.5 Withholding

13.5.1 This clause 13.5 applies if the Owner is taken to be foreign residents under clause 13.2 and the Owner has not satisfied Council that the transfer or vesting of the a Land Project and Open Space Land is an Excluded Transaction under clause 13.3.

13.5.2 Subject to clauses 13.5.3 and 13.5.4, Council will deduct from any monetary consideration payable to the Owner an amount equal to:

(a) 12.5% of the Consideration (excluding GST) in accordance with section 14-200(3) of Schedule 1 to the Tax Act; or

(b) the Variation Amount, if the Owner have provided Council with a Variation Notice in accordance with clause 13.4,

(**withholding amount**).

13.5.3 Subject to clause 13.5.4, if any monetary consideration payable to the Owner is less than 12.5% of the Consideration, the Owner must deliver to Council:

(a) a cash payment equal to 12.5% of the Consideration (or such other amount as required by Council); or

(b) the Variation Amount, if the Owner has provided Council with a Variation Notice in accordance with clause 13.4 -

upon delivery of the executed form of this Agreement to Council or such other time as Council may have allowed in writing as notified to the Owner.

13.5.4 If there is no Consideration specified in this Agreement, the Owner must deliver to Council:

(a) a cash payment equal to 12.5% of the market value of the Land Project and Open Space Land valued as at the date of this Agreement; or

(b) the Variation Amount, if the Owner has provided Council with a Variation Notice in accordance with clause 13.4,

upon delivery of the executed form of this Agreement to Council or such other time as Council may have allowed in writing as notified to the Owner and the Developer.

13.6 Council to remit withholding amount

13.6.1 Council agrees to:

(a) pay the withholding amount or amounts determined under clause 13.5 to the Reserve Bank of Australia (on behalf of the Australian Taxation Office) by electronic funds transfer immediately after the earlier of:

(i) Council receiving a transfer of land in respect of the Land Project and Open Space Land, in registrable form; or

(ii) the registration of a plan of subdivision which vests the Land Project or Open Space Land in Council's ownership;

(b) provide the Owner with a copy of the purchaser payment notification form submitted by Council to the Australian Taxation Office; and

(c) provide the Owner with a copy of any receipt of payment or proof of payment of the withholding amount issued by the Australian Taxation Office to Council.

13.7 Consideration adjusted after withholding

For the avoidance of doubt and notwithstanding anything else in this Agreement, the Consideration payable to the Owner and the Developer is reduced to the extent that a withholding amount is deducted from the Consideration under clause 13.5.

13.8 Owner to co-operate

13.8.1 The Owner must:

(a) not procure the registration of a plan of subdivision which vests a Land Project or Open Space Land in Council's ownership unless:

(i) a Clearance Certificate has been provided to Council; or

(ii) the Owner and Council have agreed upon the amount to be withheld by and/or remitted by Council to the Australian Taxation Office in accordance with clause 13.5;

(b) provide Council with 20 Business Days prior written notice of the lodgement of a plan of subdivision at Land Use Victoria which will have the effect of vesting any land in Council's ownership; and

(c) notify Council immediately on the date on which a plan of subdivision registers which vests land in Council's ownership.

13.8.2 The Owner must provide Council with all information, documentation and assistance necessary to enable Council to comply with its obligation to pay the

withholding amount within the time set out in section 14-200(2) of Schedule 1 to the Tax Act.

13.9 Owner's and Developer's warranty

The Owner warrants that the information provided to Council under this clause 13 is true and correct.

13.10 Indemnity

The Owner agrees to indemnify Council against any interest, penalty, fine or other charge or expense incurred by Council as a result of the Owner's failure to comply with this clause 13.

14. Commencement of Agreement

Unless otherwise provided in this Agreement, this Agreement commences from the Approval Date of this Agreement.

15. Amendment of Agreement

15.1 This Agreement may be amended in accordance with the Act.

15.2 If notice of a proposal to amend this Agreement is required pursuant to section 178C of the Act, the parties agree that only Council and the Owner of the Subject Land or that part of the Subject Land that is the subject of the proposal to amend this Agreement are required to be notified of the proposal.

16. Ending of Agreement

16.1 This Agreement ends:

16.1.1 when the Owner has complied with all of the Owner's obligations under this Agreement; or

16.1.2 otherwise by agreement between the Parties in accordance with section 177 of the Act.

16.2 Upon the issue of a Statement of Compliance for a plan of subdivision for any Residential Lot created over the Subject Land or earlier by agreement with Council, the Agreement ends in respect of that part of the Subject Land in the plan of subdivision in accordance with section 177 of the Act provided that at all times, the Agreement must remain registered on the balance of the Subject Land.

16.3 If notice of a proposal to end this Agreement is required pursuant to section 178C of the Act, the parties agree that only Council and the Owner of the Subject Land or that part of the Subject Land that is the subject of the proposal to end this Agreement are required to be notified of the proposal.

16.4 Once this Agreement ends as to part of the Subject Land, Council will, within a reasonable time following a request from the Owner and at the cost of the Owner, execute all documents necessary to make application to the Registrar of Titles under section 183(2) of the Act to cancel the recording of this Agreement on the register as to that part of the Subject Land.

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16.5 On completion of all the Owner's obligations under this Agreement, Council must as soon as practicable following the ending of this Agreement and at the Owner's request and at the Owner's cost, execute all documents necessary to make application to the Registrar of Titles under section 183(2) of the Act to cancel the recording of this Agreement on the register.

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Schedule 1

Subject Land

Address: ##

Subject Land and Certificate of title details: Volume ### Folio ###

Schedule 2

Infrastructure Contribution

$40,000 per Net Developable Hectare. (The Infrastructure Contribution is to be adjusted in accordance with this Agreement)

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Schedule 3

INFRASTRUCTURE PROJECTS

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Table to Schedule 3			
Project Number	**Infrastructure Project[1] Description**	**Extent of Project**	**Provision Trigger for the completion of the Infrastructure Project**
1	The parks and Open Space Land along the creek/watercourse alignments including playground equipment seating, shared walking cycling paths, landscaping trees and utility services in accordance with the Planning Permit.	To the extent shown in accordance with the Planning Permit. The details of the inclusions of park furniture playground equipment and the like must be as per the Endorsed Plans.	The Northern Open Space is to be delivered before the issue of a Statement of Compliance in respect of the first of the Stage or Stages in which adjoining residential subdivision is developed as shown on the Endorsed Plans. The Southern Open Space is to be delivered before the issue of a Statement of Compliance in respect of the first of the Stage or Stages in which adjoining residential subdivision is developed as shown on the Endorsed Plans..
2	Drainage Infrastructure and water detention basins generally as shown in the Planning Permit but more particularly as per any drainage plan forming part of the Endorsed Plans .	To the extent shown in the Planning Permit 1463/2016 but more particularly designed in accordance with any drainage plan forming part of the Endorsed Plans .	The drainage infrastructure and water detention basin forming part of the Northern Open Space is to be constructed and completed prior to the issue of a Statement of Compliance in respect of Stage 1. The drainage infrastructure and water detention basin forming part of the Southern Open Space is to be constructed and completed prior to the issue of a Statement of Compliance in respect of any residential subdivision reliant upon draining to the southern drainage basin.
3	The widening and upgrade of the western side of Mollers Lane so as to have a total road reservation width of 22 metres in accordance with plans forming part of the Endorsed Plans .	To the extent shown in the Planning Permit .	The widening of Mollers Lane must be constructed prior to the issue of a Statement of Compliance for the first plan of subdivision for land adjoining that part of Mollers Lane proceeds, with the exception of that portion of Mollers Lane which is adjacent to the land at 32A and 32-40 Mollers Lane. That part of Mollers Lane which is adjacent to 32A and 32-40 Mollers Lane must be widened prior to the issue of a Statement of Compliance for the first plan of subdivision for residential development of land adjoining to the north and south.
4	Signalised intersection works to upgrade the intersection of Bellarine Highway and Mollers Lane in accordance with the relevant conditions in the Planning Permit and in accordance with the Endorsed Plans.	Signalised Intersection between Mollers Lane and Bellarine Highway	Prior to the issue of a Statement of Compliance for the stage that includes the 160th Residential Lot.

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5	All Connector and other internal Roads	To the extent shown in the Planning Permit. .	The issue of a Statement of Compliance in respect of the Stage within which the road is located.
6	Sewerage Pumping Station(s)	To the extent required by Barwon Water	As required by Barwon Water.

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[1] *Infrastructure Project* is a defined phrase in this Agreement which includes Land Projects where applicable.

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Signing Page

Signed, sealed and delivered as a deed by the Parties.

SIGNED SEALED AND DELIVERED
on behalf of the **GREATER GEELONG CITY COUNCIL** by
pursuant to an instrument of delegation
authorised by Council resolution, in the presence
of:

.....

