

# MINUTES

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## ORDINARY MEETING OF COUNCIL

TUESDAY, 26 NOVEMBER 2019

7.00PM

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

**COUNCIL:**

Cr S Asher (Bellarine Ward)

Mayor

Cr K Grzybek (Windermere Ward)

Deputy Mayor

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrhiy (Brownbill Ward)

Cr B Harwood (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr R Nelson (Kardinia Ward)

Cr A Aitken (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING  
OF THE GREATER GEELONG CITY COUNCIL  
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE  
CITY HALL, LITTLE MALOP STREET, GEELONG  
TUESDAY, 26 NOVEMBER 2019  
COMMENCING AT 7.00 PM**

**PRESENT:** Cr K Grzybek (Deputy Mayor), Crs A Aitken, B Harwood, E Kontelj,  
S Mansfield, P Murrhiy, P Murnane, R Nelson, T Sullivan

**Also present:** M Cutter (Chief Executive Officer), B Luxford (Director Planning, Design  
and Development), G Smith (Director Planning, Design and Development),  
M Dugina (Director Customer and Corporate Services), R Stevens (Director  
Community Life), R Leonard (Director Governance, Strategy and  
Performance), K Phyland (Executive Manager People & Culture)

**OPENING:** The Deputy Mayor declared the meeting open at 7.00pm

**ACKNOWLEDGEMENT:**

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

**APOLOGIES:** Cr S Asher (Mayor), Cr Mason (Leave of Absence)

**LEAVE OF ABSENCE:**

**Cr Mansfield moved, Cr Harwood seconded -**

**That Leave of Absence be granted to Cr Mason from 26 – 27 November.**

**Carried.**

**CONFIRMATION OF MINUTES:**

**Cr Murrhiy moved, Cr Sullivan seconded -**

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

**Carried.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

*Cr Murnane declared a Conflict of Interest in Agenda Item 4, Kaufland Stores in Victoria Advisory Committee – 140-156 Colac Road, Highton*

## **CORRESPONDENCE**

Council tabled a letter from the Victorian Planning Authority advising the role of Municipal Monitor, Jude Munro, does not conflict between her appointment as a municipal monitor and her role as Chairperson of the Victorian Planning Authority.

## **YOUTH COUNCIL FOURTH REPORT 2019**

Josie Horne, Junior Mayor, provided the gallery with a presentation of the fourth and final of her Youth Council presentations for 2019, highlighting the Youth Council achievements since September and an overview of the Youth Summit and recent actions undertaken.

## **PUBLIC QUESTION AND SUBMISSION TIME:**

**Erica Hunt** asked the following in relation to the climate emergency sustainability framework:

- 1) Sustainability Framework Update: Who is creating it? Purpose? Is it really necessary when collaborating with other Councils could save time, resources, etc?
- 2) Climate emergency – please explain why Council will not answer climate related questions and rejected a climate emergency declaration?

*The Deputy Mayor stated upfront that Council has debated and decided the issue of climate emergency and I will not reopen that matter for debate.*

*The Sustainability Framework will be developed by the City, led by the Strategy team in collaboration with a broad cross section of City departments. A consultancy firm specialising in sustainability frameworks has also been engaged to assist with the development of the framework.*

*The Sustainability Framework will provide Council with the opportunity to co-ordinate its work to create sustainable outcomes across the Council, particularly focussing on environmental, social and financial outcomes.*

*The City has already considered sustainability frameworks of other Councils, government bodies and private organisations in designing its own framework, and we are looking forward to receiving the framework at the February 2020 Council meeting.*

Supplementary questions:

Who is the consultant? How much will it cost? Why can't you not work with the likes of Mornington Council community engagement team to collaborate? Will the community get an opportunity for input?

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

**Tina Thorburn asked:**

- 1) Under Part 1 Preface and Introduction and more specifically Part 1.2 General Principles (2nd para) it states: The City of Greater Geelong recognises it, along with the Municipal Emergency Management Planning Committee, has a key role in prevention and mitigation activities to reduce the risk, or minimise the effects, of emergencies that may occur in the area. Part 1.3 iterates Council's commitment to the emergency management strategies of prevention, response and recovery. Part 2 of the Municipal Emergency Management Plan is titled Risk Management and Part 2.13 Biosecurity Strategy for Victoria states: The Biosecurity Strategy for Victoria outlines a new vision for biosecurity management in Victoria and demonstrates our commitment to protect Victoria from biosecurity threats that affect our primary industries, environment, social amenity and human health understand and address emerging risks that may arise from climate change, changes in land use and increasing global travel and trade.

This means that Council already recognises climate change as an emergency and has been required to take action for the entire current council term. I would like to know why Council has not been acting on this?

*The Deputy Mayor responded the City recognises the need to adapt to climate change as a key strategic risk. This was acknowledged by Council in the resolution adopted at the September 2019 Council Meeting. The resolution also noted that the City has had a strong record of reducing emissions, restoring and conserving biodiversity, and preparing our community for the impacts of climate change.*

*The conclusion you draw in your question is not correct. The acknowledgement of climate change impacts in emergency management is not the same as recognizing climate change as an emergency, but rather, that climate change, amongst other things, will be taken into account in delivering services to the community, including emergency management.*

Supplementary question:

Where is the 'Cross Council Adaptation Working Group (referring to the MEMP)?

*The Deputy Mayor took the question on notice for a written response.*

- 2) I also wish to draw your attention to council's Climate Change Adaptation Strategy which Council adopted in 2011! The minutes of council meeting dated August 2013 where this strategy was further discussed clearly lists 3 of our current councillors being present – 2 of whom voted for the amendment. As far as I can tell the only part of this strategy that has been achieved is the warning of under-adaptation 'where Council underestimates the challenge posed by a climate risk and under-invests in adaption actions'. (Page 9 – Section 5) Both the MEMPlan and the Climate Change Adaption Strategy are to be found on the COGG website which clearly implies that these are part of Council's current operations. My questions: Where is the Cross Council Adaptation Working Group? Why are you wasting time and money to reinvent the wheel when all the ducks are already in a row and have been since 2011?

*The Deputy Mayor thanked Ms Thorburn for her question and added Council has had a strong record of reducing emissions, restoring and conserving biodiversity and preparing our community for the impacts of climate change over a long period of time.*

**Sanja Van Huet asked:**

- 1) My first question is – in the wait time for the Environmental report in February, would Council consider – either on a personal or a Council-wide basis – carbon offsetting their vehicle emissions. This would provide an immediate action that Council can implement on the spot.
- 2) My second question is – if the answer to Q1 is yes, then; instead of contributing to the Gold Standard carbon offsets, could the offset monies be used to seed fund a Solar Savers program for aged and disadvantaged members of the Geelong community. <https://solarsavers.org.au/>

*The Deputy Mayor thanked Ms Van Huet for her questions/submission and indicated Council will take the issues raised in relation to carbon emissions and offsets on board.*

**Phil Baulch asked:**

A serious economic contraction is coming. A growing number of economists say, it's not a matter of if, it's a matter of when. Despite record low interest rates, GDP growth is weak, wages growth has been flat for 10 years and Australia's household debt to income is the highest in the world. Debts are claims on the profits of future economic activity requiring energy. The rising cost of producing energy is undermining the economy and our ability to pay down debt. In 1960. The cost of producing energy for the economy was around 1% of GDP, today its approaching 10% of GDP. It's clear that debt has replaced cheap energy end as the engine of growth. In 1970 we created \$1 of debt for every dollar of GDP. Today we need \$4.50 of new debt for every dollar of GDP. Asset prices are at historical highs only because of \$140 trillion worth of new global debt since the GFC.

As investors realise their holdings are almost entirely speculative and bear no relationship to the output of the real economy, faith will be lost and a major correction will follow. We've called on Council numerous times in the past to create Energy Descent Action Plan(EDAP). As yet we've had no response other than virtue signalling about strategies reduce carbon emissions. An EDAP is a financial risk mitigation strategy. Why hasn't Council produced the EDAP committed to in February 2011?

*The Deputy Mayor responded Council's response to the MAV/CACIT initiative has been driven through Future Proofing Geelong which brings together a dedicated group of partners to collaborate on sustainability actions across industry, business, education, government and community.*

*Faced with challenges like climate change, economic adjustment and growth, the region has pursued a collaborative and innovative approach to Geelong becoming more resilient and adaptive. It is not just an environmental risk response but also deals with economic risks.*

*The program focuses on enabling projects which will assist Geelong to become more sustainable, more liveable and more productive in response to potential economic headwinds.*

Supplementary question:

What is the status of Future Proofing Geelong and has the Council's internal unit been dissolved?

*The Deputy Mayor took the question on notice for a written response.*

**Caroline Danaher** addressed Council as follows:

My question is about education. It improves our knowledge of the world in many ways by challenging entrenched cultural, religious, uninformed views of life. Good governments have educated the general public over the years on many contentious issues. However it requires the power of governments, local, state and federal to have the knowledge themselves first before they can implement for education and change. A few come to mind. Cigarette smoking, thought once not to be a cause of cancer, AIDS, Mesothelioma Disease from Asbestos, back-lung or pneumoconiosis, or just as important and as contentious at the time, seat belts, or ingrained cultural female mutilation and even women allowed to vote when men thought they were not as intelligent. My question: I understand from your Mayor you all accept the existential crisis we face due to climate change. What processes will you put in place to educate and inform your people in the City of Greater Geelong region that this is a scientific fact and we must act now? This includes proportion of the budget, methods, e.g. billboards, letters to households etc. and what time frame, seeing we are at crisis point right now?

*The Deputy Mayor reiterated Council's September resolution acknowledged that climate change poses a risk to the people of Geelong Australia, and requires a genuine and co-ordinated response.*

*Council will continue to engage in a timely way with the Greater Geelong community on issues relevant to our region, including issues relating to climate change.*

**Lex Chalmers** asked the following in relation to Agenda Item 3, Our Heritage, Our Collection:

- 1) There are another 49 Actions in the Council's Heritage Strategy, some of which are ongoing or in process, and I stress the importance of properly resourcing all actions in the Heritage Strategy for the future benefit of Geelong citizens. But I note that the draft Our Heritage, Our Collection document does not mention the Heritage Strategy 2017 in the Local (legislative) Context influencing the development of a Collections Policy (p.54).

Heritage Strategy achievement to date include the development of Council's Heritage Advisory Committee. Its objectives include that it will: *Provide advice and recommendations to Council on the documentation, interpretation, management and conservation of history and heritage, including places, objects, collections, in the municipality.* I request that the Heritage Strategy is added to the Context list as it is the Council's overarching strategic heritage document.

- 2) ESCO a broad definition of tangible heritage includes immovable or fixed cultural heritage – such as buildings, trees and archaeological sites: or moveable cultural heritage – such as historic items, artworks and objects in collections (p.54). The draft Our Heritage, Our Collections document deals with moveable cultural heritage and refers to the need for off-site storage of objects, and to collections access being provided through pop-up displays and digitisation of objects. These would help to make some of the collection more accessible, but it would be far better if more were able to be displayed in Geelong's own Social History Museum – as well as loaned to other institutions and travelling exhibitions.

Buildings are the most substantial tangible cultural heritage, and Council still owns suitable heritage building which could provide both storage and display of Council's collections. Of course, the former Geelong Post Office would have been ideal; but it is possible that Council would consider utilising one of its heritage buildings for the purpose of creating a Social History Museum?

*The Deputy Mayor thanked Ms Chalmers for her submission and added Council will incorporate the comments as a submission to the draft document if the draft 'Our Heritage, Our Collection' Strategic Report is placed on exhibition seeking submissions.*

**Jennifer Bantow** asked the following:

- 1) Could Council please urgently consider matters relating to the City Centre in liaison with the Geelong Authority?
- 2) The Minister of Planning, Mr Richard Wynn, replied to correspondence of 29 November 2016, from the Chair Administrator Kathy Alexander advising that public notification of planning permits for building over 5 storeys, and with a floor area exceeding 5,000 square metres, which are determined by the Minister on advice from the Geelong Authority, (which was formed under Terms of Reference dated 8 September 2015), and defined in Greater Geelong Planning Scheme to Clause 61.01. Are these applications published?
- 3) In relation to the neighbourhood character of Geelong's inner suburbs, could Council please consider a review of the parts of the Planning Scheme relating to heritage conservation – Neighbourhood Character Clause 15.01-65, Heritage Clause 15.03-15, all the heritage precincts listed in Clause 22.09 to 22.55, and from 22.58 to 2.70, Overlays, Clause 42.01, Significant Environmental Overlays, Clause 42.03 Significant Landscape Overlay, Clause 43.01 43.01 Heritage Overlay, and any others I've missed? And consider the Residential Zoning of heritage precincts to Neighbourhood Zone, not Residential Growth and not Residential General Zone?

Supplementary questions:

- 1) What happens with the public notice in relation to high rise buildings in Geelong?
- 2) Can the Geelong Planning Scheme be reviewed to incorporate neighbourhood heritage?

*Gareth Smith took the questions on notice for a written response.*

**PETITIONS:** Nil.

## **1. YOUTH COUNCIL FOURTH REPORT 2019**

**Source:** Community Life – Connected Communities  
**Director:** Robyn Stevens  
**Portfolio:** Leadership and Governance

### **Purpose**

1. To note the fourth and final report to Council from the Youth Council Advisory Committee 2019.

### **Background**

2. Twelve local young people were elected to the first City of Greater Geelong Youth Council Advisory Committee (Youth Council), and during their 12-month term have served as the region's official 'youth voice'.
3. Aged between 12 and 16, the Youth Councillors represent a spread of local towns and suburbs, with three representatives from each of the four Council wards - Bellarine, Brownbill, Kardinia and Windermere.
4. Youth Council meets once a month at City Hall. The Junior Mayor presents the group's findings and recommendations to Council four times a year.
5. Youth Council is also responsible for organising an annual youth summit.

### **Key Matters**

6. Junior Mayor, Josie Horne, will present the fourth and final of her Youth Council presentations of 2019 about Youth Council's findings and recommendations as set out in the annual plan. Refer presentation (**Attachment 2**).
7. The focus of the Junior Mayor's fourth presentation is to highlight Youth Council achievements since September, to provide an overview of the Youth Summit and recent actions undertaken.
8. The Councillor Connect Mentoring Program, connecting Youth Councillors with their respective Ward Councillors, has continued with young people and Councillors providing positive feedback.

**Cr Grzybek moved, Cr Mansfield seconded -**

9. **That Council note the fourth and final report to Council from the Youth Council Advisory Committee 2019.**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. Funding for the Youth Council program and activities has been allocated as part of Council's annual budget process.

### ***Community Engagement***

2. Youth Councillors have attended a number of Youth Drop In groups around Geelong to gain essential feedback from young people. The key engagement with Geelong youth was the Youth Summit on October 31.

### ***Social Equity Considerations***

3. The Youth Council provides an opportunity for young people to contribute to and be included in civic life.

### ***Policy/Legal/Statutory Implications***

4. The activities of the Youth Council comply with the Committee's terms of reference.

### ***Alignment to Council Plan***

5. The key priorities outlined in the annual plan align with Council Plan priorities of:
  - 5.1 Improved health and safety of our community – consult with the community on safety issues that are impacting them;
  - 5.2 A more inclusive and diverse community – further developing programs that support young people in our community;
  - 5.3 Effective environmental management – educating and assisting our community; and
  - 5.4 Organisational leadership, strategy and governance – communicating and engaging with the community.

### ***Conflict of Interest***

6. 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***

7. The Committee will provide advice to Council on specific issues relating to young people in our community.

### ***Environmental Implications***

8. There are no environmental implications.

THE CITY OF  
GREATER GEELONG

# YOUTH COUNCIL PRESENTATION TO COUNCIL

Tuesday 26 November 2019



JUNIOR MAYOR – JOSIE HORNE

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# Junior Mayor's Message

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## INTRODUCTION

Before I begin, I would like to acknowledge the Wadawurrung people, the traditional owners of this land, and pay my respects to their Elders past, present and emerging, as well as acknowledging all Aboriginal and Torres Strait Islander people present this evening. Good evening Mayor Stephanie Asher, Greater Geelong Councillors and directors, Youth Councillors and the gallery.

## PURPOSE

"Youth cannot know how age thinks and feels," Albus Dumbledore once stated, and the Youth Council have always displayed openness to the knowledge, kindness and reason of the Geelong Council, one that has been so supportive to all of us in turn.

My name is Josie Horne, I am the Junior Mayor for Geelong and tonight I will outline what the Youth Council has achieved since my last presentation on the 24th of September. We have given feedback to the Social Infrastructure and Customer Service teams, have been invited to attend the Barwon Water Regional Leaders Forum and have organised and run the inaugural Geelong Youth Summit.

## WHAT WE HAVE ACHIEVED IN THE PAST TWO MONTHS

### - Social infrastructure

The Youth Council has given feedback to the city's social infrastructure team regarding the needs of young people. We emphasised that young people value good sporting venues so that we can connect with friends and be involved in the community. As well as this, young people need a great public transport system so that we can have the freedom to move throughout Geelong, the Bellarine and Surf Coast in a free, environmentally conscious and cost-effective way.

Councillor Harwood once told me that, "You cannot stop people moving," and the Youth Council agreed that adding more bike lanes throughout our municipality would be an environmentally friendly and active way to get everyone where they need to go.

We gave this advice to the Social Infrastructure representative, who was extremely receptive to all our comments. We hope that Council will consider young people's views in the future and we are grateful to be given the opportunity to represent the youth perspective on this matter.

### - Customer Service feedback

As the Junior Mayor, I was invited to give youth feedback and suggestions to the Customer Service team in relation to the city's new Civic Precinct

I spoke about the broader views of the younger population, including the environment, accessibility and safety and that these topics should be prioritised and recognisable within the new building. This centre is a community building for everyone to enjoy, thus I suggested that there could be other organisations present in this building, such as headspace, homelessness and refuge services, so that anyone can visit these groups before being referred onto a specialised provider if needed. This can reduce the stigma and lack of access that surrounds many businesses that are vital to our community.

The customer service team were kind and open to these ideas; and I am grateful to have taken part and hope that the Youth Council can be involved in the later stages of developing this exciting new space.

### - Barwon Water - Water for our Future

The Youth Council has been made aware of Barwon Water's "Water for our Future" initiative and will attend Barwon Water's regional leadership forum.

The "Water for our Future" project aims to identify what the community's value of water is and how we can preserve it for the future. Without change, the water in our region will decrease due to climate change whilst Geelong's population will soar. By 2065, it is predicted that there will be 50 per cent less water per person due to these factors. That is almost

45 years from now, and I'm certain that well before my retirement I don't want to be stressed over my water consumption.

To address this issue, Barwon Water has invited the Youth Council to their Regional Leadership Forum, an event which invites a cross-section of the community to discuss these alarming truths and suggest solutions. We are excited to attend this event and represent the views of Geelong's youth so that we can have a water secure future.

Finally, members from each ward have attended a Drop In Youth Group to connect with young people on a grassroots level, in order to become a more reliable, representative and respected Youth Council. This occurred very recently, thus I will present a detailed report on our experiences in my next presentation to Council.

- **Youth Summit - A Brief Report**
  - **Youth feedback on event**
  - **Recommendation/s**

*Youth Summit has been the main focus of the Youth Council for the past three months. Youth Council have been organising this event and it is a vital that as Junior Mayor I report on this Summit during my presentation in order for Youth Council to demonstrate the views of young people and how the inaugural Youth Summit went.*

*It is in our Terms of Reference that we report on and facilitate this event, and the results of it must be reported to the community. The Youth Summit will be run on the 31th of October 2019, so there is plenty of time and an expectation that I, as the Junior Mayor, at least speak briefly about this Summit. I hope that by reserving space for this you understand the importance of the Youth Summit to the Youth Council and to young people in our region.*

*Thanks, Josie Horne, Junior Mayor*

## **CONCLUSION**

For the 2019 Youth Councillors, this role has been beyond what we could have imagined. All Youth Councillors have spoken on behalf of our respective communities. We have advocated for environmental sustainability, recognised the incredible achievements of our peers at the Youth Awards and have hosted Geelong's first Youth Summit.

Through initiating the Youth Council, the Geelong Council values the voices of young people and we are so grateful to the Geelong Council for setting up this ground-breaking endeavour, one that will continue in the future. Although I may not be the young person speaking to this council next year, I know that young people will always contribute innovative and creative ideas which can benefit our city.

I would like to formally thank all the Geelong Councillors for meeting the Youth Councillors and being so respectful and receptive to our perspectives. Personally, I would like to thank Councillor Harwood and Councillor Mason for the numerous meetings and great advice you have given me throughout this year, it is invaluable and such a pleasure meeting with you. Thank you to the Greater Geelong community, especially the youth, for embracing us and all we have to say. Finally, thank you to the many council officers who have put in tireless hours throughout the year to make the Youth Council possible, in particular Blake Edwards and Hinga Fletcher.

I am honoured to have held this position and am excited to see what the future of this Youth Council holds and how young people can truly change our City. We are free from the complexity of life, the ulterior motives and impersonal processes that many adults must face daily. We are optimists, and we see things simply and strive to make them better. We are empathetic and always remain hopeful. This hope and happiness have been a defining feature of the Youth Council of 2019. I thank Geelong Council for this incredible opportunity and I hope that this Council will forever value the youth voice: one of hope, empathy and happiness.

## **2. AMENDMENT C394 BELLARINE & CORIO BAY COASTAL INUNDATION OVERLAY– CONSIDERATION OF SUBMISSIONS**

**Source:** Planning, Design & Development – Strategic Implementation  
**Director:** Gareth Smith  
**Portfolio:** Planning

### **Purpose**

1. To consider submissions to Amendment C394 and refer them to an Independent Panel.

### **Background**

2. Amendment C394 implements the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* which mapped areas from Breamlea to Point Wilson that will be impacted by sea level rise inundation.
3. The Amendment includes planning scheme policy changes and applies a new Land Subject to Inundation Overlay (LSIO2) to properties identified as being subject to 0.8m sea level rise and a 1% AEP storm surge event as required by State Government policy.
4. The amendment applies the LSIO2 to 1600 properties around the City's coast including 1244 residential zoned properties of which 81 are vacant land.
5. In 14 May 2019 Council resolved to support the public exhibition of the amendment. It was exhibited from 11 July 2019 to 12 August 2019 with notice being sent to almost 2000 owners and occupiers of land affected by the proposed overlay.
6. A total of 43 submissions were received. Of these, 39 submissions objected and 4 submissions either supported, did not object or provided comments.

### **Key Matters**

7. Key issues raised in submissions include: impact on property values; insurance costs; valuation of land and rates; need for coastal protection works; floor levels and buildings heights; government agency submissions; criticism of technical basis; timeline of sea level rise projections; and requests to remove properties from the overlay.
8. Under the *Planning and Environment Act 1987*, Council must now either: change the Amendment as requested by submitters; refer submissions to a Panel; or abandon the Amendment or part of the Amendment.
9. The City recommends referring submissions to a Panel and only recommend making two minor changes requested by the Department of Environment Land Water and Planning.

**Cr Sullivan moved, Cr Kontelj seconded -**

10. **That Council having considered all submissions to Amendment C394 resolves to:**
  - 10.1 **Request the Minister for Planning to appoint an Independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider all submissions;**
  - 10.2 **Refer all submissions to the Panel; and**
  - 10.3 **Submit to the Panel its response to the submissions generally as outlined in this report.**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. Application of the overlay will not have any significant financial implications to Council with the exception of the usual costs associated with the planning scheme amendment process including Panel hearing fees and the cost of engaging an expert witness.

### ***Community Engagement***

2. Community engagement occurred previously as part of “Our Coast” including community open house sessions and publishing of extensive information on the website. This includes the scientific reports, hazard assessments and inundation maps which form the basis of this amendment.
3. Further opportunity for community input has occurred as part of the public exhibition of the planning scheme amendment. In the event that Council resolves to refer the submissions to an independent Panel, the submitters will be able to further present their case at a panel hearing.

### ***Social Equity Considerations***

4. The amendment has positive economic and social benefits by identifying areas where planning permit assessment can reduce the risk of the harm from coastal erosion, flooding, sea level rise and storm surge.

### ***Policy/Legal/Statutory Implications***

5. The amendment is supported by the following State planning policies:
  - 5.1 Clause 13.01-2S Coastal inundation and erosion – the amendment achieves the policy objective “to plan for the potential coastal impacts of climate change”;
  - 5.2 Clause 13.03-1S Floodplain management – the amendment meets the relevant objective.
6. The amendment supports and implements the following Local planning policies:
  - 6.1 Clause 21.05-4 Coastal environments with the objective: To protect, maintain and enhance the coast, estuaries and marine environment and to respect and manage coastal processes;
  - 6.2 Clause 21.05-5 Climate change which has the objective: “To plan for and adapt to the impacts of climate change”; and
  - 6.3 Clause 21.05-7 Flooding – has relevant objectives - to protect floodplains and to minimise the potential for damage and risks to public safety and property from flooding.

### ***Alignment to Council Plan***

7. The proposed amendment aligns with the Council Plan strategic priorities of:
  - 7.1 Planned sustainable development – including the priority of improving the environmental performance of new developments, using planning controls; and
  - 7.2 Effective environmental management – including the Climate Change Adaptation Strategy and protection of coastal areas.

***Conflict of Interest***

8. No City officers involved in the preparation of the report have a direct or indirect interest in the issue to which this report relates.

***Risk Assessment***

9. There is a risk if Council, as the Planning Authority, does not act on the coastal inundation mapping it has available, that it may be liable if flooding occurs in the future and damages property. Council can reduce this risk by acting on the scientific based data it has available and applying the appropriate overlay.
10. The overlay will help reduce risk of property damage as a result of sea level rise and coastal storm events by requiring a planning permit for new dwellings and other buildings and works. This will enable both Council as the Responsible Authority and the Corangamite Catchment Management Authority as the Floodplain Management Authority to apply adaptation measures such as raising building floor levels or building designs that allows periodic inundation to occur.

***Environmental Implications***

11. The amendment will help manage the environmental hazard posed by future sea level rise.

## **Attachment 2**

### ***Background***

#### Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment (Our Coast Project)

1. Victorian Government policy requires all councils to plan for a 0.8 metre sea level rise by the year 2100. To help guide our plan, the Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment – [Inundation Report](#) was prepared and released in December 2015.
2. The report was prepared as part of the [Our Coast](#) project. This project identified properties that will be subject to future flood events and sea level rise and is the basis for this amendment.
3. The Our Coast project is a Victorian Government funded initiative and covers the area from Breamlea to Point Wilson. It expands on two previous climate change coastal research projects undertaken by the CSIRO and the Victorian Government (Future Coasts). The Our Coast assessment is known as a “3rd pass” assessment.

#### Amendment C394

4. Amendment C394 includes a new Land Subject to Inundation Overlay (LSIO2) and local policy changes. The overlay will require a planning permit for new buildings and works on certain properties - as shown in the Overview Map in **Attachment 3**.
5. The LSIO2 overlay will apply to 1600 coastal properties on the Bellarine Peninsula and Corio Bay including 1244 residential zoned properties of which 81 are vacant land. Localities affected include Avalon, Lara, Corio, Geelong, East Geelong, Newcomb, Moolap, Leopold, Bellarine, Portarlington, Indented Head, St Leonards, Swan Bay, Ocean Grove, Wallington, Barwon Heads, Connewarre and Breamlea.
6. The Point Lonsdale area was mapped as part of the Our Coast project but is not included in C394. The maps need to be revised to take into account new waterways under construction in The Point residential development. This area will be subject to a later planning scheme amendment.

#### Authorisation and Public Exhibition of Amendment C394

7. On 14 May 2019 Council resolved to support the public exhibition of the amendment.
8. The Minister’s delegate issued authorisation on 13 June 2019 subject to the following conditions:
  - 8.1 *Reconcile the extent of overlap of the proposed LSIO mapping with existing flood provisions, in particular the Floodway Overlay mapping at Barwon Heads, Lake Connewarre and Reedy Lake.*
  - 8.2 *Include changes to the Schedule to Clause 72.03 to update the list of maps included in the scheme.*
  - 8.3 *Correct the LSIO-FO amendment maps to show “LSIO2”*
9. As a result of the first condition of the authorisation the overlay maps were revised to remove properties where the Floodway Overlay coincided with the proposed LSIO2 (mainly the rural fringe to Lake Connewarre, Reedy Lake and the Barwon River estuary).
10. The amendment was exhibited from 11 July 2019 to 12 August 2019.
11. Information was published on the [C394 webpage](#) including the amendment and supporting documents, Frequently Asked Questions and an interactive google map showing the extent of the overlay.

12. Notices were sent to 1913 owners and occupiers of land affected, government authorities, coastal land managers and prescribed Ministers.
13. Notices were placed in the following newspapers: the Geelong Independent on Friday 5 July 2019, the Geelong Advertiser Saturday 6 July 2019 and The Bellarine Times on Thursday 11 July 2019. A Government Gazette notice was published on 11 July 2019.

### ***Discussion***

14. As a result of exhibition a total of 43 submissions were received. Of these 39 submissions objected and 4 submissions either supported, did not object or provided comments.
15. A full summary of all the submissions is in **Attachment 4**, individual submitter names and addresses have been omitted for privacy reasons.
16. The majority of submissions related to specific properties with the most submissions coming from St Leonards (11 submissions) followed by Portarlington (7), Indented Head (5) and Ocean Grove (4).
17. The key issues raised in submissions can be grouped under the following themes:
  - 17.1 Impact on property values
  - 17.2 Insurance costs
  - 17.3 Valuation of land and rates
  - 17.4 Need for coastal protection works
  - 17.5 Floor levels and building heights
  - 17.6 Government agency submissions
  - 17.7 Criticism of technical basis
  - 17.8 Timeline of sea level rise projections
  - 17.9 Requests to remove properties from overlay
18. A summary of the key themes and an officer response follows:

#### Impact on property values

19. Eighteen submissions were received regarding the potential reduction in property values because of the overlay. Another seven submissions were received noting the potential impact on the future value, usability and resale of the property. Submissions also outlined difficulty to obtain financing for future purchases as the LSIO will be within the Section 32 contract of sale and higher construction costs associated with the redevelopment of properties due to the requirements of the LSIO.

#### City Response:

20. As outlined in the "Frequently asked questions" documentation exhibited with this amendment: designation of an area as 'subject to inundation' does not cause or change the likelihood of flooding but recognises the existing condition of land and its potential to be inundated in storm tide events and when sea levels rise. The value of any property is determined by the complex interplay of many different factors such as location, streetscape and amenity, and it is difficult to assign what effect if any, the identification of land as liable to flooding may have on the value of a property.

21. Properties are not uniformly affected by flooding and this may depend upon the frequency or severity of flooding, any implications for development or redevelopment, historical flood events, etc.
22. As stated in [Flood Victoria 2018](#) “Most banks and lending institutions do not account for flood risks when assessing loan applications unless there is a very significant risk of flooding to the property”.
23. Whilst the overlay is likely to require floor levels of new buildings to be constructed at a higher level than dwellings outside of a LSIO, the construction costs associated with these requirements are unlikely to be of a significant amount to prohibit future development. It is noted that many properties in the proposed LSIO are currently situated within Flood Prone Areas under the Building Regulations which require dwellings to be constructed at a higher level than dwellings outside of Flood Prone Areas.

#### Insurance costs

24. Four submissions identified the potential increase in insurance premiums or difficulty to obtain insurance coverage because of properties now being within the LSIO.

#### City Response:

25. Insurance premiums are likely to be based upon the latest available flood studies rather than Planning Scheme controls. The insurance industry has its own National Flood database where this information is obtained from.

#### Valuation of land and rates

26. Six submissions linked a reduction in property values associated with the proposed amendment with impacts upon Council rates. The submitters propose that properties situated within the LSIO should be revalued with rate reductions in line with reduced property values.

#### City Response:

27. As stated above - the value of any property is determined by the complex interplay of many different factors such as location, streetscape and amenity, and it is difficult to assign what effect, if any, the identification of land liable to flooding may have on the value of a property.
28. In previous instances where an independent planning panel has been asked to consider and report on submissions opposing the application of a flooding overlay, the issue of property devaluation has been considered and rejected by the panel (Reference: [Stonington, 2018 Amendment C221 FAQs](#))
29. Council rates are based upon the Capital Improved Value (CIV) of each property, with the valuation determined by the Valuer General of Victoria through contract valuers done in line with valuation best practice. Any changes in value are based upon market sales and any valuation changes are meant to reflect that.

#### Need for coastal protection works:

30. Council received submissions stating that the planning scheme alone will not result in changes to reduce the impact of possible inundation. A total of ten submissions have raised questions and concerns with what measures could or should be undertaken to ensure the potential impact of sea level rise is mitigated, with suggestions generally being for the construction of new or improved hard infrastructure such as sea walls.
31. Others believe that finances should be provided to construct defences to protect foreshore properties and public infrastructure from the rising threat of climate change.

32. One submitter believes there are more pressing projects such as surfacing of dirt roads in Portarlington which should be prioritised over an issue that may happen within the next 80 years.

City Response:

33. The proposed introduction of the LSIO intends to reduce the impact of possible inundation by requiring planning permission for certain buildings and works on properties that are subject to inundation and reducing the potential risk associated with sea level rise by the year 2100.
34. The City has previously provided information in the form of a Frequently Asked Questions list which included information on the issue of undertaking protection works around the coast, as paraphrased below:
35. The Our Coast project website does include descriptions of potential adaptation measures that could protect parts of the Bellarine and Corio Bay from sea level rise with examples including:
- 35.1 Constructing a higher seawall at Ocean Grove
  - 35.2 Raising seaside roads at Portarlington
  - 35.3 Raising the railway line at Point Lonsdale
  - 35.4 Back flow valves on stormwater outlets at Barwon Heads.
36. It is recognised that hard infrastructure (seawalls, etc.) could significantly change the nature of the coast (including amenity and access) and would not occur without significant community consultation.
37. The aspect of Our Coast that is ready for implementation is the Local Coastal Hazard Assessment (LCHA) prepared by Cardno and the associated flood modelling and mapping of different sea level rise and storm event scenarios.
38. This is the aspect that Amendment C394 is seeking to implement. In some cases the overlay mapping does take into account potential adaptation measures.
39. For instance, the Our Coast hazard, mapping showed isolated pockets of land some distance from the coast at Barwon Heads (around Hitchcock Ave) as being inundated. This is due to sea water backing up the stormwater outlets under extreme tides and storm surge.
40. However, it is anticipated that backflow valves on the stormwater outlets can be installed in the future to address this issue and as a result the overlay is not being applied to these properties.
41. A number of sections within the Executive Summary of the "Our Coast Inundation Report" are considered to address questions raised by submitters in particular that the study identified and informed hazards in a wide context with the recommendation that the most at risk areas are investigated in terms of assets, both built and natural and determine and prioritise mitigation actions.
42. In identifying the risk and mitigation assessments within the report, Council and other parties are able to prioritise the implementation of management actions to ensure best use of existing coastal management budgets, and provide information to gain external funding where possible.

### Floor levels and building heights

43. Some submissions were concerned that as a result of the proposed amendment requiring some buildings to be constructed at a higher floor level to accommodate potential inundation on a property, existing planning controls should be amended to accommodate any change.
44. The submissions infer that as dwellings may be required to consider an additional floor height of 0.8 metres the maximum permissible building height (roof) of any building under other overlays should increase by 0.8 metres to circumvent the requirement of a planning permit.

#### City response:

45. The proposed change would require an amendment to overlays such as the DDO14 and DDO19 to increase the maximum building height with which no planning permit would be required from 7.5 metres in height above natural ground level to 8.3 metres.
46. This change is not supported and is beyond the scope of the amendment C394.
47. However, while overlays such as DDO14 do not allow additional building height to be added to take into account increased floor levels, this issue is provided for in the residential zones. For instance the General Residential Zone has the following provision at clause 32.08-10:

*“Building height if land is subject to inundation*

*If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.”*

### Government agency submissions

48. Submitter 3 (Barwon Water) has recommended support of the proposed amendment subject to a number of requested changes:
  - 48.1 Addition of the following permit exclusion: Buildings and works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.
  - 48.2 That a standard permit require the overflow relief gully (ORG) be 150mm above the flood level.
  - 48.3 Consideration be given to how the flood risk will impact the servicing requirements. For example, the relationship between flood risk and the infrastructure servicing the development which may be located beyond the boundaries of the property.
49. Submitter 10 (Corangamite Catchment Management Authority) supports the Amendment and provides a six page submission providing background and relevant information (see **Attachment 5**). The CCMA states that it is supportive of Amendment C394 and will work closely with Council and other key stakeholders to ensure orderly planning outcomes are achieved.
50. Submitter 15 (Department of Environment, Land, Water and Planning (DELWP)) supports the amendment and suggests some minor wording improvements as follows:
  - 50.1 At Section 3.0 of the proposed LSIO2 Schedule relating to exemptions, DELWP suggests new wording: Works that have been granted consent under the Marine and Coastal Act 2018 or the Crown Land (Reserves) Act 1978 and are conducted

by a Public Land Manager or Committee of Management appointed under the Crown Land (Reserves) Act 1978.

50.2 The first point to Section 5 of the proposed LSIO2 Schedule relating to decision guidelines be amended to read as follows: *The views of the relevant Catchment Management Authority.*

City Response:

51. The proposed suggested amendments sought by Barwon Water have been considered and no changes are recommended as a result. There are already a wide range of exemption under the state LSIO clause (44.04) and the LSIO schedule. For instance the following permit exemptions already apply at Clause 44.04:

*To the following works in accordance with plans prepared to the satisfaction of the responsible authority:*

*– The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.*

*– The erection of telephone or power lines provided they do not involve the construction of towers or poles.*

52. Another relevant exemption is proposed in the LSIO2:

*Works carried out by any water authority to maintain and replace infrastructure related to sewer and water supply.*

53. There are also a wide range of General Exemptions for permits for Buildings and Works at Clause 62.02 of the planning scheme.

54. The proposed suggested amendments sought by DELWP are supported in full and a revised LSIO will be prepared showing the changes prior to a Panel hearing.

55. The supportive comments of DELWP and the CCMA are significant, particularly as the CCMA will be the main referral authority for permit applications triggered by the LSIO2. Council officers have worked closely with the CCMA and post exhibition conducted a joint site tour of areas on the Bellarine Peninsula affected by the overlay.

Criticism of technical basis

56. Nine submissions questioned the technical information contained within the Our Coast Report, the methods used and the accuracy of this information and the meaning of inundation.