.....
Witness

Signed Sealed and Delivered by **##** in the presence of:)
)
)

.....
Witness

Signed Sealed and Delivered by **##** in the presence of:)
)
)

.....
Witness

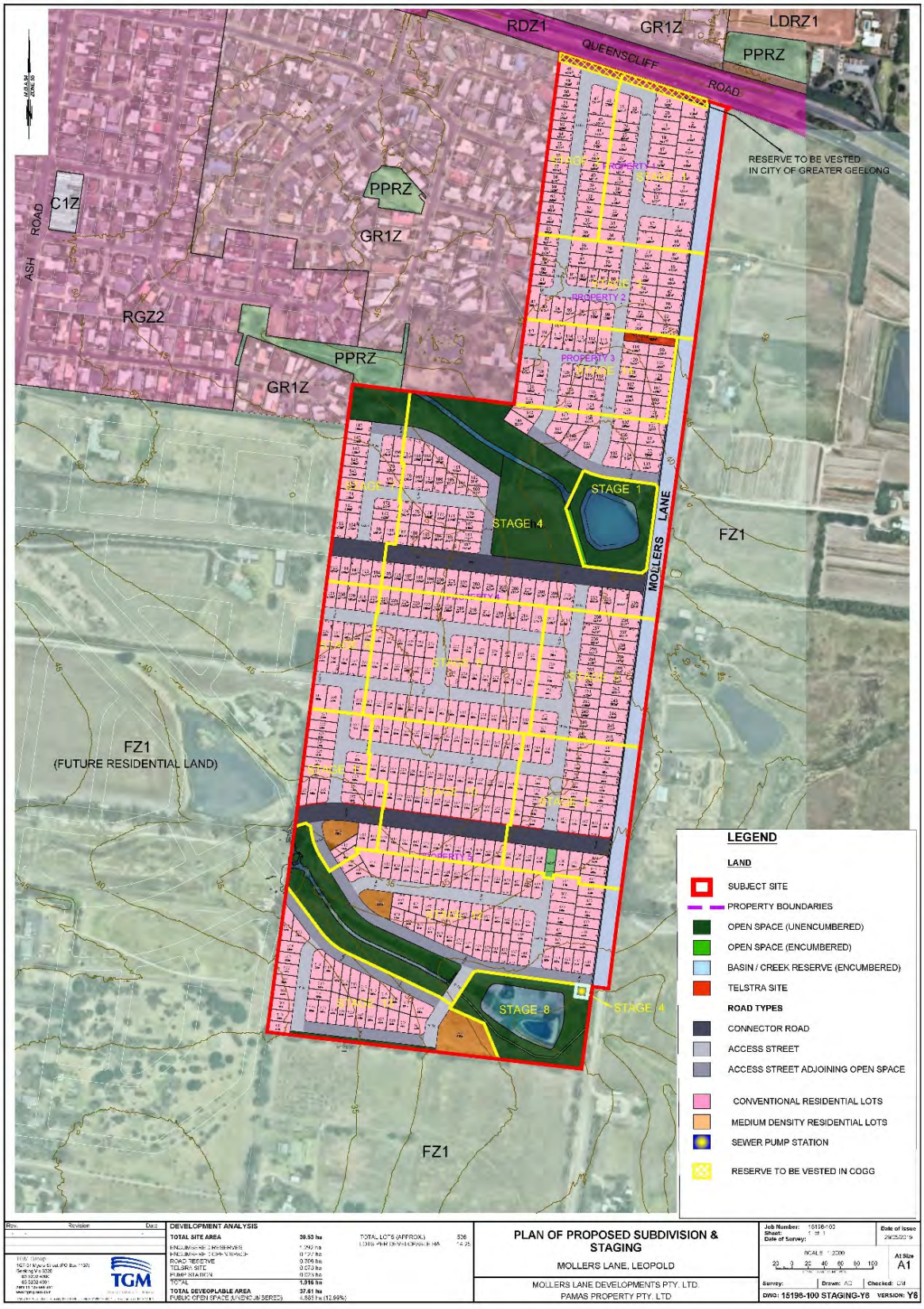
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Attachment 8

Revised subdivision plan to be endorsed as part of planning permit 1436/2016



8. REVISED TERMS OF REFERENCE FOR PLANNING COMMITTEE AND ABOLITION OF THE DEVELOPMENT HEARINGS PANEL

Source: **Planning, Design & Development – City Development**
Director: **Gareth Smith**
Portfolio: **Sustainable Development**

Purpose

1. To seek endorsement of revised terms of reference for the Planning Committee and to abolish the Development Hearings Panel (DHP) and revoke its instrument of delegation and terms of reference.

Background

2. The Planning Committee is a committee established under section 86 of the *Local Government Act (Vic) 1989* (Act). Its membership entirely consists of Councillors. It considers and determines planning permit applications which have been called in by a Councillor. Since May 2018, 16 applications have been called in and 13 meetings have been held on an as required basis.

3. The DHP is also a committee established under section 86 of the Act and its membership consists of four senior Council officers and can include a Councillor (if the nominated Councillor wishes to attend). The DHP considers and determines planning permit applications which are referred by either a Councillor or planning officers, have 6 or more objections lodged or are recommended for refusal.

4. Planning Committee and DHP meetings provide a forum for objectors and applicants to put their views for or against an application to the Council decision makers. Both the Planning Committee and DHP make decisions on the evening of the hearing using delegated authority as expressed by Council in the respective instruments of delegation.

5. The terms of reference for both the Planning Committee and DHP were last updated by Council resolution of 12 May 2015. Changes are required to the terms of reference, at a minimum to reflect new position titles and to clarify call in criteria and procedures.

Key Matters

6. The recommendation is informed by benchmarking undertaken with a number of similar large and regional councils regarding their planning permit decision-making process (**Attachment 2**).

7. It is recommended to make changes to the Planning Committee terms of reference (**Attachment 3**) to include:

   7.1 The trigger for councillors to “call in” planning permit applications with 6 or more objections or applications for refusal.

   7.2 The process for an application to be called in to Planning Committee to require a minimum of two ward Councillors and one other Councillor agreeing to a “call in”. The additional councillor is recommended to be the Planning Committee Chairperson or the Mayor where the Planning Committee Chairperson is also a relevant ward Councillor.

8. It is also recommended that the DHP be abolished and relevant officers provided with full delegation to enable streamlining of considering planning applications.

Cr Asher moved, Cr Mason seconded -

9. That Council:

9.1 Endorse the revised terms of reference for the Planning Committee (Attachment 3);

9.2 Abolish the Development Hearings Panel special committee and:

(a) Revoke the Greater Geelong City Council Instrument of Delegation Development Hearings Panel authorised by a resolution of Council made on 23 October 2018; and

(b) Revoke the Development Hearings Panel Terms of Reference adopted by a 12 May 2015 Council resolution.

9.3 Through the exercise of the powers conferred by section 98(1) of the *Local Government Act 1989* (the Act) and the other legislation referred to in the attached updated instrument of delegation (Attachment 4), extend officer delegations to deal with all planning applications by resolving that:

(a) There be delegation to the members of Council staff holding, acting in or performing the duties of the officers or positions referred to in the attached Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument (Attachment 4):

(b) The instrument comes into force immediately the common seal of Council is affixed to the instrument;

(c) The affixing of the common seal of Council be undertaken no earlier than 19 August 2019;

(d) On the coming into force of the instrument all previous delegations to members of Council staff (other than the Chief Executive Officer) are revoked; and

(e) The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

9.4 Authorise the changes in paragraph 9.2 above to be made on 19 August 2019.

9.5 Note an appropriate internal protocol will be established to provide effective oversight of application refusals.

9.6 Review in 12 months' time through Councillor and community feedback if the Revised Terms of Reference for Planning Committee and Abolition of the Development Hearings Panel have met favourable Councillor and community expectations.

Carried.

Attachment 1

Financial Implications

1. There are no financial implications associated with changing the terms of reference. Planning Committee meetings are held in the City's offices and apart from newspaper advertising the main cost is Council officer and Councillor time. The removal of DHP will provide staff resource efficiencies in the order of at least 0.5 equivalent full time staff (EFT) which would be used for processing of planning permits.

2. Permit applicants and objectors often include consulting support to attend DHP. Ceasing DHP can provide financial savings to many applicants and objectors.

Community Engagement

3. The Planning Committee is considered to be a positive means to engage the community in the planning process for significant applications. The planning officer provides a summary of their report and answers questions on the night. Objectors can express their concerns about the planning permit application being heard to councillors prior to a decision being made. Applicants can also articulate the benefits of their proposals and answer any questions.

4. Improving the efficiency of permit decision making is consistently raised by applicants. The proposed ceasing of the DHP and amendments to the Planning Committee Terms of Reference reduces the time it will take to consider applications and improves certainty of the process for applicants and objectors because there is one less forum where a permit may be decided.

Social Equity Considerations

5. DHP and Planning Committee meetings are public meetings accessible to all members of the community who have an interest in the planning permit application that is being heard.

6. Retaining the Planning Committee and allowing all councillors the option to call in applications with 6 or more objections or for refusal, will provide a public forum for applicants and objectors to be equally heard.

Policy/Legal/Statutory Implications

7. The draft recommendation abolishes the DHP special committee, revokes the Greater Geelong City Council Instrument of Delegation Development Hearings Panel authorised by a resolution of Council passed on 23 October 2018 and revokes the Development Hearings Panel Terms of Reference adopted by a 12 May 2015 Council resolution.

8. The abolition of the DHP requires amendments to the Greater Geelong City Council Instrument of Delegation to Members of Council Staff authorised by a 23 October 2018 resolution of Council. This is needed to provide for officer determination of planning permits and to remove references to the DHP.

Alignment to Council Plan

9. The two committees align with Council Plan 2018-22 priorities relating to organisational leadership, strategy and governance.

Conflict of Interest

10. No officer involved in the preparation of this report has a direct or indirect interest.

Risk Assessment

11. The changes seek to clarify the terms of reference and will minimise any risk of misinterpretation particularly in relation to Councillor “call ins” and the role of the Planning Committee.