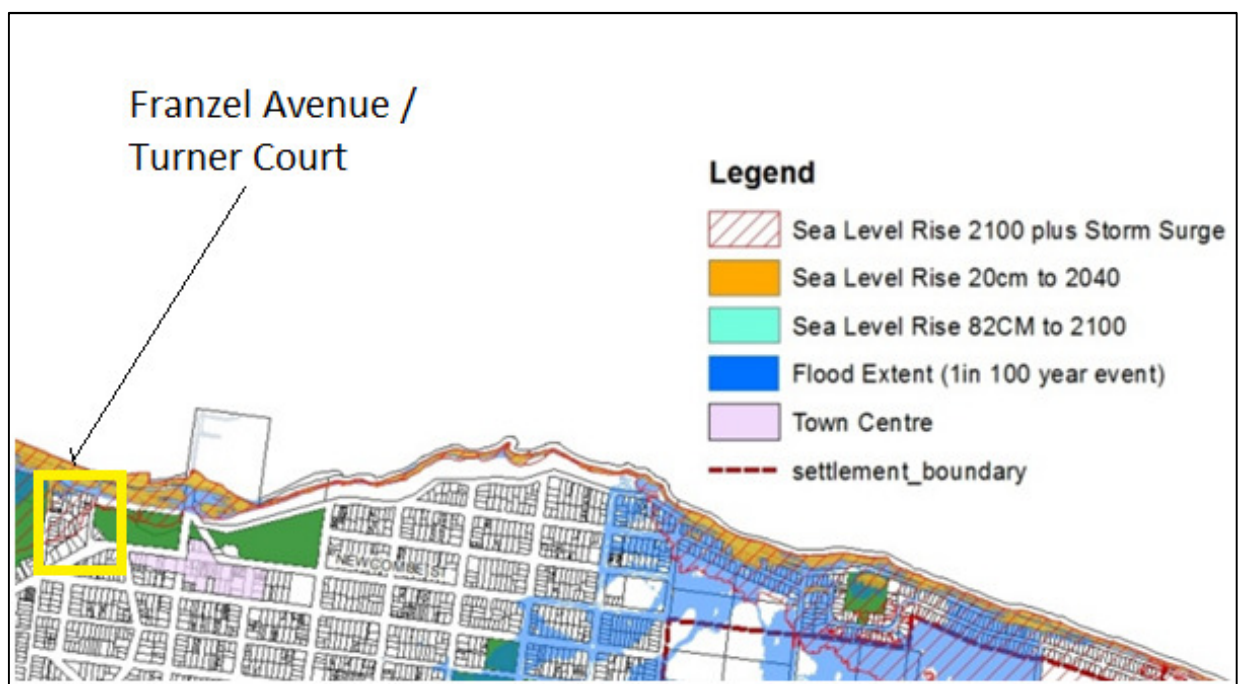
57. One submitter pointed out that the majority of the area from the south of Franzel Ave to the rear/south of Turner Court at Portarlington does not warrant inclusion in this proposed overlay. The submitters states the Portarlington Structure Plan (p,56) shows this area falls outside of any estimated future inundation risks.

58. One submitter stated that the proposed amendment does not mention the Moolap Coastal Planning Framework.

59. A submission raised whether the information obtained within the Our Coast Report utilised the contour intervals prior to the development of Swan View Estate or if the information was obtained from the finished floor levels from the survey company that subdivided the land within the estate.

City Response:

60. The data and accuracy of the information contained within the Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment – Inundation Report 2015 (the “Our Coast” report) is known as the third pass assessment with previous assessments undertaken by the CSIRO for the Commonwealth and State Governments starting in 2009.
61. The Our Coast Report is considered to provide suitable informed and well researched information about the extent of coastal hazards and the impacts on the coastal environments subsequent risk and mitigation assessments.
62. The information contained with the report has provided the City of Greater Geelong with sufficient information to provide the policy support required for the proposed implementation of the LSIO to affected properties.
63. The amendment is based on modelling prepared by expert consultants that reflects state policy requirements. The process of measurements used within the Our Coast Report and survey heights used to perform this study have been undertaken within a tolerance that is an acceptable best practice used within the engineering industry.
64. In relation to the Portarlington Structure Plan, at page 13 the Structure Plan states:  
*“Portarlington’s location on the Bellarine Peninsula makes it susceptible to climate change impacts, particularly those low-lying areas in the western and eastern parts of Portarlington. Council’s Climate Adaptation Strategy 2011 has led to the preparation of a 3rd Pass Local Coastal Hazard Assessment”.*  
*“This project builds on the State Government’s Coastal Inundation Dataset (2nd Pass Assessment). The project has a purpose to provide data sets and spatial mapping of Geelong’s coastline and potential future inundation as a result of sea level rise, storm surge and estuarine flooding”.*
65. The area of land within Turner Court and the land south of Franzel Avenue shown within Map No. 07 within the Portarlington Structure Plan is shown as land which is subject to Sea Level Rise in the year 2100 plus Storm Surge - see map below.



66. In relation to the Moolap Coastal Planning Framework Plan, this Plan was informed by the modelling used to generate the LSIO extent and it notes that *“these areas are significant but also vulnerable and predicted to be further impacted by climate change and sea level rise. Urban development in these sensitive areas is to be avoided and the environment will be prioritised”*.
67. In relation to the Swan View Estate, this is a multi-lot residential subdivision located at 189 Bluff Road St Leonards. Planning Permit 1071/2007 allowed the subdivision of the site and was issued on 23 December 2011. The proposed subdivision was for 102 residential allotments over 5 stages. The levels of land within the estate would be consistent with the levels associated with the third pass within the Our Coast Report.

#### Timing of sea level rise projections

68. Twelve submissions raised issues with the timeline of the projected impact of sea level rise and inundation. Many of the submissions had an issue with the timeframe of predicted inundation at 2100 with the view that the evidence to support these levels was inaccurate and suggestions were made that the report should be updated every 15 to 20 years.

#### City Response:

69. The Intergovernmental Panel on Climate Change Fourth Assessment Report 2007 (IPCC) projects sea-levels will rise by around 0.8 metres by the end of the century, and that larger rises cannot be ruled out. On the basis of the IPCC report, Victorian Government policy requires all councils to plan for a 0.8 metre sea level rise by the year 2100.
70. In addition to the above, the Our Coast Report recommended that *“this study is updated every 5-10 years to incorporate revised sea-level rise guidance and measured increases, monitoring findings to ensure better certainty in the inundation hazard assessments and review and consider coastal management changes where action has been taken and works carried out”*.
71. The primary role of the LSIO is to ensure buildings and works respond to existing and future inundation risks. Given a 50 year ‘Normal’ design life for new buildings (*Handbook: Durability in Buildings including Plumbing Installations, ABCB, 2015*) it is appropriate to consider the longer timeframe. Design responses can be varied depending on the scope of works proposed, e.g. lower floor levels for non-habitable/non-critical/temporary buildings.
72. Modelling of natural hazards is a dynamic process and better information typically becomes available as time goes on. This does not mean the modelling work to date is invalid and should be disregarded.

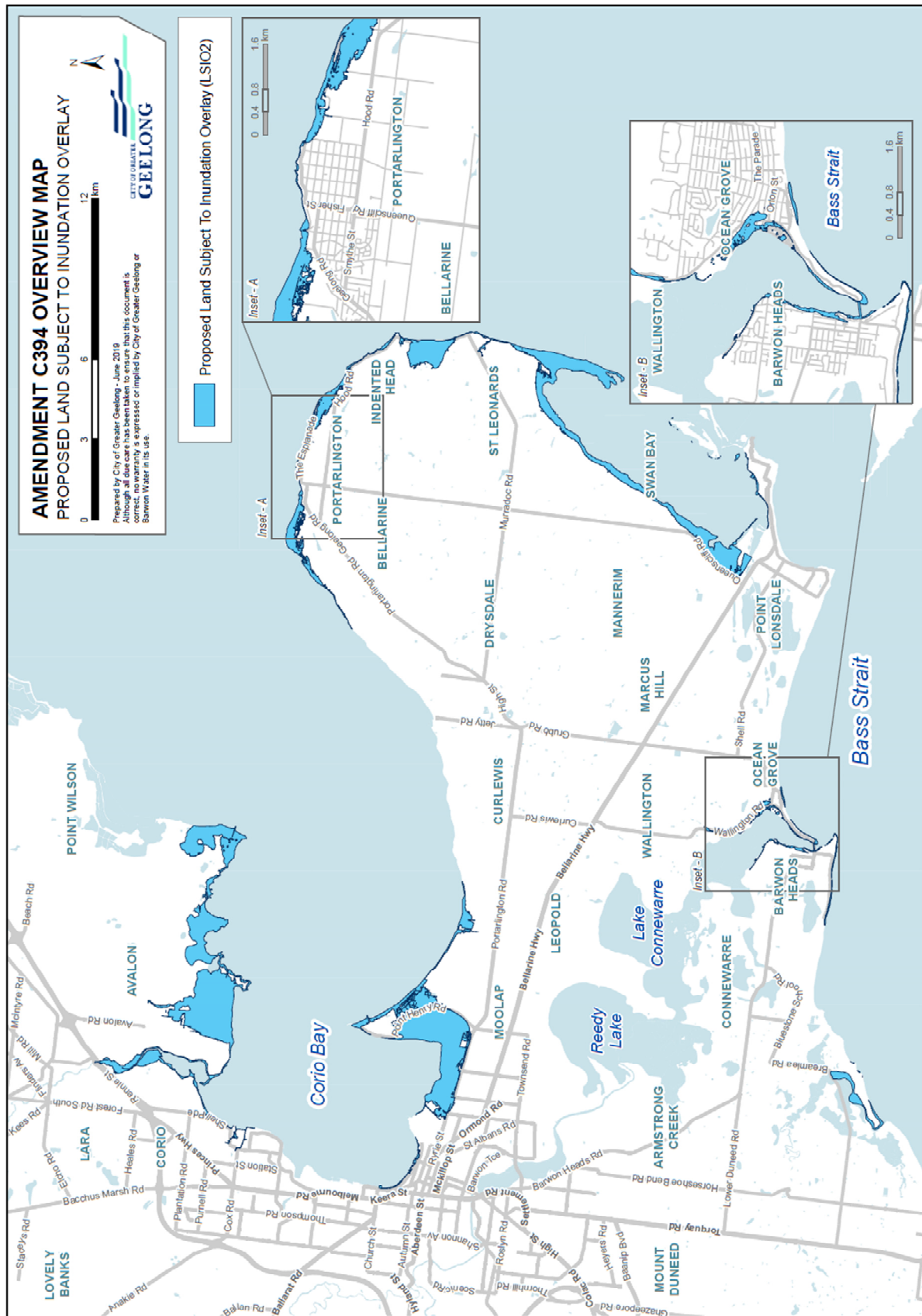
#### Requests to remove properties from overlay

73. The following properties/areas have made submissions requesting to be removed from the overlay:
  - 73.1 22 Ord Street St Leonards
  - 73.2 18 Ord Street St Leonards
  - 73.3 The area from the south of Franzel Ave to the rear / south of Turner Court
  - 73.4 475 The Esplanade St Leonards
  - 73.5 11 Manning Street St Leonards
  - 73.6 15 Sproat Street Portarlington.

City Response:

74. Removal of properties from the overlay in the absence of alternative inundation modelling is not recommended.

**Attachment 3 – Overview map of areas proposed for Land Subject to Inundation Overlay**





**Attachment 4 – Summary of Submissions**

No.	Surname	First Name	Address	Suburb	Summary
1	Individual submitter			Highton	Objection <ul style="list-style-type: none"> <li>• Owner of a property at Ord Street St Leonards and a request to remove the property from the overlay.</li> <li>• The time line date within the report is not sufficient, it is suggested it is reviewed in 20 years' time.</li> <li>• Question as to what inundation of the property means as the property may be inundated?</li> <li>• Possible reduction in property value as a result of the overlay.</li> </ul>
2	Individual submitter			Breamlea	Support <ul style="list-style-type: none"> <li>• The accuracy of projections can currently be seen in Breamlea with the river mouth blocked and the wetlands flooding onto the road with parts of Horwood Drive covered with water.</li> </ul>
3	Barwon Water	C/- Julia Stanley	55 Ryrie Street	Geelong	Support (with changes) <ul style="list-style-type: none"> <li>• Barwon Water supports C394 however requests the following changes:</li> <li>• Addition of the following permit exclusion: Buildings and works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.</li> <li>• That a standard permit require the overflow relief gully (ORG) be 150mm above the flood level.</li> <li>• Consideration be given to how the flood risk will impact the servicing requirements. For example, the relationship between flood risk and the infrastructure servicing the development which may be located beyond the boundaries of the property.</li> </ul>
4	Individual submitter			Portarlinton	Objection <ul style="list-style-type: none"> <li>• Addition actions should be planned and implemented to consider the increased vulnerability to extreme weather and flooding due to the impact of climate change.</li> <li>• Finances should be provided to construct defences to protect foreshore properties and public infrastructure from the risking threat of climate change.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>• Immediate proactive remediation works to reduce the likelihood of damage to properties and roads that are relatively low lying in the area now and in the future.</li> <li>• Council has a responsibility as the legal custodian of these beaches to protect community members from the damaging effects of climate change in the planning processes as well as remedial and effective construction of a range of defences against potential inundation.</li> </ul>
5	Individual submitter			Bundoora	Objection <ul style="list-style-type: none"> <li>• Property owner at Whiting Avenue Indented Head.</li> <li>• Potential impact upon property values / rates.</li> </ul>
6	Individual submitter			Footscray	Objection <ul style="list-style-type: none"> <li>• Property owner at Ord Street St Leonards.</li> <li>• The surveyed 0.8 metre sea level risk high water mark is not anticipated to reach beyond the front fence line by 2100.</li> <li>• The projected inundation would not affect current buildings on our land for a considerable time after 2100.</li> <li>• The setback from the fence line to the existing dwelling on the subject site is 9 metres.</li> <li>• Based upon the above points the property should not be included within the proposed amendment.</li> <li>• Potential decrease in property valuation which could have impacts upon current and future values.</li> </ul>
7	Individual submitter			Portarlinton	Objection <ul style="list-style-type: none"> <li>• Other projects within Portarlinton such as the surfacing of dirt roads should be prioritised over and issue that may happen within the next 80 years.</li> </ul>
8	Individual submitter			St Leonards	Objection <ul style="list-style-type: none"> <li>• The proposed amendment is planned to far in advance being the year 2100. If the evidence is more succinct such as within 25 years it would be more beneficial than the current projected 2100.</li> <li>• Devaluation of properties as a result of the amendment for properties on the Lower Bluff of St Leonards.</li> </ul>
9	Individual submitter			St Leonards	Objection

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>The amendment is based upon a theory not established facts.</li> <li>There is no way to predict whether in 80 years the oceans will rise or fall.</li> <li>Devaluation of properties as a result of the amendment for properties on the Bellarine Peninsula and the Lower Bluff of St Leonards.</li> </ul>
10	Corangamite Catchment Management Authority	Dr Geoff Taylor	64 Dennis Street	Colac	<p>Support (with changes)</p> <ul style="list-style-type: none"> <li>Corangamite CMA supports the implementation of Amendment C394 to the Greater Geelong Planning Scheme to:               <ol style="list-style-type: none"> <li>Amend Clause 21.05 to refer to the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment and make minor policy changes;</li> <li>Introduce Schedule 2 to the Land Subject to Inundation Overlay titled “Coastal Inundation and Hazard” (LSIO2); and</li> <li>Apply the new LSIO2 to land identified as being inundated by the 1% AEP flood event plus 0.8 metre sea level rise.</li> </ol> </li> </ul>
11	Individual submitter			Portarlinton	<p>Objection</p> <ul style="list-style-type: none"> <li>The majority of the area from the south of Franzel Ave to the rear / south of Turner Court does not warrant inclusion in this proposed overlay.</li> <li>The Portarlinton Structure Plan prepared by the City of Greater Geelong in March 2016 (page 56) shows this area falls outside of any estimated future inundation risks.</li> <li>Based on the Portarlinton Structure Plan and the inundation Report why is there a need to include Turner Court in the Inundation Overlay?</li> </ul>
12	Individual submitter			Ocean Grove	<p>Objection</p> <ul style="list-style-type: none"> <li>A higher levy wall or rock wall should be constructed along Peers Crescent Ocean Grove from the boat ramp along Peers Crescent to where the land rises to a hill.</li> <li>An overlay will not resolve issues, Council has a responsibility to create this levy bank / rock wall.</li> </ul>
13	Individual submitter			Ocean Grove	<p>Objection</p> <ul style="list-style-type: none"> <li>Request the Council install rock walls or similar to minimise the effects of rising flood levels.</li> <li>Concern of flooding Barwon Rive along Peers Crescent Ocean Grove.</li> <li>Extend existing rock walls towards the caravan park area.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
14	Individual submitter			Bulla	<p>Objection</p> <ul style="list-style-type: none"> <li>Property values may be affected by the overlay.</li> </ul>
15	Dept. of Environment, Land, Water and Planning	Samantha Culver	Level 4, 30-38 Malop Street	Geelong	<p>Support (with changes)</p> <ul style="list-style-type: none"> <li>DELWP supports the proposed amendment, as it related to implementing recommendations of the Victorian Coastal Strategy and Clause 13.01-2S of the Planning Policy Framework and suggests some minor suggestions for improvement for Councils consideration.</li> <li>Section 3.0 of the proposed Schedule 2 to Clause 44.04 Land Subject to Inundation Overlay, DELWP suggest that COGG replace the words “Works carried out under the Marine and Coastal Act 2018 or the Crown Land (Reserves) Act 1978 that have had regard to the Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment and are conducted by a public land manager or a coastal committee under the Marine and Coastal Act 2018” with:</li> <li>Works that have been granted consent under the Marine and Coastal Act 2018 or the Crown Land (Reserves) Act 1978 and are conducted by a Public Land Manager or Committee of Management appointed under the Crown Land (Reserves) Act 1978.</li> <li>The first point to Section 5 of the proposed Schedule 2 to Clause 44.04 Land Subject to Inundation Overlay be amended to read as follows: The views of the relevant Catchment Management Authority.</li> </ul>
16	Individual submitter			Indented Head	<p>Objection</p> <ul style="list-style-type: none"> <li>No benefit based on the location of the property and the projected water overlays by 2100.</li> <li>With the projected sea level rise of 0.8 metres or more access to the property will not be possible as it will be completely surrounded and inundated by water therefore unusable.</li> <li>What is Council doing to ensure these properties can continue to be used beyond 2100.</li> </ul>
17	Individual submitter			Rowsley	<p>Objection</p> <ul style="list-style-type: none"> <li>Concern with the proposed impact on land at Second Avenue St Leonards.</li> <li>The objection is informed by The Victorian Coastal Strategy (VCS) 2008, the Marine and Coastal Act 2018 (The Act), Victoria’s Coast and Marine Environments under Projected Climate Change.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>• The potential negative impact on 1,614 properties such as: devaluation of property, impact on future property sales, impact on planning permits, impact on building and or structural changes to properties, increased insurance costs, increased premiums, restrictive conditions or the inability of some properties to obtain instance coverage.</li> <li>• Potential impact on economic development and tourism in the area.</li> <li>• Coastal climate change impacts should be well informed, well researched and provide conclusive evidence and rational for COGG to support a significant policy change.</li> <li>• The proposed amendment contains a lack of evidence informing the decision including the apparent risk.</li> <li>• The Act (Section 11) outlines evidence-based decision making as a guiding principle for making an informed decision on policy of this nature.</li> <li>• The Act (Section 13) also outlines that risk management and regulatory approaches should be appropriate to the risk involved.</li> <li>• The level of uncertainty and the lack of recent / available data presented in the report.</li> <li>• The need for further work before providing a conclusive assessment.</li> <li>• Lack of solid research behind the proposed overlay.</li> <li>• Question as to what the City of Greater Geelong is currently doing to prevent these issues which may not require the LSIO2 to be implemented on some properties in St Leonards Lake Reserve and Salt Lake.</li> <li>• A comparable report “Victoria’s Coast and Marine Environments under Projected Climate Change: Impacts, Research Gaps and Priorities 2018’ while there is much known about the general extent and likely impacts of climate change, there are major gaps in knowledge, especially relating to coastal regions.</li> <li>• Lack of community consultation in the form of hard copy information supplied to affected residents and ratepayers.</li> <li>• The report identifies limitations with the inundation assessments due to the nature of the differing coastal environments.</li> </ul>
18	Individual submitter			Indented Head	<p>Objection</p> <ul style="list-style-type: none"> <li>• Inaccuracy of the flood study to project 80 years into the future is not a true or precise report.</li> <li>• Survey heights used to perform this study have flaws as the tolerances for the heights taken are not accurate due to the process used to measure.</li> <li>• Decreased property values.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>• Difficulty in obtain financing for future purchases as the LSIO will be within the Section 32 contract of sale.</li> <li>• Higher insurance premiums.</li> <li>• Council should have made adequate provisions to protect the foreshore from rising sea levels and 1 in 100 year flooding.</li> </ul>
19	Individual submitter			Barwon Heads	Objection <ul style="list-style-type: none"> <li>• Minimal possible impact on the northern boundary which does not affect existing buildings or possibly any new buildings.</li> <li>• The amendment is based on a possible sea level rise of 80cm over the next 80 years with insufficient evidence to support this claim.</li> <li>• Decreased property values.</li> <li>• Higher insurance premiums.</li> </ul>
20	Individual submitter			Cremorne	Objection <ul style="list-style-type: none"> <li>• Owner of property on Lelean Street, Ocean Grove.</li> <li>• Requesting the alignment of the overlay be adjusted to remove the Lelean Street property.</li> </ul>
21	Individual submitter			Portarlinton	Objection <ul style="list-style-type: none"> <li>• The amendment will render the property worthless.</li> <li>• Council should plan for the future with rock walls or plantings.</li> <li>• Changes to land rates.</li> <li>• The sea levels may not rise to the predicted levels and property owners will be left with the overlay.</li> </ul>
22	Individual submitter			St Leonards	Objection <ul style="list-style-type: none"> <li>• No objection to the proposed increase of 0.8 metres in floor levels of future buildings, however the maximum allowable building height (roof) of any building under the overlay be increase by 0.8 metres to circumvent the otherwise possible requirement of a planning permit over a building permit for double storey buildings thus removing a totally unnecessary procedure and expense to the building process.</li> </ul>
23	Individual submitter			Gisborne	Objection

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>• Objection to the inclusion of the property at Lelean Street Ocean Grove within the LSIO2 Overlay.</li> <li>• The floor level set by the Corangamite Catchment Management Authority was a condition placed on the property when it was redeveloped in 2007/2008.</li> <li>• The allotment was filled to a height above the flood level at the time and therefore should be excluded from the plan “Proposed Land Subject to Inundation Overlay” LSIO2.</li> </ul>
24	Individual submitter			Taylors Lakes	<p>Objection</p> <ul style="list-style-type: none"> <li>• Property owners on The Esplanade St Leonards.</li> <li>• The property is right on the edge of the overlay at most approximately only 5-10% the site is impacted by potential future flooding, and thus the property should be removed from the overlay.</li> <li>• Impact on the land value of the property.</li> <li>• Potential to impact the ability of the property to be redeveloped and result in higher construction cost.</li> </ul>
25	Individual submitter			Glenroy	<p>Objection</p> <ul style="list-style-type: none"> <li>• Potential impact on the future value, usability and resale of the property.</li> <li>• The overlay appears to impact on quarter of the property at Manning Street St Leonards.</li> </ul>
26	Individual submitter			Drysdale	<p>Support</p> <ul style="list-style-type: none"> <li>• Support for adapting planning matters in light of future climate change and predicted sea water level rises.</li> <li>• Suggestion that COGG should sign up to the “Climate Emergency” movement.</li> <li>• COGG should also take steps to update and amend building regulations so that renovations and future builds, both commercial buildings and private homes are built to withstand stronger more frequent storms.</li> </ul>
27	Individual submitter			Point Lonsdale	<p>Objection</p> <ul style="list-style-type: none"> <li>• What are Council doing to protect the affected properties other than prepare reports about what is expected to happen?</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>Impact to the value of all affected properties. Properties should be revalued, and rates immediately adjusted in line with this reduced value.</li> </ul>
28	Individual submitter			Cloisters Square PO	<p>Objection</p> <ul style="list-style-type: none"> <li>As the proposal required minimum levels as an outcome of the LSIO, the LSIO should also incorporate provisions which specifically preclude rejection of development proposal which may result in a size and scale which is not consistent with development currently in a locality.</li> <li>Part of the review process should be the revisiting of previous management plan actions to determine which actions have and have not been undertaken and why, their effectiveness and any implementation issues experienced by local managers.</li> </ul>
29	Individual submitter			St Leonards	<p>Objection</p> <ul style="list-style-type: none"> <li>Concerns regarding how the information that form the report applicable to this particular subject site was ascertained?</li> <li>Was the information obtained from the contour intervals prior to the development of Swan View Estate or was this information obtained from the finished floor levels from the survey company that subdivided the land in question?</li> <li>Plan 74LSIO-FO suggests contours, which are usually + or – 25cm, shown prior to any fill placed during constructions which would make any assessment flawed.</li> <li>Potential impact on valuation of property.</li> <li>Potential for changes to insurance premiums for flood damage, even as a result of a storm.</li> </ul>
30	Individual submitter			Moolap	<p>Objection</p> <ul style="list-style-type: none"> <li>The inundation level line appears somewhat arbitrary on the neighbouring properties.</li> <li>Are there any inundation mitigating measures planned for the area and whether this can make an impact on the proposed amendment?</li> <li>The proposed amendment does not mention the Moolap Coastal Planning Framework.</li> </ul>
31	Individual submitter			Indented Head	<p>Objection</p> <ul style="list-style-type: none"> <li>There is a water outlet between 234 and 235 The Esplanade, Indented Head and the road at this location cambers away from the shoreline.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>The road should be raised on the south side with recycled plastic stabilisers and removing gutters to produce a better flow pattern for any flood waters.</li> </ul>
32	Individual submitter			Highton	<p>Objection</p> <ul style="list-style-type: none"> <li>The amendment does not seek to protect property.</li> <li>Impact upon property valuation.</li> <li>Not plans of how COGG may mitigate the properties to be protected.</li> <li>Raising properties by 0.8 metres will result in difficulties with accessing and servicing sites.</li> <li>Question as to will rates money or other taxes be used to fund mitigation works?</li> </ul>
33	Individual submitter			Alfredton	<p>Objection</p> <ul style="list-style-type: none"> <li>Property owner on Point Richards Road, Portarlington.</li> <li>Potential property devaluation.</li> </ul>
34	Individual submitter			Geelong	<p>Objection</p> <ul style="list-style-type: none"> <li>Potential property devaluation / changes to property rates.</li> <li>The report should be updated every 15 years as opposed to the forecasting currently proposed within the report.</li> </ul>
35	Individual submitter			Tullamarine	<p>Objection</p> <ul style="list-style-type: none"> <li>No evidence of sea levels rising by any margin of significance.</li> </ul>
36	Individual submitter			Indented Head	<p>Objection</p> <p>The amendment is totally unnecessary.</p>
37	Individual submitter			Portarlington	<p>Objection</p> <ul style="list-style-type: none"> <li>The level of sea water rise by the year 2100 is an assumption.</li> <li>COGG should protect the foreshore through the construction of sea walls in key areas.</li> </ul>
38	Individual submitter			Ocean Grove	<p>Objection</p> <ul style="list-style-type: none"> <li>Land at Peers Crescent which was filled up over 300mm above the depth provided by the Bellarine Council 30 years ago.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"> <li>No mention of preventative infrastructure such as one way flood gates or drains or possible sea walls to protect residents and Council.</li> </ul>
39	Individual submitter			Harkness	<p>Objection</p> <ul style="list-style-type: none"> <li>Owners of property on Sean Parade St Leonards.</li> <li>Query as to why the property listed as part of further inundation when Council resources show the property is not affected by the flooding of the inundation overlay and is not mentioned within detailed reports?</li> <li>Land subject to inundation will be listed within the Section 32 and could impact future building permits on the land.</li> <li>Possible impact upon property values / the ability to sell the property in the future.</li> </ul>
40	Individual submitter			Portarlinton	<p>Objection</p> <ul style="list-style-type: none"> <li>Removal of the property from the overlay as the boundary of the overlay only includes a small part of the land.</li> <li>Sand / shell grit as a result of dredging activities for the ferry has resulted in greater damage then from tides (erosion) and blocked stormwater drains.</li> </ul>
41	Individual submitter			St Leonards	<p>Objection</p> <ul style="list-style-type: none"> <li>A more exact nature of the issue could be achieved.</li> <li>The arbitrary nature of selection of properties in my street whereby approximately half a metre of my property to be included in the amendment whilst others are excluded.</li> <li>Devaluation of property.</li> <li>80 years is to long can the information be reviewed every 20 years.</li> <li>Request that the property is excluded from the amendment given that neighbouring properties which are located the exact same distance from the sea are excluded.</li> </ul>
42	Individual submitter			St Leonards	<p>Objection</p> <ul style="list-style-type: none"> <li>Changing the planning scheme alone will not result in changes to reducing the impact of possible inundation.</li> <li>The methodology used is vague rather than based on validated scientific evidence.</li> <li>The amendment is an easier way for Council to avoid responsibility for not placing priority on ensuring coastal areas are protected from rising sea levels and other factions that contribute to climate change have not been addressed.</li> </ul>

No.	Surname	First Name	Address	Suburb	Summary
					<ul style="list-style-type: none"><li>• Council will benefit from the amendment by increased revenue for planning permit applications with no obligation to do anything else towards protecting the coastline.</li><li>• Impact upon property prices.</li><li>• A rate reduction should be charged by the council to compensate for the reduction in the value of the land and the buildings for the properties identified in the report.</li></ul>
43	Individual submitter			Essendon	Objection <ul style="list-style-type: none"><li>• Disagreement with the contents of the report regarding the prediction of a 0.8 metre sea level rise in 80 years</li></ul>

## Attachment 5 – Corangamite CMA Submission in support of Amendment C394



**CMA Reference No:** CCMA-F-2019-00693  
**Document No:** 1  
**Council No:** C394  
**File No.:** STP/02-0002  
**Date:** 21 August 2019

Mr Peter Smith  
Coordinator Strategic Implementation  
City Development  
City of Greater Geelong  
Po Box 104,  
Geelong Vic 3220

[strategicplanning@geelongcity.vic.gov.au](mailto:strategicplanning@geelongcity.vic.gov.au)

Dear Peter,

**CMA Reference Number:** CCMA-F-2019-00693

**RE: Amendment C394 – Land Subject to Inundation Overlay for Bellarine Peninsula and Corio Bay**

Thank you for the opportunity to provide comment on Amendment C394 – Land Subject to Inundation Overlay for Bellarine Peninsula and Corio Bay. Below is the Corangamite CMA's understanding of what the amendment proposes to achieve:

- To implement the Inundation Report for the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015.
- To include policy changes to the Municipal Strategic Statement, introduces a new Land Subject to Inundation Overlay (LSIO) schedule and applies the LSIO to properties identified as being subject to future flood events and sea level rise.
- Amend Clause 21.05 Natural Environment to refer to the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015 and include a new objective and strategy at Clause 21.05-5 Climate Change relating to coastal impacts of climate change.
- Introduce a new Schedule 2 to Clause 44.04 Land Subject to Inundation Overlay titled "Coastal Inundation and Hazard" (LSIO2).
- Apply the Land Subject to Inundation Overlay Schedule 2 (LSIO2) to land identified in the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015 as being inundated by the combined effects of the 1% Annual Exceedance Probability (AEP) storm surge flood event plus 0.8 metre sea level rise.
- Amend the Schedule to Clause 72.03 to update the list of maps forming part of the scheme.





#### **Rationale for Inundation Mapping**

The Greater Geelong City Council, in conjunction with its partner agencies, have completed the Inundation Report for the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment. Outputs from this project were designed to provide councils and land managers with data sets that considered future coastal related hazards and climate-change related challenges, and to inform strategic planning and decision making. Currently, there are no formal flood mapping overlays currently within the Greater Geelong City Councils planning scheme that address coastal inundation. This Amendment C394 will address this matter with the introduction of a Land Subject to Inundation Overlay 2 (LSIO2).

**Corangamite CMA is supportive of Amendment C394 and will work closely with Council and other key stakeholders to ensure orderly planning outcomes are achieved.** As part of this process, best practice floodplain management principles must be upheld when assessments are made that consider future coastal inundation. Corangamite CMA is firmly of the view that, when applying the LSIO2 inundation overlay to coastal areas, the guidelines and the provisions of the planning scheme (outlined below) require us to plan for '... at least 0.8 m sea level rise by 2100' in all coastal areas.

The LSIO2 study area has identified 1614 coastal properties that the LSIO2 overlay will apply to. These properties are spread out on the Bellarine Peninsula and Corio Bay and include Avalon, Lara, Corio, Geelong, East Geelong, Newcomb, Moolap, Leopold, Bellarine, Portarlinton, Indented Head, St Leonards, Swan Bay, Ocean Grove, Wallington, Barwon Heads, Connewarre and Breamlea.

Of the 1614 coastal properties that the LSIO2 overlay will apply to, there are 1269 Properties in *urban zones* affected by LSIO2 (Residential, Commercial, Mixed Use, Rural Living zones) with approximately 79 of those properties being vacant.

The State Government policy identifies the requirement for councils to plan for a 0.8 metre sea level rise by the year 2100. The LSIO2 proposed to address this State Government policy in the Greater Geelong City Council's region.

By means of background the Greater Geelong City Councils objectives of the proposed Land Subject to Inundation Overlay 2 include to:

- protect land vulnerable to coastal inundation from inappropriate development.
- plan for projected sea level rises to ensure that the community and assets are not exposed to an unacceptable level of risk associated with the coastal impacts of climate change.
- ensure that any new development is suitably designed to ensure that it is compatible with the identified flood hazard and local drainage characteristics.

This project identified properties that will be subject to future flood events and sea level rise and is the basis for this planning scheme amendment.

Corangamite CMA understands that the LSIO2 will trigger a requirement for a planning permit for new buildings and works on properties covered by the LSIO2 in the study area. Importantly, the schedule to the LSIO2 also identifies when a permit is *not* required to construct a building or carry out works.

#### **CMA's Role**

Corangamite CMA also recognises its role as a recommending planning referral authority in accordance with the provisions of *Section 55 of the Planning and Environment Act 1987*.

The Corangamite Catchment Management Authority (CMA) also has waterway and floodplain management functions under the Water Act 1989. The Minister for Water has formally designated the CMA as the 'floodplain management authority' for all the Greater Geelong City Councils catchments within the CMA's waterway management district.

As part of our floodplain management role, Corangamite CMA is required to assess and provide advice on inundation from any source; whether that be riverine or coastal inundation. In this instance, Amendment C394 relates specifically to flooding arising from coastal inundation. The flooding characteristics of coastal inundation differs from that of Riverine and Urban flooding and thus the assessment process needs to consider the characteristics specific to coastal inundation. The assessment process is an evolving space in coastal inundation, with more emphasis on assessments which take into consideration future sea level rise up to year 2100.



Precedents in other parts of the state where the related LSIO has been successfully applied are as follows:

- South Gippsland Shire Council Amendment C81
- Bass Coast Amendment C82.
- Mornington Peninsula Amendment C216.
- Moyne Planning Scheme Amendment C60.

Like any other State Government Agency, Corangamite CMA is guided by and obliged to implement the policies of the Victorian State Government. Policy statements relevant to amendment C394 are outlined below.

#### **Policy Basis**

This section presents a selection of what we see as the most relevant policy statements relating to the CMA's involvement in Amendment C394.

### **1. Greater Geelong City Council Planning Scheme – State Planning Policy Framework Clause 13. Environmental Risks and Amenities**

#### **13.01 Climate Change Impacts**

##### **13.01-2S Coastal inundation and erosion**

**Objective** – To plan for and manage the potential coastal impacts of climate change.

**Strategy** - Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.

Consider the risks associated with climate change in planning and management decision making processes.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk

Based on the above policy statements, Corangamite CMA is required by Government policy to 'Plan for sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions'. This is an obligation imposed on the CMA to implement the policies of the Victorian State Government.

### **2. 13.03 Floodplains**

#### **13.03-1S Floodplain Management**

**Objective** - To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

**Strategy** – Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.

Avoid intensifying the impact of flooding through inappropriately located use and development.

### **3. Local Planning Policy Framework**



### **21.05 Natural Environment**

#### **21.05-1 Key Issues and Influences**

The extensive coastline is an important natural feature of the municipality, which is vulnerable to the impacts of urban development, climate change and natural processes.

A number of areas in the municipality are susceptible to flooding, via the flooding of waterways, stormwater runoff and coastal inundation, which have the potential to result in significant adverse economic, social and environmental impacts.

#### **21.05-4 Coastal Environments**

##### **Objectives**

- To protect, maintain and enhance the coast, estuaries and marine environment.
- To respect and manage coastal processes.

##### **Strategies**

- Setback future land use and development from coastal areas, estuaries and coastal wetlands to provide a buffer which is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.
- Focus urban coastal development within existing urban settlements.
- Avoid the loss of, and wherever possible increase, public access to the foreshore environment.
- Restrict development on primary dunes.

#### **21.05-5 Climate Change**

**Objective** – To plan for and adapt to the impacts of climate change.

**Strategy** – Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.

#### **21.05-7 Flooding**

##### **Objectives**

- To protect floodplains.
- To minimise the potential for damage and risks to public safety and property from flooding.

##### **Strategies**

- Ensure that land use and development is compatible with flood prone land.

## **4. 40 Overlays**

### **44.04 Land Subject to Inundation Overlay**

- The planning scheme details the Land Subject to Inundation Overlay, which can be used as a tool to implement all of those State-wide and local policies, including the State Planning Policy Framework and the Local Planning Policy Framework, comprising the Municipal Strategic Statement and local planning policies.

##### **Key Purposes**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

## **5. Ministerial Direction No. 13: Managing coastal hazards & the impacts of climate change**



Whilst this Direction is not directly relevant for C394 as it relates primarily to rezoning's, it has some relevance in that it further helps to establish the CMA's role in assessing the current and future risks of sea level rise and storm surge.

This direction applies to planning scheme amendments related to rezonings for urban uses and requires:

- the current and future risks of sea level rise and storm surge to be addressed;
- that new development be located, designed and protected from potential coastal hazards and management arrangements put in place to ensure ongoing risk minimization; and
- considers the view of the relevant floodplain manager.

Further, to have a say in proposed rezoning's of land for urban uses, which is the subject of the Ministerial Direction, it is necessary to have a trigger to indicate that coastal inundation may be an issue for a particular parcel of land. In this instance, the trigger is the proposed LSIO2 overlay.

**Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise**

These Guidelines were approved by the Minister for Water in 2012 and further establish the CMA's role in assessing coastal inundation. The guidelines specifically apply the policies set out in Clause 13.01-25 (Coastal inundation and Erosion) of the State Planning Policy Framework relating to coastal inundation.

The **objectives** require:

- planning for sea level rise and storm surge to the Year 2100;
- that land subject to coastal inundation is identified and appropriately managed to ensure that future development is not at risk; and
- that the precautionary principle is applied when considering the risks associated with climate change.

The guidelines do allow for the assessment of planning permit applications in established urban areas to a lesser standard of +0.2 m sea level rise; however, it is Corangamite CMA's view that this lesser requirement applies only to the assessment stage and not to strategic planning and the application of overlays such as the LSIO2.

Corangamite CMA is firmly of the view that, when applying the LSIO2 inundation overlay to coastal areas, the guidelines and the provisions of the planning scheme require us to plan for '... at least 0.8 m sea level rise by 2100' in all coastal areas.

**6. Victorian Flood Management Strategy**

This strategy has identified under **Policy 15e** the following:

- Planning scheme controls must be applied to all priority coastal areas, identified through Regional Floodplain Management Strategies, expected to be at risk of inundation by the 1% AEP flood level, taking into account a rise in mean sea level of at least 0.8 metres.