12. The abolition of the DHP reduces the risk that planning permit decisions take longer than the required time frames.

13. An internal protocol will be established to monitor application refusals. This may include the Manager City Development to authorise all refusals.

Environmental Implications

14. There are no relevant environmental implications.

Attachment 2

Discussion

Development Hearings Panel

1. DHP meetings are held the first and third Thursday evening each month and over the last 12 months on average 2 applications are determined at each meeting.

2. The DHP process adds an average of 4 weeks to the decision making process for planning applications. This is due to the need for reports to be written and checked and for parties to be given timely notification of the panel date. The DHP process also involves increased staff resources due to hearing times, report writing and reviewing.

3. Benchmarking against a number of similar large and regional councils shows that the City is the only council using an officer panel, the DHP, to decide planning applications. The majority of councils provide officers with full delegation to make decisions on planning applications or have a threshold number of objections for applications to be considered by Council at a committee meeting or ordinary council meeting.

4. Abolishing the DHP and providing full delegation to planning staff to determine applications will improve timeframes of planning applications, which was an issue raised at recent developer forums.. It is estimated conservatively 0.5 EFT will be saved with the removal of the DHP which would assist with the City's objective to improve the timeliness and effectiveness of considering planning applications.

5. It is recommended that the DHP and delegation changes come into effect after the scheduled DHP meetings in August to enable necessary transition.

Planning Committee

6. The Planning Committee has considered 15 planning permit applications in the 12 months from July 2018 to June 2019. All of the applications considered by the Planning Committee during this period had more than 6 objections or were recommended for refusal. This equates to 1% of the total applications determined by the City.

7. The benchmarking against a number of other councils for the same 12 month period shows that all Councils benchmarked have 1% to 2 % of their total applications considered by a Council, at a committee meeting or ordinary council meeting. In terms of numbers of applications this ranged from 6 to 20 applications.

8. It is recommended to make changes to the Planning Committee terms of reference (**Attachment 3**) to include:

    8.1 The trigger for councillors to "call in" planning permit applications with 6 or more objections or applications for refusal.

    8.2 The process for an application to be called in to Planning Committee would require a minimum of two ward councillors and the Planning Committee Chairperson agreeing to a "call in" or the Mayor where the Planning Committee Chairperson is a relevant ward Councillor.

9. Having multiple ward Councillors involved in a "call in" aims to encourage councillors within the ward to work together and be across significant planning matters for their ward.

Attachment 3

COMMITTEE TERMS OF REFERENCE

Planning Committee	Document No:	CTR45.2
	Approval Date:	July 2019
	Approved By:	Council
	Review Date:	November 2020
Responsible Officer: **Director Planning, Design and Development**	Version No:	06
Authorising Officer: **Council**		

1. SUMMARY

The Planning Committee (**Committee**) has been formed to consider and decide planning permit applications which have been called in by a Councillor.

The Committee has delegated authority as expressed by Council in the sealed Instrument of Delegation.

The Committee will operate within the context of *Planning and Environment Act 1987* and the *Subdivisions Act* 1998 together with any other Act or Regulation where Council may exercise the powers of a Responsible Authority.

2. OBJECTIVES

To consider and decide planning permit applications which have been called in by a Councillor under the Committee terms of reference.

3. DEFINITIONS

Call-in is the process of initiating a Council intervention in the consideration of a planning permit application through referral of the planning permit application to the Planning Committee.

Responsible Authority has the same meaning as defined in the *Planning and Environment Act 1987*.

Planning Committee means the forum comprised of Councillors appointed by Council with delegated power to determine development applications.

Applications of Interest is a data base distributed by the Manager City Development on a fortnightly basis that provides all Councillors with a list of planning applications of interest, which could include those that:

- raise an issue of significant public interest, opportunity, concern or controversy, or are likely to do so. Such issues would normally involve an assessed high or extreme risk rating and are likely to impact on people and the places they live, work and play or

- have given rise to substantial public objection or appear likely to do so, or
- involve an issue of policy which affects the community in some way where there is no existing Council policy to guide the delegate, or
- would lead to a delegate decision inconsistent with, or appearing to be inconsistent with, a previous decision or previous decisions made by or on behalf of Council regarding the matter or similar matters, or
- the delegate otherwise considers would be more appropriately decided by Council resolution.

4. TERMS OF REFERENCE

4.1. Term

This Committee:

- Commences immediately the common seal of Council is affixed to the committee's instrument of delegation; and
- Ends on the day of a Council resolution to abolish the Committee.

4.2. Membership

4.2.1. Membership & Eligibility

The Committee shall consist of all Councillors.

4.2.2. Chairperson

4.2.2.1. The Chairperson is appointed by the Mayor, pursuant to section 11E(1)(b) of the *City of Greater Geelong Act 1993*.

4.2.2.2. If the Mayor elects not to exercise this discretionary power, the role will be performed by the Councillor responsible for the Planning Portfolio (or other named portfolio related to Council's role as a Responsible Authority).

4.2.2.3. In the absence of the Chairperson, the meeting shall elect a temporary Chairperson.

4.2.3. Quorum

A quorum for a meeting shall be one more than half of the membership of the Committee.

4.3. Authority

4.3.1. The Committee operates under delegated authority as expressed by Council in the committee's sealed instrument of delegation.

4.3.2. The Committee will operate within the context of *Planning and Environment Act 1987*, the *Subdivisions Act 1988*, together with any other Act or Regulation under which Council may exercise the powers of a Responsible Authority.

4.4. Meeting Procedure

4.4.1. Committee meetings shall be scheduled once a month and notice of meeting dates published in accordance with section 89(5) of the *Local Government Act 1989*.

4.4.2. Meetings are open to the public and other than in circumstances where the committee resolves to close the meeting in accordance with Section 89 of the *Local Government Act 1989*, decisions shall be made in the public forum.

4.4.3. The committee operates under the Council's Meeting Procedures Local Law (or any subsequent replacement Local Law), with such modifications and adaptations as the committee deems necessary for the orderly conduct of meetings.

4.4.4. Notice of meetings together with a meeting agenda shall be delivered to members in accordance with the Meeting Procedures Local Law 2017.

4.4.5. The Chairperson of the Committee shall have a casting vote.

4.4.6. The process for submitters to be heard by the Committee shall be:

- the officer to present the report;
- the objectors to present submissions. A three minute time limit applies to each person addressing the meeting;
- the applicant to present a submission. A ten minute time limit applies to the applicant addressing the meeting; and
- at the discretion of the Chairperson, the applicant may be permitted to make points of clarification. A three minute time limit applies.

4.5. Secretariat

4.5.1. The Co-ordinator Mayor & Councillor Support is responsible for convening meetings in consultation with the Manager City Development.

4.5.2. The Manager City Development is responsible for preparing and delivering the meeting agenda, ensuring planning officer attendance and providing advice at meetings, recording of minutes and implementation of decisions of the Committee.

4.6. Information to Councillors

4.6.1. Notice of meetings together with a meeting agenda shall be delivered to members in accordance with the Meeting Procedures Local Law 2017.

4.6.2. On a fortnightly basis the Manager City Development will furnish all Councillors with a list of planning applications of interest.

4.6.3. On an as required basis the Manager City Development will furnish all Councillors with a list of officers intention to make a decision on planning applications with 6 or more objections or applications for refusal.

4.7. Criteria for calling in applications to Planning Committee

A Councillor may only request to call in planning permit applications which have 6 or more objections lodged or applications for refusal.

4.8. Process for calling in applications to Planning Committee

The process for a Councillor to call-in a matter to be heard by the Committee is as follows: (see flow chart in Attachment 1):

4.9.1.1 Councillors requesting call in notify of intention to call in an application. This information will be recorded in the register for call ins.

4.9.1.2 A minimum of two ward Councillors and the Committee Chairperson are all required to agree to a call in, or the Mayor where the Committee Chairperson is one of the two ward Councillors requesting a call in.

4.9.1.3 Committee chairperson advises Manager City Development.

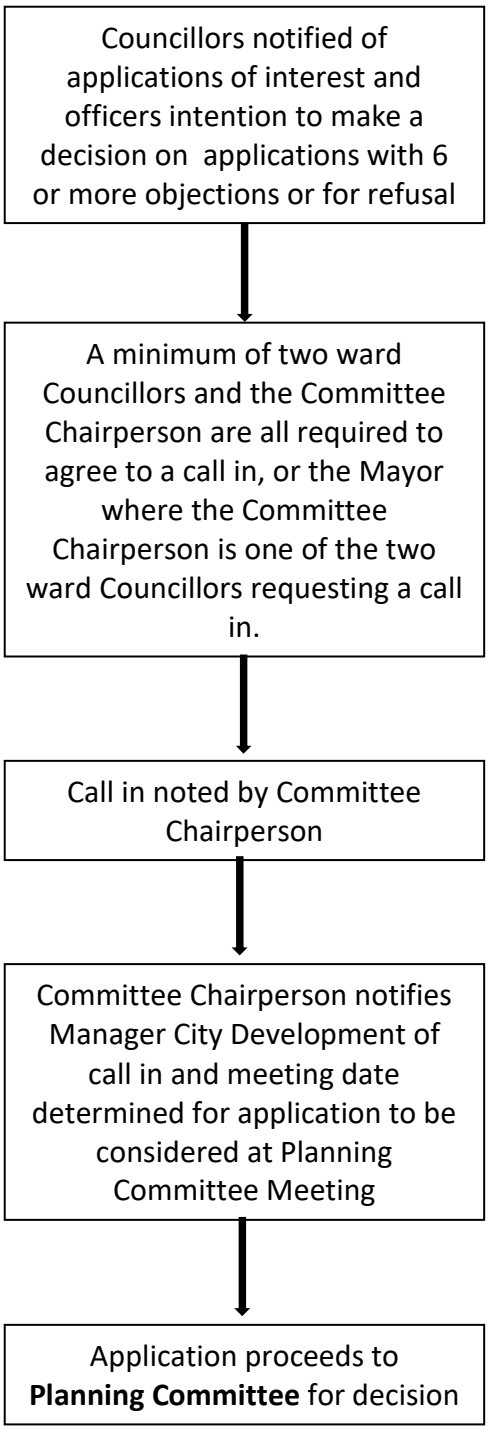
4.9.1.4 Officers will contact applicants and objectors to notify them of the meeting and details.