The LSIO2 in urban areas of this amendment C394 are to be based on a minimum 0.8m sea level rise, making it consistent with how it is applied to rural areas where the intention is to transform land use from rural to urban use.



### **Summary**

With the above response in mind, Corangamite CMA **supports the implementation of Amendment C394** to the Greater Geelong Planning Scheme to:

- i. Amend Clause 21.05 to refer to the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment and make minor policy changes;
- ii. Introduce Schedule 2 to the Land Subject to Inundation Overlay titled "Coastal Inundation and Hazard" (LSIO2); and
- iii. Apply the new LSIO2 to land identified as being inundated by the 1% AEP flood event plus 0.8 metre sea level rise.

Should you have any queries, please do not hesitate to contact our office on (03) 5232 9100 or [floodinfo@ccma.vic.gov.au](mailto:floodinfo@ccma.vic.gov.au). To assist the CMA in handling any enquiries please quote **CCMA-F-2019-00693** in your correspondence with us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "G. Taylor", is written over a faint, larger version of the same signature.

Dr Geoff Taylor  
**Floodplain Statutory Manager**

### **3. OUR HERITAGE, OUR COLLECTION**

**Source:** Economy, Investment & Attraction / Arts & Culture  
**Director:** Brett Luxford  
**Portfolio:** Arts, Culture and Heritage

#### **Purpose**

1. To seek Council's approval to place the draft 'Our Heritage, Our Collection' - strategic report, which provides a focus on the City's movable heritage objects, artworks and artefacts, on public exhibition to receive feedback.

#### **Background**

2. The City of Greater Geelong is the owner of a heritage collection of major national, state and local significance. It is made up of more than 12,000 heritage objects, artefacts and artworks, with an estimated value of nearly \$28 million.
3. Spread across numerous locations throughout the municipality, the collection is incredibly diverse and reflects Geelong's history as a vibrant and progressive City.

#### **Key Matters**

4. The City's heritage collection faces many challenges that prevent appropriate care and community access.
5. Challenges include a clearly unified approach to Geelong's heritage collections and appropriate resourcing and these prevent many objects and stories from being cared for and accessed by the community.
6. Council has a key role to play in the collection, storage, maintenance, interpretation and display of items that reflect the heritage of the region.
7. The draft 'Our Heritage, Our Collection' report (**Attachment 2**) highlights that there needs to be greater diversity in the collection and recommends to diversify the collection through acquisitions that reflect the unique character of Geelong.
8. The report also recommends to work with the First Nation's peoples in the region, the Wadawurrung, to support collections and exhibitions.
9. The report has a range of recommendations that will enhance our approach and help preserve and acknowledge our heritage. These recommendations are:
  - 9.1 **Policy** - Council to develop and adopt a Collection Policy for the whole collection;
  - 9.2 **Resourcing** - Provide appropriate resourcing to oversee the collection;
  - 9.3 **Care** - Care for the collection through industry standard collection storage facilities;
  - 9.4 **Access** - Provide greater access to the collection through additional displays, online collections, public programs and pop-up displays across the municipality;
  - 9.5 **Specialised Services** - Provide appropriate budget for specialised services to care for and maintain the collection;
  - 9.6 **Acquisitions** - Continue to maintain existing collection strengths but also build the diversity of the collection through acquisitions that reflect the unique character of Geelong.

**Cr Aitken moved, Cr Kontelj seconded -**

**10. That Council:**

- 10.1 Note the findings contained in the draft 'Our Heritage, Our Collection' strategic report on the use and management of the City of Greater Geelong's heritage collection; and**
- 10.2 Approve the release of the draft 'Our Heritage, Our Collection' strategic report for public exhibition for a period of at least 28 days to receive comment and feedback.**
- 10.3 Note the report identifies a number of collectables are lost. Authorise the Chief Executive Officer to encourage members of or families associated with the Geelong community to hand in any objects they believe were owned by the City of Greater Geelong and its former legal entities. Each item handed in is to be assessed if its retention will contribute to the Collection Catalogue of Council.**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. The value of the heritage collection is already significant and further work needs to be undertaken to properly value the collection.
2. There will be financial implications from the adoption of this report, however these will need to be assessed on a case by case basis, as each recommendation is pursued and a business case presented to Council through future budgets.

### ***Community Engagement***

3. The research and development of this report has thoroughly engaged internal and external stakeholders.
  - 3.1 *Internal:* The strategic report, in particular the strategies, collection statement and recommendations has been developed through two internal workshops. These were hosted on 27 August and 1 October 2019. Attendees were sourced from Property and Procurement, Media and Communications, Planning, Arts & Culture, Central Geelong & Waterfront and Geelong Major Events. Additional internal consultation has been undertaken across departments in the organisation that have a role to play in heritage matters.
  - 3.1 *External:* The Community Heritage Advisory Committee has been briefed and the project will be presented to the Committee. A Community Workshop was held on Thursday 12 September 2019. This included a diversity of individuals from across the municipality. The contribution from these groups helped to create the Collection Statement and Priorities and the Recommendations.
  - 3.2 An online survey through 'Geelong Have Your Say' was conducted. This was available between 2 to 27 September 2019. There were 32 contributions to the survey from a wide cross-section of the community and these insights helped to create the Collection Statement and Priorities and the Recommendations.
4. Benchmarking with other municipalities in Victoria and with the peak museums body Australian Museums and Galleries Association (Victoria) (AMAGA) was also undertaken. This benchmarking was completed through phone interviews with City of Ballarat, City of Bendigo, City of Port Phillip and City of Maribyrnong.
5. These municipalities were chosen because they were heavily involved in a similar process and had either completed strategic reports (Bendigo, 2017), heritage strategy (Ballarat, 2017), a Council Collections Policy (Port Phillip 2017) or were in the process of creating a strategy to deal with heritage collections (Maribyrnong, in prep). Consultation with AMAGA was conducted via numerous phone interviews and email correspondence to understand the role that Council's must play in caring for collections.

### ***Social Equity Considerations***

6. Many social equity considerations have been important for this report and the collection strategies proposed. These include both access to the collection and creating diversity in the collection. These two areas are details in Collection Priorities 2 & 4:
  - 6.1 *Collection Priority 2: Access & Showcase* (See Report pp.38-39). Providing access to the collection for all groups is captured in this priority. This will be achieved by more public programs, exhibitions and displays. As well as object-based-learning and also more pop-up displays around the municipality. Through this we hope to address social inequity in the City; and
  - 6.2 *Collection Priority 4: Diversity & Reflection* (See Report pp.42). From both internal and external engagement there was an overwhelming need for greater diversity in the collection objects and greater reflection on the many people that inhabit Geelong.

### ***Policy/Legal/Statutory Implications***

7. The strategic report complies with the relevant national and state legislation and there are no apparent legal ramifications or any impacts in relation to the Human Rights Charter.

### ***Alignment to Council Plan***

8. This report aligns with Council Plan strategies:
  - 8.1 Vibrant Art and Culture;
  - 8.2 Growing Our Tourism and Events;
  - 8.3 Informed Social Infrastructure and Planning, in particular with regards to asset management and accessible community infrastructure; and
  - 8.4 Organisational Leadership, Strategy and Governance, to proactively manage our assets.

### ***Conflict of Interest***

9. No officer involved in the preparation of this report has any identified conflict of interest.

### ***Risk Assessment***

10. The proposals in the strategic report mitigate against risk for the City. *Collection Priority 1: Significance & Care* (See Report pp.36, see also Challenges pp.32-33) is intended to resolve many issues of risk that face the City, as many collections are not currently being appropriately cared for.

### ***Environmental Implications***

11. There are no environmental implications that have been identified as a result of this report.



THE CITY OF  
GREATER GEELONG

# OUR HERITAGE, OUR COLLECTION

—  
Strategic Report on the Use and  
Management of the City of Greater  
Geelong's Heritage Collection.





**The City of Greater Geelong acknowledges Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.**

**Opposite image:**

Ceremonial Hunting Grounds in the You Yangs, 1993, by Stanley Couzens.  
National Wool Museum Collection.

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Graphic design and layout by Studio Zoe.

All photography in this report (unless otherwise noted) are by Nicole Marie.

**Cover image:**

View of City Hall, 1918. Council Art & Artefact Collection.

The project was funded through Australian Government's Building Better Regions Funds



**Australian Government**

**BUILDING OUR FUTURE**





Clock of the Edina, c1917, Council Art & Artefact Collection. The SS Edina was one of the longest running steam vessels anywhere in the world. Built in 1853, it was used in the Mediterranean during the Crimean War, carried cotton for the Confederate states during the American Civil War and ended its days on Port Phillip Bay, over a century later, making the trip between Geelong and Melbourne. Having appropriate staffing and good overall knowledge of the collection helps to track object movements so that significant objects are always monitored. The Clock of the Edina will go on show at the Geelong Heritage Centre from November 2019 to February 2020.

# EXECUTIVE SUMMARY

The City of Greater Geelong is the owner of a Heritage Collection of major national, state and local significance. It is made up of more than 12,000 heritage objects, artefacts and artworks, with an estimated value of nearly \$28 million. Spread across numerous locations throughout the municipality, the collection is incredibly diverse and reflects Geelong’s history as a vibrant and progressive city.

*Our Heritage, Our Collection*, is the first time that the entire City of Greater Geelong Heritage Collection has been presented in a unified and holistic way. This report focuses specifically on moveable cultural heritage such as objects, artworks and artefacts. Although a collection of significance, the City of Greater Geelong’s Heritage Collection faces many challenges that prevent appropriate care and community access. Challenges such as a clearly unified approach to Geelong’s heritage collections and appropriate resourcing, prevent many objects and stories from being cared for and accessed.

This report has been developed through research, benchmarking, collection audits, internal Council workshops, community surveys, a community workshop and collection photography and documentation.



*Our Heritage, Our Collection*, delivers two overall images of the Heritage Collection.

1. It looks at what we have by providing an overall understanding of the whole City of Greater Geelong Heritage Collection, including a description of the six sub-collections that it comprises.
2. It looks forward by outlining future directions for the Heritage Collection. This is done through a collection statement and four collection priorities. From these collection priorities, the report presents six key recommendations for the future use and management of the Heritage Collection.

COLLECTION	NUMBER OF OBJECTS
National Wool Museum	<b>7874</b>
Geelong Maritime Museum (portion owned by Council)	<b>2452</b>
Geelong Heritage Centre (portion owned by Council)	<b>1000</b>
Outdoor Collection (Public Art, Monuments, Memorials and Plaques)	<b>319</b>
Council Art & Artefact Collection	<b>510</b>
Geelong Gaol	<b>218</b>
<b>Total objects</b>	<b>12,373</b>

**Object:** Mayoral Chair, featuring carving of the Geelong coat of arms, c1860. Geelong Heritage Centre Archives (Council owned).

**Opposite photo:** Historic anchor Rippleside Park, Geelong. Part of the Outdoor Collection.

## COLLECTION PRIORITIES

### *Significance & Care*

Develop a full understanding of the Heritage Collection in its entirety, assess the significance and value of the Heritage Collection and set in place the policies and guidelines that are internationally recognised for the fundamental care of heritage collections.

### *Access & Showcase.*

Provide access to the collections through exhibitions, public programs, digital formats and displays throughout the municipality and through loans to cultural institution and traveling displays. Develop innovative ways to showcase the Heritage Collection digitally and in unique locations.

### *Creativity & the World:*

The Heritage Collection showcases the creative story of the city. It builds upon existing collections with an outward and worldly focus that is enticing to residents and visitors alike.

### *Diversity & Reflection.*

The Heritage Collection reflects a diversity of views and interpretations of culture and heritage and showcase the cultural development of the region. The Heritage Collection is timeless, it reflects our history, our present and our future.

## KEY RECOMMENDATIONS

### **Recommendation 1 – Policy**

Council to adopt a Collection Policy for the whole collection.

### **Recommendation 2 – Resourcing**

Provide appropriate resourcing to oversee the collection, in particular key roles such as a Collection Manager and collection and curatorial staff to support collection care and access.

### **Recommendation 3 – Care**

Care for the collection through industry standard collection storage facilities, in particular a purpose-built offsite storage location to properly store Council's heritage collections.

### **Recommendation 4 – Access**

Provide greater access to the collection through additional displays, online collections, public programs and pop-up displays across the municipality.

### **Recommendation 5 – Specialised Services**

Provide appropriate budget for specialised services to care for and maintain the collection.

### **Recommendation 6 – Acquisitions**

Continue to maintain existing collection strengths but also build the diversity of the collection through acquisitions that reflect the unique character of Geelong.



# OUR HERITAGE, OUR COLLECTION





View of Geelong, c1852, by Edward Snell.  
Geelong Heritage Centre Archives (Council Art  
& Artefact Collection – Council owned).

# INTRODUCTION

The City of Greater Geelong is home to rich and diverse cultural heritage. Geelong and the Bellarine are a community of collections and collectors.

The City of Greater Geelong recognises its duty of care as stewards (owners) of more than 12,000 heritage objects, artefacts, and artworks – the Heritage Collection. Spread across numerous locations throughout the municipality, the entire Heritage Collection is incredibly diverse and reflects Geelong's history as a vibrant and progressive city.

The *Our Heritage, Our Collection* strategic report provides an overall understanding of the depth and scope of the entirety of the City of Greater Geelong's heritage collections and proposes an overall framework for managing the entire City of Greater Geelong Heritage Collection. It highlights collections care challenges and outlines measures of success for good governance, the proper care of and improved access to heritage collections. It further outlines the base level of resources required to ensure success and presents options for future initiatives related to heritage collections.

This City of Greater Geelong (Council) is committed to the protection, management, care and access to the Heritage Collection. It acknowledges that the Heritage Collection documents the evolving history of the City and the region.



Photo: Diary of Victorian woollen mill worker John Fraser, 1872. National Wool Museum Collection.

The *Our Heritage, Our Collection* strategic report assists in delivering actions and measures of success highlighted in the:

- Clever and Creative Future Vision
- Council Plan 2018-22

This report focuses only on moveable cultural heritage – such as objects, artefacts and artworks. Through nearly a decade of work, museum professionals, heritage practitioners, dedicated volunteers and a cast of creatives in the region have identified thousands of objects and hundreds of stories unique to Geelong. Together these objects and stories are *Our Heritage, Our Collection*.

However, despite the excellent work of so many, the City of Greater Geelong continues to face significant challenges that prevent fulfilling the Measures of Success identified by the community through engagements such as Clever and Creative and Council Plan. Challenges such as a lack of overarching guiding principles and plans, appropriate resourcing and a clearly unified approach to Geelong's heritage collections and moveable heritage. The *Our Heritage, Our Collection* strategy lays the foundations to address this challenge and provide Council with a vital and invaluable guiding document for preserving and making accessible its collections.

The Heritage Collection contains objects of local, state, national and international significance. Some highlights of the Heritage Collection include: artworks by renowned engineer and artist Edward Snell (c1852) and works by the well-known Geelong artist Robert Ingpen. Unique and valuable objects include the exquisite Mayoral Chains from the former municipalities of South Barwon, Newtown and Geelong West. There are historic clocks, sister city gifts, ceremonial spades, robes, photographs and much more. Theme-based collections highlight the maritime, military, wool and industrial history of the region. Equally evocative are objects such as the Old Geelong Gaol collection that provides a rare glimpse into the harsh realities of everyday life through a unique collection of inmate contraband items. There is also an equally rich Outdoor Collection of monuments, memorials, industrial machinery and one of Australia's largest and most significant public art collections that the Geelong community has been actively building for over a century.

The *Our Heritage, Our Collection* strategic report is the



culmination of almost a decade of work across multiple projects and significant professional and community engagements. It builds upon the foundational work completed for the City of Greater Geelong Heritage Strategy, 2017-2021, which developed and overarching approach that sought to encompass all heritage in the Geelong region. It identified four key themes for City of Greater Geelong's heritage agenda: knowing, protecting, supporting and communicating education and celebration. The *Our Heritage, Our Collection* embraces those themes focusing specifically on the vast moveable heritage collection.

This strategic report has been developed through research, benchmarking, collection audits, internal Council workshops, community surveys and workshops, photography and documentation. It will deliver on Council Plan goals and contribute to Geelong's Clever and Creative Future Vision.

**Photo:** Mayoral Hat, black velvet and ostrich feathers with box. Geelong Heritage Centre Archives (Council owned).

**Photo below:** Storks, Geelong Botanic Gardens. Outdoor Collection.



<sup>1</sup> Figures as of 30 October 2019, these figures do not include books in the collection libraries.

## HERITAGE

UNESCO broadly defines heritage as that which is inherited. There can be:

### *Intangible heritage*

Made up of such things as oral traditions, performing arts and rituals.

### *Tangible heritage*

Which can be immovable or fixed cultural heritage – such as buildings, trees and archaeological sites; or, moveable cultural heritage - such as historic items, artworks and objects in collections.

**Photo:** Reflection seat sculpture, 2014 by Jacinta Leitch. Created as a place of quiet reflection for the thousands of children placed in orphanages and children's homes in Geelong. Part of the Outdoor Collection.

## CONTEXT

The legislative context for managing and caring for moveable cultural heritage is shared between national, state and local government. Local government has responsibility for local heritage objects through the introduction of heritage controls through the planning scheme, asset management and through Arts & Culture plans and frameworks.

### NATIONAL

- The Burra Charter
- Moveable Cultural Heritage Act 1987
- Historic Shipwrecks Act 1976
- Environment Protection and Biodiversity Conservation Act 1999
- Aboriginal and Torres Strait Island Heritage Protection Act 1984

### STATE

- Heritage Act 2017
- Planning and Environment Act 1987
- Aboriginal Heritage Act 2006
- Aboriginal Heritage Amendment Act 2016

### LOCAL

- Council Plan
- Planning Scheme
- Asset Management Transformation Project
- Karreenga Aboriginal Action Plan
- Arts and Culture Strategy



# COUNCILS & COLLECTIONS

In 2016, Museums Australia (Victoria) released the report *Local Government & Cultural Collections in Victoria*. The report revealed there are more than 1000 collecting organisations across Victoria and over 43 million objects in public collections. It highlighted the important role of local governments in preserving Victorian stories and providing access to objects through cultural collections. The report revealed that the care of collections by Victoria's 79 local government organisations "is an essential part of the creative industries ecology across the State of Victoria". One of the key findings was that low staffing was not only a major challenge for Local Government Authorities but also severely impacted the capacity of community collecting organisations.

Across Victoria two major policy influences have brought about an interest in heritage collections and a change in many LGA policies: asset management and local council amalgamations.

The City of Greater Geelong is currently undertaking an Asset Management Transformation Project, which includes developing a full understanding of heritage assets (including collections). This understanding is vital to achieving improved asset management governance.

Local council amalgamations in Victoria in the late 1990s recast not only geographical boundaries but also heritage collections. The City of Greater Geelong was created from the former Bellarine Rural City Council, Corio Shire Council, Geelong City Council, Geelong West City Council, Newtown City Council and South Barwon City Council. All the heritage collections of these former shires became an asset of the City of Greater Geelong – and formed the core of the Heritage Collection. A comprehensive understanding (audit, significance assessment and financial valuation) of these combined collections has wavered since amalgamation. This has been and remains a significant issue of risk to Council; highlighted most recently by the ownership issues around the Old Geelong Gaol collection and the Geelong Maritime Museum collection.

Reflecting international trends, local councils across Australia are engaged in improving business practice by implementing broad strategic oversight policies and management guidelines along with the resources to support them, for their heritage collections. Examples of local councils who are currently engaged in reviewing their heritage collections include City of Ballarat and Maribyrnong City Council in Victoria and City of Ipswich, Queensland. Leading examples of councils that have adopted collection policies include City of Port Phillip in Victoria and Sunshine Coast Council in Queensland. Going even further, some councils have commissioned larger strategic reports and implemented broader policies to cover both council owned collections and community owned collections that are housed in council owned buildings, for example the Greater Bendigo Heritage Collection Policy. Consistent across all these examples is that heritage collections policies stem from and support broader comprehensive municipal heritage strategies and/or cultural strategies.

The City of Greater Geelong is not alone in striving to develop and implement broad oversight over their heritage collections. Interestingly, however, the City of Greater Geelong is unique in having two theme-based social history collections under its duty of care: the National Wool Museum and the Geelong Maritime Museum.

## CULTURAL STRATEGY

The City of Greater Geelong is in the process of developing a comprehensive Cultural Strategy that will deliver a strategic framework across arts, culture and heritage. *Our Heritage, Our Collection* will be an integral part of the Cultural Strategy.

<sup>2</sup> This stems from the 2014 Victorian Auditor-General's report *Asset Management and Maintenance by Councils* that recommended that councils accelerate their progress in areas such as asset management governance.

<sup>3</sup> City of Port Phillip, Port Phillip City Collection Policy, 2017. Sunshine Coast Council, Art and Heritage Collections Policy, 2017.

# OUR HERITAGE

## VOICES FROM THE GREATER GEELONG COMMUNITY

### THE THEMES I WOULD LIKE TO SEE REPRESENTED

“Aboriginal life and knowledge; pre and post contact settlement; maritime history; agricultural and pastoral history; local inventors and inventions; the development of education, governance and justice; social development and the role of women and children in society; cultural development.”

### COMMUNITY DESIGN

“We do a good job in public art, heritage, green, urban design and infrastructure. Yet we provide virtually non-existent resources to care for local museum collections. Damage through neglect is bad practice.”

### MY FAVOURITE OBJECT

“The bollards.”

### YOUR VISION OF GEELONG IN 30 YEARS' TIME

“We need the region and City to develop, but still hold traits of our history and heritage - this is coming from someone who is young! I've travelled to many places around Australia and the world, and we need to hold Geelong's character, both physically and as a sense of place.”

JOHNSTON



**MY FAVOURITE OBJECT**

“Collections without walls. Think outside the box when coming up with ideas for public displays.”

**THE IMPORTANCE OF CARING FOR HERITAGE**

“Our heritage items remind us who we are, our history and heritage, and the unique values and culture that binds us. It must be preserved at all costs.”

**THE IMPORTANCE OF CARING FOR HERITAGE**

“In order to feel pride and connection to place it is important for the current and future citizens of the City of Greater Geelong to understand the heritage on which their city was built. It is also an important means to educate visitors and the wider population of the significance of Geelong in the history of Australia. Protecting our cultural heritage has both philosophical and economic benefits for Geelong.”

**MY FAVOURITE OBJECT**

“The amazing loom at the Wool Museum.”

**ONE PARK, GEELONG.**



ALBERT EDWARD  
PRINCE OF WALES  
(KING EDWARD VII)

# THE COLLECTION

Photo: Statue of Prince Edward. Restored in 2014 using substantial public and private donations. Outdoor Collection.

*Blechnum*  
*Spicatum*  
*Australia*



*Asplenium*, *Sp. New Hebrides*

The nationally significant *Fern & Lycopods Album* collated by John Raddenberry, second curator of Geelong Botanic Gardens, c1888. Originally a bound volume of pressed fern specimens from across the world it received major restoration work in 2014. Geelong Heritage Centre Archives (Council owned).



# THE HERITAGE COLLECTION

The City of Greater Geelong recognises its duty of care as stewards (owners) of more than 12,000 heritage objects, artefacts, and artworks – the Heritage Collection. The Heritage Collection covers the breadth of the community from municipal treasures to industrial and social history, and includes rare and significant objects. The Heritage Collection contains objects of local, state, national and international significance.

Council is committed to the protection, management, care and access to the Heritage Collection. It acknowledges that the Heritage Collection documents the evolving history of the City and the region and that ‘preserving our heritage’ is identified as a key community priority.

The Heritage Collection is made up of six sub-collections. These are:

- National Wool Museum
- Geelong Maritime Museum (portion owned by Council)
- Geelong Heritage Centre (portion owned by Council)
- Outdoor Collection (Public Art, Bollards, Monuments, Memorials and Plaques)
- Council Art and Artefact Collection
- Old Geelong Gaol Collection

**Object:** Wooden crest featuring the coat of arms of Newtown & Chilwell Council, 1858. Geelong Heritage Centre Archives (Council owned).

<sup>5</sup> Figures as of 30 October 2019, these figures do not include books in the collection libraries.

<sup>6</sup> Geelong Maritime Museum is a challenging situation that has varying levels of ownership. As at 30 October 2019, through discussion with Geelong Maritime Museum, it has been advised that one-third of the object collection is owned by the City of Greater Geelong. Total objects = 7258; one-third = 2452. Further investigation into finding the exact number of objects is an important measure of success in this report (see below).

<sup>7</sup> Total insured value is indicative only. It is believed that this is a severe underestimate. One action in this report is for more accurate valuations of the collections.

## NUMBER OF OBJECTS

COLLECTION	NUMBER OF OBJECTS
National Wool Museum	7874
Geelong Maritime Museum (portion owned by Council)	2452
Geelong Heritage Centre (portion owned by Council)	1000
Outdoor Collection (Public Art, Monuments, Memorials and Plaques)	319
Council Art & Artefact Collection	510
Geelong Gaol	218
<b>TOTAL</b>	<b>12,373</b>

## INSURED VALUE

COLLECTION	INSURED VALUE \$
National Wool Museum	7,500,000
Geelong Maritime Museum (portion owned by Council)	1,000,000
Geelong Heritage Centre (portion owned by Council)	5,600,000
Outdoor Collection (Public Art, Monuments, Memorials and Plaques)	13,100,000
Council Art & Artefact Collection	500,000
Geelong Gaol	10,000
<b>TOTAL</b>	<b>27.71m</b>

# NATIONAL WOOL MUSEUM

The National Wool Museum (NWM) collection focuses on the cultural life of Australians as told through the wool, fibre and textile story. It has particular strength in preserving the Geelong's wool and textile story. The collection is Australia's most expansive wool focussed heritage collection.

Established in 1988 as part of the Australian Bicentennial Celebrations, the National Wool Museum was opened by Her Majesty Queen Elizabeth II on 14 April 1988. It is housed in the former Dennys, Lascelles Ltd Woolstore (built in 1872), a heritage listed building of State significance. For thirty years it has become a must-see museum and tourist attraction with significant revenue generated from the Museum Shop, program/ticket sales, venue hire and leasing. As of 2018/19 the building has over 273,000 visitors annually, is open to the public in excess of 120 hours per week and annually hosts eight exhibitions and over 100 programs and activities. The NWM achieved accreditation status through Australian Museums and Galleries Association Victoria in 2017.

Since its beginnings, the National Wool Museum collection has grown to reflect the many aspects of the Australian wool story from harvesting and processing to transportation and sales. There is also a substantial library related to Australian wool and textile heritage. Through public programs, outreach and displays the collection engages the community by interpreting relevant wool and textile stories which reveal Australian cultural identity and providing a significant research resource. Online digital collections engage over 20,000 visitors annually through National Wool Museum on Victorian Collections and the National Quilt Register – the only digital resource of its kind in the world.

The NWM collection is made up of items of state, national and international significance. These include samples from Victoria's first woollen mill, a fabric sample from MacArthur's first wool clip, Australia's largest publicly held collection of Waggas, a substantial collection of spinning wheels from around the world and a significant photographic collection. The collection contains an extensive array of items related to wool and the development of the wool industry in Australia, with

a strong focus on the wool industry of Geelong. The collection is comprised of nearly 8,000 items. In 2008, an external Significance Assessment described the national importance of the collection.

<b>NUMBER OF OBJECTS</b>	<b>7874</b>
<b>INSURED VALUE</b>	<b>\$7.5M</b>
<b>ITEMS OF SIGNIFICANCE</b>	A fabric sample from MacArthur's first wool clip, a sample of the million-dollar bale, Australia's largest collection of wool presses, most significant public collection of waggas quilts in the country.

## STATUS

- Fully Accredited through Australian Museums and Galleries Association Victoria
- High-standard collection policies in place.
- Actively cared for and maintained by dedicated staff.
- Collection fully catalogued on kEmu (museum collections database) and available online through Victorian Collections. <https://victoriancollections.net.au>

## CHALLENGES

- Requires additional storage, in particular for large objects.
- Off-site storage is situated in a not fit for purpose leased facility that does not meet museum standard
- Requires additional permanent collection staff to fully care for collection.
- Environmental controls within museum need upgrading, do not meet museum standard and limit capacity to display external/touring exhibitions.
- Collection requires accurate external valuation.

<sup>8</sup> Note: 2022 marks the 150th anniversary of the building and is a significant milestone for Geelong and Australian heritage.

<sup>9</sup> Total revenue in 2018/19 equivalent to 43% of total expenditure.

## NATIONAL WOOL MUSEUM STATEMENT OF SIGNIFICANCE, 2008

The National Wool Museum collection is a nationally significant collection, unique in Australia and of high local significance. It demonstrates the development, and importance, of wool and the wool industry in Australia generally and in Geelong specifically. ... The collection is particularly significant because of the way in which it can demonstrate the importance of wool, and the effect wool had and has, on the economic and social development of Australia. The Museum holds a number of unique and original items in its collection... Australia's growth as a nation has been significantly enhanced through the development and use of wool, and the National Wool Museum collection is a testament to this fact.



### Photos Top to Bottom:

Textile fragment from MacArthur's first wool clip that was turned into red woollen fabric, c1821.

Blade shears, used by M. Embling, 1920.

Fabric sample book, from Collins Brothers Mill, Geelong, c1910.

# GEELONG MARITIME MUSEUM

The Geelong Maritime Museum (GMM) - sometimes referred to as the Geelong Naval and Maritime Museum. -housed in the former stables of Osborne Park, North Geelong - a building owned by the City of Greater Geelong. The GMM has been closed since 2017 with the closure of Osborne House. The museums' collection is made up of a range of artefacts, documents and photographs relating to the maritime and naval history of Geelong and Victoria. The majority of items were on display in several rooms of the former Osborne House Stables, with some items displayed outside in the courtyard and at the front of the building.

The Geelong Maritime Museum was founded approximately 1989 and moved to its Osborne House location in 1996. The museum collection transferred from Corio Shire to City of Greater Geelong through amalgamation. Some of the collection dates to the Geelong Harbour Trust and the Port of Geelong Authority. There are many objects identified of local, state and national significance in the collection, including a unique collection of shipwreck objects. There is also a vast reference library that has been compiled by the community run museum.

The museum is staffed by volunteers and receives support from City of Greater Geelong. The GMM collection has mixed ownership which creates a complexity of issues for its care and management. The objects in the GMM collection are split into three areas of ownership: those owned by City of Greater Geelong (formerly owned by Shire of Corio); those owned by the Geelong Maritime Museum Association (GMMA) and those on loan from other institutions or private owners. The unresolved issues regarding ownership and duty of care responsibilities is a significant risk to Council and the GMMA.

**Photos:** Opposite page: Objects from the Geelong Maritime Museum collection.

NUMBER OF OBJECTS	2452
TOTAL OBJECTS FOR THE ENTIRE COLLECTION	\$1M
ITEMS OF SIGNIFICANCE	Naval uniforms, navigational equipment, shipwright's and sailmaker's tools, ship fixtures and equipment, rocket rescue apparatus, deep sea diving equipment, rope-work displays, Geelong Harbour Trust, model ships (including large-scale ship models SS Wandilla and MV Kanimbla), charts, plans and photographs, luggage, shipwreck artefacts (including from the Lighting) and salvage items from ships.

## STATUS

- Currently inactive due to Osborne House closure.
- Managed by volunteers of Geelong Maritime Museum Incorporated.

## CHALLENGES

- Resolving ownership and management responsibility of the collection is a critical priority.
- Completing the conservation treatment, cataloguing and packing of the collection for storage is priority
- Further investigation needed on the exact number of objects owned by the City of Greater Geelong.
- External organisation managing Council asset
- For a museum of this size and significance, overarching governance structures are needed, including collection policies and procedures and how to manage loans.
- The GMM collection requires full and thorough documentation
- The 2014 Significance Assessment should be reviewed and amended to include the entire collection in order to determine the ongoing needs required to care for the collection.

## GEELONG MARITIME MUSEUM STATEMENT OF SIGNIFICANCE, 2014

The Geelong Maritime Museum collection is of historical, technological and aesthetic significance to Geelong. A number of items are also individually significant at the State level. The collection is historically significant for its association with the growth and development of the port and town of Geelong. It is also significant for its representation of maritime technology and history in Victoria from the mid nineteenth to mid twentieth centuries. Relics such as ship bells and other items from famous ships including the Kanimbla, Edina, Lightning, Ozone and Capitaine Wallis, and the Tugs Geelong, Wybia, Lienta and Victor, are significant as some of the very few physical and tangible objects remaining from these vessels, which otherwise can only be experienced from photographs and text.



# GEELONG HERITAGE CENTRE (PORTION OWNED BY COUNCIL)

The Geelong Heritage Centre (GHC) was established as the Geelong Historical Records Centre by City of Geelong Council, under direction of a Supreme Court Order and commenced operations in 1979. Much of the GHC collection is made up of archival material. The GHC is an approved 'Class A' Place of Deposit by the Public Record Office Victoria and is therefore fully accredited to store and provide public access to permanent and temporary public records.

The GHC collection has been assessed and formally recognised as being of national significance and the Heritage Centre operation is widely acknowledged as a major Australian regional archive, preserving and providing access to the recorded history of the Geelong region. Over the course of its 40 years of operation the GHC has not only collected historical records but in addition to these it has also collected objects, artefacts and artworks. It holds a significant collection of moveable heritage that details the story of the Geelong region, in particular the municipal and civic heritage of the City of Greater Geelong and the former seven municipalities that were amalgamated to become Council in 1993. These objects are cared for by the GHC on behalf of the City of Greater Geelong.

Prior to October 2015, the GHC was part of the Council's Arts & Culture Department. The GHC formally transitioned to the Geelong Regional Library Corporation to become a fully integrated offer in the then new Geelong Library & Heritage Centre (opened in November 2015). To facilitate the formal transition, the Geelong focussed collections of the GHC remain owned by the Council but are cared for and maintained by the GHC. The Council ownership of part of the GHC collection is formally reflected in the Library Agreement (2009) and Supplemental Library Agreement (2016).

The GHC collects items that reflect our local indigenous culture and history as well as Geelong's historical, developmental, cultural, economic and political life including records and/or items of state and local government, private industry, community groups and individuals following European settlement.

For the purpose of this report, the focus is on the portion of the City of Greater Geelong Heritage Collection managed and cared for by The Geelong Heritage Centre on behalf of Council.

<b>Number of objects</b>	1000 (Approximate figure given by Geelong Heritage Centre)
<b>Total objects for the entire collection</b>	\$5.6m
<b>Items of significance</b>	Items telling the municipal story of City of Greater Geelong and its former municipalities, such as mayoral robes, hats and honour boards. Items include early book by John Raddenberry, Geelong Botanical Gardens Fern & Lycopods (c1888). Brass Gorget presented to Wadawurrung man Dan-Dan-Nook as "Geelong's best runner, 1860".

## STATUS

- Actively managed by dedicated staff in industry standard collection storage facility.
- High-standard collection policies in place.

## CHALLENGES

- In need of additional staffing to carry out necessary object documentation.
- Precise number of objects owned by Council needs to be documented.
- Accurate valuations are needed on the collection.

### Opposite Photos Top to Bottom

Officer's Shako Badge, 1829-1844. Badge worn by Captain Foster Fyans, bears the arms of the 4th King's Own Regiment. Presented to Geelong by Fyans' granddaughter and her family in 1958. Geelong Heritage Centre Archives (Council owned).

Scottish military dirk, c1790. Presented to Comunn Na Feinne Society Geelong in the 1850s and passed on to Newtown Council during their reinvigoration of the Highland Gathering. Geelong Heritage Centre Archives (Council owned).

## GEELONG HERITAGE CENTRE STATEMENT OF SIGNIFICANCE, 2014

ART GUARDIANS attest to the social, cultural and historic significance of the Geelong Heritage Centre collection which has been gathered for over one hundred and eighty years, a testament to the rigour of the Geelong community who sought to record and preserve their regions history. The collection is incredibly diverse and includes archival paper based records in all manner of formats from loose to large bound volumes, photographs, manuscripts, pictures, paintings, lithographs, parish maps, survey plans, estate sales notices, architectural drawings, engineering drawings, sound recordings, reel to reel films, videos, furniture, textiles, period clothing, indigenous artefacts and commemorative items including early Australian silverware, flags, bottles, coins, medals, bibles, and personal diaries from the 19th Century.





# OUTDOOR COLLECTION

The Outdoor Collection encompasses public art, monuments, memorials, plaques and significant industrial objects displayed in public areas. The collection is evidence of more than a century of support for monuments and artworks in Geelong's public spaces. Many of the early civic works were funded through public commissions and subscriptions. For example, in 1904, the statue of the late Queen Victoria was fully funded by the community and was unveiled to a crowd of thousands of people. The collection of statues and monuments is spread across the city and commemorates many of the turning points in national and local history. It is one of the largest and most significant collections of public art in Australia.

Major public infrastructure improvements to the Central Geelong Waterfront, to the Little Malop Street precinct and the Green Spine project, have brought a curated and enticing artistic presence to Geelong's rejuvenated public spaces. Many of these works reflect on the city's unique heritage as part of their creative expression. Major works include 'Cargo Boxes' (2000) by Maggie Fooks and Bill Perin and the 'Geelong Bollards Trail' (1995) by Jan Mitchell and Cam Scale's *To the Unknown Mariner* (2015) which paid homage to the region's rich maritime heritage.

The Outdoor Collection has a wide collection focus that encompasses both contemporary public art and heritage through monuments, memorials and statues. The complexities of caring for and managing a contemporary and a heritage collection under one sub-collection are challenges that needs addressing in the future.

#### Opposite Photos Top to Bottom

Statue in honour of Queen Victoria – unveiled 25 May 1904 to a crowd of thousands. This was funded through public subscriptions. Originally placed in Market Square, now stands in Eastern Park.

Water fountain, Eastern Beach.

<b>Number of objects</b>	319
<b>Insured Value</b>	\$5.6m
<b>Items of significance</b>	Significant Items Major public art commissions, such as Cam Scale, <i>To the Unknown Mariner</i> , 2015. Jan Mitchell's, <i>Baywalk Bollards</i> , 1995, made up of 140 bollards reflecting on Geelong's history. <i>Stork Fountain</i> , Eastern Beach. <i>Queen Victoria Monument</i> , Eastern Park. <i>City Hall Lion Statues</i> .

## STATUS

- Actively cared for and maintained.
- A Public Art Strategy for the City of Greater Geelong, adopted in 2011.
- Plaques Policy adopted in 2013

## CHALLENGES

- A 'too broad' collection mandate that encompasses both contemporary public art commissions and the care and management of heritage objects such as monuments and memorials.
- Ongoing public art maintenance.
- Multiple areas and departments managing different components of sub-collection
- Some major heritage objects not accurately accounted for as part of Heritage Collection
- No clear collection management policies in place for accessioning and deaccessioning.
- In need of additional collection staff dedicated to care and maintenance of items.



# COUNCIL ART AND ARTEFACT COLLECTION

The Council Art and Artefact Collection (CAC) encompasses the city's hanging artwork collection, a small artefact collection, sister-city gifts and council generated items of significance such as event memorabilia. This sub-collection also encompasses the heritage furniture that is connected to individual buildings, for example Customs House.

The CAC is spread among many Council owned buildings across the municipality. A large amount of the collection is hanging in Council meeting rooms and offices, but it lacks overall, care, monitoring and basic interpretation. Although portions of the collection have been digitised and are available on Victorian Collections – very little of the collection is available to the community for viewing.

Rudimentary 'inventories' of the CAC were conducted in 2003, 2009, 2015 and as part of this Strategic Plan project. The 2015 Audit revealed significant losses to Council assets due to lack of policy, no dedicated staff resources and inadequate storage facilities that did not meet the most basic requirements. Storage, care and management of the CAC is identified as a critical priority

<b>Number of objects</b>	510
<b>Insured Value</b>	\$0.5m
<b>Items of significance</b>	Significant Items Civic generated objects including mayoral chains from former municipalities and the Geelong mayoral chair. Specific items of significance include works such as Edward Snell's, View of Geelong, 1853

## STATUS

- Spread across multiple Council facilities
- Partially digitised and available online through Victorian Collections <https://victoriancollections.net.au>

## CHALLENGES

- Not actively managed.
- No collection policies in place.
- Inadequate storage facilities.
- Object movements not monitored.
- In need of a responsible officer to oversee the collection.
- In need of complete documentation.
- No interpretation of items.



**Above photo:** Ceremonial Trowel, presented to the Corporation of Geelong by Joseph Reed and Builders William Allen and Allen Cakebread on the occasion of laying the foundation stone, Geelong Town Hall, 9 April 1855. Geelong Heritage Centre Archives (Council owned).

**Below photo:** Sister City Souvenir, c1990. Japanese fan presented to Geelong and Bellarine by sister city Izumiōtsu, Osaka. Geelong Heritage Centre Archives. (Council Art & Artefact Collection – Council owned).

**Opposite above photo:** Mayoral Chains, Town of Geelong. Geelong Heritage Centre Archives. (Council Art & Artefact Collection – Council owned).



# OLD GEELONG GAOL COLLECTION

The Geelong Gaol was built between 1849 and 1865, it was a significant capital works project for the emerging city of Geelong that used convict labour. The building is of state heritage significance as an intact example of a regional nineteenth century prison in Victoria. It was one of nine prisons in Victoria to adopt the Pentonville Model of Prison. Over the decades of its operation there were a number of modifications and additions to the building but the original cruciform plan remains relatively intact. It operated until 1991. Throughout more than a century of use a number of heritage objects were collected at the prison.

The Geelong Gaol closed in 1991. The City of Greater Geelong owned the building from 1994 until its sale in 2018. There was a small, but significant collection of objects related to the history and operation of the gaol that was left on-site then the gaol closed. Ownership of these objects transferred to Council with ownership of the Geelong Gaol. As part of the agreement of sale, and to ensure these heritage objects remained in public collections, the objects did not transfer as part of the 2018 sale and remain in the Heritage Collection.

Under a memorandum of understanding part of the Old Geelong Gaol collection is on loan to the private enterprise organisation Geelong Gaol Museum.

<b>Number of objects</b>	218
<b>Insured Value</b>	\$10,000
<b>Items of significance</b>	Collection of confiscated items that document the make-do and desperate living situation of incarcerated prisoners, former Gaol Governors dress uniform.

## STATUS

- Most of the collection is currently loaned to the Geelong Gaol Museum - a private enterprise operating out of the Old Geelong Gaol site.
- In 2019, part of the collection was loaned to Federation University, Ballarat, for a display during Ballarat Heritage Weekend.
- A small part of the collection is stored at the National Wool Museum.

## CHALLENGES

- There are no collection policies in place for the collection.
- Little monitoring of the whole collection.
- A majority of the collection requires conservation



Photos: Three of the contraband items that make some of the unique items in the Old Geelong Gaol Collection.

# CHALLENGES

The City of Greater Geelong (Council) recognises its duty of care for a vast and significance collection of heritage objects, art and artefacts. Properly caring for, managing and providing access to these collections has been identified by community as a value and a priority in *Clever and Creative Future*, this was reiterated by *Council Plan 2018-22* and supported by staff and community through the engagement for this report.

## STATUS

- Despite the strength, diversity and recognised value (cultural and financial) of Council's heritage collections there remains no overall governance framework for it.
- Policy around heritage collections is fragmented.
- Management guidelines are siloed and often do not comply with internationally accepted practice for the care and management of heritage collections.
- Full understanding of externally managed collections is difficult to ascertain.
- Coordinated structure across Heritage Collections is a significant challenge and remains an identified risk to Council.



Object: Spinning wheel, Nepal and Tibet region, 1900. Part of the Zakrzewski Collection of spinning wheels. National Wool Museum Collection.

## RESOURCING

- There is no Council Heritage Collections Manager with the responsibility to manage, care for, provide access to or support the collection as a whole.
- Some sub-collection areas of the Heritage Collection, such as the Council Art & Artefact Collection and the Geelong Gaol Collection, have no Council officers designated with responsibility of managing this asset.
- The National Wool Museum, a nationally important collection, has no collection manager nor any permanently employed collections staff.
- The number of permanent staff at the Geelong Heritage Centre does not adequately meet the demand to manage a collection of their significance and size.
- The Outdoor Collection has few responsible officers to implement collection care.
- The Outdoor Collection covers both commissioning and care of contemporary public art and care and management of historical objects which makes overall management unsustainable.
- Responsibility for the care and management of Outdoor Collection falls across multiple departments with varying degrees of expertise and understanding of heritage objects.

## COLLECTION STORAGE AND KNOWLEDGE

- Collection storage is the number one issue identified by both Council staff and community collecting organisations.
- Lack of a fit for purpose / purpose-built collections store is a critical issue and has resulted in loss of Council assets.
- Collection storage facilities are beyond capacity.
- Lack of knowledge transfer between Council supported collecting institutions and community collections.

<sup>10</sup> *Clever and Creative Future: Community Values: Preserving our heritage and encouraging creative design. Success will be achieved by: Creative use of heritage assets.*

<sup>11</sup> *Council Plan 2018-22: Key Priorities: Incorporate arts and cultural initiatives into infrastructure development to enhance our sense of place. Recognise and share our heritage through storytelling. Work with galleries and museums to improve our public art and heritage offerings.*

## ACCESS

- Access is the number two identified issue by both Council staff and community collecting organisations.
- Some collections are not available for the community to view or engage with.
- Digital access is inconsistent, data incomplete and images of poor quality.
- The community does not know about some collections and cannot engage with aspects of our rich history.

## REPRESENTATION:

- There are few objects representing the rich heritage of the First Nations people of the region.
- There are few objects representing the cultural diversity of the region.
- The Council generated material shows low gender diversity.
- There is lack of initiative and resources committed to contemporary collecting.



# COLLECTION PRIORITIES 2020–2023

## COLLECTION STATEMENT

The City of Greater Geelong Heritage Collection reflects the histories, cultures and stories of the Geelong region. The collection will engage present and future communities to understand where Geelong and its peoples have come from to influence our futures. Through its objects, artefacts and artworks it tells stories of Geelong's place in the world and through innovative curating it shows the clever and creative pulse of the city. By setting the best standards of care and interpretation it will build the capacity of the whole community in caring for and showcasing our heritage both locally and internationally.



## COLLECTION PURPOSE

Council and the City of Greater Geelong recognise our duty of care and are committed to the protection, management, care and access to the region's moveable cultural heritage. The Heritage Collection is owned and managed by the City of Greater Geelong. The collection statement and priorities provide a framework for the sustainable development and management of the City of Greater Geelong Heritage Collection. It assists in delivering actions and measures of success highlighted in:

- Clever and Creative Future Vision
- Council Plan 2018-22
- Cultural Strategy
- UNESCO Creative Cities: City of Design initiative

## COLLECTION PRIORITIES

*Our Heritage, Our Collections* strategy helps to guide how we use and manage the Heritage Collection across all areas of Council. Priorities One and Two are Foundational priorities – what we must do to ensure care and access. Priorities Three and Four are Aspirational priorities – where we will steer the collection towards a holistic approach to the collection.

### PRIORITY 1 SIGNIFICANCE & CARE

Develop a full understanding of the entire collection, assess the significance and value of the collection and set in place the policies and guidelines that are internationally recognised for the fundamental care of heritage collections.

### PRIORITY 2 ACCESS & SHOWCASE

Provide access to the collections through exhibitions, public programs, digital formats and displays throughout the municipality and through loans to cultural institution and traveling displays. Develop innovative ways to showcase the collection digitally and in unique locations.

### PRIORITY 3 CREATIVITY & THE WORLD

The collection showcases the creative story of the city. It builds upon existing collections with an outward and worldly focus that is both education and enticing to residents and visitors.

### PRIORITY 4 DIVERSITY & REFLECTION

The collection reflects a diversity of views and interpretations of culture and heritage and showcase the cultural development of the region. The collection is timeless, it reflects our history, our present and our future.

**Object:** Painted black enamel metal chest, thought to be the original lock box used by first Town Clerk of Geelong, William Weire to store important documents such as early leases and agreements, c1850. Geelong Heritage Centre Archives (Council owned).

# 1 SIGNIFICANCE & CARE

## FOUNDATIONAL PRIORITY – WHAT WE MUST DO TO ENSURE CARE AND ACCESS.

Develop a full understanding of the entire collection, assess the significance and value of the collection and set in place the policies and guidelines that are internationally recognised for the fundamental care of heritage collections.

### KEY PRIORITIES

- The number one identified priority: the development of purpose-built storage locations that will house the Heritage Collection and key identified community collections
- Holistic governance of the collection.
- Develop a full understanding of the collection and care for it in its entirety.
- Assess the significance of all collection items.
- Maintain a current financial valuation of the collection
- Be recognised for its good governance through exemplary local government collection management.

### MEASURES OF SUCCESS

- *Our Heritage, Our Collections* Strategy adopted by Council.
- Council Collections Policy and Guidelines developed for entirety of Heritage Collection. These supported and implemented across Council.
- Development of a purpose-built collections store, fit for purpose to internationally recognised museum standard.
- Permanent Council Collections Manager position approved and put in place to oversee the management, care and access of the entire Heritage Collection.
- Resources and support for existing collections officers in order to facilitate the completion of collections work related to Outdoor Collection, Old Geelong Gaol, Geelong Heritage Centre and the National Wool Museum collections.
- Complete the Geelong Maritime Museum collection conservation – including comprehensive documentation, verification of ownership and ensure collection is safely stored until such time as the Museum is re-developed.

- Entire Heritage Collection catalogued in an appropriate collection management system and maintained on the City of Greater Geelong Asset Register.
- Complete financial valuation of the Heritage Collection is completed
- Significance assessment of Heritage Collection is completed.
- A program of support and training is developed, resourced and implemented that builds the skills and capacity of community groups and volunteers through training and professional development.

### RELATED PLANS AND PROJECTS

- *Asset Transformation Project*
- *Cultural Strategy*

### LINKS TO COUNCIL PLANS AND INITIATIVES

We will foster Geelong's Clever and Creative Future vision by:

- Development and Implementation of Sustainable Solutions
- Preserving our heritage

We will deliver on Council Plan Goals:

- Informed Social Infrastructure and Planning, in particular with regards to asset management and accessible community infrastructure based on community need –
- Organisational Leadership, Strategy and Governance, to proactively manage our assets

We will deliver on Council Plan 2018-22 Measures of Success:

- Increased number of objects actively cared for within our arts and heritage collections.
- Increased access to cultural collections through online engagement.



ONE FLAG.  
ONE NATION  
ONE DESTINY.

IN COMMEMORATION OF  
TROOPER **WALTER E. CLARK**,  
OF THE VICTORIAN 2<sup>ND</sup> CONTINGENT  
OF MOUNTED RIFLES TO THE SOUTH AFRICAN WAR,  
KILLED ON THE 5<sup>TH</sup> JULY, 1900,  
AT DINAARSPOORT, S. A.  
ALSO OF  
CORPORAL **ERIC A. WILSON**,  
WHO DIED ON THE 22<sup>ND</sup> DECEMBER, 1900,  
AT PRETORIA, S. A.



Small plaque at the base of the monument.



# 2 ACCESS & SHOWCASE

## FOUNDATIONAL PRIORITY – WHAT WE MUST DO TO ENSURE CARE AND ACCESS.

Provide access to the collections through exhibitions, public programs, digital formats and displays throughout the municipality and through loans to cultural institution and traveling displays. Develop innovative ways to showcase the collection digitally and in unique locations.

### KEY PRIORITIES

- The number two identified priority: develop opportunities for display and access of collections.
- Showcase the Heritage Collection and highlight the unique heritage of the region.
- Invest in existing collecting and heritage institutions.
- Provide access to the collections through exhibitions, public programs and pop-up displays throughout the municipality.
- Develop responsive and creative ways to showcase the collection digitally and in unique locations both locally and nationally.
- Maintain and develop existing collections of council generated material and associated documents of municipality business, in particular the municipal collection and the council art and artefact collection.
- Use existing buildings and infrastructure to showcase the collection.

### MEASURES OF SUCCESS

- The Council Collections Manager to assist with and facilitate access.
- Increased resourcing, for example collection officers, so that greater community access to the collection can be provided.
- Identify potential display opportunities in new or existing buildings.
- Increased number of collection items showcased through exhibitions and displays.
- Increased digital engagement with the collection.
- Adoption of innovative approaches to showcasing collections, such as using digital technology or “museums without-walls” approaches.
- Building the capacity of all collecting organisations in the region, both council supported and community run museums, through training and greater collaboration.

- Exhibitions and pop-up object display in Council owned heritage buildings and as part of new building developments.
- Review and update existing policy on plaques and memorials.
- Develop a Community Museum Plan that outlines how the city can support community collections and build their capacity as heritage organisations.

### RELATED PLANS AND PROJECTS

- Public Art Strategy
- Plaques and Memorials Policy

### LINKS TO COUNCIL PLANS AND INITIATIVES

We will foster Geelong’s Clever and Creative Future vision by:

- Development and Implementation of Sustainable Solutions
- Preserving our heritage
- Creativity Drives Culture
- A Destination that Attracts Local and International Visitors

We will deliver on Council Plan Goals:

- Vibrant Arts and Culture
- Growing Our Tourism and Events

We will deliver on Council Plan 2018-22 Measures of Success:

- Increased number of objects actively cared for within our arts and heritage collections
- Increased access to cultural collections through online engagement.

**Photo:** Axminster carpet loom (1910) in operation at the National Wool Museum. One of the very few fully operational looms of its kind in the world. During the community consultation for this report, the loom was widely noted as the community’s favourite Council owned collection item.



Photo: Old shipping buoys, Geelong Waterfront. Part of the Outdoor Collection.

# 3 CREATIVITY & THE WORLD

## ASPIRATIONAL PRIORITY – WHERE WE WILL STEER THE COLLECTION AS WE DEVELOP A HOLISTIC APPROACH TO THE COLLECTION.

The Heritage Collection showcases the creative story of the city. It builds upon existing collections with an outward and worldly focus that is enticing to residents and visitors alike.

### KEY PRIORITIES

- The collection showcases the creative vision of the city and embraces Geelong as a UNESCO City of Design.
- Through specific theme-based collections, such as maritime and wool, preserve and highlight stories of Geelong's place in the world.
- Through contemporary collections and innovative curation show the creative pulse of the city.
- Record and tell municipal stories of events people, milestones and decisions made by the municipality.
- The collection is an enticing attraction for tourists to understand Geelong as a unique city and region.

### MEASURES OF SUCCESS

- Maintain the existing strengths of the collection by focussed acquisitions, regular displays and growing significant collections.
- Support existing collecting institutions to achieve greater impact for their exhibitions and displays.
- Reach wider audiences through increased visibility of the collection by embracing digital and pop-up display opportunities.
- Embrace the potential of public art to showcase Geelong as a clever and creative city by appropriately resourcing projects.
- Showcasing and instilling a community connection to creativity (past and present).
- Increased access to the collection by tourists to the region.
- Develop pop-up displays that highlight the Municipal Collection and the Geelong Maritime Museum collection.

- Develop innovative digital collection platform that showcases all significant items in the collection.
- Engage with other cities in the UNESCO Creative Cities Network to develop collaborations.
- Additional officers to oversee Memorial, Monuments & Plaques.

### LINKS TO COUNCIL PLANS AND INITIATIVES

We will foster Geelong's Clever and Creative Future vision by:

- Development and Implementation of Sustainable Solutions
- Creativity Drives Culture
- A Destination that Attracts Local and International Visitors
- A Leader in Developing and Adopting Technology
- We will deliver on Council Plan Goals:
- Vibrant Arts and Culture
- Growing Our Tourism and Events

We will deliver on Council Plan 2018-22 Measures of Success:

- Increased number of objects actively cared for within our arts and heritage collections
- Increased access to cultural collections through online engagement

# 4 DIVERSITY & REFLECTION

## ASPIRATIONAL PRIORITY – WHERE WE WILL STEER THE COLLECTION AS WE DEVELOP A HOLISTIC APPROACH TO THE COLLECTION.

The collection reflects a diversity of views and interpretations of culture and heritage and showcase the cultural development of the region. The collection is representative and respectful and it is timeless, it reflects our history, our present and our potential futures.

### KEY PRIORITIES

- Work with First Nations peoples in the region, the Wadawurrung, to support collections and exhibitions.
- Reflect on the historical workings of municipality business, through collecting Council-generated material of the current and future incarnations of the City of Greater Geelong and its former municipalities.
- Reflect a diversity of views and interpretations of culture and heritage and showcase the cultural development of the region.
- Develop the collection to reflect the diversity and unique character of Geelong.
- Show a commitment of the city to self-awareness and untold stories.
- Work with the whole community to embrace our heritage.

### MEASURES OF SUCCESS

- The collection is embraced, accessed, shared and celebrated in Geelong and further afield.
- Council generated material is accessible and showcased so that the community engages with the vibrant history of municipality business.
- Increased cultural and gender diversity represented through the number of collection items that embrace diversity.
- Council generated material is documented, accessible and visible to the community.
- Work with community to understand what themes and untold stories that collections and exhibitions should showcase.
- Guidelines for care and documentation of council generated heritage items are available and in place for the city.

### LINKS TO COUNCIL PLANS AND INITIATIVES

We will foster Geelong's Clever and Creative Future vision by:

- Creativity Drives Culture
- An Inclusive, Diverse, Healthy and Socially Connected Community

We will deliver on Council Plan Goals:

- Vibrant Arts and Culture
- A More Inclusive and Diverse Community

**Photo:** Brass Gorget – Presented to Dan-Dan-Nook, Wathaurong man by the Comunn Na Feinne Society, 1860. The gorget is inscribed 'KING DAN-DAN-NOOK' Best Runner Geelong 1860. Geelong Heritage Centre Archives (Council owned). Photo image used with permission from Wadawurrung Traditional Owners.



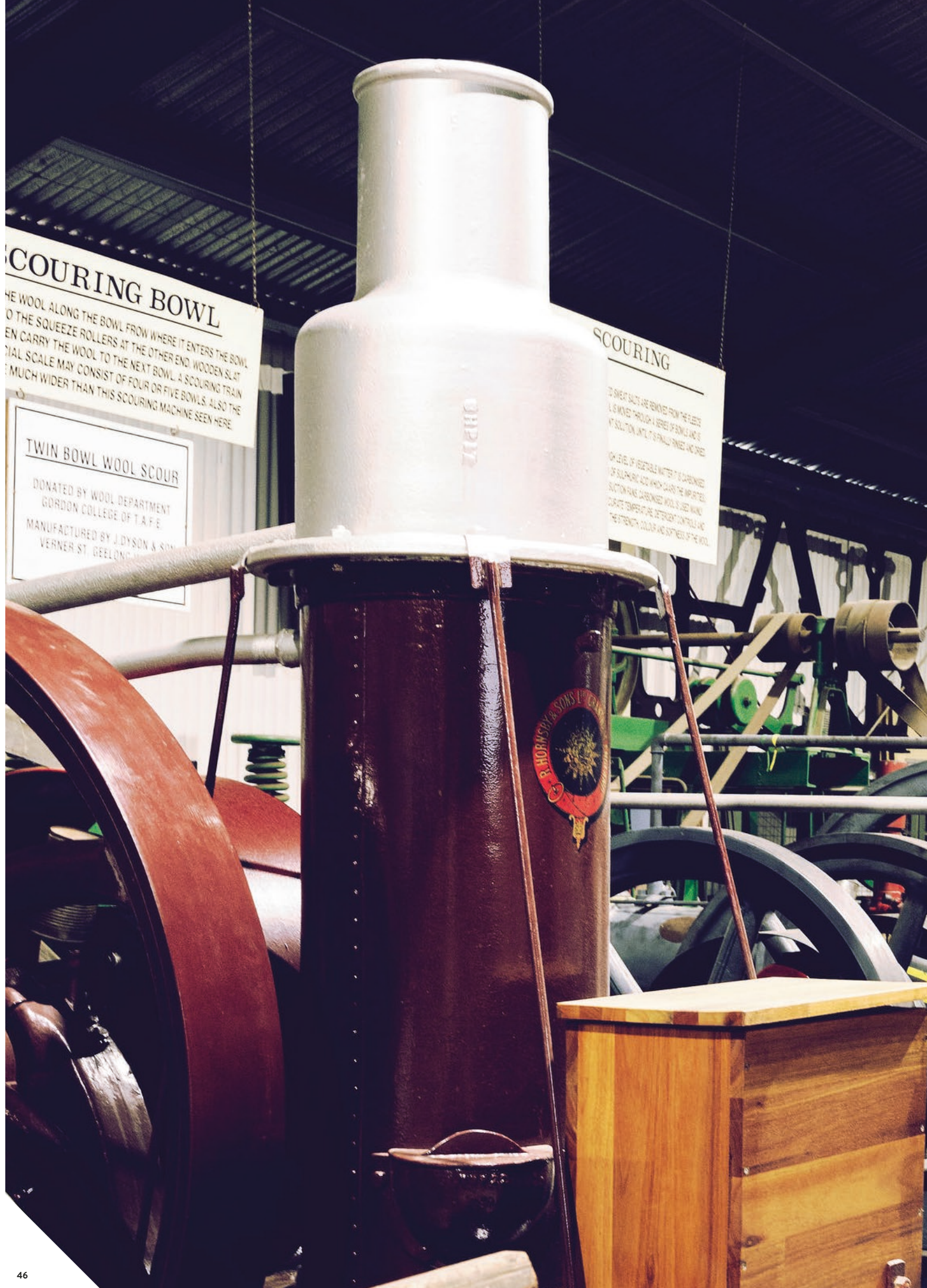
KING  
DAN-DAN-NOOK

Jerry,  
Best Runner,  
Geelong,  
1860.





Photo: Inside the spinning room at the Federal Woollen Mills, c.1960. National Wool Museum Collection.



**SCOURING BOWL**  
 THE WOOL ALONG THE BOWL FROM WHERE IT ENTERS THE BOWL  
 TO THE SQUEEZE ROLLERS AT THE OTHER END. WOODEN SLATS  
 THEN CARRY THE WOOL TO THE NEXT BOWL. A SCOURING TRAIN  
 USUALLY MAY CONSIST OF FOUR OR FIVE BOWLS. ALSO THE  
 BOWLS ARE MUCH WIDER THAN THIS SCOURING MACHINE SEEN HERE.

**TWIN BOWL WOOL SCOUR**  
 DONATED BY WOOL DEPARTMENT  
 GORDON COLLEGE OF T.A.F.E.  
 MANUFACTURED BY J. DYSON & SONS  
 VERNER ST. GEELONG

**SCOURING**  
 TO REMOVE SALTS ARE REMOVED FROM THE FLEECES  
 IT IS MOVED THROUGH A SERIES OF BOWLS AND IS  
 IN CONTACT WITH A HOT SOLUTION UNTIL IT IS FULLY WASHED AND DRIED.  
 THE LEVEL OF VEGETABLE MATTER IS CARBONISED  
 BY SULPHURIC ACID WHICH CLEANS THE IMPURITIES.  
 SUCTON FINE CARBONISED WOOL IS USED MAINLY  
 TO OBTAIN PURE TEMPERATURE DETERGENT CONTROLS AND  
 THE STRENGTH, COLOUR AND SOFTNESS OF THE WOOL.



**“Heritage objects create a lot of interest and we like to show the young people how things used to be done and allow the older ones who do remember the opportunity to reminisce about the past.”**

Edward (Ted) Stephens (pictured) of the Vintage Machinery Committee of the Royal Geelong Agricultural and Pastoral Society, a community run collection.



# COMMUNITY COLLECTIONS

Although outside the scope of this report, community collecting organisations are important in maintaining and telling stories of the region.

Geelong is home to more than twenty community museums and collecting organisations, these range from historical society collections to industrial machinery collections and include objects as diverse as football jerseys to cars. Recent museums opening in Geelong include the *Museum of Play and Art Children's Museum* and the *Australian Orphanage Museum* operated by CLAN. While some community museums start with initial private funding or government seed funding, many community museums survive through the effort and goodwill of volunteers. From time to time community museums and collecting organisations require council support.

Through the engagement process a strong undercurrent came from community collecting organisations regarding the ongoing viability of these collections. The primary needs of these organisations fall into three categories:

1. Maintaining their volunteer base.
2. Financial support for operations, facilities and display.
3. Training and professional advice in the areas of museum governance, object care and museum interpretation.

Building the capacity of the whole community in the area of heritage collections and museums will be of benefit to the whole Geelong community in caring for and celebrating Geelong's heritage. Moving forward a Geelong Community museums plan, building upon previous strategic work completed in 2009, would be necessary to understand the needs of community collecting organisations. This has been noted in the Strategy under strategic priority "Access & Showcase".

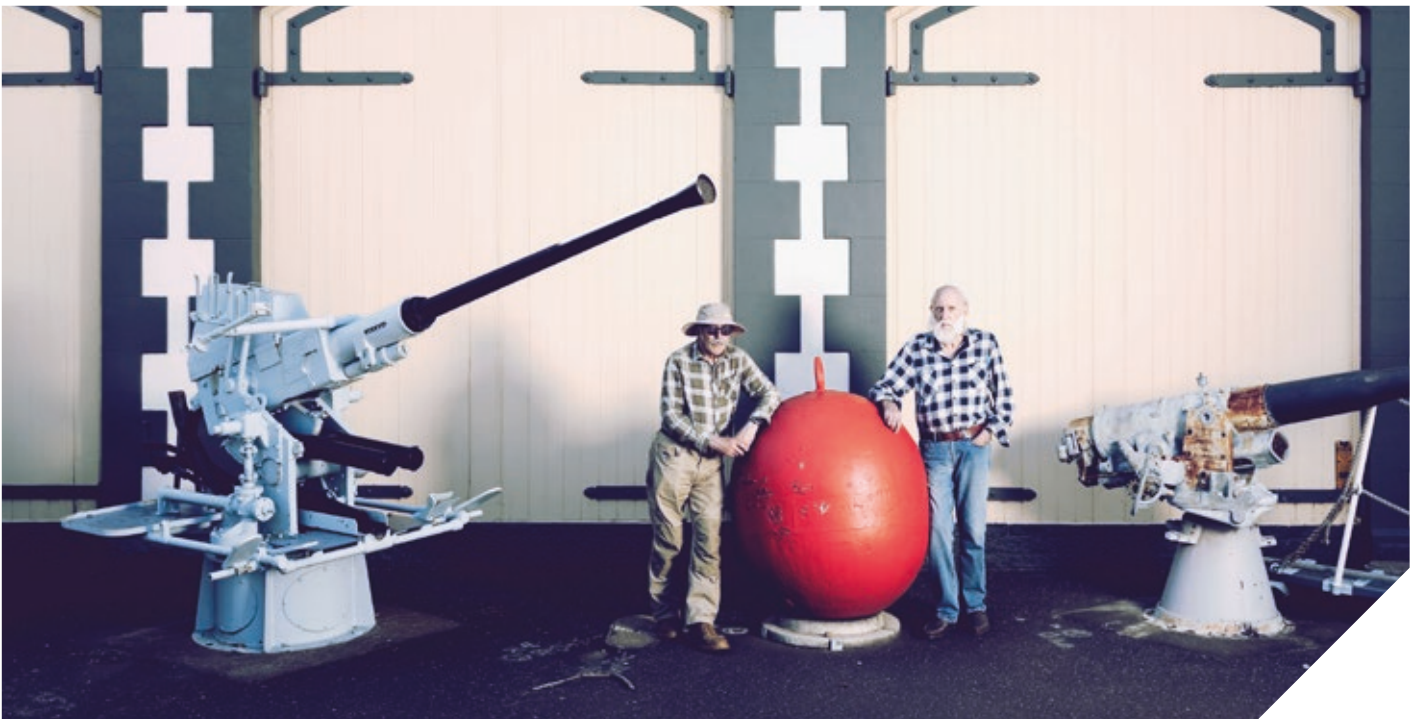


Photo: Malcolm Dunn (treasurer) and Bob Logan (president), standing outside the Geelong Maritime Museum. The Maritime Museum has a unique governance structure in that one-third of the collection is owned by Council.

# GEELONG GALLERY

Geelong Gallery was established in 1896 and holds a magnificent 6000 item collection of 19th, 20th and 21st century Australian and European painting, sculpture, printmaking, photography and decorative arts, including rare and significant heritage objects and images related to Geelong. Although not owned by Council, it is crucial to recognise that the management, care, interpretation of and access to this collection plays an important role in planning the future of the City of Greater Geelong Heritage Collection.

Object: Edward Fischer. Frederick woodhouse (designer). The 1874 Geelong Gold Cup, 1874. Gold and hardwood. Purchased through the Dorothy McAllister Bequest Fund with the assistance of the Geelong Racing Club 2018. Geelong Gallery Collection.





## IMPLEMENTATION, REVIEW & MONITORING

Responsibility for reviewing and monitoring of the strategy will be overseen by the Arts & Culture Department. The implementation will rest with the relevant collecting groups and responsible divisions and be subject to the future operational budgets for Council's consideration. The collection statement and priorities proposed in this report will be reviewed in four years.

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*Cr Murnane declared a Conflict of Interest and left the meeting room prior to discussion at 8.28pm.*

#### **4. KAUF LAND STORES IN VICTORIA ADVISORY COMMITTEE - 140-156 COLAC ROAD, HIGHTON**

**Source:** Planning, Design & Development – Strategic Implementation  
**Director:** Gareth Smith  
**Portfolio:** Planning

##### **Purpose**

1. To seek Council support for a submission to be made to the Kaufland Stores in Victoria Advisory Committee for the site at 140-156 Colac Road, Highton.

##### **Background**

2. Kaufland Australia Pty Ltd requested the Minister for Planning change the planning scheme provisions that apply to the land at 140-156 Colac Road, Highton to facilitate the development of a supermarket-based store.
3. The Minister decided to refer the proposal to the Kaufland Stores in Victoria Advisory Committee. The Advisory Committee will provide independent advice to the Minister on relevant planning matters associated with the location, development and use. The City is not the planning authority for this Amendment.
4. The proposal was on public exhibition from 14 October 2019 to 12 November 2019 and Council officers lodged a “holding” submission to the Advisory Committee advising of a formal submission following the resolution of this report. An Advisory Committee hearing is scheduled to commence on 11 December 2019.
5. The site is located opposite the Waurm Ponds Shopping Centre on Colac Road (see map in **Attachment 2**). The development plans are shown in **Attachment 3**.
6. The proposed Amendment consists of a Specific Controls Overlay (SCO) to be applied to the land which is in the Residential Growth Zone (see map in **Attachment 4**) together with an Incorporated Document.
7. The total proposed building area is 6,892 sqm containing 3,781sqm of supermarket floor area, a 319sqm bottle shop, 470sqm of proposed tenancies and mall area.

##### **Key Matters**

8. A submission has been drafted (**Attachment 5**), which supports the proposal ‘in principle’ subject to significant site constraint, layout and access issues being addressed including:
  - 8.1 The Amendment should include rezoning of the site to Commercial 1 Zone;
  - 8.2 The Incorporated Document should be strengthened with additional conditions;
  - 8.3 The flood prone nature of the site needs to be properly considered;
  - 8.4 Vehicle access arrangements from Colac Road and South Valley Road need further discussion with Regional Roads Victoria and Council officers;
  - 8.5 The urban design and layout of the site needs to be reconsidered.

9. Subject to Council endorsement, the City will present the issues raised in this report to the Advisory Committee hearing in December 2019.

**Cr Nelson moved, Cr Harwood seconded -**

**10. That Council:**

- 10.1 Do not support in principle the proposed development and use of the land at 140-156 Colac Road, Highton for a Kaufland Store, subject to a number of matters being addressed as outlined in the submission in Attachment 5;**
- 10.2 Subject to any amendment required as a result of 10.1 immediately lodge a formal submission generally as outlined in Attachment 5 to the Kaufland Stores in Victoria Advisory Committee; and**
- 10.3 Appear at the Kaufland Stores in Victoria Advisory Committee public hearing to present Council's submission.**

**Carried.**

Division Requested:

For: Crs Nelson, Harwood, Sullivan, Grzybek, Kontelj, Murnane, Mansfield,  
Murrihy, Aitken

## **Attachment 1**

### ***Financial Implications***

1. There are no financial implications to Council as a result of this report.

### ***Community Engagement***

2. This is a State Government process and a public exhibition period inviting submissions was conducted from 14 October 2019 to 12 November 2019.

### ***Social Equity Considerations***

3. The proposal will have social impacts but is not considered to relate to any particular social equity considerations.

### ***Policy/Legal/Statutory Implications***

4. Planning policy has been outlined in the planning report prepared by Kaufland's appointed consultants.
5. The draft submission in **Attachment 5** includes planning policy related comments including a submission that if the development of the site for retail is to be supported the land should be rezoned to the Commercial 1 Zone (C1Z). The Residential Growth Zone (RGZ) is not the appropriate zone for a large retail proposal of this nature. If developed in the RGZ then the 6,000sqm floor space will sit outside the cap for the Waurin Ponds Sub Regional Activity Centre and outside the Retail Centre Hierarchy. The purpose of the RGZ is not for non-residential uses of this scale.

### ***Alignment to Council Plan***

6. This is a State Government process and aligns to Council Plan Priority 8 – A Thriving and Sustainable Economy including “Attracting new investments to the region”.

### ***Conflict of Interest***

7. No City officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates.

### ***Risk Assessment***

8. The draft submission in **Attachment 5** highlights the potential risks and issues associated with the amendment.

### ***Environmental Implications***

9. Environmental impacts are still being assessed. There is no Environmentally Sustainable Development (ESD) report exhibited with the proposal but it does have some elements including roof top solar panels. This issue will be further investigated and is commented on in the draft submission in **Attachment 5**.

## Attachment 2

### Background

1. An Information Sheet (Oct 2019) prepared by DELWP describes what is proposed as follows:
2. *"The supermarket chain Kaufland Australia Pty Ltd has asked for the planning provisions that apply to 140-156 Colac Road, Highton to be changed so that it can build a supermarket on the site, including packaged liquor sales, several speciality shops and car parking."*
3. *"The Minister for Planning has appointed an advisory committee to consider Kaufland's proposal to develop supermarkets in various locations around Victoria. The advisory committee will consider the planning merits of the proposal for a supermarket in Highton and will provide recommendations on whether the proposed changes to the planning scheme are suitable."*
4. *"The site is on the northern side of Colac Road and west of South Valley Road. The proposed store site is opposite the Waurm Ponds Shopping Centre. Access is proposed from both Colac Road and South Valley Road."*



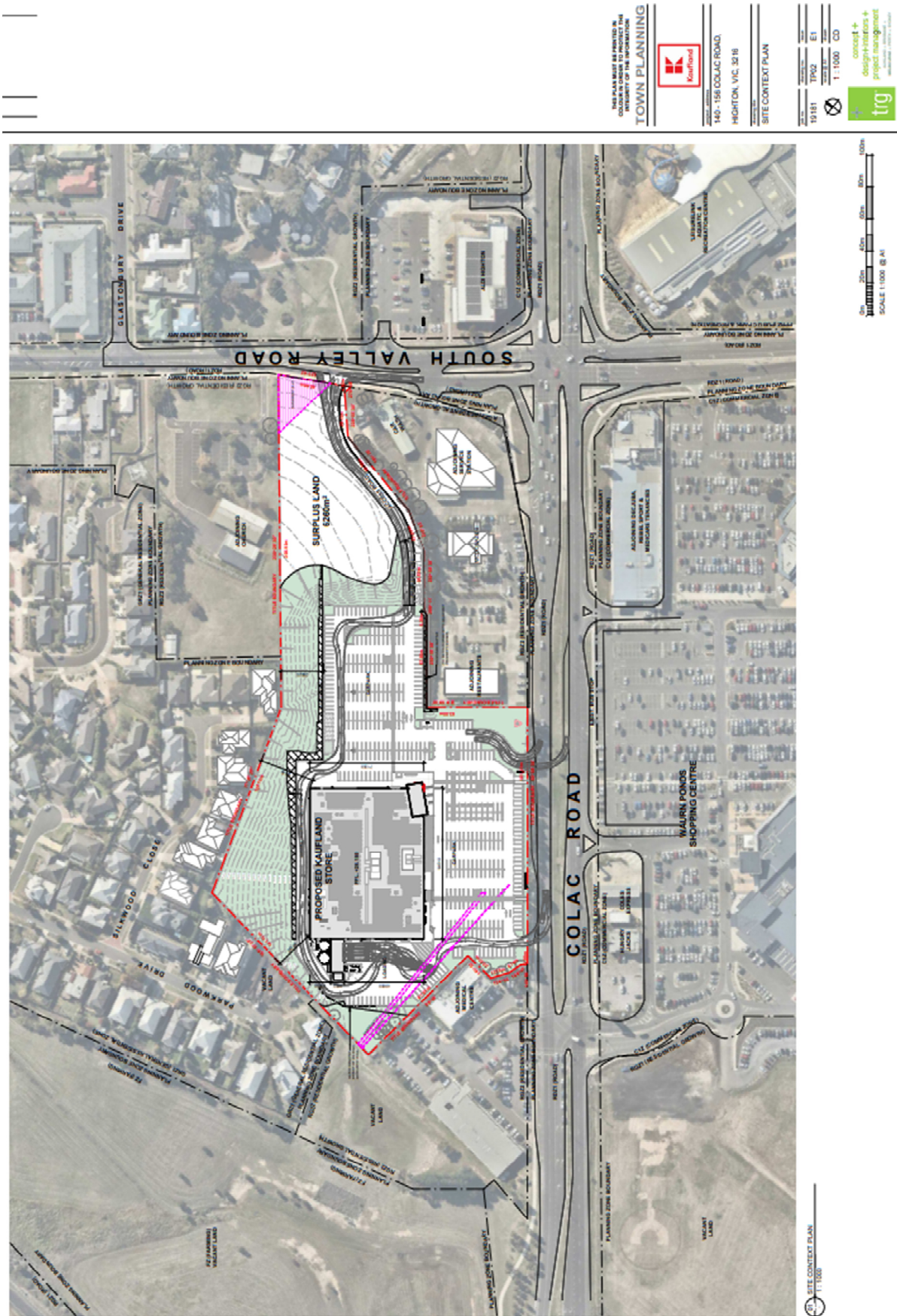
5. *"Under the proposal, the Greater Geelong Planning Scheme would be amended by applying specific controls to the site and inserting an incorporated document into the schedules to Clauses 45.12 and 72.04. The incorporated document will set out the conditions that will apply to the use and development of the site."*
6. The planning tool proposed is a Specific Controls Overlay which would cover the area shown in the map in **Attachment 4**.
7. A planning assessment (by Kaufland's consultants Planning and Property Partners) describes the proposed Kaufland store as comprising the following elements:

- 7.1 Use and development of the site for a 6,892 sqm building containing the following:
- (a) 3,781sqm of supermarket floor area.
  - (b) 319sqm bottle shop.
  - (c) 470sqm of proposed tenancies and mall area.
  - (d) Associated inhouse facilities including 1,500sqm back of house facilities, services, customer amenities and administration.
  - (e) 182sqm of loading area.
  - (f) Associated signage (refer details below).
  - (g) 26 bicycle spaces (comprising 12 staff spaces and 14 customer spaces).
- 7.2 A total of 436 car parking spaces to be allocated as follows: -
- (a) 407 standard spaces.
  - (b) 2 electric spaces (with charging stations).
  - (c) 9 accessible spaces.
  - (d) 12 family spaces.
  - (e) 6 senior spaces.
8. According to the Planning Assessment the Kaufland store will involve employment generation in the order of 80-100 ongoing jobs.
9. The built form and layout is described in the Planning Assessment as follows:
- “the proposed development adopts a built form that is generally reflective of the ALDI supermarket and convenience restaurants to the east and scale that is moderated by its proximity to the Waurm Ponds Shopping Centre to the south. The built form and scale of the proposed development is akin to the nearby bulky goods and restricted retail operations, including the Bunning’s store and Officeworks to the southwest, and the adjacent Leisurelink Aquatic & Recreation Centre.*
- The building will be single storey building with a predominant height in the order of 8-9 metres, with a maximum height of 11 metres to the feature parapet at the south east corner of the building”*
10. The complete set of plans and documents can be viewed online at:  
[engage.vic.gov.au/kaufland-advisory-committee](https://engage.vic.gov.au/kaufland-advisory-committee)
11. A selection of the proposed development plans for the site are **Attachment 3**.
12. City comments on the proposal are contained in the draft submission in **Attachment 5** with the summary of the City’s position below:

### ***Summary of the City's Position***

13. The City recognises and supports the need for more competition in the retail market in Victoria and Geelong particularly in the supermarket sector. We support new businesses seeking sites and establishing in Greater Geelong provided they are in appropriate locations.
14. The City's retail policy directs new retail development to be located in existing or planned activity centres as a first preference and then edge of centre if no sites are available. Beyond that out of centre can be considered provided certain criteria are met and there is a net community benefit.
15. The proposed site on Colac Road, Highton could be considered edge of centre particularly if the Waurin Ponds Activity Centre boundary is enlarged (as proposed by Amendment C393) to include existing retail uses (e.g. APCO, McDonalds) on the north of Colac Rd next to the site.
16. The City acknowledges the difficulty for new supermarket retailers entering the market in Geelong to find suitable sites either in or on the edge of existing activity centres.
17. The City considers this is one of the few sites available that is close to an existing Sub Regional Activity Centre that would be suitable for a large format supermarket such as Kaufland.
18. However, the site and proposal has a number of constraints, layout and access issues that need to be addressed.
19. On this basis, the City supports in principle the proposed development and use of the land at 140-156 Colac Road, Highton for a Kaufland Store, subject to significant site constraint, layout and access issues being addressed including:
  - 19.1 The Amendment should include rezoning of the site to Commercial 1 Zone to bring it under the Waurin Ponds Activity Centre floorspace cap;
  - 19.2 The Incorporated Document should be strengthened with additional conditions;
  - 19.3 The flood prone nature of the site needs to be properly considered;
  - 19.4 Vehicle access arrangements from Colac Road and South Valley Road needs further discussion with Regional Roads Victoria and Council officers;
  - 19.5 The urban design and layout of the site needs to be reconsidered, in particular:
    - (a) Bringing built form closer to Colac Road to improve the interface;
    - (b) Reduce the extent of 'cut' into the slope;
    - (c) A landscaped car parking area with stormwater treatment, canopy cover and other ESD principles.