5. QUALITY RECORDS

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

Record	Retention/Disposal Responsibility	Retention Period	Location
Minutes	Manager, City Development	Permanent	Initially within City Development, for archive purposes Heritage Centre.

"Call in" process



Greater Geelong City Council

Instrument of Delegation

to

Members of Council Staff

Instrument of Delegation

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 and the other legislation referred to in the attached Schedule, the Greater Geelong City Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;

2. declares that:

2.1 this Instrument of Delegation is authorised by a resolution of Council passed on 9 July 2019; and

2.2 the delegation:

2.2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;

2.2.2 remains in force until varied or revoked;

2.2.3 is subject to any conditions and limitations set out in sub-paragraph 2.3, and the Schedule; and

2.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

2.3 the delegate must not determine the issue, take the action or do the act or thing:

2.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or

2.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council; or

2.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise; or

2.3.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

THE COMMON SEAL of GREATER)
GEELONG CITY COUNCIL was affixed)
hereto in the presence of:)

_____
Mayor

_____
Chief Executive Officer

Date: / /

SCHEDULE

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DOMESTIC ANIMALS ACT 1994

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
DOMESTIC ANIMALS ACT 1994	s.41A(1)	power to declare a dog to be a menacing dog	Manager Health & Local Laws Co-ordinator Parking & Animal Compliance Co-ordinator Amenity Protection.	Council may delegate this power to a Council authorised officer

ENVIRONMENT PROTECTION ACT 1970

Column 1		Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ENVIRONMENT PROTECTION ACT 1970	s.53M(3)	power to require further information	Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	Not applicable
ENVIRONMENT PROTECTION ACT 1970	s.53M(4)	duty to advise applicant that application is not to be dealt with	Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	
ENVIRONMENT PROTECTION ACT 1970	s.53M(5)	duty to approve plans, issue permit or refuse permit	Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	
ENVIRONMENT PROTECTION ACT 1970	s.53M(6)	power to refuse to issue septic tank permit	Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	refusal must be ratified by Council or it is of no effect
ENVIRONMENT PROTECTION ACT 1970	s.53M(7)	duty to refuse to issue a permit in circumstances in (a)-(c)	Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	

FOOD ACT 1984

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	If section 19(1) applies
FOOD ACT 1984	s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	If section 19(1) applies
FOOD ACT 1984	s.19(3)	power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
FOOD ACT 1984	s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	Manager Health & Local Laws Co-ordinator Environmental Health	If section 19(1) applies
FOOD ACT 1984	s.19(6)(a)	duty to revoke any order under section 19 if satisfied that an order has been complied with	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	If section 19(1) applies

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	If section 19(1) applies
FOOD ACT 1984	s.19AA(2)	power to direct, by written order, that a person must take any of the actions described in (a)-(c).	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.19AA(4)(c)	power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	Note: the power to direct the matters under s.19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution
FOOD ACT 1984	s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that that order has been complied with	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.19CB(4)(b)	power to request copy of records	Manager Health & Local Laws Co-ordinator Environmental Health	where council is the registration authority
FOOD ACT 1984	s.19E(1)(d)	power to request a copy of the food safety program	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.19M(4)(a) & (5)	power to conduct a food safety audit and take actions where deficiencies are identified	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.19NA(1)	power to request food safety audit reports	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.19U(3)	power to waive and vary the costs of a food safety audit if there are special circumstances	Manager Health & Local Laws Co-ordinator Environmental Health	
FOOD ACT 1984	s.19UA	power to charge fees for conducting a food safety assessment or inspection	Manager Health & Local Laws Co-ordinator Environmental Health	except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.
FOOD ACT 1984	s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	---	power to register, renew or transfer registration	Manager Health & Local Laws Co-ordinator Environmental Health	where council is the registration authority refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see section 58A(2))
FOOD ACT 1984	s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.38AB(4)	power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	Manager Health & Local Laws Co-ordinator Environmental Health	where council is the registration authority
FOOD ACT 1984	s.38A(4)	power to request a copy of a completed food safety program template	Manager Health & Local Laws Co-ordinator Environmental Health	where council is the registration authority
FOOD ACT 1984	s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.38D(3)	power to request copies of any audit reports	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.38E(2)	power to register the food premises on a conditional basis	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority not exceeding the prescribed time limit defined under subsection (5).
FOOD ACT 1984	s.38E(4)	duty to register the food premises when conditions are satisfied	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.39A	power to register, renew or transfer food premises despite minor defects	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	where council is the registration authority only if satisfied of matters in subsections (2)(a)-(c)
FOOD ACT 1984	s.40(2)	power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	
FOOD ACT 1984	s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer Environmental Health Technical Officer Food Safety Assessment Officer Food Safety Officer	where council is the registration authority
FOOD ACT 1984	s.40D(1)	power to suspend or revoke the registration of food premises	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health Environmental Health Officer	where council is the registration authority
FOOD ACT 1984	s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	where council is the registration authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
FOOD ACT 1984	s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	where council is the registration authority
FOOD ACT 1984	s.46(5)	power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Manager Health & Local Laws Co-ordinator Environmental Health Team Leader Environmental Health	where council is the registration authority

HERITAGE ACT 2017

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
HERITAGE ACT 2017	s.116	power to sub-delegate Executive Director's functions, duties or powers	Not Delegated.	must first obtain Executive Director's written consent Council can only sub-delegate if the instrument of delegation from the Executive Director authorises sub-delegation

LOCAL GOVERNMENT ACT 1989

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
LOCAL GOVERNMENT ACT 1989	s.181H	power to enter into an environmental upgrade agreement on behalf of Council and declare and levy an environmental upgrade charge	Director Finance & Strategy Manager Financial Services	

PLANNING AND ENVIRONMENT ACT 1987

Column 1		Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.4B	power to prepare an amendment to the Victoria Planning Provisions	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Customer Service Town Planner Subdivision Officer.	if authorised by the Minister
PLANNING AND ENVIRONMENT ACT 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth. Co-ordinator Statutory Planning Co-ordinator Strategic Implementation. Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.4H	duty to make amendment to Victoria Planning Provisions available	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth. Co-ordinator Statutory Planning Co-ordinator Strategic Implementation. Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.4I	duty to keep Victorian Planning Provisions and other documents available	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth. Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning. Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner Subdivision Officer Town Planner Customer Service Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.8A(2)	power to prepare amendment to the planning scheme where the Minister has given consent under s.8A	Manager City Development Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth. Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning. Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Customer Service Town Planner Subdivision Officer.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.8A(5)	function of receiving notice of the Minister's decision	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth. Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.8A(7)	power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.8B(2)	power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.12(3)	power to carry out studies and do things to ensure proper use of land in which Council is the planning authority and consult with other persons to ensure co-ordination of planning scheme with these persons	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning. Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Customer Service Town Planner Subdivision Officer Project Manager Northern and Western Geelong Growth Areas Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s 19 of the Planning and Environment (Planning Schemes) Act 1996)	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under section 19 of the Planning and Environment (Planning Schemes) Act 1996)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Statutory Planning Project Co-ordinator Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Strategic Planner Subdivision Officer Town Planner Customer Service Town Planner.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.12B(1)	duty to review planning scheme	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.12B(2)	Duty to review planning scheme at direction of Minister	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Strategic Implementation.	
PLANNING AND ENVIRONMENT ACT 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.17(2)	duty of giving copy s.173 agreement	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.17(3)	duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	Manager City Development Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.18	duty to make amendment etc. available	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Subdivision Officer Town Planner Customer Service Town Planner.	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under section 19 to a planning scheme	Manager Planning Strategy & Urban Growth Manager City Development Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.19	function of receiving notice of preparation of an amendment to a planning scheme	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
PLANNING AND ENVIRONMENT ACT 1987	s.20(1)	power to apply to Minister for exemption from the requirements of section 19	Director Planning & Development Manager Planning Strategy & Urban Growth Manager City Development Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.21(2)	duty to make submissions available	Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Subdivision Officer Town Planner Customer Service Town Planner	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.21A(4)	duty to publish notice in accordance with section	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Co-ordinator Planning Strategy Team Leader Senior Statutory Planner Senior Statutory Planner Subdivision Officer Town Planner Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.22	duty to consider all submissions	Director Planning & Development Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Subdivision Officer Town Planner Customer Service Town Planner	except submissions which request a change to the items in s.22(5)(a) and (b)
PLANNING AND ENVIRONMENT ACT 1987	s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.23(2)	power to refer to a panel submissions which do not require a change to the amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in section 96D)	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.26(1)	power to make report available for inspection	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.26(2)	duty to keep report of panel available for inspection	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.27(2)	power to apply for exemption if panel's report not received	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.28	duty to notify the Minister if abandoning an amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.30(4)(a)	duty to say if amendment has lapsed	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.30(4)(b)	duty to provide information in writing upon request	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.32(2)	duty to give more notice if required	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.33(1)	duty to give more notice of changes to an amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.36(2)	duty to give notice of approval of amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.38(5)	duty to give notice of revocation of an amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.40(1)	function of lodging copy of approved amendment	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.41	duty to make approved amendment available	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46AS(ac)	power to request the Victorian Planning Authority to provide advice on any matter relating to land in Victoria or an objective of planning in Victoria	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.46AW	function of being consulted by the Minister	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth	where Council is a responsible public entity

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46AX	function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy power to endorse the draft Statement of Planning Policy	Director Planning & Development	where Council is a responsible public entity
PLANNING AND ENVIRONMENT ACT 1987	s.46AZC(2)	duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a responsible public entity
PLANNING AND ENVIRONMENT ACT 1987	s.46AZK	duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a responsible public entity

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GI(2)(b)(i)	power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning	where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GJ(1)	function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GK	duty to comply with a Minister's direction that applies to Council as the planning authority	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GN(1)	duty to arrange for estimates of values of inner public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GO(1)	duty to give notice to owners of certain inner public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GP	function of receiving a notice under s.46GO	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GQ	function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GR(1)	duty to consider every submission that is made by the closing date for submissions included in the notice under s.46GO	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GR(2)	power to consider a late submission duty to consider a late submission if directed to do so by the Minister	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GS(1)	power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s.46GQ	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GS(2)	duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GT(2)	duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GT(4)	function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GT(6)	function of receiving, from the valuer-general, written notice of a determination under s.46GT(5)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GU	duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s.46GU(1)(a) and (b) are met	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(3)	function of receiving the monetary component and any land equalisation amount of the infrastructure contribution power to specify the manner in which the payment is to be made	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(3)(b)	power to enter into an agreement with the applicant	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(4)(a)	power to enter into an agreement with the applicant	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(4)(b)	power to enter into an agreement with the applicant	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(7)	duty to impose the requirements set out in s.46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46GV(9)	power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GX(1)	power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GX(2)	duty, before accepting the provision of works, services or facilities by an applicant under s.46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GY(1)	duty to keep proper and separate accounts and records	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GY(2)	duty to keep the accounts and records in accordance with the Local Government Act 1989	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(2)(a)	duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan this duty does not apply where Council is that planning authority
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(2)(a)	function of receiving the monetary component	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where the Council is the planning authority this duty does not apply where Council is also the collecting agency

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(2)(b)	duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan as responsible for those works, services or facilities	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan this provision does not apply where Council is also the relevant development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(2)(b)	function of receiving the monetary component	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan this provision does not apply where Council is also the collecting agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(4)	duty to use any land equalisation amounts to pay land credit amounts under s.46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s.46GZ(5)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(5)	duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan this provision does not apply where Council is also the relevant development agency

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(5)	function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency specified in the approved infrastructure contributions plan this provision does not apply where Council is also the collecting agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(7)	duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s.46GW	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(9)	duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	if any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s.46GV(4) where Council is the collecting agency under an approved infrastructure contributions plan this duty does not apply where Council is also the development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GZ(9)	function of receiving the fee simple in the land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan this duty does not apply where Council is also the collecting agency

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZA(1)	duty to keep proper and separate accounts and records	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a development agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZA(2)	duty to keep the accounts and records in accordance with the Local Government Act 1989	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a development agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZB(3)	duty to follow the steps set out in s.46GZB(3)(a) â€“ (c)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a development agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZB(4)	duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	if the VPA is the collecting agency under an approved infrastructure contributions plan where Council is a development agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZD(2)	duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s.46GZD(2)(a) and (b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZD(3)	duty to follow the steps set out in s.46GZD(3)(a) and (b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZD(5)	duty to make payments under s.46GZD(3) in accordance with ss.46GZD(5)(a) and 46GZD(5)(b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZE(2)	duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan this duty does not apply where Council is also the collecting agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZE(2)	function of receiving the unexpended land equalisation amount	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan this duty does not apply where Council is also the development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GZE(3)	duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s.46GZE(3)(a) and (b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZF(2)	duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZF(3)	duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the development agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZF(3)	s.46GZF(3)(a) function of receiving proceeds of sale	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collection agency under an approved infrastructure contributions plan this provision does not apply where Council is also the development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46GZF(4)	duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s.46GZF(5)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZF(6)	duty to make the payments under s.46GZF(4) in accordance with s.46GZF(6)(a) and (b)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is the collecting agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZH	power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Urban Growth Area Planning Co-ordinator Statutory Planning	where Council is the collecting agency under an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.46GZI	duty to prepare and give a report to the Minister at the times required by the Minister	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Co-ordinator Strategic Implementation Senior Strategic Planner Senior Strategic Planner (cas) Snr Strategic Planner/Project Officer Strategic Planner Project Engineer - Development Contributions Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where Council is a collecting agency or development agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46GZK	power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Urban Growth Area Planning Co-ordinator Statutory Planning	where Council is a collecting agency or development agency
PLANNING AND ENVIRONMENT ACT 1987	s.46LB(3)	duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s.46LB (2)	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46N(2)(c)	function of determining time and manner for receipt of development contributions levy	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Senior Strategic Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner Senior Strategic Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Subdivision Officer Senior Strategic Planner Town Planner Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46P(1)	power to require payment of amount of levy under section 46N or section 46O to be satisfactorily secured	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(1)	duty to keep proper accounts of levies paid	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency or plan preparation costs incurred by a development agency	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(2)	duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc.	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning	only applies when levy is paid to Council as a 'development agency'
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(4)(c)	duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the council or for the provision by the council of works, services or facilities in an area under s.46Q(4)(a)	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning	must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	must be done in accordance with Part 3

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46Q(4)(e)	duty to expend that amount on other works etc.	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	with the consent of, and in the manner approved by, the Minister
PLANNING AND ENVIRONMENT ACT 1987	s.46QC	power to recover any amount of levy payable under Part 3B	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.46QD	duty to prepare report and give a report to the Minister	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	where council is a collecting agency or development agency

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.46V(3)	duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer Customer Service Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.46Y	duty to carry out works in conformity with the approved strategy plan	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.49(2)	duty to make register available for inspection	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

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Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.50(4)	duty to amend application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.50(5)	power to refuse to amend application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.50(6)	duty to make note of amendment to application in register	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.50A(1)	power to make amendment to application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.50A(4)	duty to note amendment to application in register	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.51	duty to make copy of application available for inspection	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.52(3)	power to give any further notice of an application where appropriate	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.53(1)	power to require the applicant to give notice under section 52(1) to persons specified by it	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.53(1A)	power to require the applicant to give the notice under section 52(1AA)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.54(1)	power to require the applicant to provide more information	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.54(1A)	duty to give notice in writing of information required under section 54(1)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.54(1B)	duty to specify the lapse date for an application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under section 54A(3)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Not Delegated.	
PLANNING AND ENVIRONMENT ACT 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.57(5)	duty to make available for inspection copy of all objections	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57A(5)	power to refuse to amend application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57A(6)	duty to note amendments to application in register	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.57C(1)	duty to give copy of amended application to referral authority	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.58	duty to consider every application for a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.58A	power to request advice from the Planning Application Committee	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.60	duty to consider certain matters	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.60(1A)	duty to consider certain matters before deciding on application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.60(1B)	duty to consider number of objectors in considering whether use or development may have significant social effect	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.61(1)	power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage At 2006
PLANNING AND ENVIRONMENT ACT 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Not Delegated.	
PLANNING AND ENVIRONMENT ACT 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Not Delegated.	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.61(3)(a)	duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.61(3)(b)	duty to refuse to grant the permit without the Minister's consent	Not Delegated.	
PLANNING AND ENVIRONMENT ACT 1987	s.61(4)	duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Not Delegated.	
PLANNING AND ENVIRONMENT ACT 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(2)	power to include other conditions	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(4)	duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with section 173 agreement	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with section 62(5) or section 46N	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in section 62(1)(a)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Manager City Development Co-ordinator Statutory Planning Team Leader Senior Statutory Planner	Subject to advising all Councillors prior to any delegated decision being made in respect of applications with 6 or more objections with the right for any Councillor to refer an application to the Planning Committee in accordance with the Planning Committee terms of reference
PLANNING AND ENVIRONMENT ACT 1987	s.64(3)	duty not to issue a permit until after the specified period	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	This provision applies also to a decision to grant an amendment to a permit - see section 75
PLANNING AND ENVIRONMENT ACT 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.64A	duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	this provision applies also to a decision to grant an amendment to a permit - see section 75A