**Attachment 3 – Development plans from State Government website**





NO.	REVISION

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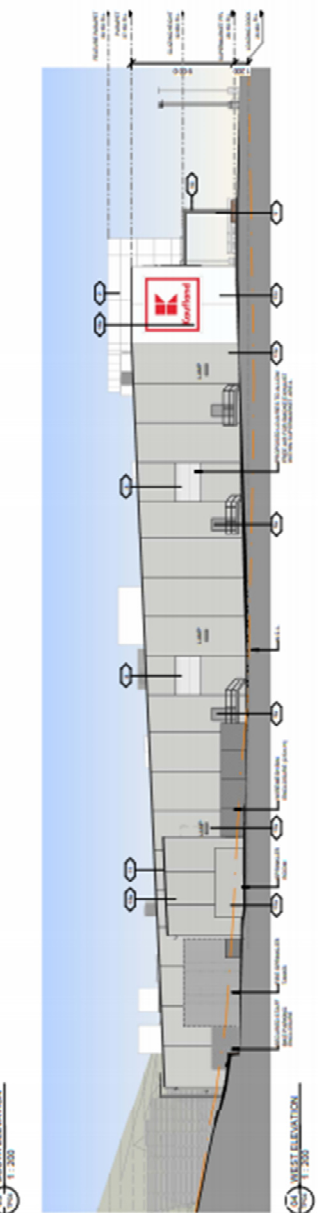
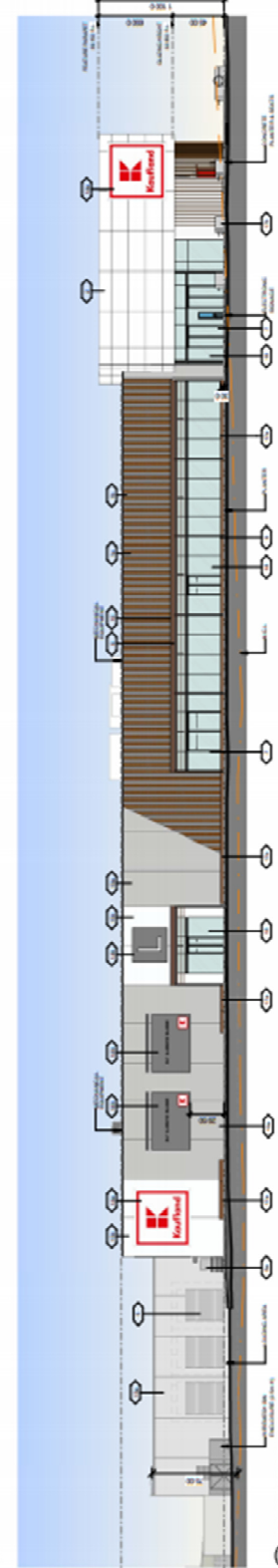
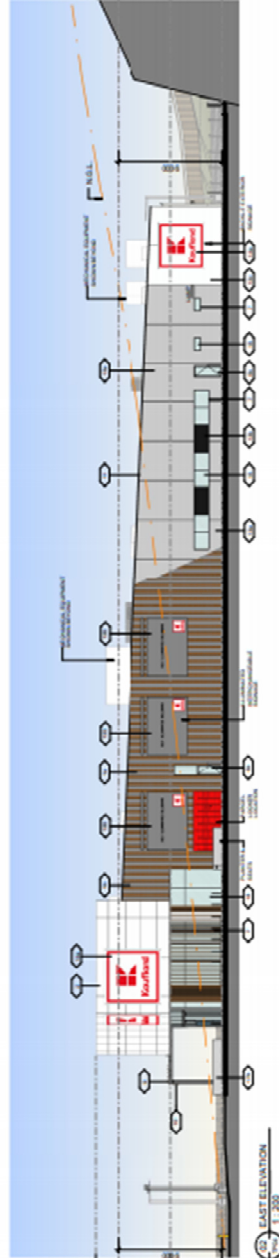
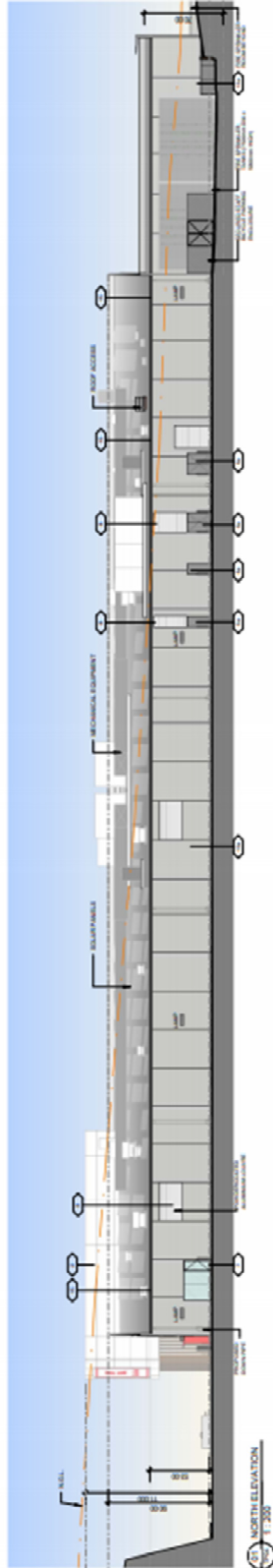


140 - 156 COLAC ROAD,  
 HORTON, VIC. 3216

PROPOSED BUILDING  
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concept & design  
 project management

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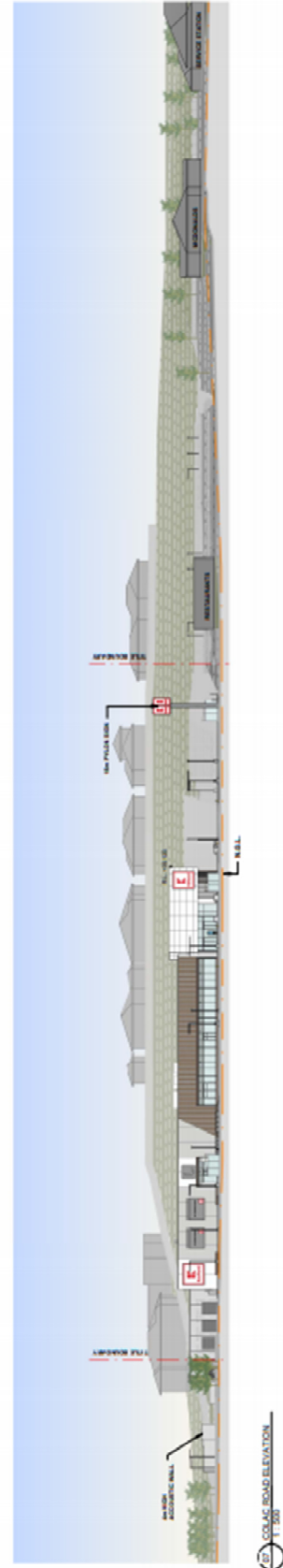
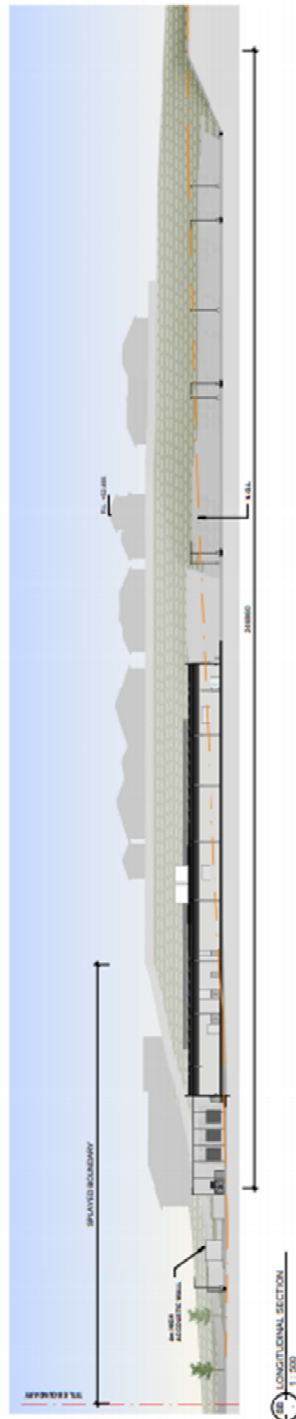
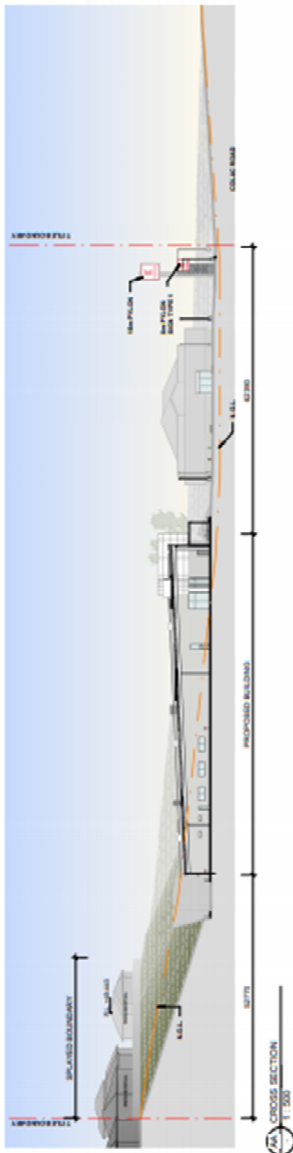
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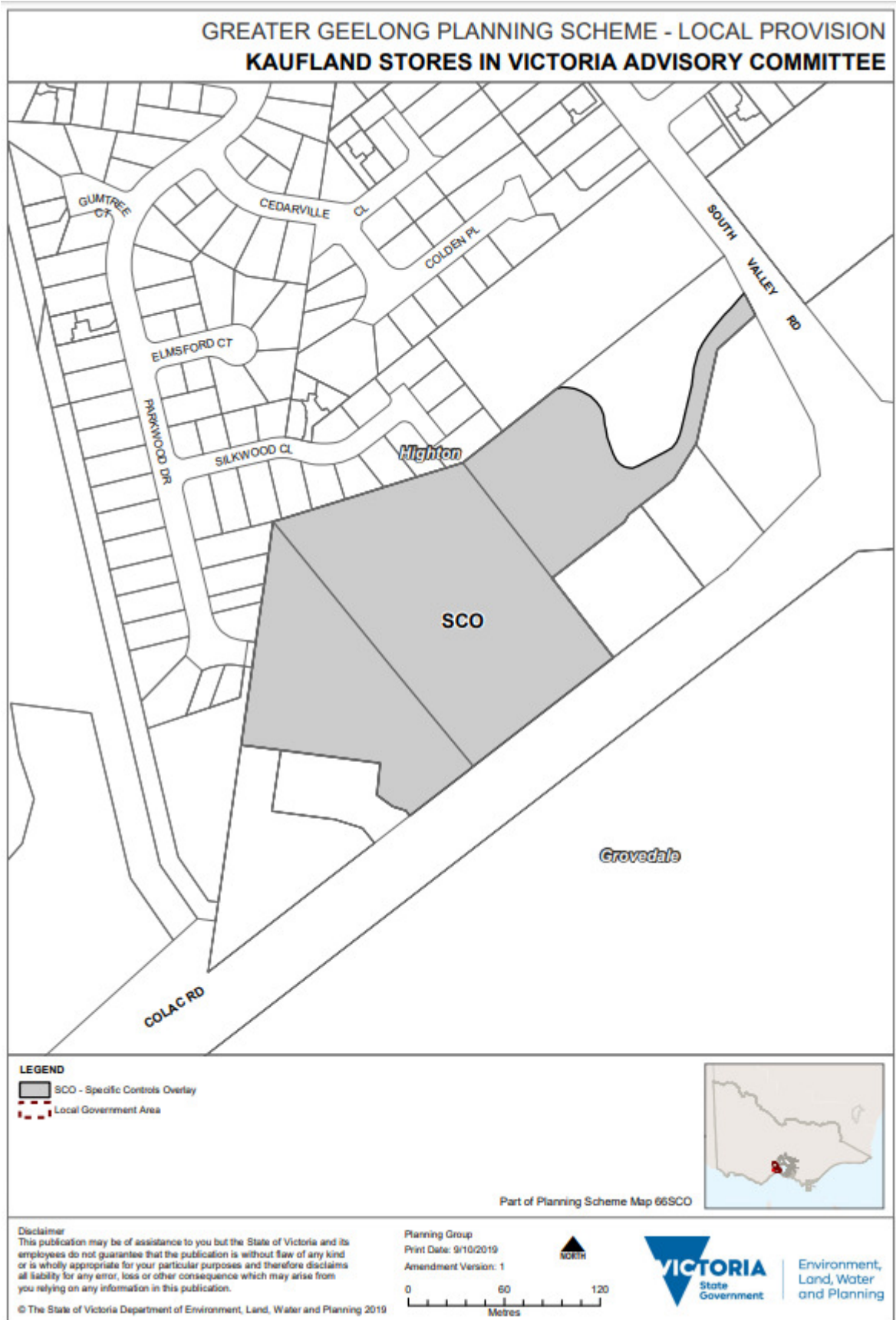
140 - 156 COLLAG ROAD,  
 HIGHTON, VIC. 3218

PROPOSED SITE ELEVATIONS  
 & SECTIONS

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			1:500 CD



**Attachment 4 – Proposed Specific Controls Overlay**



## **Attachment 5 – Draft Content of Council Submission to Advisory Committee**

### **City of Greater Geelong Submission to the Kaufland Stores in Victoria Advisory Committee, 26 November 2019**

To: Government Land Standing Advisory Committee

Dear Sir/Madam,

The City of Greater Geelong provides the following submission on the Kaufland Store proposal for land at 140-156 Colac Road, Highton. This submission was endorsed by Council at its meeting of 26 November 2019.

#### **Summary of the City's Position**

The City recognises and supports the need for more competition in the retail market in Victoria and Geelong particularly in the supermarket sector. We support new businesses seeking sites and establishing in Greater Geelong provided they are in appropriate locations.

The City's retail policy directs new retail development to be located in existing or planned activity centres as a first preference and then edge of centre if no sites are available. Beyond that out of centre can be considered provided certain criteria are met and there is a net community benefit.

The proposed site on Colac Road, Highton could be considered edge of centre particularly if the Waurm Ponds Activity Centre boundary is enlarged (as proposed by Amendment C393) to include existing retail uses (e.g. APCO, McDonalds) on the north of Colac Rd next to the site.

The City acknowledges the difficulty for new supermarket retailers entering the market in Geelong to find suitable sites either in or on the edge of existing activity centres.

The City considers this is one of the few sites available that is close to an existing Sub Regional Activity Centre that would be suitable for a large format supermarket such as Kaufland.

However, the site and proposal have a number of constraints, layout and access issues that need to be addressed.

On this basis, the City supports 'in principle' the proposed development and use of the land at 140-156 Colac Road, Highton for a Kaufland Store, subject to significant site constraint, layout and access issues being addressed including:

- The Amendment should include rezoning of the site to Commercial 1 Zone to bring it under the Waurm Ponds Activity Centre floorspace cap;
- The Incorporated Document should be strengthened with additional conditions;
- The flood prone nature of the site needs to be properly considered;

- Vehicle access arrangements from Colac Road and South Valley Road needs further discussion with Regional Roads Victoria and Council officers;
- The urban design and layout of the site needs to be reconsidered, in particular:
  - Bringing built form closer to Colac Road to improve the interface;
  - Reduce the extent of 'cut' into the slope
  - A landscaped car parking area with stormwater treatment, canopy cover and other ESD principles.

### **Comments on technical aspects**

The City has had limited time to properly review the proposal and related specialist technical reports. Some initial technical comments are provided below and may be expanded upon at the Advisory Committee Hearing in December.

### ***Strategic Planning Comments***

#### Planning controls

The City submits that if the development of the site for retail is to be supported the land should be rezoned to the Commercial 1 Zone (C1Z). The Residential Growth Zone (RGZ) is not the appropriate zone for a large retail proposal of this nature. If developed in the RGZ then the 6,000sqm floor space will sit outside the cap for the Wauran Ponds Sub Regional Activity Centre and outside the Retail Centre Hierarchy. The purpose of the RGZ is not for non-residential uses of this scale. Allowing such a large retail development in the RGZ in a nominated Increased Housing Diversity Area (IHDA) could set a precedent for future non-residential developments in other IHDA's and Key Development Areas (KDA) such as the vacant RGZ1 land west of the Wauran Ponds Shopping Centre.

#### Edge of centre or out of centre?

Under current planning scheme provisions it could be argued that the site is an out of centre development. Given that Colac Road is a significant barrier between the Kaufland site and the Wauran Ponds Sub Regional Activity Centre and that the site does not integrate at all with surrounding land it could be argued that that it is not edge of centre.

However, under the new retail strategy (currently subject to Planning Scheme Amendment C393) the City proposes to expand the Wauran Ponds Activity Centre boundary to include the Apco/McDonalds land east of the Kaufland site. On this basis it could be considered the development is edge of centre.

#### Economic impact and retail hierarchy

The new Retail Strategy says there is demand for retail floor space over the life of the document to 2036. This is confirmed in the Expert Evidence Statement provided by SGS Economics (14 Oct 2019) to the C393 Panel hearing. The Retail Strategy finds there will be sufficient shop retail floorspace demand at Wauran Ponds by 2026.

If the site were included in the Waurm Ponds Activity Centre, the Kaufland Store would not take the size of the centre above 60,000m<sup>2</sup> which is the new size in the hierarchy for a sub-regional centre (as proposed in C393).

The Economic Impact Assessment (EIA) estimates impacts on existing centres to all be less than 10%. However the EIA does not assess the impact on the future Armstrong Creek Town Centre which is a flaw – the 2006 Retail Strategy explicitly calls for this assessment.

#### Adjoining land uses and connectivity

There is no consideration of connectivity to the adjoining established commercial uses (albeit zoned RGZ2) or the shopping centre opposite.

There is no consideration of the balance land or the broader area that the City is currently considering for rezoning and potentially a Design and Development Overlay. The City is currently assessing a planning scheme amendment application to rezone the Vic Roads land west of the site and east of the Ring Road from Farming to General Residential Zone.

#### ***Statutory Planning Comments***

The City's statutory planners have reviewed the proposed Incorporated Document and provided some initial comments on the proposed conditions. These are shown in track changes version in **Appendix 1** to this submission.

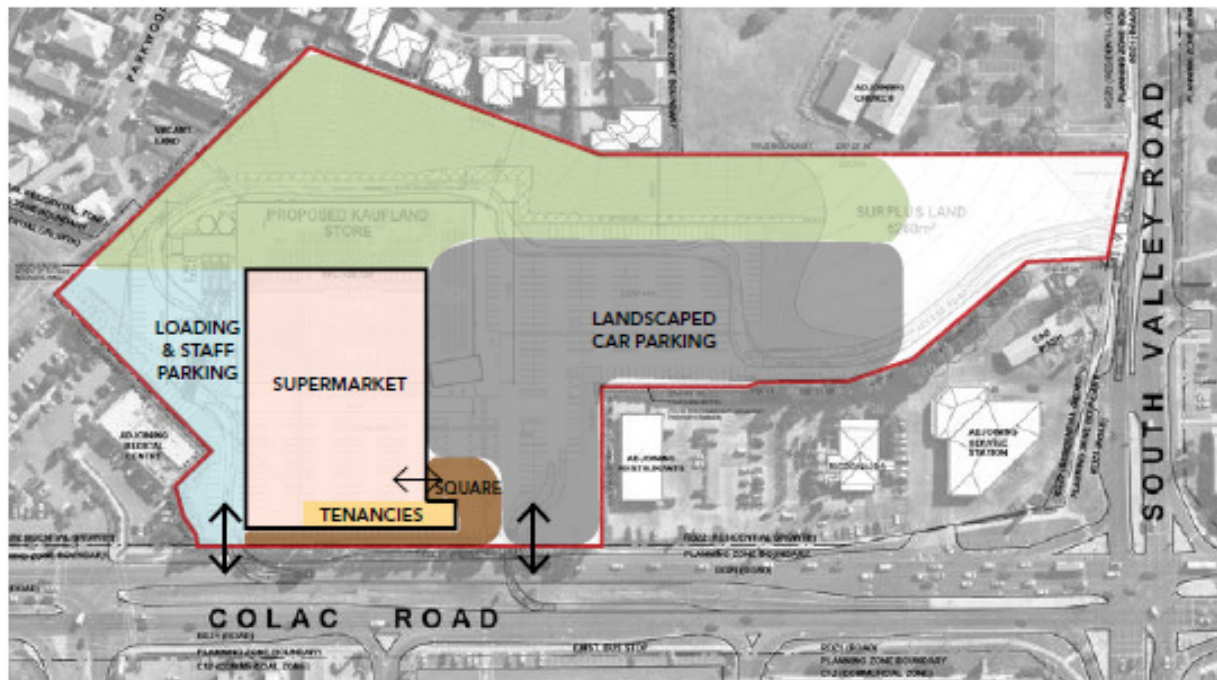
#### ***Urban Design Comments***

The City's urban designers have reviewed the proposal and provided a response in **Appendix 2** to this submission.

The diagram below shows recommendations, from an urban design perspective, for site layout improvements for the proposal.

Key considerations are:

- bringing built form closer to Colac Road to improve the interface;
- retail tenancies closer to Colac Road and potential to co-locate with bus stop;
- contained loading area;
- reduce extent of 'cut' into the slope;
- landscaped car parking area with greater consideration to stormwater treatment, canopy cover and other ESD principles; and
- greater visibility of store and incorporated signage to limit size of pylon signage along Colac Road.



## SITE LAYOUT RECOMMENDATIONS

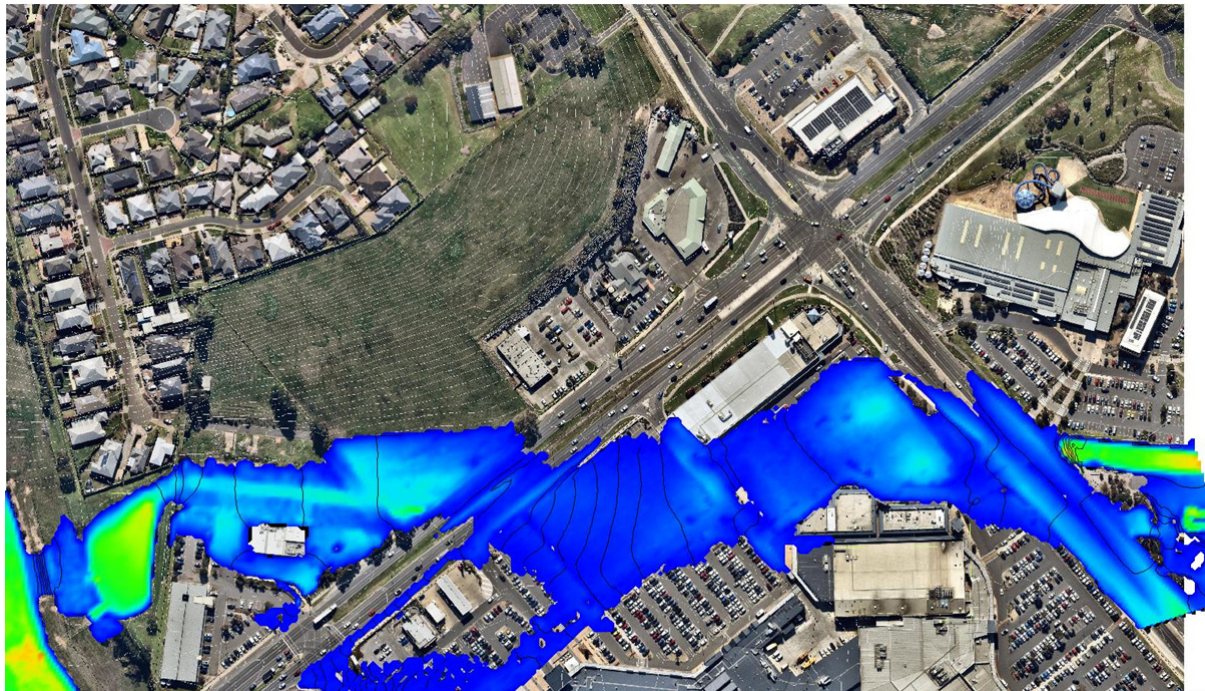
### ***Flooding and Drainage Comments***

The documentation presented is fairly typical for a major development of this type in that it considers the site in isolation and attempts to shape the land to fit a 'standard' outcome.

Key points and preliminary comments are:

- A tributary of Waurn Ponds Creek passes through the site, which makes the site significantly flood prone. The modelled 1% AEP flood extent is shown below;
- The recent redevelopment of the Waurn Ponds shopping centre included a requirement to construct major drainage assets through the site to convey flows from this tributary;
- This mapping only relates to flooding along the waterway alignment. It is expected the site will also be impacted by overland flows from the north, north-west and from South Valley Road, none of which have been mapped by Council;
- Whilst the building footprint appears to be mostly clear of the mapped 1% AEP flood extent, there appears to have been no consideration given that the site is flood prone;
- A DN825 drain runs along southern boundary of Lot 1 PS331074. No construction plans or records have been found indicating the depth of this asset. Any cut along the pipe alignment is likely to result in below minimum cover;

- The site layout, including the extent of cut and fill, must be informed by a flood impact assessment, demonstrating no adverse impact upstream and downstream. A stormwater management strategy for the site must also include demonstration that water quality targets can be achieved on site in accordance with the requirements of CI53.18; and
- Any building works will require report and consent in accordance with Building Regulation 153.



### ***Traffic Engineering Comments***

Council officer have reviewed the Traffic Impact Assessment by Onemile grid and make the following initial comments which required further discussion with Regional Roads Victoria.

#### **Colac Road**

Colac Road is an arterial road in Road Zone 1 (RDZ1) and managed by Regional Roads Victoria who will need to make its decisions on access to and from the site. Council officer's initial comments on Colac Road related issues are as follows:

- The existing indented bus stop is in the correct position and should not be altered or relocated. The bus stop should not be incorporated into a left turn lane;
- The proposed western access to the site is not supported
- A 'left in/left out' access may be acceptable proving it is located with a minimum 60 m long left turn lane, and an intersection layout similar to the 'left in/left out' across the road at Waurm Ponds Shopping Centre;
- The location of the 'left in/left out' intersection should be 20 -30 m west of the site's eastern boundary;

- A portion of land will have to be gifted as 'road reserve' so that the footpath can be set back following construction of the left turn lane and intersection;
- The pedestrian barrier fence in the Colac Rd median will have to be extended to the WPSC signals;
- There shall be no median opening to provide right turns into the site;
- It is likely that there will be an increase in U turns at the WPSC signals and at the Pioneer Rd/Sth Valley Rd signals;
- It is assumed that delivery trucks will travel from Melbourne, and exit the ring road and enter from Colac Rd (or Sth Valley Rd). The exit route will need to be left into Sth Valley Rd, and enter the ring road via Barrabool Rd;
- To note: there is reverse crossfall between the invert of the existing channel and the existing surface levels to the low point north of the road reserve boundary; and
- More work is required to determine the traffic volumes in Colac Rd and Sth Valley Rd at peak times and traffic operation in front of the site, i.e. in the two weeks leading up to Christmas

#### South Valley Road

South Valley Road is also an arterial road in Road Zone 1 (RDZ1) and managed by Regional Roads Victoria. Council officer comments on South Valley Road access are as follows:

- Due to the concrete median strip, this intersection can only operate as a 'left in/left out';
- Rural Roads Victoria will have to look at placing a physical barrier of some type in the median to deter opportunists performing illegal turns. This happens regularly to/from the Aldi intersection across the road;
- A 'left in/left out' intersection will require a minimum 35 m long left turn lane, and an intersection layout similar to the 'left in/left out' across the road at the Aldi supermarket;
- A portion of land will have to be gifted as 'road reserve' so that the footpath can be set back following construction of the left turn lane etc;
- It is likely that there will be an increase in U turns at the Colac Rd signals, and illegal U turns to the north of the site; and
- The internal road will require a significant cut and provision of retaining walls

#### Car Park Design

- The main access road to/from Colac Rd should not have any car spaces. Circulation roads should be provided in from Colac Rd and in front of the supermarket (i.e.

parallel to Colac Rd), and on the western boundary to provide a circuit of the southern car park;

- More work is required to determine the queue lengths at peak times to enter Colac Rd and the capacity;
- The only parking in the circulation road in front of the supermarket shall be for taxis, small delivery vehicles and a short term pick up/drop off space. These must be parallel spaces, and no spaces to be provided opposite parking aisles;
- The central north-south footpath in the southern car park must be provided with raised pavements where it crosses the circulation aisles;
- Any on-site zebra crossings proposed require a Memorandum of Approval from Rural Roads Victoria (VicRoads);
- The parking aisles in the eastern car park must be in an east-west direction. No car spaces shall be provided opposite the parking aisles in front of the supermarket;
- It is recommended that trolley bays be provided in all rows of parking spaces. In the southern car park, a pedestrian path shall be provided next to the trolley bays to allow pedestrian access to the main north-south footpath from all parking aisles;
- Minimum 2.6 m wide 'end of row' islands must be provided at each end of all rows of parking, with minimum 2.0 m radials between the parking aisles and circulation roads;
- The dimensions of the car spaces are generally above that of the planning scheme. The use of dual lines to delineate parking spaces is not supported (single line only); and
- In view of a likely re-design of the car park, the minimum car parking supply shall be in the region of 350. It is noted that the Aldi supermarket is never at capacity, and at peak times would be lucky to be at 75%. 350 car spaces is well above the statutory demand.

**Appendix 1 – Suggested Changes to Incorporated Document (Without Prejudice)**

[Draft Changes Suggested by CoGG \(Date 30-10-2019\)](#)

**KAUFLAND  
INCORPORATED DOCUMENT**

**Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987***

## 1.0 INTRODUCTION

This document is an incorporated document in the schedule to clause 45.12 and clause 72.04 of the Kingston Planning Scheme ('Planning Scheme') pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in clause 3.0 of this document may be used and developed in accordance with the specific control in clause 4.0 of this incorporated document.

If there is any inconsistency between any of the provisions of this document and the provisions of the Planning Scheme, the control at clause 4.0 of this document shall prevail over any contrary or inconsistent provision in the Planning Scheme.

## 2.0 PURPOSE

To facilitate efficient land use for the purposes of supermarket and retail uses in the areas affected by this control.

## 3.0 LAND

The control in this document applies to the land defined as 140-156 Colac Road, Highton, Pakenham formally referred to as:

- Lot 1 on PS404306Y;
- Lot 1 and 2 on TP851204X;
- Lot 1 PS331074X; and
- Part Lot 2 on PS331074X.

## 4.0 CONTROL

### 4.1 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

Any requirement in the Planning Scheme which:

- Prohibits use and/or development of land; or
- Requires a permit for use and/or development of land; or
- Requires use or development of land to be carried out in a particular manner,

does not apply to the use and development of the land identified in clause 3.0 of this document undertaken either for or in connection with the use or development of land:

- for a supermarket or a bottle shop ([including the associated liquor licence](#)) used in conjunction with a supermarket where such use or development is carried out by or on behalf of Kaufland Australia Pty Ltd (or a related entity); or
- for the purposes of the following uses of land:
  - Bank
  - Electoral office
  - Medical centre
  - Real estate agency
  - Travel agency
  - Art gallery
  - Food and drink premises except for hotel or [tavern bar](#)
  - Postal agency

- Shop except for adult sex product shop, department store, laundromat, restricted retail premises (other than party supplies)
  - Party supplies
- for the purposes of signage associated with the above uses of land.

#### 4.2 PLANS

The use and development of the land must be undertaken generally in accordance with the following plans but as modified by clause 4.3 of this document:

SHEET NUMBER	SHEET NAME	REVISION
TP-02	SITE CONTEXT PLAN	E1 dated 26/09/2019
TP-03	EXISTING CONDITIONS PLAN & DEMOLITION PLAN	E1 dated 26/09/2019
TP-04	SITE & GROUND FLOOR PLAN	E1 dated 26/09/2019
TP-05	ROOF PLAN	E1 dated 26/09/2019
TP-06	BUILDING ELEVATIONS	E1 dated 26/09/2019
TP-07	SITE ELEVATIONS & SECTIONS	E1 dated 26/09/2019
TP-08	BUILDING SECTIONS	E1 dated 26/09/2019
TP-09	SIGNAGE DIAGRAMS	E1 dated 26/09/2019

#### 4.3 CONDITIONS

The exemption from Planning Scheme requirements outlined in clause 4.1 of this document is subject to the following conditions:

##### Submission and approval of architectural plans

1. Prior to the commencement of any development (including demolition, bulk excavation works and site preparation/retention works), detailed architectural plans must be prepared and submitted to the [Minister for Planning Responsible Authority](#) for approval and endorsement. The plans must be drawn to scale, and be generally in accordance with the plans listed in clause 4.2 to this incorporated document but modified to show:
  - a. If applicable.

##### Layout not altered

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the [Minister for Planning Responsible Authority](#). Where a proposed alteration would require referral to a referral authority, save for these provisions, a request for the Minister for Planning's written consent must be accompanied by the written views of the referral authority.

##### Hours of Operation

3. The supermarket and all other uses other than the bottle shop use shall only operate between the hours of 7:00am and midnight each day of the week, unless with the written approval of the Responsible Authority. Bottle shop use shall only operate between the hours of 9:00am and 10:00pm each day of the week, unless with the written approval of the Responsible Authority.
4. Waste collection [and loading to and from](#) the site in association with the permitted uses must not occur between the hours [midnight-10pm](#) and 7am [\(other than a maximum of one waste collection truck between midnight and 7:00am\)](#) unless with the written consent of the Responsible Authority.

##### General Amenity

[23. The amenity of the area must not be detrimentally affected by the use or development through the:](#)

- a) [Transport of materials, goods or commodities to or from the land;](#)

- [b\) Appearance of any building, works or materials;](#)
- [c\) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;](#)
- [d\) Presence of vermin;](#)

[to the satisfaction of the Responsible Authority.](#)

Noise

~~5. There must be no emissions of noise and/or vibrations from the premises which are detrimental to either of the following:~~

- ~~a. the environment in the area around the premises; and~~
- ~~b. the wellbeing of persons and/or their property in the area around the premises.~~

~~In considering whether noise is detrimental, an assessment must be made to ensure compliance with SEPP N-1 or a newer guideline or regulation.~~

~~6.5. Plant and equipment [must not exceed noise levels required](#) shall be assessed by a suitably qualified acoustic consultant during design and construction to ensure compliance with SEPP N-1 or newer guidelines or regulation.~~

Outdoor Lighting

[Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the Responsible Authority.](#)

Waste

~~7.6. Prior to the commencement of use, a waste management plan for the development must be prepared to the satisfaction of the Responsible Authority.~~

~~8.7. Provision must be made on the land for the storage and collection of garbage and other solid waste.~~

Loading and Delivery Management Plan

~~9. Prior to the commencement of development, a Loading and Delivery Management plan must be submitted to and be approved by the Responsible Authority.~~

~~10.8. Any loading and unloading of goods and all manoeuvring of vehicles must only be carried out within title boundaries of the land.~~

Landscaping

~~11.9. Prior to commencement of development, a landscape plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the landscape plans by Urban Edge Issue Rev B (dated 25/09/2019) dimensioned and drawn to scale, and must show:~~

- ~~a. If applicable.~~

Completion and Maintenance of Landscape Works

[Unless otherwise agreed in writing by the Responsible Authority, prior to the occupation of the development, the landscaping works as shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.](#)

Car parking and Traffic Management

VicRoads

[x. ??](#)

Transport for Victoria

[x. ??](#)

~~12.10.~~ Prior to the commencement of development, a car parking and traffic management report and Car Parking Plan by a recognised traffic consultant must be submitted to and be approved to the satisfaction of the Responsible Authority and VicRoads?. The Car Parking Plan must show:

- a. line marking and signage.

~~13.11.~~ All traffic mitigation works and management measures as recommended in the car parking and traffic management report must be implemented at no cost to the Responsible Authority, and must be maintained to the reasonable satisfaction of the Responsible Authority.

## **12. Pedestrian Paths, Access & Parking**

Unless otherwise approved by the Responsible Authority, prior to the occupation of the development, the areas set aside for the parking of vehicles, access lanes, loading and pedestrian paths as shown on the endorsed plans must be:

- a) constructed;
- b) properly formed to such levels that they can be used in accordance with the plans;
- c) surfaced with an all weather seal coat.
- d) drained;
- e) line marked to indicate each car space and all access lanes;
- f) clearly marked to show the direction of traffic along access lanes and driveways;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes, loading areas and pedestrian paths and driveways must be kept available for these purposes at all times.

### ~~Materials, finishes and design integrity~~

~~14. Prior to the commencement of development, a facade and materials strategy must be submitted to and be to the satisfaction of the Responsible Authority. The facade and materials strategy must include a detailed schedule of materials and finishes including the colour, type of materials (and quality), construction and appearance.~~

### Environmentally Sustainable Design (ESD)

~~15.13.~~ Prior to the commencement of development, an ESD report and ESD Management Plan must be submitted to and be approved by the Responsible Authority.

~~16.14.~~ The measures included in the ESD report must be implemented prior to occupation of the building, to the reasonable satisfaction of the Responsible Authority.

### Stormwater Management

~~17.~~15. Prior to the commencement of development, a Stormwater Management Plan (SMP) must be submitted to and be approved by the Responsible Authority. The SMP must:

- a. be based on an integrated water sensitive urban design strategy?
- b. meet the objectives of clause 53.18-5 of the Planning Scheme.
- c. include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
- d. confirm that the development has been designed to achieve compliance with the *Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)*.

~~18.~~16. The measures included in the SMP must be implemented prior to occupation of the building, to the satisfaction of the Responsible Authority.

### Construction Management Plan

~~19.~~ Prior to the commencement of development, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority. The plan must be prepared in accordance with any municipal construction management plan guidelines (where applicable), and should include the following:

- ~~a. public safety, amenity and site security.~~
- ~~b. construction hours, noise and vibration controls.~~
- ~~c. air and dust management.~~
- ~~d. stormwater and sediment control.~~
- ~~e. waste and materials reuse.~~
- ~~f. traffic management.~~
- ~~g. site services and amenities during construction.~~

### Construction Phase

~~17.~~ During the construction phase of the development, the following conditions must be met:

- ~~a) only clean rainwater shall be discharged to the stormwater drainage system;~~
- ~~b) stormwater drainage system must be protected so that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;~~
- ~~c) material from the site must not be deposited on adjacent footpaths and roads abutting the site;~~
- ~~d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads; and~~
- ~~e) all litter (including construction refuse, packaging, waste materials and off cuts, and all other rubbish generated by occupation of the site) must be contained on site; and~~
- ~~f) dust suppressed so as not to cause nuisance to adjoining land;~~

~~to the satisfaction of the Responsible Authority.~~

### Signage

~~20.~~18. The type, location, size, lighting and material of construction of the signs shown on the endorsed plans shall not be altered without the written consent of the Responsible Authority.

~~24.~~19. The signs, including their structure, as shown on the endorsed plans must at all times be maintained in good order and condition, to the satisfaction of the Responsible Authority.

~~22.~~20. The signs must only contain a logo or name which identifies the business conducted on the site unless otherwise approved by the Responsible Authority.

~~23.~~21. Flashing or intermittent lighting must not be used in the signage for the land.

### **4.4 EXPIRY**

The control in this document expires in respect of land identified in clause 3.0 of this document if any of the following circumstances apply:

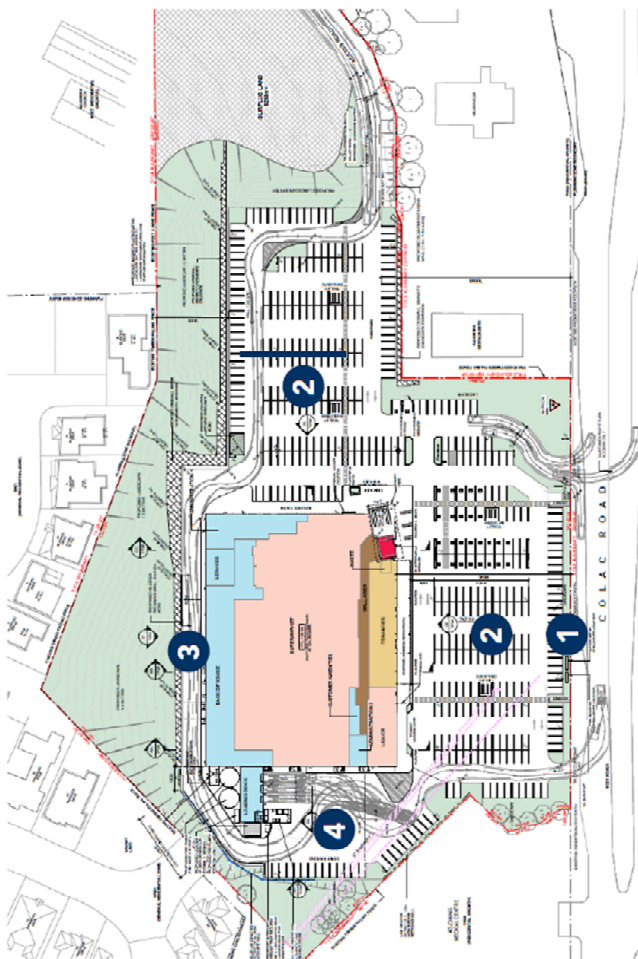
- a. development of that land has not commenced 2 years after the approval date of **Amendment GCXXX**; or
- b. use of that land has not commenced 4 years after the approval date of **Amendment GCXXX**; or
- c. development of that land is not completed 4 years after the approval date of **Amendment GCXXX**.

The Minister for Planning is the responsible authority for the purposes of extending time under clause 45.12-2.

The exemption in this document from the need for a permit for a major promotion sign expires 25 years after the approval date of **Amendment GCXXX**.

**Appendix 2 – Urban Design Response**

- 1** Built form is setback approximately 60m from Colac Road, which is a considerably larger setback than that of adjoining existing buildings and is proposed as a large at-grade car park, resulting in a limited positive contribution to the street interface. The height and size of proposed signage along Colac Road (an 8m and 16m pylon) could be significantly reduced if the built form was brought forward onto Colac Road, giving the store itself, and the signage incorporated into the built form more visibility.
- 2** Large expanse of proposed car parking with limited landscaping, stormwater treatment / mitigation, and significant canopy cover (referring to landscape plan prepared by Urban Edge). Though consideration has been given to create pedestrian links through the car park to the supermarket entry, there is limited cover proposed along those links. A north-south pedestrian link in the eastern car park is highly recommended to assist in pedestrian safety through a large car park. Further consideration to ESD principles is highly recommended, including the use of permeable paving and light coloured materials.
- 3** The proposed design shows limited evidence of consideration of the context of the site. Pushing the built form towards the back of the sloping site has resulted in a large 'cut' into the landscape, as shown in the submitted building sections and elevations. The proposal would require a relocation of an existing bus stop along Colac Road, and there is limited evidence of this being considered in the proposal or evidence of improvements proposed for the bus stop.

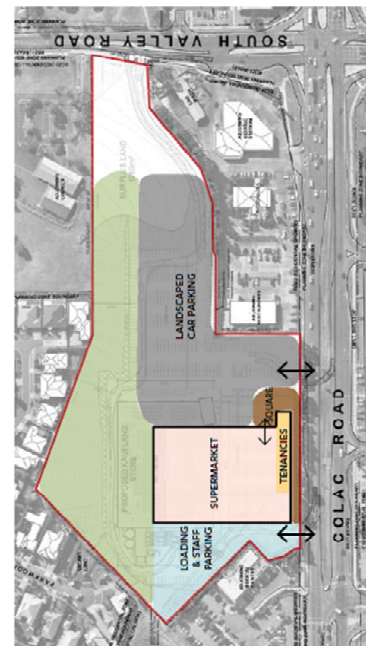


KAUFLAND HIGHTON PROPOSED SITE & FLOOR PLAN

- 4** The proposed loading movements require trucks to traverse through the customer car parking areas, as they would be allowed access from Colac and South Valley Roads. It is recommended that the loading area is contained to a single entry / exit, allowing enough room for trucks to turn internally to minimise interaction with pedestrians and customer vehicles.

The diagram shows recommendations, from an urban design perspective, for site layout improvements for the proposal. Key considerations are;

- bringing built form closer to Colac Road to improve the interface.
- retail tenancies closer to Colac Road and potential to co-locate with bus stop.
- contained loading area.
- reduce extent of 'cut' into the slope.



SITE LAYOUT RECOMMENDATIONS

- landscaped car parking area with greater consideration to stormwater treatment, canopy cover and other ESD principles.
- greater visibility of store and incorporated signage to limit size of pylon signage along Colac Road.

*Cr Murnane re-entered the meeting room at 8.51pm.*

## **5. SALE OF PART OF 137 MERCER STREET GEELONG (CIVIC ACCOMMODATION PRECINCT)**

**Source:** Customer & Corporate Services – Civic Accommodation  
**Director:** Michael Dugina  
**Portfolio:** Finance

### **Purpose**

1. To seek Council approval for the City to sell part of a property located at 137 Mercer Street, Geelong (shown as Lot 2 on **Attachment 2** proposed plan of subdivision PS834010W) following completion of the statutory advertising process.

### **Background**

2. The City acquired the land at 137 Mercer Street in 2008 and in 2018 confirmed the land as the site for its consolidated civic accommodation building and new precinct.
3. Council's selected development proposal for its new civic accommodation precinct requires the subdivision of the Mercer Street land in accordance with the plan (**Attachment 2**).
4. Council advertised its intention to sell the proposed Lot 2 on the plan of subdivision in the Geelong Advertiser on Saturday 12 October 2019. Council will consolidate properties to be purchased on Bayley Street and some Crown Land adjoining the Mercer Street site to create the proposed Lot 1. The purchase of the relevant Crown Land is in the process of being effected.
5. No public submissions have been received in relation to the proposed sale of Lot 2 and Council approval is now sought for the sale to Quintessential Equity 047 Pty Ltd (**QE**).

### **Key Matters**

6. Council advertised its intent to sell part of the land at 137 Mercer Street, Geelong in the Geelong Advertiser on 12 October 2019. The period for public submissions to the proposed sale expired on 11 November 2019. As at 11 November 2019 no public submissions were received.
7. The market valuation of the land to be sold is \$7.5m according to an independent valuation obtained. The land is to be sold to QE or its nominee for not less than the independent valuation.
8. After reconfiguration of the site Council will own 4,998m<sup>2</sup> of land in the precinct. Originally Council owned 4,565m<sup>2</sup>.
9. As no submissions have been received, Council's approval for the proposed sale is now sought.

**Cr Aitken moved, Cr Murnane seconded -**

**10. That Council:**

- 10.1 Note that no submissions have been received in relation to the proposed sale of part of the land at 137 Mercer Street, Geelong;**
- 10.2 Approve the sale of the land to Quintessential Equity 047 Pty Ltd (or its nominee) for an amount not less than its independent market valuation; and**
- 10.3 Authorise the Chief Executive Officer to sign the Contract of Sale and any other documentation required to facilitate the sale of the land to Quintessential Equity 047 Pty Ltd (or its nominee).**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. The sale of the property will form part of Council's Civic Accommodation Precinct. The land will only be sold in order to reconfigure the development parcel to realise the best value and approved design outcome for Council.

### ***Community Engagement***

2. Any person has had an opportunity to make a written submission on the proposed sale under the notice of intention to sell land. No submissions have been received within the statutory period allowed.

### ***Social Equity Considerations***

3. There are no social equity issues associated with this matter.

### ***Policy/Legal/Statutory Implications***

4. Section 189 of the *Local Government Act 1989* requires that Council must obtain a valuation of the property from a suitably qualified property valuer which is made not more than 6 months prior to the sale and give public notice of its intention to sell the land and consider any submissions received.
5. Notice of its intention to sell the land has been advertised and no submissions have been received in relation to the proposed sale.
6. There are no human rights ramifications to the proposal.

### ***Alignment to Council Plan***

7. The sale of this property will assist the City in achieving the optimum outcome for its new civic precinct and is required to ensure a proactive approach to management of assets, including land holdings.

### ***Conflict of Interest***

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

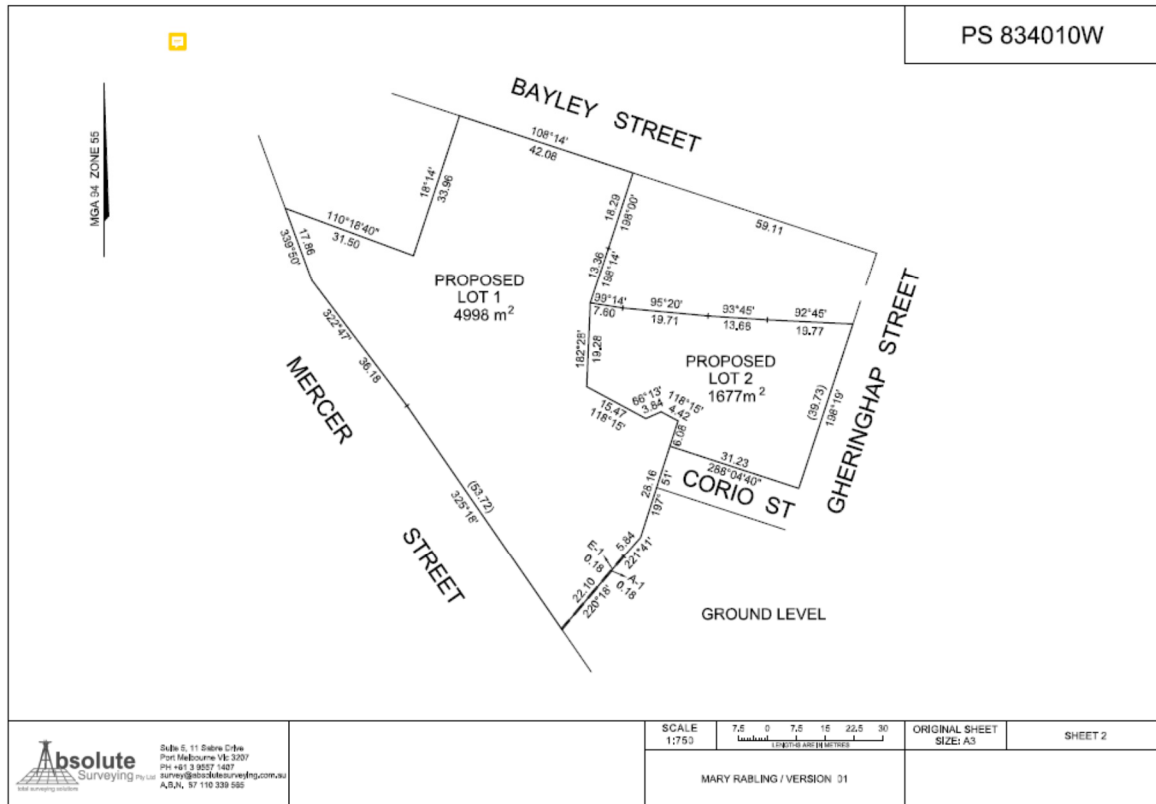
### ***Risk Assessment***

9. There are no notable risks associated with implementation of the recommendations.

### ***Environmental Implications***

10. There are no environmental implications to this proposal.

**Attachment 2**



**absolute**  
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 Email: [info@absolute-surveying.com.au](mailto:info@absolute-surveying.com.au)  
 A.B.N. 57 110 339 585

## **6. SMALL BUSINESS FRIENDLY COUNCIL – CHARTER AGREEMENT**

**Source:** Economy, Investment & Attraction – Economic Development & Events  
**Director:** Brett Luxford  
**Portfolio:** Economic Development

### **Purpose**

1. To seek Council endorsement to sign the Small Business Friendly Council Charter Agreement for the City of Greater Geelong to be recognised as a Small Business Friendly Council.

### **Background**

2. The Small Business Friendly Council (SBFC) initiative has been developed by the Victorian Small Business Council (VSBC) in partnership with local Councils to provide small business with the support they need to run their businesses.
3. The Small Business Friendly Council Charter Agreement (**Attachment 2**) outlines shared goals for both the VSBC and participating local Councils in working to create a fair and competitive trading environment for small businesses.
4. When signing the Charter Agreement local councils are pledging to:
  - 4.1 Work towards paying small business within 30 days;
  - 4.2 Support local businesses in managing the impacts of infrastructure projects;
  - 4.3 Streamline the approval process when starting a business; and
  - 4.4 Help set up and support local business networks.

### **Key Matters**

5. Small businesses represent over 90% of the businesses in the Geelong region and are a critical component in driving the Geelong economy.
6. The City currently delivers numerous activities to support small business and has programs in place to ensure we are able to deliver on most of the requirements within the Charter.
7. The City is working towards streamlining the payment system to meet the requirement of paying small business within 30 days.

### **Cr Sullivan moved, Cr Murrphy seconded -**

8. **That Council authorise the Chief Executive Officer to sign the Small Business Friendly Council Charter Agreement for the City of Greater Geelong to be recognised as a Small Business Friendly Council.**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. There are no new financial implications to being recognised as a Small Business Friendly Council. The only financial implication is that we will commit to paying invoices for small business within 30 days.

### ***Community Engagement***

2. During the development of the Better Approvals process, the City engaged with the business community to determine their requirements and challenges. This resulted in changes to the City's website and the establishment of a business concierge service.
3. The City has delivered the Small Business Festival for the last nine years, which involves engaging with numerous business and business organisations and the events delivered are driven by feedback from participants to the festival.

### ***Social Equity Considerations***

4. This initiative will support small businesses across the municipality. Small business is a major employer in Australia and many small businesses provide employment for those that are entering or re-entering the workforce.

### ***Policy/Legal/Statutory Implications***

5. There are no legal implications in committing to the Charter and becoming a recognised Small Business Friendly Council.
6. In order to support the 30 day payment terms the City will need to review the current supplier payment terms policy, as well as the systems and process to support this requirement of the Small Business Friendly Council Charter Agreement.

### ***Alignment to Council Plan***

7. Being recognised as a Small Business Friendly Council aligns with a 'Thriving and Sustainable Economy' as it identifies supporting and promoting local business, markets and products as a priority action.

### ***Conflict of Interest***

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

### ***Risk Assessment***

9. The primary risk in signing the Charter Agreement is the ability for the City to pay small business within 30 days. This risk is reduced, due to the current digital transformation project and a focus on improving the current financial systems and processes.

### ***Environmental Implications***

10. There are no environmental implications in signing the Small Business Friendly Council Charter Agreement.



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## Charter Agreement

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### Introduction

This Charter is a commitment between your council and the Victorian Small Business Commission (VSBC) to work together to create a fair and competitive trading environment for Victorian small businesses. It also tells you what you can expect as a business owner from your local council and the VSBC. By signing the charter, the VSBC and local councils agree to meet these commitments within 12 months.

### Commitments and what you can expect from us

#### Part 1 | Work with small businesses disrupted by infrastructure projects

The VSBC will:

- a. provide councils with VSBC resources for managing the impacts of disruption
- b. provide dispute resolution services in relevant matters
- c. advocate on behalf of small businesses with authorities who undertake major works
- d. work collaboratively with council to develop practical initiatives that benefit small businesses

Your council will:

- a. refer to the VSBC's [Small Business Engagement Guidelines](#) when planning new works and request that external project managers do the same
- b. provide small businesses with the VSBC's guide for small businesses on [Managing Disruption](#)

#### Part 2 | Support the creation of small business networks across Victoria

The VSBC and your council will:

- a. distribute the VSBC's guide to building [Stronger Networks](#)
- b. actively engage with small business networks and identify new opportunities for development
- c. include representatives of associations in conversations concerning small businesses

#### Part 3 | Faster permit approvals processes for small businesses

Your council will:

- a. work towards faster permit approvals for new small businesses. This may mean:
  - i. registering with the Better Approvals Project and completing this as scheduled; or
  - ii. implementing strategies to streamline permit approvals processes for small businesses

#### **Part 4 | Prompt payment to small businesses**

The VSBC will:

- a. raise awareness of the Australian Supplier Payment Code<sup>1</sup> across Victoria to ensure your business is paid within 30 days of issuing an invoice

Your council will:

- a. initiate processes to ensure invoices from small businesses are paid promptly; or
- b. commit to signing up to the Australian Supplier Payment Code to pay small businesses within 30 days

#### **Part 5 | Easy to read, easy to understand information for Victorian small businesses**

The VBSC will:

- a. liaise with Small Business Victoria on the development of new resources for your business and communicate requests from your council about what is needed
- b. refer your council to new resources as they are made available

Your council will:

- a. link your business with the resources available at [business.vic.gov.au](http://business.vic.gov.au)
- b. provide the VSBC [Retail Lease Checklist](#) to prospective tenants

Both parties will:

- a. identify opportunities for the development of new resources for your business

#### **Part 6 | Open channels of communication between the VSBC and local councils**

The VSBC will:

- a. advocate on behalf of small business when your council notifies VSBC of key issues of concern
- b. work with relevant agencies to progress matters of concern to local councils and small businesses

Your council will:

- a. notify the VSBC of issues affecting local small business communities
- b. refer commercial disputes to the VSBC dispute resolution team as appropriate
- c. provide details of the VSBC's dispute resolution services on its website

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<sup>1</sup> Further information on the Australian Supplier Payment Code can be found on the website of the Business Council of Australia | [www.bca.com.au](http://www.bca.com.au)

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## **Additional commitments**

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### **Promotion of Initiative**

The VSBC will:

- a. provide all participating councils with the Small Business Friendly Council Initiative logo to use in their own materials
- b. provide all participating councils with an animated video promoting the benefits of having a small business friendly council to Victorian small businesses
- c. share success stories and case studies from participating councils in the VSBC eNewsletter and on social media
- d. list all participating councils on the VSBC website

Your council will:

- a. utilise the Small Business Friendly Council Initiative and videos in relevant communications
- b. provide VSBC with case studies and success stories associated with the initiative

### **Quality assurance and review**

The VSBC will:

- a. contact your council 12 months after signing the charter to assess their status on each commitment
- b. review feedback from your council about the value of the charter and modify it as appropriate after 12 months

Your council will:

- a. work towards fulfilling each commitment within the first 12 months of signing the charter
- b. work with the VSBC to amend the charter if required

---

## Acceptance

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On behalf of ..... we agree to the terms outlined in this Charter and agree to implement the Small Business Friendly Council Initiative.

**Name**  
**Position**  
**Signature**

.....

**Date** / /

**Name** Judy O'Connell  
**Position** Victorian Small Business Commissioner  
**Signature**

.....

**Date** / /

Please provide the contact details for the CEO for your organisation, and the details of a contact person that we can use as matters for discussion arise.

	CEO	Point of contact
<b>Name</b>		
<b>Position</b>		
<b>Phone</b>		
<b>Email</b>		
<b>Postal address</b>		



## **7. 2018-19 TOURISM GREATER GEELONG AND THE BELLARINE (TGGB) ANNUAL REPORT AND TOURISM PERFORMANCE**

**Source:** Economy, Investment & Attraction - Tourism  
**Director:** Brett Luxford  
**Portfolio:** Tourism and Events

### **Purpose**

1. To provide Council with an update on the progress and performance of Tourism Greater Geelong and The Bellarine Inc (TGGB) and local visitor economy, as per the 2018-19 Annual Report recently adopted at TGGB's Annual General Meeting on 24 October 2019.

### **Background**

2. The City of Greater Geelong has long recognised the importance of the visitor economy in strengthening and diversifying the economic base of the municipality since 1993. The City has supported the tourism sector through a formal partnership with the industry via a Memorandum of Understanding (MOU) 2017-18 – 2020-21.
3. As per the MOU, TGGB's Visitor Economy Strategy 2017-18 – 2020-21 sets the vision, opportunities and priorities relating to Promotion, Development and Leadership. An Annual Action Plan is developed and implemented to guide the activities of the organisation that corresponds to the results the 2018-19 Annual Report (**Attachment 3**).

### **Key Matters**

4. TGGB has continued to lead a strong and coordinated tourism industry with a united and compelling voice during 2018-19 supported with:
  - 4.1 Avalon Airport launching international flights in November 2018 with Air Asia;
  - 4.2 Realisation of the Geelong City Deal which has seen funding secured for the development of the Geelong Convention and Exhibition Centre, Central Geelong Revitalisation, Queenscliff Ferry Terminal and Geelong Safe Harbour Development;
  - 4.3 Five State funded grants secured to support programs that enhanced industry capability and promotion of the region which included international student initiatives through Study Geelong, digital augmentation of the Bollards, Destination Accessible and branding of regions;
  - 4.4 A comprehensive and successful Action Plan that delivered on the three key pillars of Promotion, Development and Leadership.
5. From 2017-18 to 2018-19, visitation has grown 12.5% to 5.9 million accounting for 5.5 million room nights worth \$1.1 billion to the local economy and supporting 7,500 jobs.
6. The visitor economy is expected to continue to grow strongly over the next 10 years with an additional 1.5 million visitors forecast to be attracted to the region by 2027.

**Cr Murrihy moved, Cr Sullivan seconded -**

7. **That Council notes the progress and performance of the Regional Tourism Board - Tourism Greater Geelong and The Bellarine Inc. and local visitor economy as per the 2018-19 Annual Report.**

**Carried.**

## **Attachment 1**

### ***Financial Implications***

1. Funding for Tourism Greater Geelong and The Bellarine (TGGB) is agreed via Council's annual budget process. As per the MOU 2017-18 – 2020-21, Council funds the staffing and administration costs with further specific budget lines for Business Events and Visitor Services functions.
2. The City's financial contribution to TGGB for 2018-2019 was \$2.037 million relating to Tourism administration \$1,257,630 Visitor Information Centres \$389,792 and Business Events Geelong \$390,047.
3. TGGB's operating result (Council, State Government and Industry) was \$3.529 million with non-Council revenue of \$1.491 million to support the Annual Action Plan.
4. State Government funding of \$275,000 to TGGB is subject to a formal contract and is specifically directed towards the implementation of the Annual Action Plan. Other non-Council revenue is received via tourism business memberships and partnerships, grants, industry buy-in to marketing and development programs.

### ***Community Engagement***

5. TGGB has invested significantly in the development and implementation of an enhanced digital footprint that engages with both industry and visitors to our region. A dedicated industry engagement program has been initiated that includes weekly newsletters to industry and face-to-face meetings with Industry Engagement Officers.
6. TGGB develops community, visitor and tourism industry engagement actions for individual projects to ensure that projects are developed with evidence-based research.
7. From a consumer facing front TGGB engage regularly with a Facebook audience of over 23,000 people and attracted over 160 thousand visitors to [visitgeelongbellarine.com.au](http://visitgeelongbellarine.com.au). 76% of traffic was generated through organic search (not paid).
8. As of 30 June 2019, TGGB recorded 597 tourism business memberships with a target of 635 by 30 June 2020.
9. As a recognised Regional Tourism Board, TGGB participate in and engage with Visit Victoria, Regional Development Victoria, Victorian Tourism Industry Council, Tourism Australia and relevant State and Federal Government departments.

### ***Social Equity Considerations***

10. The visitor economy contributes \$1.1 billion to the local economy and employs over 7,500 people in a diverse range of jobs across the region in the tourism and hospitality sector. During 2018-19, jobs grew by 28% due to the strength of the visitor economy.
11. TGGB has been a key driver in the development of the Destination Accessible program with the Australian Federation of Disability Organisations (AFDO), which focuses on building capability of tourism businesses in the region to cater for community and visitors with a disability. During 2018-19 103 tourism businesses completed 1 on 1 mentoring in the program to improve accessibility in the region.
12. TGGB has led the continued development of Study Geelong to engage closely and ensure over 4,000 international students are fully connected into our community through student activities, ambassador programs and professional mentoring.

13. The social impacts of tourism have been well documented and will continue to play a major role in guiding the future developments of the region and activities of TGGB.

***Policy/Legal/Statutory Implications***

14. There are no policy, legal or statutory implications resulting from this report.
15. The partnership arrangement between Council and the tourism industry via Tourism Greater Geelong and The Bellarine Inc. is consistent with Council's Tourism Policy.
16. As an Incorporated Association the TGGB Inc. complies with the legislation and management principles that govern incorporated associations in Victoria namely the *Associations Incorporation Reform Act 2012*. The Annual Return has been lodged with Consumer Affairs Victoria to record the Annual General Meeting held on 24 October 2019.

***Alignment to Council Plan***

17. Tourism Greater Geelong and The Bellarine's 2018-19 Annual Report aligns directly to *Strategic Priority 9. Growing our Tourism and Events*. The results and activities from the 2018-19 Annual Report align directly with the key priorities of this Strategic Priority and deliver on the measures of success reported in Council's Annual Report.

***Conflict of Interest***

18. No City officers or Contractors involved in the activities of this report have a direct or indirect interest.

***Risk Assessment***

19. TGGB plays a pivotal role in advocating on tourism related issues and opportunities in a variety of settings and at different levels of Government.
20. Without an organised and united approach, the tourism industry would most likely suffer or remain stagnant. The partnership allows for long term planning to be adopted in cooperation with the tourism industry and neighbouring Regional Tourism Boards.
21. During 2018-19 the TGGB Tourism Development Plan was finalised to guide advocacy efforts and prioritise projects that will meet visitor expectations, service future demand and ensure the visitor economy in Greater Geelong and The Bellarine reaches its full potential.
22. TGGB has continued to evolve its corporate risk profiling in cooperation with the City and the TGGB Board to ensure that risks are identified, analysed and evaluated to either control or eliminate risks. This has included a TGGB Board Governance Evaluator process which is conducted by external governance consultants.

***Environmental Implications***

23. TGGB continues to implement and support accreditation programs Earth Check and City Switch. Earth Check is a program aimed at reducing the impact of tourism related activities on the environment and includes training and incentives for those who participate and meet the prescribed benchmarks and standards.
24. TGGB received a 5-star rating from City Switch for the business's environmental standards and usage in 2019.

## **Attachment 2**

### ***Discussion***

1. The local visitor economy has grown significantly since the commencement of Tourism Greater Geelong and The Bellarine (TGGB) in 2014 which includes the municipalities of City of Greater Geelong, Borough of Queenscliffe and Golden Plains Shire (southern end).
2. Prior to 2014, the City of Greater Geelong supported Geelong Otway Tourism since 1993 which included the municipalities of City of Greater Geelong, Borough of Queenscliffe and Golden Plains Shire (southern end), Surf Coast Shire and Colac Otway Shire.
3. Currently, Victoria is undergoing a comprehensive Regional Tourism Review by State Government focused on five key themes of strengthening our tourism offering, making the most of our marketing spending, supporting industry, enhancing Regional Tourism Boards and a better coordinating effort. TGGB on behalf of the region has been fully engaged in the review which will include recommendations in early 2020. Tourism Greater Geelong and The Bellarine has been seen as an exemplar of Regional Tourism throughout this review with reference to the five key themes.
4. During the Regional Tourism Review consultation period, TGGB conducted a five-year review of operations and tourism performance to demonstrate achievements. Since 2014:
  - 4.1 Those directly employed through the visitor economy grew 89% to 7,551 in 2019;
  - 4.2 Visitation has grown 56% to 5.9 million;
  - 4.3 Nights spent in the region has grown 67% to 5.5 million;
  - 4.4 Visitor spend has grown 84% to be now worth \$1.1 billion to the local economy.
5. The last year has been no different for our region which has shown continued growth at double digit rates across all visitor metrics. Notably international visitation has grown 11% in the last year alone to 63,000 overnight visitors and 209,000-day visitors spending over \$100 million in the region thanks in part to the launch of international flights from Avalon Airport late 2018.
6. Primarily a destination favoured by the Western source markets of the UK, USA and NZ, during 2018-19, the region went through a market shift where China is now the dominant source market for inbound visitation with India and Malaysia also increasing significantly. It is thanks to the incredible work of the Avalon Airport team and the support of governments and communities, we now have global travellers arriving directly into our region via Air Asia and in the future, Viet Jet.
7. This past year has also seen the commencement of the Geelong City Deal developments which includes the Geelong Convention and Exhibition Centre combined with the Central Geelong Revitalisation, Queenscliff Ferry Terminal and Geelong Safe Harbour Development.
8. Directly, TGGB secured five State funded grants to support programs that enhanced industry capability and promotion of the region. These grants supported international student initiatives through Study Geelong, digital augmentation of the Bollards, accessibility planning and development of local businesses and destination brand narratives for the sub-regions.

9. In February TGGB also released the 2019 - 2022 Tourism Development Plan which identifies the next wave of major initiatives and development needs that will grow tourism in the region from current levels of 5.9 million visitors, \$1.1 billion and 7,551 jobs to 7.5 million visitors, \$1.7 billion and 11,572 jobs by 2027.
10. TGGBs annual action plan is centred around the three key pillars of Promotion, Development and Leadership. The following points outline specific highlights from the delivery of the 2018-19 TGGB Action Plan.
11. Promotion – Build the brand of Geelong and The Bellarine as a visitor destination to increase awareness, foster positive sentiment and grow demand:
  - 11.1 160,189 unique sessions to the consumer facing website [visitgeelongbellarine.com.au](http://visitgeelongbellarine.com.au);
  - 11.2 800 new images added to visual content assets;
  - 11.3 76% of traffic to the consumer website was through organic search (not paid advertising);
  - 11.4 25 businesses represented through TGGB international marketing programs which included 8 new participating businesses;
  - 11.5 Through the touring route partnership of Great Southern Touring Route and Go Beyond Melbourne, the region was represented at 8 trade shows across 16 countries in front of 1,300 international trade representatives;
  - 11.6 Achieved an estimated \$1.5 million in media exposure through TGGB's Public Relations and media program;
  - 11.7 12,424 people visited participating businesses through TGGBs visiting friends and relatives' program 'Wander Geelong and The Bellarine';
  - 11.8 8 new Study Geelong student ambassadors inducted, and 8 international student events held;
  - 11.9 28 conference lead referrals delivered to properties via Business Events Geelong;
  - 11.10 \$7.8 million in estimated economic benefit delivered through Business Events Geelong sourced business opportunities; and
  - 11.11 The Visitor services network participated in 19 pop-up events servicing approximately 21,000 visitors in addition to servicing 176,455 visitors at Visitor Information Centre's.
12. Development – Enrich the visitor experience by supporting and sustaining a high performing tourism industry that exceeds visitor expectations:
  - 12.1 Conducted 18 training workshops focused on marketing, business development and accessibility training with an average of 42 registrations per session;
  - 12.2 103-member businesses completed one-on-one mentoring as part of the Destination Accessible program with Australian Federation of Disability Organisation;
  - 12.3 Completed four of the six sub-region brand narratives including You Yangs region, northern Bellarine Peninsula, Urban Geelong and Queenscliff & Point Lonsdale in the last financial year;
  - 12.4 Determined a Tourism Sentiment index rating of 56 which translated to over 95,000 online conversations regarding the region were of a highly positive and enthusiastic nature;

- 12.5 Released the 2019-22 Tourism Development Strategy for the Greater Geelong and the Bellarine region identifying priority projects needed to support and sustain the growth of the local visitor economy over the next 10 years.
- 13. Leadership – Lead a strong and coordinated tourism industry with a united and compelling voice:
  - 13.1 597-member businesses with a 91% membership retention post renewal;
  - 13.2 Membership engagement of 90% achieved which included 80 new member business on-site visits conducted in 2018-19;
  - 13.3 Tourism partnerships maintained at 29 business across Platinum, Gold and Silver levels with Avalon Airport secured as Platinum Partner;
  - 13.4 Continued support received from existing municipal and State Government partnerships.

# ANNUAL REPORT 2018 - 2019

TOURISM GREATER  
**GEELONG & THE BELLARINE**





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# A NOTE FROM THE CHAIR & EXECUTIVE

## A lot can happen in a year.

These words have never been truer for tourism in Geelong and The Bellarine.

2018/19 saw the commencement of international flights at Avalon Airport. Thanks to the incredible work of the Avalon team and the support of governments and communities, we now have global travellers arriving directly into our region.

It's timely that we pause to acknowledge the incredible achievement taking Avalon to the world has been. Congratulations to CEO Justin Giddings and his team at Avalon Airport, our Platinum Partner. We look forward to further collaboration and continuing the good work and phenomenal growth.

This past year has also seen commencement of the Geelong City Deal developments including the Geelong Convention and Exhibition Centre, a project that has been on local tourism wish lists for decades. Combined with other city deal projects like Central Geelong Revitalisation, Queenscliff Ferry Terminal and the Geelong Safe Harbour Development, we were thrilled to see the visitor economy at the heart of this all-levels-of-government initiative.

We spend a lot of time working with our member tourism businesses across the region to grow their profile, develop their products and build their skills. This work is at the heart of our role as a regional tourism organisation. But the importance of our work in advocating for game changing projects like airports and convention centres can't be understated, and we're glad our members and stakeholders support our efforts in this space.

Often times there may not seem to be obvious direct tangible benefits to individual operators but, ultimately, there is enormous benefit to the region overall. This broad support for Team Tourism helps us grow the visitor economy pie, rather than fighting over slices of it.

Our Tourism Development Plan, released in February, identifies the next wave of major initiatives that will grow tourism in the region from current levels – 5.8 million visitors, \$1.1 billion and 7,551 jobs – to 7.5 million visitors, \$1.7 billion and 11,572 jobs by 2027.

On a personal note, in 2018/19 we farewelled Roger Grant after 26 years as the Executive Director of our regional tourism organisation. His contribution has been immense and his legacy is the high performing industry we're working with today. Brett Ince has hit the ground running, reconnecting with his strong relationships in the region.

We're proud of the achievements of the organisation this past year and we're optimistic about our industry and our region into the future. We're grateful for the support we receive from our partners and members, and the vital partnerships we hold with state and local government.

The leadership of our board and the professionalism of our hard-working staff is a compelling combination in delivering our vision of Geelong and The Bellarine being a globally recognised destination that delivers world standard visitor experiences.