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	Subject to advising all Councillors prior to any delegated decision being made in respect of refusal of applications with the right for any Councillor to refer an application to the Planning Committee in accordance with the Planning Committee terms of reference
PLANNING AND ENVIRONMENT ACT 1987	s.66(1)	duty to give notice under section 64 or section 65 and copy permit to relevant determining referral authorities	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
PLANNING AND ENVIRONMENT ACT 1987	s.66(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
PLANNING AND ENVIRONMENT ACT 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.69(1)	function of receiving application for extension of time of permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.69(1A)	function of receiving application for extension of time to complete development	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.69(2)	power to extend time	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.70	duty to make copy permit available for inspection	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.71(1)	power to correct certain mistakes	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.71(2)	duty to note corrections in register	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.73	power to decide to grant amendment subject to conditions	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.74	duty to issue amended permit to applicant if no objectors	Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
PLANNING AND ENVIRONMENT ACT 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
PLANNING AND ENVIRONMENT ACT 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under section 64 or 76	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
PLANNING AND ENVIRONMENT ACT 1987	s.76D	duty to comply with direction of Minister to issue amended permit	Director Planning & Development Manager City Development Co-ordinator Statutory Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.83	function of being respondent to an appeal	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.83B	duty to give or publish notice of application for review	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.84(1)	power to decide on an application at any time after an appeal is lodged against failure to grant a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.84AB	power to agree to confining a review by the Tribunal	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Urban Growth Area Planning Co-ordinator Statutory Planning	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner.	
PLANNING AND ENVIRONMENT ACT 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.91(2)	duty to comply with the directions of the VCAT	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under section 90	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.93(2)	duty to give notice of VCAT order to stop development	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.95(3)	function of referring certain applications to the Minister	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.95(4)	duty to comply with an order or direction	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under section 96C	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96F	duty to consider the panel's report under section 96E	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96G(1)	power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under section 23 of the Planning and Environment (Planning Schemes) Act 1996)	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.96H(3)	power to give notice in compliance with Minister's direction	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96J	power to issue permit as directed by the Minister	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.96Z	duty to keep levy certificates given to it under ss. 47 or 96A for no less than 5 years from receipt of the certificate	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97C	power to request Minister to decide the application	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97G(6)	duty to make a copy of permits issued under section 97F available for inspection	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97L	duty to include Ministerial decisions in a register kept under section 49	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97MH	duty to provide information or assistance to the Planning Application Committee	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.97MI	duty to contribute to the costs of the Planning Application Committee or subcommittee	Director Planning & Development Manager City Development Co-ordinator Statutory Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Manager City Development Co-ordinator Statutory Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.97Q(4)	duty to comply with directions of VCAT	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.101	function of receiving claim for expenses in conjunction with claim	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.103	power to reject a claim for compensation in certain circumstances	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.107(1)	function of receiving claim for compensation	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.107(3)	power to agree to extend time for making claim	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.114(1)	power to apply to the VCAT for an enforcement order	Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.120(1)	power to apply for an interim enforcement order where section 114 application has been made	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.123(1)	power to carry out work required by enforcement order and recover costs	Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.123(2)	power to sell buildings, materials, etc salvaged in carrying out work under section 123(1)	Manager City Development Manager Financial Services Co-ordinator Statutory Planning Planning Investigations Officer Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Senior Planning Investigations Officer Subdivision Officer Town Planner.	except Crown Land
PLANNING AND ENVIRONMENT ACT 1987	s.129	function of recovering penalties	Manager City Development Manager Financial Services Co-ordinator Statutory Planning	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.130(5)	power to allow person served with an infringement notice further time	Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.149A(1)	power to refer a matter to the VCAT for determination	Manager City Development Co-ordinator Statutory Planning Senior Planning Investigations Officer Planning Investigations Officer Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection (2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B) power to ask for contribution under subsection (3) power to abandon amendment or part of it under subsection (4)	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Customer Service Town Planner Senior Statutory Planner Senior Strategic Planner Senior Strategic Planner (cas) Statutory Planning Project Co-ordinator Strategic Planner Subdivision Officer Team Leader Senior Statutory Planner Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.171(2)(f)	power to carry out studies and commission reports	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.171(2)(g)	power to grant and reserve easements	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.172C	power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning	where Council is a development agency specified in an approved infrastructure contributions plan

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.172D(1)	power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s.46GV(4)	Director Planning & Development Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.172D(2)	power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s.46GV(4)	Director Planning & Development. Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning	where Council is the development agency specified in an approved infrastructure contributions plan
PLANNING AND ENVIRONMENT ACT 1987	s.173(1)	power to enter into agreement covering matters set out in section 174	Director Planning & Development	
PLANNING AND ENVIRONMENT ACT 1987	s.173(1A)	power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Director Planning & Development	where council is the relevant responsible authority
PLANNING AND ENVIRONMENT ACT 1987		power to decide whether something is to the satisfaction of Council, where an agreement made under section 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	Manager City Development Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Planning Investigations Officer Senior Planning Investigations Officer Town Planner	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987		power to give consent on behalf of Council, where an agreement made under section 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	Manager City Development Co-ordinator Statutory Planning Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Planning Investigations Officer Senior Planning Investigations Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.177(2)	power to end a section 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Statutory Planning Co-ordinator Urban Growth Area Planning	
PLANNING AND ENVIRONMENT ACT 1987	s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Director Planning & Development	
PLANNING AND ENVIRONMENT ACT 1987	s.178A(1)	function of receiving application to amend or end an agreement	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178A(5)	power to propose to amend or end an agreement	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Director Planning & Development	If no objections are made under s.178D Must consider matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Director Planning & Development	If no objections are made under s.178D Must consider matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Director Planning & Development	If no objections are made under s.178D Must consider matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Director Planning & Development	After considering objections, submissions and matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Director Planning & Development	After considering objections, submissions and matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Director Planning & Development	After considering objections, submissions and matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Director Planning & Development	After considering objections, submissions and matters in s.178B
PLANNING AND ENVIRONMENT ACT 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Director Planning & Development	
PLANNING AND ENVIRONMENT ACT 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Manager City Development Co-ordinator Strategic Implementation Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.181(1A)(a)	power to apply to the Registrar of Titles to record the agreement	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.181(1A)(b)	duty to apply to the Registrar of Titles, without delay, to record the agreement	Manager City Development Co-ordinator Strategic Implementation Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.182	power to enforce an agreement	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Planning Investigations Officer Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Senior Planning Investigations Officer Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Manager City Development Co-ordinator Strategic Implementation Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.184F(1)	power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	Director Planning & Development	
PLANNING AND ENVIRONMENT ACT 1987	s.184F(2)	duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.184F(3)	duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.184F(5)	function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.184G(2)	duty to comply with a direction of the Tribunal	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.184G(3)	duty to give notice as directed by the Tribunal	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.198(1)	function to receive application for planning certificate	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.199(1)	duty to give planning certificate to applicant	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.201(3)	duty to make declaration	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987		power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Co-ordinator Planning Strategy Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Planning Investigations Officer Senior Planning Investigations Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987		power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning Co-ordinator Planning Strategy Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Subdivision Officer Planning Investigations Officer Senior Planning Investigations Officer Town Planner	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987		power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Co-ordinator Development Planning Senior Statutory Planner Team Leader Senior Statutory Planner Customer Service Town Planner Principal Development Engineer Senior Development Engineer Principal Planning Engineer Development Engineer Team Leader Recreation & Open Space Planning Senior Recreation & Open Space Planner Parks Planning Officer Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987		power to give written authorisation in accordance with a provision of a planning scheme	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT ACT 1987	s.201UAB(1)	function of providing the Victoria Planning Authority with information relating to any land within municipal district	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT ACT 1987	s.201UAB(2)	duty to provide the Victoria Planning Authority with information requested under subsection (1) as soon as possible	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning Customer Service Town Planner Team Leader Senior Statutory Planner Senior Statutory Planner Town Planner Subdivision Officer	
PLANNING AND ENVIRONMENT ACT 1987	-----	power to determine whether or not a document or series of documents constitute a Development Plan for the purposes of the Greater Geelong Planning Scheme is to the satisfaction of the Responsible Authority	Director Planning & Development Manager City Development Co-ordinator Statutory Planning	
PLANNING AND ENVIRONMENT ACT 1987		exercise all the powers, duties and functions of a referral authority under the Planning and Environment Act	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016

Column 1		Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016	r.19	power to waive or rebate a fee relating to an amendment of a planning scheme	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation	
PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016	r.20	power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation	
PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016	r.21	duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.19 or 20	Director Planning & Development Manager City Development Co-ordinator Strategic Implementation	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT REGULATIONS 2015	r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Planning Strategy Co-ordinator Strategic Implementation Co-ordinator Urban Growth Area Planning	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority
PLANNING AND ENVIRONMENT REGULATIONS 2015	r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	
PLANNING AND ENVIRONMENT REGULATIONS 2015	r.25(a)	duty to make copy of matter considered under section 60(1A)(g) available for inspection free of charge	Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	where Council is the responsible authority
PLANNING AND ENVIRONMENT REGULATIONS 2015	r.25(b)	function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available for inspection free of charge	Director Planning & Development Manager City Development Co-ordinator Statutory Planning Co-ordinator Strategic Implementation Team Leader Senior Statutory Planner Senior Statutory Planner Customer Service Town Planner Subdivision Officer Town Planner	where Council is not the responsible authority but the relevant land is within Council's municipal district

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
PLANNING AND ENVIRONMENT REGULATIONS 2015	r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	Manager City Development Manager Planning Strategy & Urban Growth Co-ordinator Strategic Implementation Co-ordinator Planning Strategy Co-ordinator Urban Growth Area Planning	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.