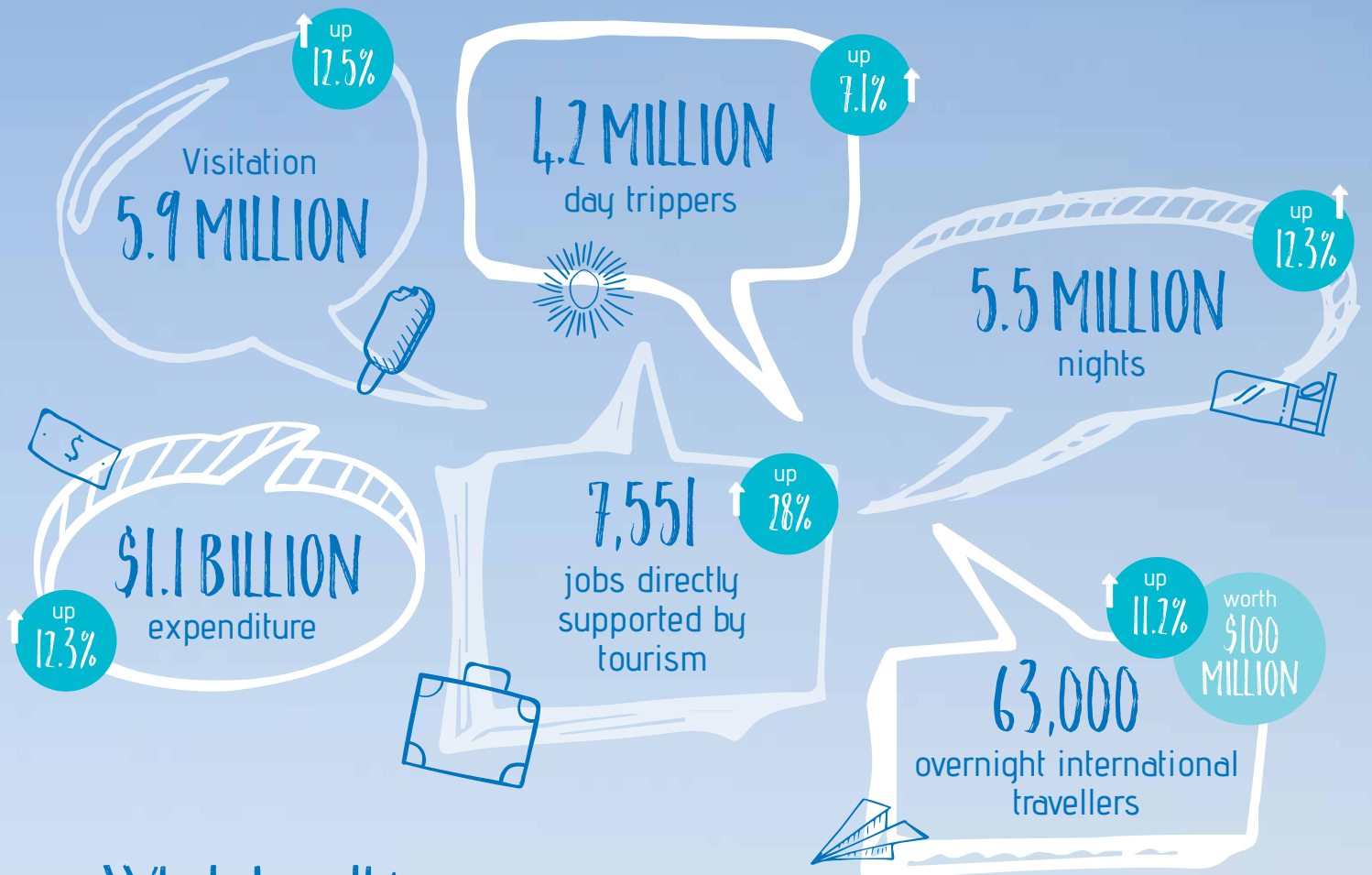


**John Stevens**  
Chairperson



**Brett Ince**  
Executive Director

# VISITOR ECONOMY SNAPSHOT



## What does this mean...

**More people are visiting, spending more and staying longer.**

Our regions visitor economy is looking stronger than ever with the latest figures showing the region has seen double digit growth on each of the key metrics - visitation, nights and expenditure. That's seriously amazing.

This has meant more people are employed thanks to the strength of our local visitor economy, up 28% to 7,551.

It however has also meant that infrastructure has failed to keep up. We are now suffering from an under supply of accommodation to service this demand resulting in a far greater gap between day trip visitation (4.2 million) and overnight travellers (1.7 million). According to the 10 year outlook in the recent Tourism Development Plan, the region requires a further 1,564 guest rooms to meet demand and help us reach upwards of 7.5 million visitors by 2027.



# MEET OUR TEAM

## The Board



**John Stevens**  
Chairperson



**Helen Butteriss**  
Skills Based Finance



**Karen Jackson**  
Skills Based Business Events



**Mel Stewart**  
Skills Based Marketing



**Cr Ross Ebbels**  
Borough of Queenscliffe



**Cr Owen Sharkey**  
Golden Plains Shire



**Terry Jongebloed**  
Geelong



**Nadine Kuc**  
Bellarine



**Cr Peter Murriny**  
City of Greater Geelong

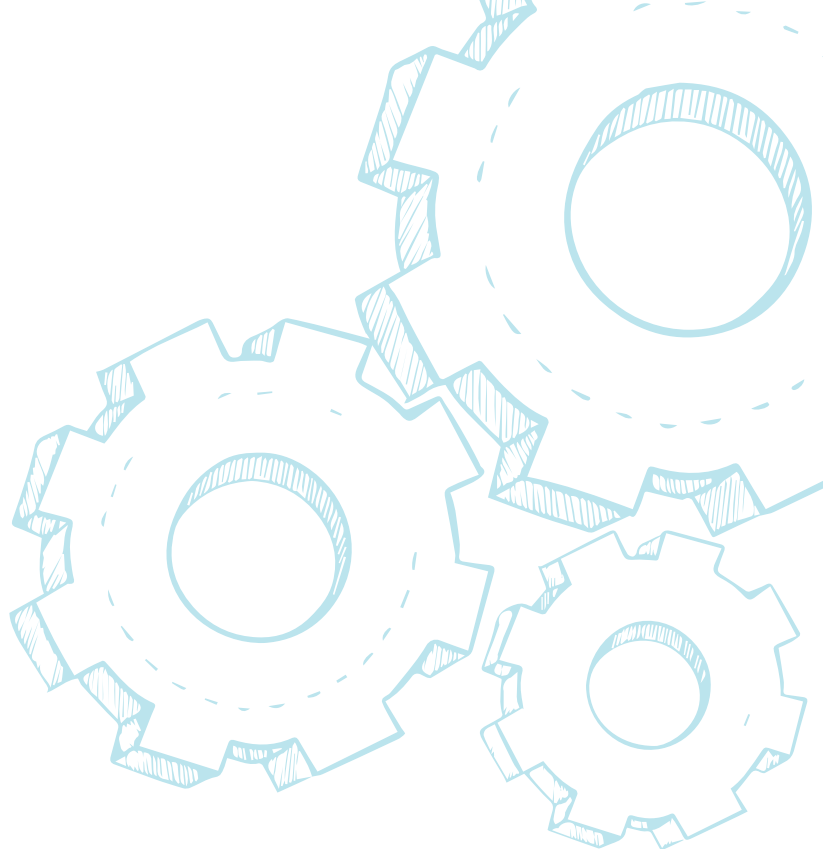


**Christine Smith**  
Bellarine



# MEET OUR TEAM

## Team Tourism



EXECUTIVE TEAM



**Brett Ince**  
Executive Director



**Tracy Carter**  
Deputy Executive Director Marketing & Communications Manager

STRATEGY & DEVELOPMENT



**Brendan Sanders**  
Business Manager



**Carla Garner**  
Tourism Project Officer



**Elise Getson**  
Industry Development Officer



**Felicity McKenzie**  
Senior Administration Officer



**Simone Budd**  
Student Engagement & Project Officer

STUDY GEELONG

MARKETING & PR



**Narelle Needham**  
Marketing & Communications Officer



**Will Barber**  
Digital Marketing Officer



**Di Nelson**  
Business Development Manager



**Abbey Jones**  
Membership Engagement Officer



**Fiona Tuddenham**  
Membership Engagement Officer

MEMBERSHIP

VISITOR INFORMATION CENTRES



**Joshua Harris**  
Visitor Services Coordinator



**Isla Foy**  
Visitor Services Officer



**Mark Day**  
Business Events & International Manager



**Brooke Jaworski**  
Business Events Marketing & Communications Officer



**Bonnie Van Dorp**  
Business Events Marketing & Communications Officer

BUSINESS EVENTS GEELONG



# PROMOTION

---



Build the brand of Geelong and The Bellarine as a visitor destination to increase awareness, foster positive sentiment and grow demand.

# PROMOTION

## Content and Digital Marketing

### Objective

Implement an active schedule of content marketing that leads with the experiences that drive visitation.

### Highlights

1. Launched Activate Geelong project bringing Bollards to life with an Augmented Reality App.
2. Built better user experiences into visitgeelongbellarine.com.au through integration of TripAdvisor and dynamic galleries within blogs.
3. Content captures – 800 new assets added to boost visual representation of destinations and experiences.
4. Leveraged high profile seasons and events through digital content.
5. Added over 1,000 subscriptions to a segmented database.

### Results



160,189  
unique sessions



76%  
of traffic is  
organic search

117,815  
member listing views  
(29% of total page views)

2.19 MIN  
average time  
spent on site

800  
new images  
added to visual  
content assets



56  
new blogs added to  
visitgeelongbellarine.com.au



# Marketing Partnerships

## Objective

Work cooperatively with state, national and industry marketing bodies to leverage broader opportunities.

## Highlights

1. Partnered with Air Asia and Great Southern Touring Route to engage with 7,000 passengers flying into Avalon Airport.
2. Worked in partnership with Avalon Airport to secure the regions inaugural international flights with Air Asia.
3. Attended VicBound for the first time as a stand alone region.
4. Provided operators with access to international training workshops.

## Results



**25** businesses represented through TGGB international marketing programs which included **8** new participating businesses

International visitation to the region has grown **11%** to **61,000** and now worth over **\$101 MILLION** to the local economy

Secured **7** places for local businesses in the International Mentoring Program



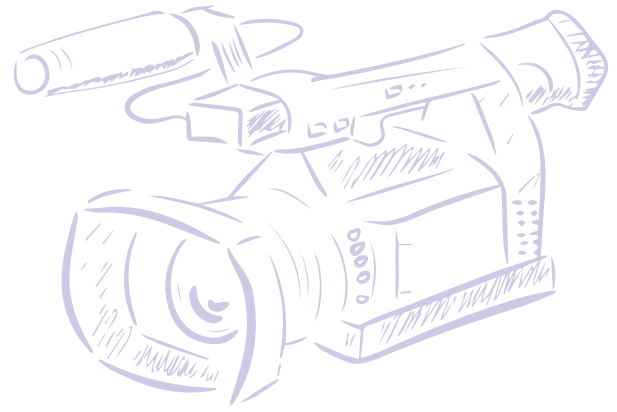
Participating businesses represented through **8 TRADE SHOWS** across **16 COUNTRIES** to **1,300** travel trade reps



Tuesday Collection \$1.95  
Green Apple Pie, Jam  
Lemon Meringue, Strawberry  
Lemon Meringue, Apple Pie, Jam  
Lemon Meringue, Strawberry  
Lemon Meringue, Strawberry  
Jam  
PLEASE PLACE YOUR ORDER  
BY 12:00 PM TO  
TASTE



# PROMOTION CONT.



## Public Relations and Media

### Objective

Deliver a public relations program focusing on marketing the region to both Victorian intrastate audience and to a wider national audience by bringing attention to our key assets and marketing themes. Highlight product including events and new developments in Geelong and The Bellarine.

### Highlights

1. Achieved an estimated \$1.5 million in media exposure through PR program.
2. Worked with new luxury accommodation developments Lon Retreat and Spa and Campbell Point House to highlight broad regional articles alongside their openings and unique offerings.
3. Successful 'Supper Safari'. Hosted food focused media highlighting the range of dining options around Little Malop Street precinct and ease of access for Melbournians.
4. Hosted several international famils in partnership with Air Asia and Visit Victoria.
5. Leveraged relationships (not money!) to showcase the region on national breakfast TV... twice!

### Results



84  
positive stories

98  
event listings in  
metro newspapers,  
radio and online  
publications

\$1.5M  
approximate  
equivalent media  
spend

Targeted media campaign resulting in coverage that extended nationwide and globally in publications such as **Qantas, The Australian, Delicious, Australian Financial Review, Gourmet Traveller, Jetstar, Virgin, Rex, National Geographic Traveller, Good Weekend** and **Conde Nast Traveller**

Two **Channel 7 Sunrise weather morning presentations** reaching Australia wide with **zero marketing costs** to Tourism Greater Geelong and The Bellarine



# PROMOTION CONT.



## Marketing Programs

### Objective

Provide inspiration and information to connect visitors with experiences they desire including Visiting Friends and Relatives (VFR) program, niche marketing activity, Taste Trails, Study Geelong and Cruise Ship activity.

### Highlights



1. The excitement in the voices and on the faces of Wander Geelong and The Bellarine participants who had won prizes and been to places in the region they'd never heard of.
2. Bellarine Taste Trail – loved by businesses and visitors alike, the map is chock full of operators and our warehouse is almost empty of printed maps - it's so popular!
3. Study Geelong Grants - \$50,000 from Regional Development Victoria for an international VFR program and \$65,803 from Study Melbourne for programs to support international students learning, living and exploring in Geelong and The Bellarine.
4. New Study Geelong promotional video featuring a secondary student, a tertiary student and a recent graduate now working locally highlights the lifestyle and advantages of a Geelong education.
5. Welcomed three cruise ships including an inaugural visit from luxury liner the Viking Sun.
6. Printed Official Visitor Guides and Maps continue to be popular with 190,000 items printed and distributed, highlighting talented local photographers on the covers.

### Results

Registered groups Wandering Geelong and The Bellarine grew by **31%** and **88%** were new players.

**12,424** Wander Geelong and The Bellarine players visited participating businesses.

VFR Facebook page community grew by **7.3%**.

**20.4%** increase in Study Geelong Facebook likes.

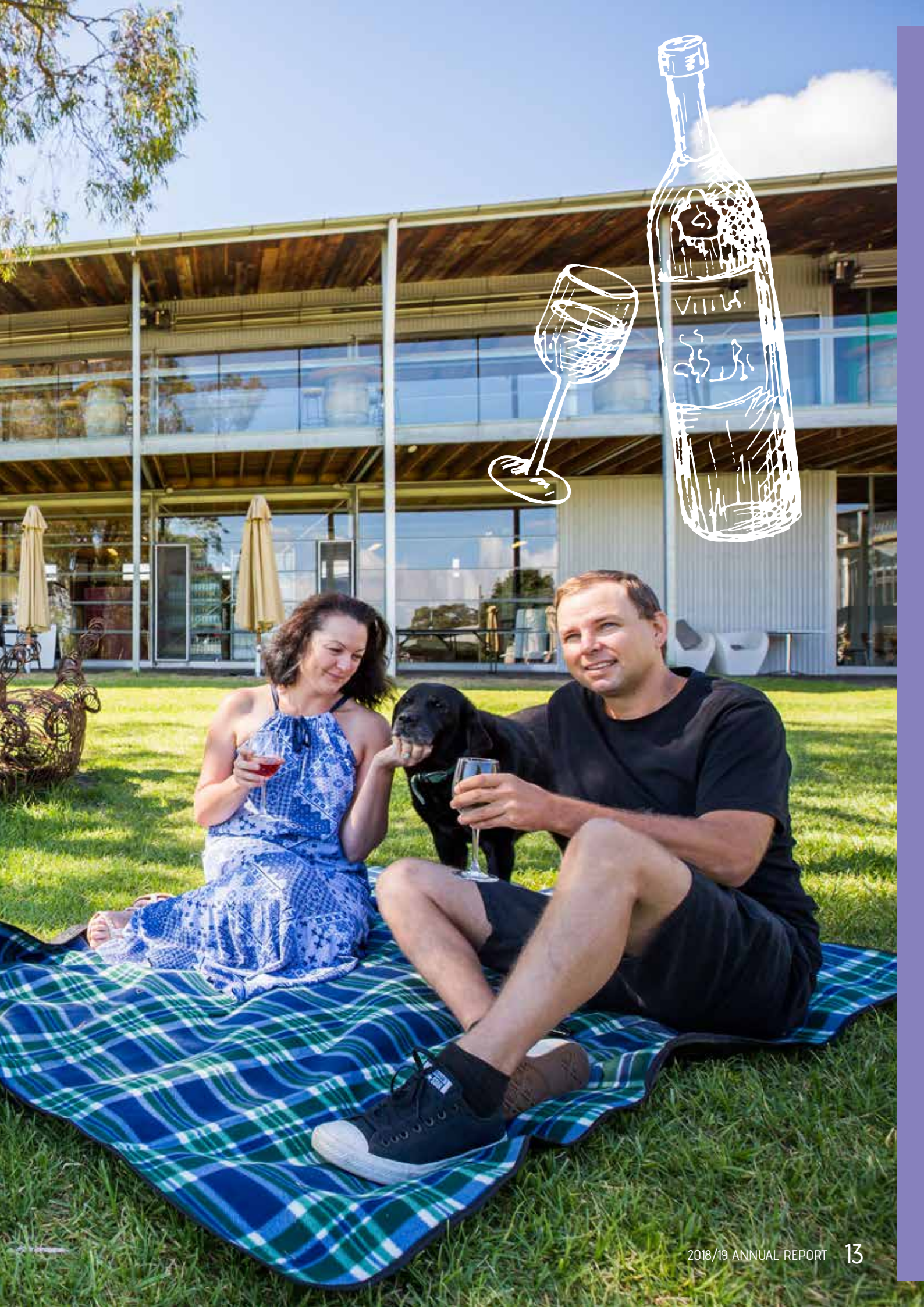
**8** new Study Geelong student ambassadors inducted and **8** international student events hosted.

Launch of **inaugural career mentoring program** for international students supported by local businesses and professionals.

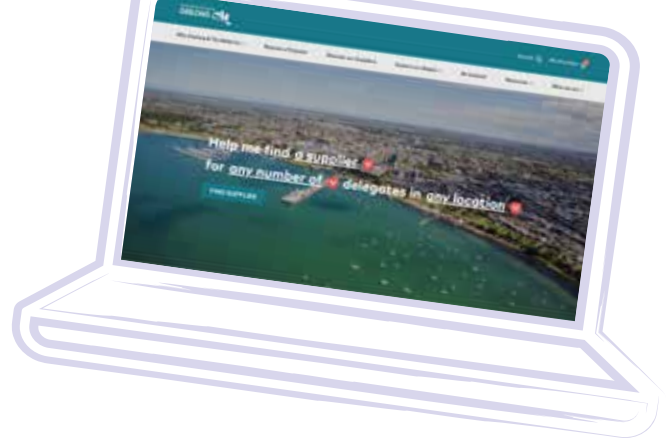
Welcomed **2,400** cruise passengers and **1,300** crew, delivering **\$750,000** economic impact to the region.

**60,000** Taste Trail maps distributed.

**90,000** Official Visitor Guides and **100,000** Touring Maps developed and distributed.



# PROMOTION CONT.



## Business Events Geelong Marketing

### Objective

Promote the region as a Business Events destination including developing marketing initiatives to highlight the product offering.

### Highlights

1. Developed and launched a consumer facing China website and WeChat account to target the international MICE markets and drive international visitation to the region.
2. Developed an international incentive guide to showcase the experience product on offer for the incentive market.
3. Launched a brand new domestic business events website focused around content marketing.
4. Record buy-in for the BEGeelong regional planners guide.
5. Attended trade shows, hosted corporate familiarisations and coordinated events to connect members with conference organisers.

### Results

28 lead referrals delivered to Business Events properties in Geelong and The Bellarine



46%

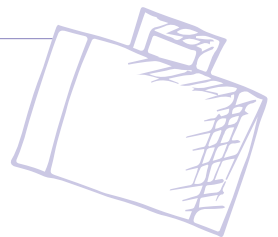
lead conversion rate

\$7.8 MILLION

in estimated economic benefit delivered through Business Events Geelong sourced business opportunities

662

qualified new buyer relationships added to the Business Events contact database



# Visitor Information Services

## Objective

Provide informative, inspirational and influential advice when and where the visitor wants it. Delivering an exceptional experience for the visitor and great return on investment for the region.

## Highlights

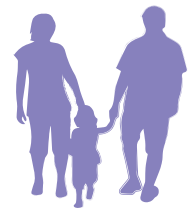
1. Visitation to physical Visitor Centre locations was up 1%.
2. Designed and produced new walking tour brochure.
3. Awarded Bronze at the 2018 RACV Victorian Tourism Awards.
4. Greeted 7,567 visitors to the region during the Archibald Prize with a pop-up that was also featured in the local press.
5. Delivered training development sessions for volunteers including a conference, familiarisation tours, a mid year function and a Christmas celebration.

## Results

Visitors serviced grew by **3.2%** due to a strong increase in service levels at the Avalon Visitor Information Booth.

Increase in walking tour numbers from

**64** in 2017/18 to **134**



Participated in **19** pop-up events servicing approximately **21,000** visitors.



**200** written visitor surveys completed (up from **173**), with **93%** of visitors rating our customer service as excellent (**5 OUT OF 5**).

**70** volunteers attended the volunteer conference. Presentations included **Disability 101**, **Mindfulness**, **Customer Service** and **Strategic Planning**.





# DEVELOPMENT



Enrich the visitor experience by supporting and sustaining a high performing tourism industry that exceeds visitor expectations.



# DEVELOPMENT

## Industry and Professional Development

### Objective

Implement an inspired program of industry development that engages, informs and grows industry capacity with relevant education and training delivered by respected experts.

### Highlights

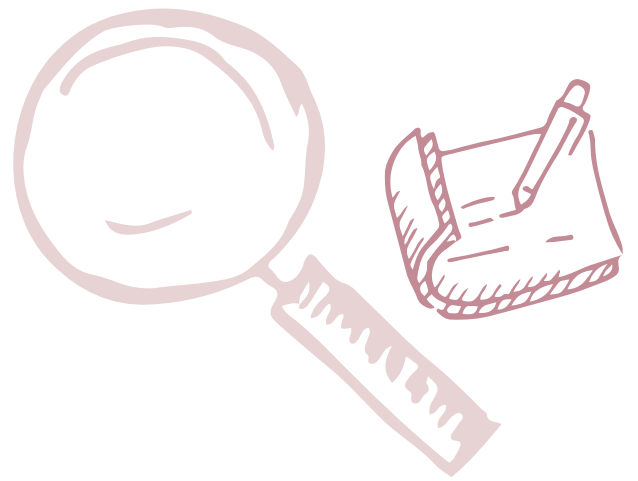
1. Heroes Luncheon with guest speaker Dylan Alcott.
2. Delivered four accessibility training programs that have been well received and have been beneficial for attendees.
3. Successful and informative Cultural Awareness training provided prior to the commencement of international flights at Avalon Airport.
4. Our four networking events had a total of 435 attendees.
5. Member businesses participating in 1-on-1 mentoring as part of the Destination: Accessible program with Australian Federation of Disability Organisations.

### Results





# DEVELOPMENT CONT.



## Research and Planning

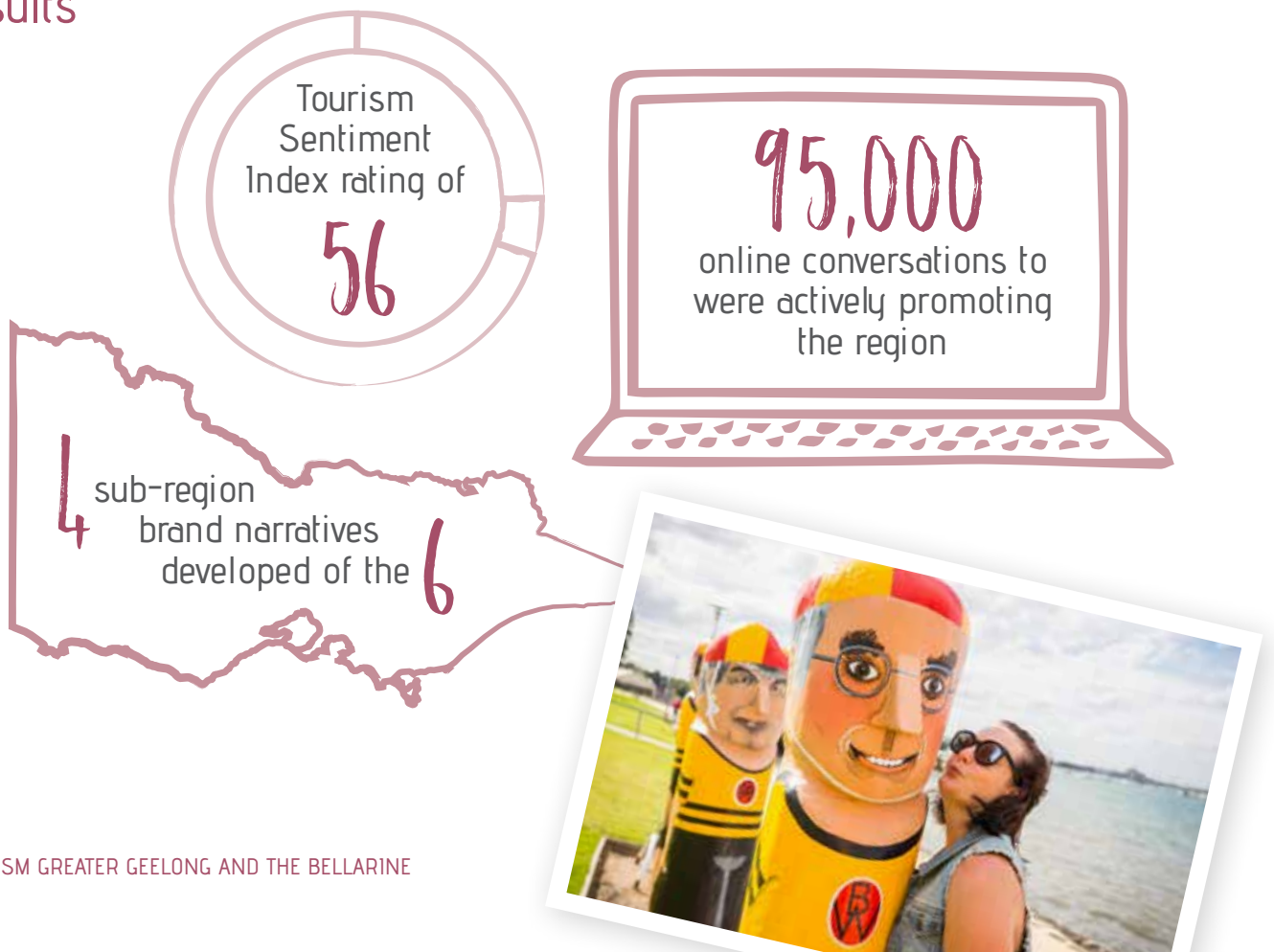
### Objective

Provide relevant insights and research to understand performance trends, consumer sentiment and support good decision-making.

### Highlights

1. One of the first destinations in Australia to conduct a review into the regional Tourism Sentiment Index.
2. Completed 4 of 6 sub-region brand narratives.
3. Identified 1,200 properties within the region who listed with AirBNB driving \$27 m in rental income and 40,000 visitors.
4. Monitored the regions visitor economy quarterly to see visitation grow to 6 million (up 12.5%) and expenditure to \$1.1 billion (up 9.5%).
5. Gained a greater understanding of online footprint of our region.

### Results





# Industry Communication

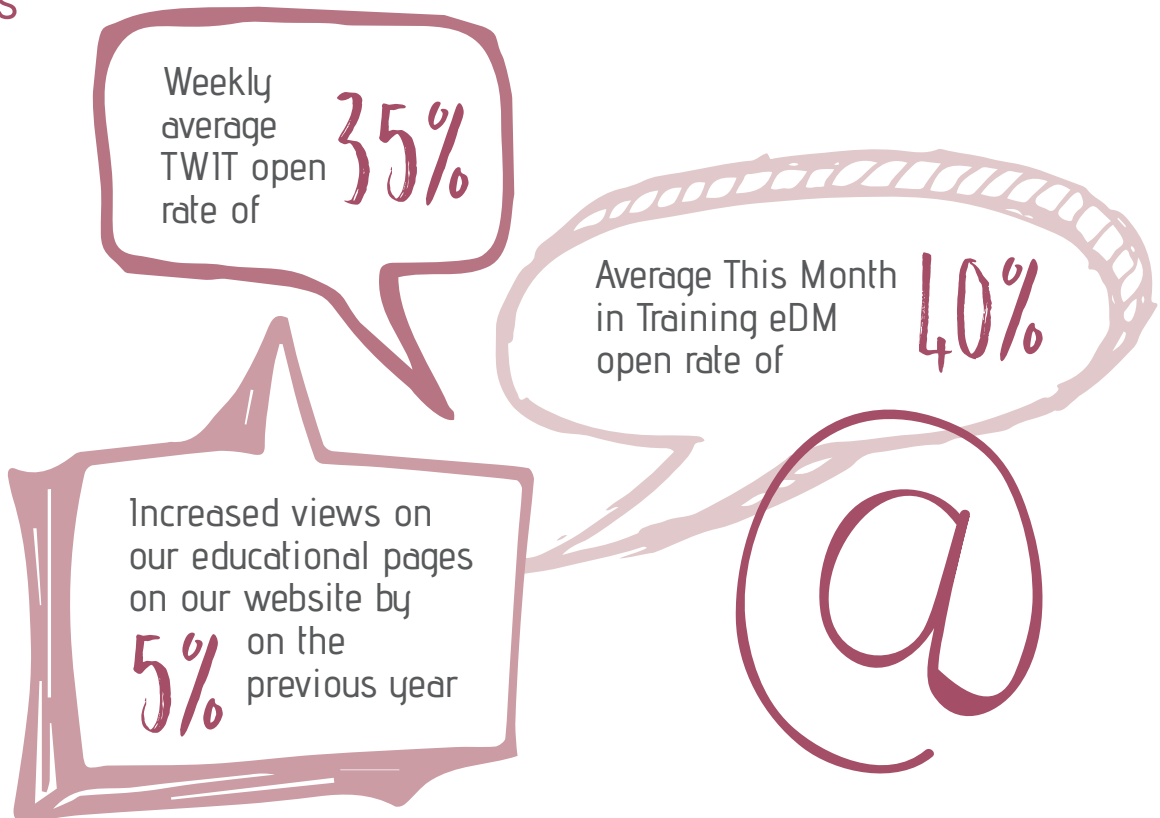
## Objective

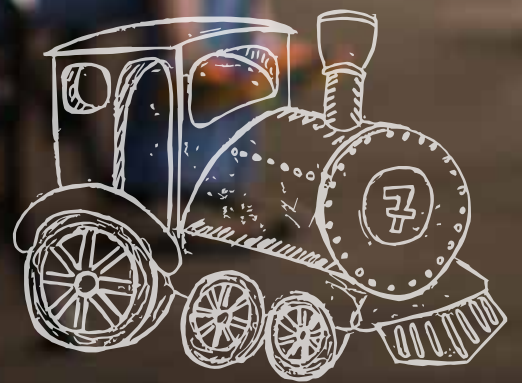
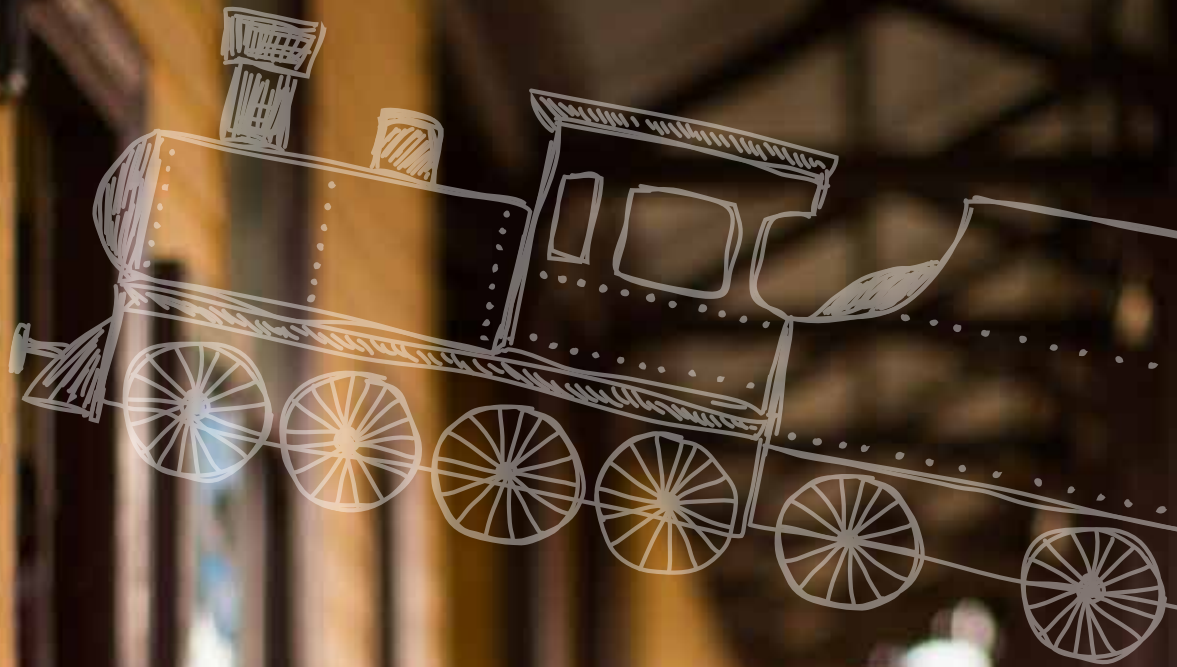
Implement a timely and effective industry communications program to build an informed and engaged stakeholder base.

## Highlights

1. Introduction of This Month In Training.
2. Provided educational blogs for members to access at any time.
3. This Week In Tourism (TWIT) continues to be delivered on a weekly basis, with information relevant to members.
4. Use of Facebook to promote our training sessions and events has seen some great exposure and an increase in awareness.
5. Created a training hub webpage where members can access blogs, videos and upcoming events all in one place.

## Results





# DEVELOPMENT CONT.

## Tourism Development

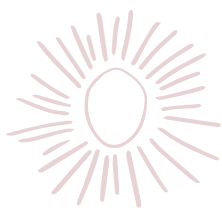
### Objective

Help the region reach its tourism potential through the delivery of critical infrastructure.

### Highlights

1. Completion of the Tourism Development Plan including defining the 20 priority projects for the region.
2. Presentation of the Tourism Development Plan to key stakeholders and information shared with potential developers.
3. Continued advocacy on critical infrastructure needs for the region from a public and private investment perspective.
4. Participation in the Geelong City Deal to progress game changing projects such as the Geelong Convention and Exhibition Centre.
5. Continue to leverage Avalon International Airport through media and marketing opportunities and representation of the opportunities at international travel trade missions.

### Results



In 2018 Geelong and The Bellarine hosted

**5.8 MILLION VISITORS...**

**3.5 MILLION** were day trippers

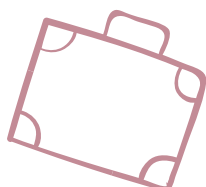
**2.3 MILLION** stayed a night or more

With the right planning and support, we can grow tourism in the next

**8 YEARS** to

**7.5 MILLION** visitors who spend **\$1.7 BILLION**, equating to **11,572 JOBS.**

Tourism is worth **\$1.1 BILLION** to our economy and supports **7,551 JOBS**



Our challenge is delivering more experiences, improved product and better accommodation to convert our enormous day trip visitation to **LONGER, MORE VALUABLE STAYS.**





# LEADERSHIP



Lead a strong and coordinated tourism industry  
with a united and compelling voice.

# LEADERSHIP

## Tourism Member Relations

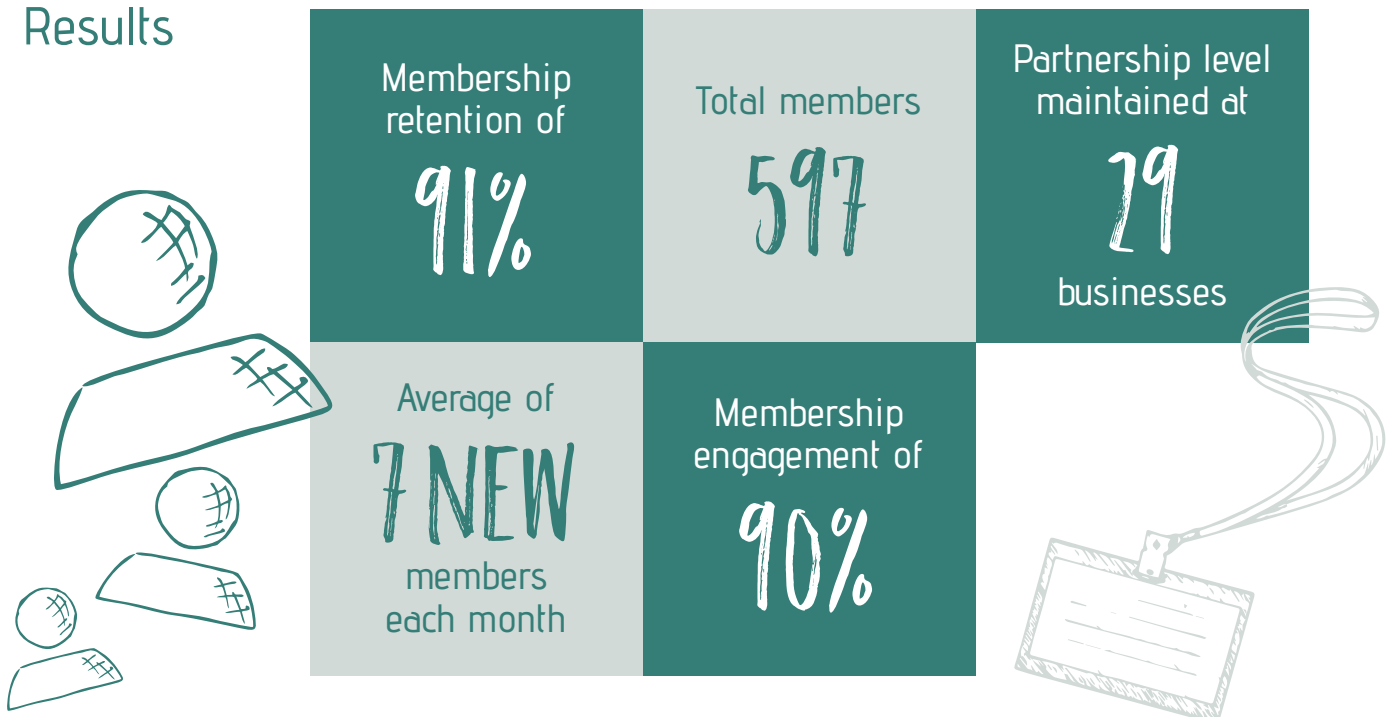
### Objective

Build an active and engaged membership base that represents the various tourism sectors and categories within our region.