RAIL SAFETY (LOCAL OPERATIONS) ACT 2006

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34C(2)	function of entering into safety interface agreements with rail infrastructure manager	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34D(1)	function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34D(2)	function of receiving written notice of opinion	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34D(4)	function of entering into safety interface agreement with infrastructure manager	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34E(1)(a)	duty to identify and assess risks to safety	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34E(1)(b)	duty to determine measures to manage any risks identified and assessed having regard to items set out in section 34E(2)(a)-(c)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34E(3)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34F(1)(a)	duty to identify and assess risks to safety, if written notice has been received under section 34D(2)(a)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34F(1)(b)	duty to determine measures to manage any risks identified and assessed, if written notice has been received under section 34D(2)(a)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34F(2)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34H	power to identify and assess risks to safety as required under sections 34B, 34C, 34D, 34E or 34F in accordance with subsections (a)-(c)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34I	function of entering into safety interface agreements	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34J(2)	function of receiving notice from Safety Director	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34J(7)	duty to comply with a direction of the Safety Director given under section 34J(5)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006	s.34K(2)	duty to maintain a register of items set out in subsections (a)-(b)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the relevant road authority

RESIDENTIAL TENANCIES ACT 1997

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES ACT 1997	s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal district	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.142G(2)	power to enter certain information in the Rooming House Register	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.142I(2)	power to amend or revoke an entry in the Rooming House Register if necessary to maintain the accuracy of the entry	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	Not Delegated	where council is the landlord
RESIDENTIAL TENANCIES ACT 1997	s.262(1)	power to give tenant a notice to vacate rented premises	Not Delegated	where council is the landlord
RESIDENTIAL TENANCIES ACT 1997	s.262(3)	power to publish its criteria for eligibility for the provision of housing by council	Not Delegated	
RESIDENTIAL TENANCIES ACT 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.522(1)	power to give a compliance notice to a person	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	Not applicable
RESIDENTIAL TENANCIES ACT 1997	s.525(2)	power to authorise an officer to exercise powers in section 526 (either generally or in a particular case)	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES ACT 1997	s.525(4)	duty to issue identity card to authorised officers	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.526(5)	duty to keep record of entry by authorised officer under section 526	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.526A(3)	function of receiving report of inspection	Manager City Development Co-ordinator Building Services (Municipal Building Surveyor)	
RESIDENTIAL TENANCIES ACT 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Director Planning & Development Manager City Development Manager Health & Local Laws Co-ordinator Building Services (Municipal Building Surveyor)	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010

Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.7	function of entering into a written agreement with a caravan park owner	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.11	function of receiving applications for registration	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.13(1)	duty to grant the registration if satisfied that the caravan park complies with these regulations	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.13(2)	power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.13(2)	duty to renew the registration if satisfied that the caravan park complies with these regulations	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.13(4) & (5)	duty to issue certificate of registration	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.15(1)	function of receiving notice of transfer of ownership	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.15(3)	power to determine where notice of transfer is displayed	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.16(1)	duty to transfer registration to new caravan park owner	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.16(2)	duty to issue a certificate of transfer of registration	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.17(1)	power to determine the fee to accompany applications for registration or applications for renewal of registration	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.18	duty to keep register of caravan parks	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.19(6)	power to determine where certain information is displayed	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.22A(1)	duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.22A(2)	duty to consult with relevant emergency services agencies	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.23	power to determine places in which caravan park owner must display a copy of emergency procedures	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.24	power to determine places in which caravan park owner must display copy of public emergency warnings	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.25(3)	duty to consult with relevant floodplain management authority	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.26	duty to have regard to any report of the relevant fire authority	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.40(4)	function of receiving installation certificate	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	r.42	power to approve use of a non-habitable structure as a dwelling or part of a dwelling	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	
RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010	Schedule 3 clause 4(3)	power to approve the removal of wheels and axles from unregistrable movable dwelling	Co-ordinator Building Services (Municipal Building Surveyor) Team Leader Senior Building Surveyor (Governance) Team Leader Senior Building Surveyor/Permits Technical Officer Assistant Building Surveyor Building Surveyor	

ROAD MANAGEMENT ACT 2004

Column 1		Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.11(1)	power to declare a road by publishing a notice in the Government Gazette	Manager Financial Services Manager Engineering Services Co-ordinator Revenue Property & Valuations	obtain consent in circumstances specified in section 11(2)
ROAD MANAGEMENT ACT 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	Manager Engineering Services Property & Valuations Supervisor	Not applicable
ROAD MANAGEMENT ACT 2004	s.11(9)(b)	duty to advise Registrar	Manager Engineering Services Property & Valuations Supervisor	
ROAD MANAGEMENT ACT 2004	s.11(10)	duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Manager Engineering Services Co-ordinator Revenue Property & Valuations	clause subject to section 11(10A)
ROAD MANAGEMENT ACT 2004	s.11(10A)	duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.12(2)	power to discontinue road or part of a road	Not Delegated	were council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	Manager Property & Procurement Manager Engineering Services	power of coordinating road authority where it is the discontinuing body unless subsection (11) applies
ROAD MANAGEMENT ACT 2004	s.12(5)	duty to consider written submissions received within 28 days of notice	Manager Property & Procurement Manager Engineering Services	power of coordinating road authority where it is the discontinuing body unless subsection (11) applies
ROAD MANAGEMENT ACT 2004	s.12(6)	function of hearing a person in support of their written submission	Manager Property & Procurement Manager Engineering Services	power of coordinating road authority where it is the discontinuing body unless subsection (11) applies
ROAD MANAGEMENT ACT 2004	s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	Manager Property & Procurement Manager Engineering Services	power of coordinating road authority where it is the discontinuing body unless subsection (11) applies

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.12(10)	duty to notify of decision made	Manager Property & Procurement Manager Engineering Services	duty of coordinating road authority where it is the discontinuing body does not apply where an exemption is specified by the regulations or given by the Minister
ROAD MANAGEMENT ACT 2004	s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	power of coordinating road authority and obtain consent under section 13(3) and section 13(4) as appropriate
ROAD MANAGEMENT ACT 2004	s.14(4)	function of receiving notice from VicRoads	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.14(7)	power to appeal against decision of VicRoads	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Co-ordinator Development Planning Co-ordinator Design & Services Co-ordinator Infrastructure Planning	Not applicable
ROAD MANAGEMENT ACT 2004	s.15(1A)	power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	Co-ordinator Development Planning Co-ordinator Design & Services Co-ordinator Infrastructure Planning	Not applicable
ROAD MANAGEMENT ACT 2004	s.15(2)	duty to include details of arrangement in public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.16(7)	power to enter into an arrangement under section 15	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	s.16(8)	duty to enter details of determination in public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Development Planning Co-ordinator Transport	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.17(2)	duty to register public road in public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.17(3)	power to decide that a road is reasonably required for general public use	Not Delegated	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.17(3)	duty to register a road reasonably required for general public use in public roads register	Not Delegated	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.17(4)	power to decide that a road is no longer reasonably required for general public use	Co-ordinator Infrastructure Planning Co-ordinator Development Planning Co-ordinator Transport	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.17(4)	duty to remove road no longer reasonably required for general public use from public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Development Planning Co-ordinator Transport	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.18(1)	power to designate ancillary area	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	where council is the coordinating road authority, and obtain consent in circumstances specified in section 18(2)
ROAD MANAGEMENT ACT 2004	s.18(3)	duty to record designation in public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.19(1)	duty to keep register of public roads in respect of which it is the coordinating road authority	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.19(4)	duty to specify details of discontinuance in public roads register	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Development Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.19(5)	duty to ensure public roads register is available for public inspection	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.21	function of replying to request for information or advice	Manager Engineering Services Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Transport	obtain consent in circumstances specified in section 11(2)
ROAD MANAGEMENT ACT 2004	s.22(2)	function of commenting on proposed direction	Manager Engineering Services Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Program Delivery Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.22(4)	duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.22(5)	duty to give effect to a direction under this section.	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.40(1)	duty to inspect, maintain and repair a public road.	Manager Engineering Services Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Program Delivery Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.40(5)	power to inspect, maintain and repair a road which is not a public road	Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Program Delivery Co-ordinator Transport	Not applicable
ROAD MANAGEMENT ACT 2004	s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.42(1)	power to declare a public road as a controlled access road	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	power of coordinating road authority and Schedule 2 also applies

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	power of coordinating road authority and Schedule 2 also applies
ROAD MANAGEMENT ACT 2004	s.42A(3)	duty to consult with VicRoads before road is specified	Manager Engineering Services	where council is the coordinating road authority if road is a municipal road or part thereof
ROAD MANAGEMENT ACT 2004	s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	Manager Engineering Services	where council is the coordinating road authority if road is a municipal road or part thereof and where road is to be specified a freight road
ROAD MANAGEMENT ACT 2004	s.48M(3)	function of consulting with the relevant authority for purposes of developing guidelines under section 48M	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.49	power to develop and publish a road management plan	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.51	power to determine standards by incorporating the standards in a road management plan	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Co-ordinator Transport Co-ordinator Infrastructure Planning	Not applicable
ROAD MANAGEMENT ACT 2004	s.54(2)	duty to give notice of proposal to make a road management plan	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.54(5)	duty to conduct a review of road management plan at prescribed intervals	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.54(6)	power to amend road management plan	Co-ordinator Infrastructure Planning Co-ordinator Transport	Not applicable

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.54(7)	duty to incorporate the amendments into the road management plan	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.63(1)	power to consent to conduct of works on road	Manager City Works	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Manager City Works	where council is the infrastructure manager
ROAD MANAGEMENT ACT 2004	s.64(1)	duty to comply with clause 13 of Schedule 7	Manager City Works	where council is the infrastructure manager or works manager
ROAD MANAGEMENT ACT 2004	s.66(1)	power to consent to structure etc	Manager Health & Local Laws Co-ordinator Development Planning Co-ordinator Amenity Protection Co-ordinator Parking & Animal Compliance Co-ordinator Infrastructure Planning Legal Support & Prosecutions Officer Health & Amenity Officer Team Leader Parking & Information Services Parking Information Services Officer Team Leader Animal & Information Services Parking & Information Services Lead Officer Animal & Information Services Officer Animal Registration & Patrol Officer Animal Patrol and Safety Officer (pt) Animal Management Officer Project Support & Engagement Officer Parking Information Services Officer Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.67(2)	function of receiving the name & address of the person responsible for distributing the sign or bill	Manager Engineering Services Co-ordinator Development Planning	where council is the coordinating road authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.67(3)	power to request information	Manager Health & Local Laws Co-ordinator Development Planning Co-ordinator Design & Services Co-ordinator Amenity Protection Co-ordinator Parking & Animal Compliance Co-ordinator Infrastructure Planning Co-ordinator Transport Legal Support & Prosecutions Officer Team Leader Parking & Information Services Health & Amenity Officer Parking Information Services Officer Parking & Information Services Lead Officer Animal & Information Services Officer Animal Registration & Patrol Officer Team Leader Animal & Information Services Animal Patrol and Safety Officer (pt) Animal Management Officer Project Support & Engagement Officer Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.68(2)	power to request information	Co-ordinator Development Planning Co-ordinator Design & Services Co-ordinator Transport Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	s.71(3)	power to appoint an authorised officer	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	s.72	duty to issue an identity card to each authorised officer	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.85	function of receiving report from authorised officer	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.86	duty to keep register re section 85 matters	Manager Engineering Services Co-ordinator Development Planning	
ROAD MANAGEMENT ACT 2004	s.87(1)	function of receiving complaints	Manager Engineering Services	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	s.87(2)	duty to investigate complaint and provide report	Manager Engineering Services Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.112(2)	power to recover damages in court	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	s.116	power to cause or carry out inspection	Co-ordinator Transport Co-ordinator Infrastructure Planning Principal Asset Management Engineer Principal Infrastructure Engineer	Not applicable
ROAD MANAGEMENT ACT 2004	s.119(2)	function of consulting with VicRoads	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)	Manager Engineering Services Co-ordinator Design & Services Co-ordinator Development Planning Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT ACT 2004	s.121(1)	power to enter into an agreement in respect of works	Co-ordinator Development Planning Co-ordinator Program Delivery Co-ordinator Design & Services Co-ordinator Infrastructure Planning	Not applicable
ROAD MANAGEMENT ACT 2004	s.122(1)	power to charge and recover fees	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	s.123(1)	power to charge for any service	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	Not applicable
ROAD MANAGEMENT ACT 2004	Schedule 2 Clause 3(1)	duty to make policy about controlled access roads	Manager Engineering Services	

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads	Manager Engineering Services	Not applicable
ROAD MANAGEMENT ACT 2004	Schedule 2 Clause 4	function of receiving details of proposal from VicRoads	Manager Engineering Services Co-ordinator Development Planning	
ROAD MANAGEMENT ACT 2004	Schedule 2 Clause 5	duty to publish notice of declaration	Manager Engineering Services	
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Manager Engineering Services	where council is the infrastructure manager or works manager
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Manager Engineering Services	where council is the infrastructure manager or works manager
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Manager Engineering Services	where council is the infrastructure manager or works manager responsible for non-road infrastructure

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 9(2)	duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Manager Engineering Services	where council is the infrastructure manager or works manager
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Manager Engineering Services	where council is the infrastructure manager or works manager
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 12(2)	power to direct infrastructure manager or works manager to conduct reinstatement works	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 12(3)	power to take measures to ensure reinstatement works are completed	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 12(4)	duty to ensure that works are conducted by an appropriately qualified person	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 12(5)	power to recover costs	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7, Clause 13(2)	Manager Engineering Services	where council is the works manager
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 13(2)	power to vary notice period	Manager Engineering Services	where council is the coordinating road authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	Schedule 7, Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7, Clause 13(1)	Manager Engineering Services	where council is the infrastructure manager
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 16(1)	power to consent to proposed works	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 16(4)	duty to consult	Manager Engineering Services Co-ordinator Development Planning	where council is the coordinating road authority, responsible authority or infrastructure manager
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 16(5)	power to consent to proposed works	Co-ordinator Development Planning Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 16(6)	power to set reasonable conditions on consent	Co-ordinator Development Planning Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 16(8)	power to include consents and conditions	Co-ordinator Development Planning Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 18(1)	power to enter into an agreement	Co-ordinator Development Planning	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 19(1)	power to give notice requiring rectification of works	Co-ordinator Development Planning Co-ordinator Program Delivery Co-ordinator Infrastructure Planning	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 19(2) & (3)	power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Co-ordinator Development Planning Co-ordinator Program Delivery Co-ordinator Infrastructure Planning	where council is the coordinating road authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT ACT 2004	Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Co-ordinator Development Planning Co-ordinator Program Delivery Co-ordinator Design & Services Co-ordinator Infrastructure Planning	where council is the coordinating road authority
ROAD MANAGEMENT ACT 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	Manager Engineering Services	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
ROAD MANAGEMENT ACT 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	Manager Engineering Services	where council is the responsible road authority
ROAD MANAGEMENT ACT 2004	Schedule 7A Clause 3(1)(e)	duty to pay installation and operation costs of street lighting âà,¬â€œ where road is a service road on an arterial road and adjacent areas	Manager Engineering Services	where council is the responsible road authority
ROAD MANAGEMENT ACT 2004	Schedule 7A Clause 3(1)(f)	duty to pay installation and percentage of operation costs of street lighting âà,¬â€œ for arterial roads in accordance with clauses 3(2) and 4	Manager Engineering Services	duty of council as responsible road authority that installed the light (re: installation costs) and where council is relevant municipal council (re: operating costs)

ROAD MANAGEMENT (GENERAL) REGULATIONS 2016

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.8(1)	duty to conduct reviews of road management plan	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Program Delivery Co-ordinator Transport	
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.9(2)	duty to produce written report of review of road management plan and make report available	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Program Delivery Co-ordinator Transport	
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.10	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under section 41 of the Act	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.13(1)	duty to publish notice of amendments to road management plan	Manager Engineering Services Co-ordinator Development Planning	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.13(3)	duty to record on road management plan the substance and date of effect of amendment	Manager Engineering Services Co-ordinator Infrastructure Planning Co-ordinator Transport	
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.16(3)	power to issue permit	Co-ordinator Development Planning Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.18(1)	power to give written consent re damage to road	Co-ordinator Development Planning Co-ordinator Infrastructure Planning Principal Infrastructure Engineer	where council is the coordinating road authority

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.23(2)	power to make submission to Tribunal	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.23(4)	power to charge a fee for application under section 66(1) Road Management Act	Co-ordinator Development Planning Co-ordinator Infrastructure Planning	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.25(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	Co-ordinator Development Planning Co-ordinator Program Delivery Co-ordinator Infrastructure Planning.	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.25(2)	power to sell or dispose of things removed from road or part of road (after first complying with r.25(3)	Manager Engineering Services	where council is the coordinating road authority
ROAD MANAGEMENT (GENERAL) REGULATIONS 2016	r.25(5)	power to recover in the Magistrates' Court, expenses from person responsible	Manager Engineering Services	

ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015

	Column 1	Column 2	Column 3	Column 4
Statute or Source	**Provision**	**Matter delegated**	**Delegate by Position**	**Conditions and Limitations**
ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015	r.15	power to exempt a person from requirement under clause 13(1) of Schedule 7 of the Act to give notice as to the completion of those works	Manager Engineering Services	where council is the coordinating road authority and where consent given under section 63(1) of the Act
ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015	r.22(2)	power to waive whole or part of fee in certain circumstances	Manager Engineering Services	where council is the coordinating road authority

URGENT BUSINESS – Cr Grzybek

Note: Introduction of Urgent Business requires two-thirds majority of Councillors present.

Cr Grzybek proposes to raise the following item as Urgent Business:

Cr Grzybek moved, Cr Aitken seconded -

That Council considers as Urgent Business a motion concerning the proposed Local Government Bill 2019.

Carried.

Proposed Local Government Bill 2019 – Council Submission

Over a four-year consultation period, the Local Government Bill 2018 (2018 Bill) was developed by the Victorian State Government. On 27 February 2018, Council endorsed the Greater Geelong City Council submission in response to the 2018 Bill Exposure Draft **(Attachment 1).**

The 2018 Bill lapsed in the Legislative Council last year whilst awaiting passage when the Parliament was dissolved.

On 17 June 2019, the Victorian Government announced six proposed reforms in addition to the 2018 Bill, allowing 30 days for Councils to gather feedback and provide their submission. The proposed reforms, whilst outlined in a discussion paper from the Victorian Government *Local Government Bill – A Reform Proposal* **(Attachment 2)**, are not supported by an exposure draft of the Bill.

The timeframe to provide a submission in relation to the proposed reforms, and the lack of detail about how the proposed reforms would operate, does not provide the Council, the community or the sector the opportunity to provide considered feedback about the reforms to the Victorian Government. It would be appropriate for the Victorian Government to proceed with the 2018 Bill and allow adequate time for consideration of and consultation on the proposed reforms with a view to introducing them at a later date.

Cr Grzybek moved, Cr Aitken seconded -

That Council:

1. **Endorse the 2018 Local Government Bill for adoption in 2019; and**
2. **Not support the introduction of the Local Government Bill 2019 and request the Minister for Local Government allow for appropriate consultation with the Local Government Sector and the community before introducing further reforms.**

Carried.

CLOSE OF MEETING

As there was no further business the meeting closed at 9.52pm. Tuesday, 9 July 2019.

Signed: _____
Cr Bruce Harwood (Mayor)

Date of Confirmation: _____.