### Highlights

1. 435 members attended three forums over the course of the year.
2. Visited 80 new member businesses on site to ensure those operators are welcomed and provided with support to capitalise on their membership from the beginning.
3. Worked with members to support improved use of the Australian Tourism Development Warehouse listings for businesses and events.
4. Introduced new reporting processes for members featured in marketing and PR activity.
5. Developed internal communications systems to ensure all team members and stakeholders are briefed about new member businesses.

### Results







# DIRECTORS' REPORT

Directors submit their report for the financial year ended 30th June 2019 made in accordance with a resolution of the directors.

## Directors

The names of the directors in the office at the date of this report are:

John Stevens, Independent Chair  
Helen Butteriss, Treasurer

## Principal Activities

The principal activity of the association in the course of the year was Tourism.

## Trading Results

The net amount of deficit in marketing capital for the association for the financial year after income tax was \$60,323.

## Indemnities

The association has not, during or since the financial year, in respect of any person who is or has been an officer or auditor of the company or of a related body corporate:

- > Indemnified or made any relevant agreement for indemnifying against a liability, including costs and expenses in successfully defending legal proceedings; or paid or agreed to pay a premium in respect of a contract insuring against a liability for the costs or expenses to defend legal proceedings.

## Director's Benefits

Since the end of the previous financial year no director of the association has received, or has become entitled to receive a benefit, other than:

- > A benefit included in the aggregate amount of emoluments received or due and receivable by directors shown in the accounts; or
- > The fixed salary of a full time employee of the company or a related body corporate.

By reason a contract made by the association or a related body corporate with the director or with a firm of which he is a member, or with a company in which he has substantial financial interest. All remuneration is paid by the City of Greater Geelong except for contractor relationships related to projects.

# DIRECTORS' REPORT CONT.

## Contribution from Municipal Partners and State Government

It should be noted that the City of Greater Geelong contributed over \$2,037,469 during the 2018/19 financial year related to administrative costs. The City of Greater Geelong contributes this through Municipal Budgets, separate to the transactions of the Association. This contribution relates to the following:

- > Resources to staff, accommodate and allow effective administration of Tourism Greater Geelong and The Bellarine;
- > Dedicated resources to seek, and support conferences and meetings, within the municipality operating as a unit of Tourism Greater Geelong and The Bellarine called Business Events Geelong; and
- > Dedicated resources to coordinate the staffing (volunteers and council staff) and operations of the local and regional Visitor Information Centres located within the municipality.

The Borough of Queenscliffe and Golden Plains Shire are joint signatories of the Memorandum of Understanding with Municipal Partners contributing a fee as per the Financial Statement of this Report.

Tourism Greater Geelong and The Bellarine is the official Regional Tourism Board for this region and as such Visit Victoria contributes funding as per the Financial Statement of this Report.

## Related Parties

There have been no unusual transactions by any related party during the period to which the following financial statements apply.

On behalf of the Board.

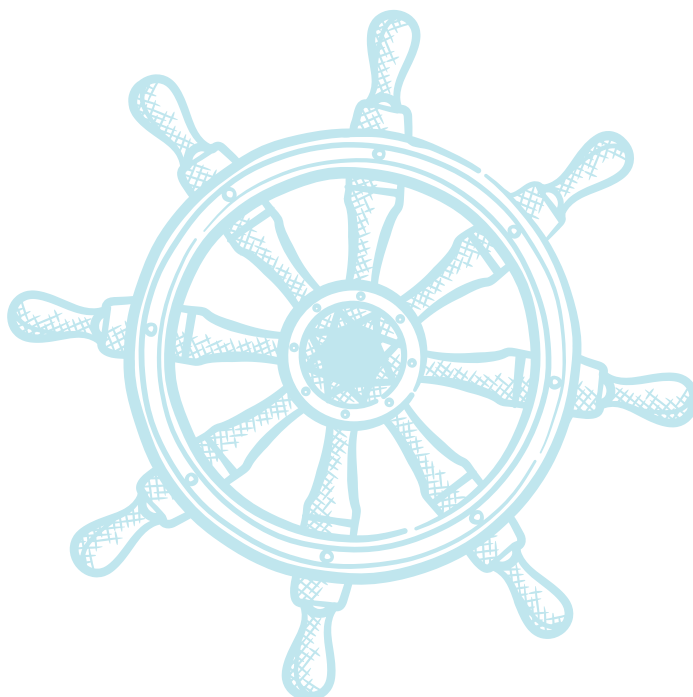


**John Stevens**  
Independent Chair



**Helen Butteriss**  
Treasurer

Dated this 1st day of October 2019.





# AUDITOR'S REPORT

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
TOURISM GREATER GEELONG AND THE BELLARINE INC.

**Report on the Audit of the Financial Report**

**Opinion**

We have audited the financial report of Tourism Greater Geelong And The Bellarine Inc. (the association), which comprises the statement of financial position as at 30 June 2019, the statement of profit or loss and other comprehensive income and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the certification by members of the committee on the annual statements giving a true and fair view of the financial position and performance of the association.

In our opinion, the accompanying financial report, in all material respects, gives a true and fair view of *Associations Incorporation Reform Act 2012 (Vic)*, the financial position of the association as at 30 June 2019 and of its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the requirements of the *Associations Incorporation Reform Act 2012 (Vic)*.

**Basis for Opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the association in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110: *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matter – Basis of Accounting**

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist the association to meet the requirements of the *Associations Incorporation Reform Act 2012 (Vic)*. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

**Responsibilities of the Committee for the Financial Report**

The committee is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the *Associations Incorporation Reform Act 2012 (Vic)* and for such internal control as the committee determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the committee is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the committee either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

The committee is responsible for overseeing the association's financial reporting process.



#### Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee.
- Conclude on the appropriateness of the committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### LBW CHARTERED ACCOUNTANTS

**RICHARD BULL**

Principal

Dated this 1<sup>st</sup> day of October 2019

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Geelong West VIC 3218  
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F: 03 5223 1966

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Melbourne VIC 3000  
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WEB [www.lbwca.com.au](http://www.lbwca.com.au)  
@lbwca

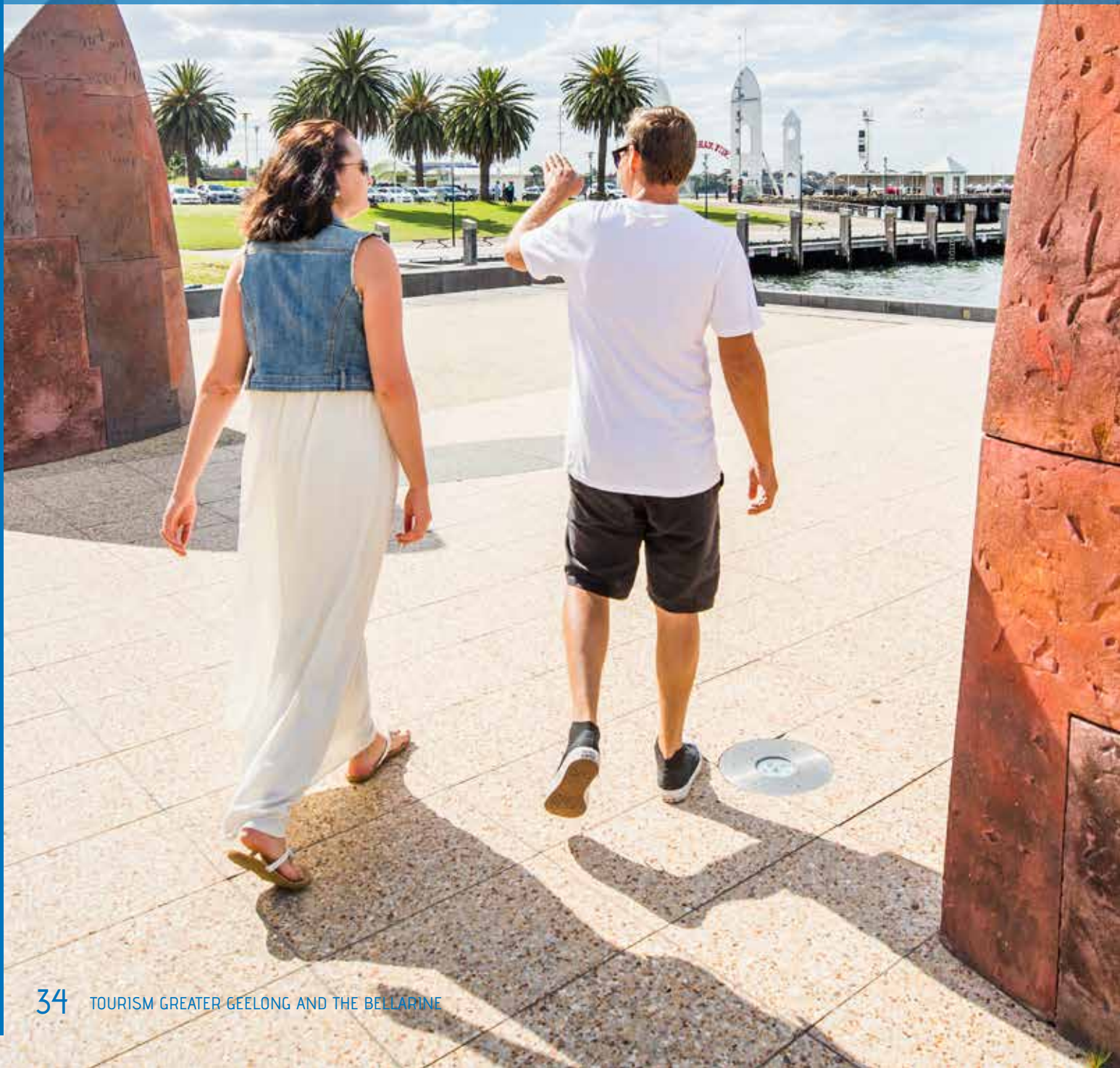
Liability limited by a  
scheme approved under  
Professional Standards  
Legislation.



# FINANCIAL STATEMENTS



For The Year Ended  
30 June 2019



# FINANCIAL STATEMENTS

## Committee Report

Your committee members submit the financial report of Tourism Greater Geelong and the Bellarine Inc. for the financial year ended 30 June 2019.

### Committee Members

The names of committee members from 1 July 2018 to 30 June 2019 were:

#### Mr John Stevens

Independent Chair

#### Ms Christine Smith

Bellarine Representative Deputy Chair

#### Cr Ron Nelson

City of Greater Geelong (until Feb 2019)

#### Cr Peter Murrhly

City of Greater Geelong (from Feb 2019)

#### Cr Ross Ebbels

Borough of Queenscliffe Representative

#### Cr Owen Sharkey

Golden Plains Representative

#### Ms Karen Jackson

Skills Based Business Events Representative

#### Ms Helen Butteriss

Skills Based Finance Representative Treasurer

#### Mr Terry Jongebloed

Geelong Representative

#### Ms Georgina Capper

Geelong Representative (Until Jan 2019)

#### Mr David Littleton

Bellarine Representative (Until Oct 2018)

#### Ms Nadine Kuc

Bellarine Representative (From Oct 2019)

#### Ms Melinda Stewart

Skills Based Marketing Representative

Please note that some municipal representatives changed throughout the 2018-19 period. Municipal Representatives have the option to appoint and change its delegate from time to time as per the Statement of Purposes and Rules. A location-based Board member election was also held at the Annual General Meeting on 25th October 2018 resulting in two new appointments in Nadine Kuc for the Bellarine and Georgina Capper for Geelong as well as two re-appointments with Terry Jongebloed for Geelong and Christine Smith for The Bellarine. With the resignation from the board of Georgina Capper it was the boards decision to not re-appoint a representative of Geelong, held off until the 2019 AGM.

### Principal Activities

The principal activities of the association during the financial year were to market, promote and develop tourism businesses in the Greater Geelong and The Bellarine in partnership with Local Government Stakeholders, Tourism Members and State/Federal Tourism Organisations.

### Significant Changes

No significant change in the nature of these activities occurred during the year.

### Operating Result

A deficit of \$60,323 was recorded for the association after ordinary activities for the year ended 30 June 2019, a favourable \$4,082 under budget. The surplus for the association year for the year ended June 30 2018 was \$1,981.

Signed in accordance with a resolution of the members of the committee.



**John Stevens**

Independent Chair



**Helen Butteriss**

Treasurer

Dated this 1st day of October 2019.

# FINANCIAL STATEMENTS CONT.

## Statement of Profit or Loss and Other Comprehensive Income For the year ended 30 June 2019

	Notes	2019	2018
<b>INCOME</b>	1(a)		
Interest Received		\$6,006	\$6,951
Tourism Partnerships		\$218,294	\$200,392
Tourism Partnerships – In Kind		\$4,700	\$4,500
Memberships		\$217,570	\$207,001
Municipal Contribution	2	\$25,099	\$24,368
Visit Victoria Contribution		\$275,000	\$275,000
Visitor Publications		\$133,528	\$125,916
Business Events Planners Guide		-	\$53,694
Promotion	3	\$224,654	\$275,870
Development	4	\$343,645	\$57,339
Leadership	5	\$43,214	\$47,998
Project Grant – Business Events (pre 30/6/2018)		-	\$118,902
<b>Total Income</b>		<b>\$1,491,710</b>	<b>\$1,397,931</b>
<b>EXPENSES</b>			
Bank Charges		\$2,182	\$1,611
Industry Forums		\$12,200	\$19,107
Familiarisations (pre 30/6/2018)		-	\$10,304
Tourism Partnerships		\$91,994	\$77,363
Tourism Partnerships – contra arrangements (post 1/7/2018)		\$45,600	-
Tourism Partnerships – In kind		\$4,700	\$4,500
Membership Services		\$104,425	\$114,405
Business Events Planners Guide		-	\$40,454
Visitor Publications		\$135,268	\$136,978
Business Events Marketing	6	\$142,877	\$179,959
Promotion	7	\$461,266	\$565,388
Development	8	\$453,034	\$167,256
Leadership	9	\$98,487	\$78,622
Other Expenses (roundoff)		\$(0.16)	\$2
<b>Total Expenses</b>		<b>\$1,552,033</b>	<b>\$1,395,949</b>
<b>Profit / (Loss) Before Income Tax</b>		<b>\$(60,323)</b>	<b>\$1,981</b>
<b>Income tax expense</b>	1(b)	-	-
<b>Profit / (Loss) For The Year</b>		<b>\$(60,323)</b>	<b>\$1,981</b>

## Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2019

	2019	2018
<b>OTHER COMPREHENSIVE INCOME</b>		
Items that will not be reclassified to profit or loss	-	-
Items that will be reclassified subsequently to profit or loss when specified conditions are met	-	-
<b>Total Other Comprehensive Income For The Year</b>	-	-
<b>Total Comprehensive Income For The Year</b>	<b>\$(60,323)</b>	<b>\$1,981</b>

## Statement of Financial Position

As at 30 June 2019

	Notes	2019	2018
<b>MEMBERS' FUNDS</b>			
Accumulated Surplus Brought Forward		\$382,667	\$380,686
Net Surplus/(Deficit) for year		\$(60,323)	\$1,981
<b>Total Member's Fund</b>		<b>\$322,344</b>	<b>\$382,667</b>
Represented by:			
<b>CURRENT ASSETS</b>			
Cash at Bank		\$485,474	\$437,091
Receivables		\$29,574	\$105,569
BAS Receivables		\$11,895	\$2,504
Deferred Expenses – Business Events		\$12,409	-
<b>Total Assets</b>		<b>\$539,352</b>	<b>\$545,1649</b>
<b>CURRENT LIABILITIES</b>			
Payables		-	\$3,956
Deferred Membership Fees		\$44,895	\$39,283
Deferred Marketing Income		\$18,613	\$49,259
Carryover Projects		\$153,500	\$70,000
<b>Total Liabilities</b>		<b>\$217,008</b>	<b>\$162,4989</b>
<b>Net Assets</b>		<b>\$322,344</b>	<b>\$382,667</b>

# FINANCIAL STATEMENTS CONT.

## Statement of Cashflows

For the year ended 30 June 2019

	Notes	2019	2018
<b>OPERATING ACTIVITIES</b>			
<b>Cash from Operating Activities</b>			
Receipts from Customers		\$1,598,365	\$1,317,142
Payments to Suppliers & Employees		\$(1,555,988)	\$(1,403,364)
Interest Received		\$6,006	\$6,951
<b>Net cash flows from operating activities</b>		<b>\$48,383</b>	<b>\$(79,271)</b>
Increase / (Decrease) in cash held		\$48,383	\$(79,271)
Cash at Beginning		\$437,091	\$516,362
<b>Cash at End</b>		<b>\$485,474</b>	<b>\$437,091</b>
<b>RECONCILIATION</b>			
Operating Profit / (Deficit)		\$(60,323)	\$1,981
<b>Non Cash Items</b>			
Tourism Partnerships		\$(4,700)	\$(4,500)
In kind Tourism Partnerships		\$4,700	\$4,500
<b>Changes in Balance Sheet</b>			
(Increase) / Decrease in Receivables		\$80,235	\$(13,664)
(Increase) / Decrease in other current assets		\$(86,362)	\$(13,794)
Increase / (Decrease) in Payables		\$(3,956)	\$3,956
Increase / (Decrease) in other current liabilities		\$58,466	\$(57,750)
<b>Cash provided by Operating Activities</b>		<b>\$48,383</b>	<b>\$(79,271)</b>

# Notes to the Financial Statements

For the year ended 30 June 2019

## 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporation Reform Act 2012. The committee has determined that the association is not a reporting entity. The association is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

### a) Revenue:

Revenue (sponsorship and otherwise) is recognised and brought to account on an accrual basis by the Association.

Revenue received in advance is classified as deferred membership fees in the balance sheet.

### b) Income Tax:

Association has self assessed to be exempted from income tax

### c) Cash and Cash Equivalents:

Cash and cash equivalents includes cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

### d) Goods & Services Tax (GST):

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Tax Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the assets and liabilities statement are shown inclusive of GST.

### e) Comparative Figures:

Where necessary comparative figures have been adjusted to conform to changes in presentation for the current financial year.

### f) Action Plan activity categorisation:

As of 1st July 2018, TGGB implemented under board authorisation the re-categorisation and condensing of activities within the annual Action Plan. This saw the refinement of Business Events Geelong budget lines and additional lines added to account for and track grants received.

# FINANCIAL STATEMENTS CONT.

## Notes to the Financial Statements Cont.

For the year ended 30 June 2019

INCOME	2019	2018
<b>2 MUNICIPAL CONTRIBUTION</b>		
Borough of Queenscliffe	\$17,786	\$17,268
Golden Plains Shire	\$7,313	\$7,100
	<b>\$25,099</b>	<b>\$24,368</b>
<b>3 PROMOTION</b>		
Content Marketing Strategy	\$16,393	\$17,226
Digital Strategy	\$10,682	\$9,983
Visit Vic Webpage Strategy	\$16,125	\$11,909
International Marketing	\$4,000	\$25,000
Still and Moving Imagery	-	\$150
Business Events Geelong Income	\$98,575	\$28,973
Visiting Friends and Relatives	\$16,741	\$5,000
Bellarine Taste Trail	\$13,740	\$11,976
Moorabool Valley Taste Trail	\$2,814	\$9,318
Urban Geelong Marketing Strategy	\$13,000	-
Melbourne Activation Program	\$3,636	\$2,500
Cruise Ship Strategy	-	\$30,000
Visitor Signage Strategy	-	\$37,343
Study Geelong	\$28,200	\$71,492
Visit Victoria Marketing Partnership Program	\$748	\$15,000
	<b>\$224,654</b>	<b>\$275,870</b>
<b>4 DEVELOPMENT</b>		
Industry Development Program	\$23,004	\$15,515
Quarterly Member Forum	-	\$1,480
Economic Modelling	-	\$5,000
Buckley's Way	\$15,000	\$25,000
Brand Geelong	-	\$10,344
Tourism Development Planning	\$19,982	-
Accessible Tourism Development and Education	\$31,159	-
Grant funding – Augmented Bollards Activation	\$80,000	-
Grant funding – International Student Welfare Program	\$60,000	-
Grant Funding – International Student VFR Program	\$35,000	-
Grant Funding – Queenscliff Branding and Vision Project	\$37,500	-
Infrastructure Development and Advocacy	\$42,000	-
	<b>\$343,645</b>	<b>\$57,339</b>

## Notes to the Financial Statements Cont.

For the year ended 30 June 2019

INCOME		2019	2018
<b>5</b>	<b>LEADERSHIP</b>		
	Administration Servicing	\$13,691	\$11,235
	CRM System - Salesforce	\$15,000	\$15,000
	Planning and Reporting	\$1,819	\$5,000
	Tourism Representation and Awareness	\$8,619	\$7,763
	Board and Staff Development	\$4,086	\$9,000
		<b>\$43,215</b>	<b>\$47,998</b>
EXPENSES		2019	2018
<b>6</b>	<b>BUSINESS EVENTS MARKETING*</b>		
	Information Bags	-	\$4,500
	Stationary Branding	-	\$5,214
	Trade Shows	-	\$64,260
	Search Engine Marketing	-	\$3,304
	Digital Projects	-	\$3,632
	Association Memberships	-	\$8,804
	Projects and Development	-	\$31,416
	Industry Forums	-	\$1,559
	Print Media	-	\$14,695
	External Printing	-	\$1,359
	Staff Development	-	\$8,701
	Marketing and Promotions	-	\$6,315
	Bid Budget	-	\$26,199
	Trade Shows and Familiarisations	\$48,762	-
	Marketing Strategy	\$22,449	-
	Partnerships	\$11,498	-
	Business Events Bid Fund and Support Services	\$60,167	-
		<b>\$142,876</b>	<b>\$179,959</b>

\*Business Events Geelong related line items were condensed to four broad categories from 1 July 2018 for simplified reporting.

# FINANCIAL STATEMENTS CONT.

## Notes to the Financial Statements Cont. For the year ended 30 June 2019

EXPENSES	2019	2018
<b>7 PROMOTION</b>		
International Marketing	\$75,593	\$74,796
Content and Marketing Strategy	\$64,891	\$64,476
Digital Strategy	\$55,842	\$45,693
Public Relations Strategy	\$44,112	\$47,869
Still and Moving Imagery	\$12,796	\$21,359
Visit Victoria Marketing Partnership	\$59	\$28,379
Destination Melbourne	\$32,650	\$31,790
Friends & Relatives Campaign	\$58,822	\$47,494
Air Asia X Opportunity	\$20,917	\$26,134
Cruise Ship Marketing	\$5,608	\$18,658
Visit Vic Webpage Strategy	\$13,664	\$1,364
Bellarine Taste Trail Expense	\$16,268	\$11,954
Moorabool Valley Taste Trail Expense	\$17,861	\$8,940
Urban Geelong Strategy	\$10,000	\$14,074
Education Tourism Study Geelong	\$19,982	\$80,530
Melbourne Activation Program	\$12,100	\$5,000
Visitor Information Strategy	\$101	\$36,879
	<b>\$461,266</b>	<b>\$565,388</b>
<b>8 DEVELOPMENT</b>		
Industry Development Program	\$58,144	\$43,224
Brand Geelong	-	\$13,935
Brand Development sub-regions	\$38,517	\$29,545
Brand Implementation	\$20,000	-
Economic Modelling	\$8,353	\$28,667
Communication of Membership Opportunity Guide	\$9,875	-
Tourism Development Planning	\$52,605	\$21,145
Accessible Tourism Development and Education	\$9,671	-
Buckley's Way Touring Route	-	\$30,740
Infrastructure Development and Advocacy	\$43,636	-
Grant funding – Augmented Bollards Activation	\$80,000	-
Grant funding – International Student Welfare Program	\$59,932	-
Grant Funding – International Student VFR Program	\$34,801	-
Grant Funding – Queenscliff Branding and Vision Project	\$37,500	-
	<b>\$453,034</b>	<b>\$167,256</b>

## Notes to the Financial Statements Cont.

For the year ended 30 June 2019

EXPENSES	2019	2018
<b>9 LEADERSHIP</b>		
Board Support	\$16,108	\$10,814
Tourism Partnership Retention	\$10,213	\$7,390
Performance Monitoring and Reporting	\$8,712	-
Administration	\$63,454	\$60,418
	<b>\$98,487</b>	<b>\$78,622</b>

### 12 EVENTS AFTER THE BALANCE SHEET DATE

Since 30 June 2019, there are no matters or circumstances that have arisen which require adjustments to the financial statements.

### 13 COMMITMENTS & CONTINGENCIES

No commitments or contingencies are outstanding at balance date which require adjustment to or disclosure in the financial statements.

## Annual Statements Give True And Fair View Of Financial Position And Performance Of Incorporated Association

We, John Stevens, and Helen Butteriss, being members of the committee of Tourism Greater Geelong and the Bellarine Inc, certify that –

The statements attached to this certificate give a true and fair view of the financial position and performance of Tourism Greater Geelong and the Bellarine Inc during and at the end of the financial year of the association ending on 30 June 2019.



**Signed: John Stevens**  
Chair, Tourism Greater Geelong and The Bellarine  
**Dated: 1st day of October 2019**



**Signed: Helen Butteriss**  
Treasurer, Tourism Greater Geelong and The Bellarine  
**Dated: 1st day of October 2019**

The achievements highlighted in this report would not have been possible without the continued and valuable support of our partners.

## GOVERNMENT PARTNERS

City of Greater Geelong  
Borough of Queenscliffe  
Golden Plains Shire  
Visit Victoria

## INDUSTRY PARTNERS

### Platinum

Avalon Airport

### Gold

360Q  
Aerospace Australia - Australian International  
Airshow  
Geelong Football Club  
Port Phillip Ferries  
Prestige Jayco  
Queenscliff Harbour  
Sea All Dolphin Swims  
Searoad Ferries  
Supaworld  
Roderick Insurance Brokers  
Geelong Connected Communities  
The Gordon  
Novotel Geelong

### Silver

Adventure Park  
BIG4 Beacon Resort  
Geelong Arts Centre  
Geelong Racing Club  
Provincial Media  
Royal Geelong Yacht Club  
Village Cinemas  
Wine Geelong  
Bay 93.9 and K-Rock  
Bendigo Bank  
Harwood Andrews  
LBW Business + Wealth Advisors  
Snap Printing  
Higher Mark  
Scotchmans Hill







TOURISM GREATER

**GEELONG & THE BELLARINE**

TOURISM GREATER GEELONG  
AND THE BELLARINE INC

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🌐 [tourismgeelongbellarine.com.au](http://tourismgeelongbellarine.com.au)

ABN: 26 990 691 173

## **8. CONTRACTUAL MATTER**

**Source:** Customer & Corporate Services  
**Director:** Michael Dugina  
**Portfolio:** Finance

**Cr Kontelj moved, Cr Aitken seconded -**

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

**Carried.**

## **9. CONTRACTUAL MATTER**

**Source:** Customer and Corporate Services  
**Director:** Michael Dugina  
**Portfolio:** Finance

**Cr Sullivan moved, Cr Nelson seconded -**

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

**Carried.**

## **10. CONTRACTUAL MATTER**

**Source:** Customer & Corporate Services  
**Director:** Michael Dugina  
**Portfolio:** Finance

**Cr Nelson moved, Cr Murrphy seconded -**

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

**Carried.**

## **ASSEMBLY OF COUNCIL RECORD**

**Source:** Governance, Strategy and Performance  
**Chief Executive Officer:** Martin Cutter  
**Portfolio:** Leadership & Governance

### **Summary**

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

**Cr Kontelj moved, Cr Harwood seconded -**

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

**Carried.**

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

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
<p>Council Briefing <b>6 November 2019</b></p>	<p>Crs Asher, Aitken, Grzybek, Harwood, Kontelj, Mansfield, Mason, Murrihy, Murnane, Nelson, Sullivan</p>	<p>M Cutter (CEO) R Stevens (DIR) B Luxford (DIR) G Wilson-Browne (DIR) M Dugina (DIR) G Wilson-Browne (DIR) R Leonard (DIR) I Hicks (MGR) R Smith (MGR) J Lane (MGR) N Anson (MGR) L Raimondo (ADV TO MAYOR &amp; CEO) M Macgugan (SNR COMM ADV)</p>	<ul style="list-style-type: none"> <li>• Lara Recreation Reserve Master Plan</li> <li>• Draft Social Housing Plan 2018-2041</li> <li>• Council Portfolios and Committees</li> <li>• Councillor Media and Engagement Policy</li> <li>• Road Closure – Gibbons Road, Lara</li> <li>• Naming – Purnell Road Child and Family Centre</li> <li>• Naming – Drysdale Integrated Children’s Centre</li> <li>• Quarterly Financial Report – September 2019</li> <li>• Council Plan Quarterly Report – September 2019</li> <li>• Revocation of Flood Prone Area Designation of New Lots at Charlemont Rise Estate, Stage 11</li> <li>• Transformation Program 2.0 Progress Report – August 2019</li> </ul>	<ul style="list-style-type: none"> <li>• Cr Grzybek declared a Conflict of Interest in the Lara Recreation Reserve Master Plan and left the meeting room prior to discussion.</li> </ul>

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
<p>Council Briefing  <b>19 November 2019</b></p>	<p>Crs Aitken, Asher, Grzybek, Harwood, Kontelj, Mansfield, Mason, Murrhy, Murnane, Nelson, Sullivan</p>	<p>M Cutter (CEO)  M Dugina (DIR)  R Stevens (DIR)  G Smith (DIR)  B Luxford (DIR)  R Leonard (DIR)  K Phyland (EXEC MGR)  S Boer (MGR)  S Beck (MGR)  K Spanswick (CO ORD)  I Hicks (MGR)  P Smith (CO ORD)  K Olesnicky (CHIEF FINANCIAL OFFICER)  N O'Shea (HEAD OF FINANCIAL PLANNING &amp; ANALYSIS)  K Ivens (SENIOR ADVISOR - MAYOR &amp; CEO)  M Blampied (OFF)  M Paten (MGR)</p>	<ul style="list-style-type: none"> <li>• Amendment C394 Bellarine and Corio Bay Coastal inundation Overlay – Consideration of Submissions</li> <li>• Our Heritage, Our Collection</li> <li>• Kaufland Stores in Victoria Advisory Committee – 140-156 Colac Road, Highton</li> <li>• Sale of Part of 137 Mercer Street, Geelong (Civic Accommodation Precinct)</li> <li>• Small Business Friendly Council – Charter Agreement</li> <li>• Council Meeting Dates 2020</li> <li>• 2018/19 Tourism Greater Geelong and The Bellarine Annual Report and Tourism Performance</li> <li>• Youth Council Fourth Report 2019</li> <li>• Contractual Matter (Confidential)</li> <li>• Contractual Matter (Confidential)</li> <li>• Contractual Matter (Confidential)</li> </ul>	<ul style="list-style-type: none"> <li>• Cr Murrhy declared a Conflict of Interest in the Contractual Matter and left the room prior to discussion.</li> </ul>

## **PLANNING DELEGATIONS**

**Source:** Planning, Design & Development – City Development  
**Director:** Gareth Smith  
**Portfolio:** Planning

### **Purpose**

1. To provide the schedule of planning permit applications determined under delegation since the last report.

### **Background**

2. Section 98 of the *Local Government Act 1989* and section 188 of the *Planning and Environment Act 1987* empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
3. Sections 86 and 87 of the *Local Government Act 1989* and section 188 of the *Planning and Environment Act 1987* allow Council to establish special committees with delegated powers to determine planning permit applications.
4. At its meeting on 9 July 2019, Council:
  - 4.1 Amended the Council to staff instrument of delegation to allow staff delegates to determine planning permit applications where there are less than 6 objections lodged; and
  - 4.2 Amended the Planning Committee's terms of reference to provide for its determination, if required, of planning permit applications where there are 6 or more objections lodged.
5. The City is required by Council to provide information on planning permit applications determined under delegation.

### **Key Matters**

6. The Schedule attached to this report provides information on the planning permit applications determined under delegation since the last report.

**Cr Sullivan moved, Cr Harwood seconded -**

7. **That Council receive the information in the schedule.**

**Carried.**

October 2019 Monthly Report

App Number	Location	Application Type	Decision Date	Description	Authority Description
PP-1003-2019	21B Devon Street, HAMLYN HEIGHTS VIC 3215	Construction of a Verandah on a Lot less than 300 sqm	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-1004-2019	14 River Parade, BARWON HEADS VIC 3227	Demolition and Works Associated with the Extension of a Verandah and the Construction of a Garage in the Heritage Overlay	7/10/2019	Grant a Planning Permit	Delegated Authority
PP-1015-2019	Unit 1/146 Bellerine Street, GEELONG VIC 3220	Staged Multi Lot Subdivision	7/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-1019-2016/A	21 Dennys Court, GROVEDALE VIC 3216	Staged Multi Lot Subdivision (8 Lots) Including Construction of a Second Dwelling	24/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-1023-2019	22 Northcote Road, OCEAN GROVE VIC 3226	Subdivision of Existing Dwellings	8/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-1024-2019	13 Vista Road, NEWTOWN VIC 3220	Subdivision of Existing Buildings	3/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-1025-2019	36 Roseneath Street, NORTH GEELONG VIC 3215	Buildings and Works Associated with the Extension to an Existing Garage	3/10/2019	Grant a Planning Permit	Delegated Authority
PP-1031-2016/A	20 Trevally Drive, OCEAN GROVE VIC 3226	Buildings and Works in Association with Existing Dwelling in a Design and Development Overlay	25/10/2019	PI - Clerical Error - Amended Permit	Delegated Authority
PP-1034-2019	459-489 Princess Street, MANNERIM VIC 3222	Buildings and Works Associated with the Construction of a Shed within 100mts of a Waterway	18/10/2019	Grant a Planning Permit	Delegated Authority
PP-1038-2019	2-20 Lake Street, CURLEWIS VIC 3222	Building and Works Associated with an Addition to a Dwelling and Construction of a Shed in a Farming Zone	23/10/2019	Grant a Planning Permit	Delegated Authority
PP-1040-2019	14 Calder Street, MANIFOLD HEIGHTS VIC 3218	2 Lot Subdivision	11/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-1042-2019	12-14 Beulah Street, HAMLYN HEIGHTS VIC 3215	Extension to an Existing Aged Care Facility	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-1045-2019	3 East Court, NEWCOMB VIC 3219	Eight (8) Lot Subdivision of Existing Buildings and Creation of Common Property	21/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-1049-2019	13-15 Curtis Street, BELMONT VIC 3216	Installation of Seven (7) Bollards, a ramp and linemarking a disabled carpark	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-1052-2019	23 O'Connell Street, GEELONG WEST VIC 3218	Demolition of Existing Fence and Garage and Construction of a Fence and a Garage	14/10/2019	Grant a Planning Permit	Delegated Authority
PP-1058-2019	PARENT - 4 Corowa Court, GROVEDALE VIC 3216	Three Lot Subdivision	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-106-2019	67 Peterho Boulevard, POINT LONSDALE VIC 3225	Buildings and Works Associated with Construction of Two (2) Dwellings more than 7.5 metres above natural ground level and Two (2) Lot Subdivision	18/10/2019	NOD-DMC-Planning Permit	Decision Making Committee
PP-1061-2019	13 Maitland Street, GEELONG WEST VIC 3218	Demolition of a Existing Verandah, Reconstruction of a Verandah and Deck in a Heritage Overlay on a Lot Less than 300sqm	31/10/2019	Grant a Planning Permit	Delegated Authority
PP-1063-2019	5 Magenta Street, GROVEDALE VIC 3216	Construction of a Verandah	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-1064-2019	66 Roseneath Street, NORTH GEELONG VIC 3215	Construction of a Garage	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-1065-2019	43 Sapphire Loop, GROVEDALE VIC 3216	Construction of a Verandah	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-1068-2019	20-24 Cooney Street, MOOLAP VIC 3224	Construct an infill roof between two sheds in the Special Building Overlay	24/10/2019	Grant a Planning Permit	Delegated Authority
PP-1073-2019	228 The Esplanade, INDENTED HEAD VIC 3223	Buildings and Works Associated with the Construction of a Shed	30/10/2019	Grant a Planning Permit	Delegated Authority
PP-1075-2019	64 Wilton Avenue, NEWCOMB VIC 3219	Construction of a Dwelling in the Special Building Overlay	24/10/2019	Grant a Planning Permit	Delegated Authority
PP-1076-2019	76-84 Flinders Avenue, LARA VIC 3212	Buildings and Works - Shade Sail	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-1089-2019	19 Collins Street, BELMONT VIC 3216	Demolition of a Carport within a Heritage Overlay	30/10/2019	Grant a Planning Permit	Delegated Authority
PP-11-2017/A	143-179 Flinders Avenue, LARA VIC 3212	Staged Multi Lot Subdivision	17/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority

PP-111-2019	9 Forfar Road, HAMLIN HEIGHTS VIC 3215	Construction of Two Dwellings	8/10/2019	NOD - Delegate	Delegated Authority
PP-1195-2018	18 Scenic Road, HIGHTON VIC 3216	Construction of a Second Dwelling, Construction of a Carport and Front Fence associated with the Existing Dwelling and a Two (2) Lot Subdivision	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-1231-2018	40 West View Grove, OCEAN GROVE VIC 3226	Buildings and Works Associated with Additions to an Existing Dwelling, Construction of a Tennis Court, Boat Shed, Pool House within a Significant Landscape Overlay	8/10/2019	Grant a Planning Permit	Delegated Authority
PP-1245-2018	125 Tower Road, PORTARLINGTON VIC 3223	Construction of Eleven (11) Dwellings with Four of these Dwellings more than 7.5 metres above natural ground level (Units 1-4) and Eleven (11) Lot Subdivision	8/10/2019	PI - Permit Issued - VCAT	VCAT
PP-1295-2017	PARENT - 1-3 Tarkin Court, BELL PARK VIC 3215	Buildings and Works Associated with the Construction of Three (3) Warehouses Including Three (3) Lot Subdivision and a Reduction of Carparking Requirements	10/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-1302-2017/A	PARENT - 274-280 Reserve Road, CHARLEMONT VIC 3217	Staged Multi Lot Subdivision Including Alteration to Access in a Road Zone Category 1 and within a Public Acquisition Overlay	7/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-1304-2018/A	1/169-171 Ryrie Street, GEELONG VIC 3220	Change of Use of Land to a Restricted Recreation Facility (Yoga, Pilates and Ballroom Dance Only)	29/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-1327-2018	209-211 Bailey Street, GROVEDALE VIC 3216	Construction of Six (6) Dwellings and Six (6) Lot Subdivision	2/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-1350-2017/A	196 Bacchus Marsh Road, CORIO VIC 3214	Construction of Four (4) Dwellings and Four (4) Lot Subdivision Including Access from a Road Zone	11/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-1356-2018	160 Aldebaran Road, OCEAN GROVE VIC 3226	Additions and Alterations to an Existing Dwelling on a Lot Less Than 300sqm	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-1389-2018	2-100 Harriott Road, ARMSTRONG CREEK VIC 3217	Multi-Lot Staged Subdivision, Removal of Native Vegetation, Demolition of a Building in the Heritage Overlay, Removal of Easement E-1 TP943572, and Alteration of Access and Subdivision Adjacent a Road Zone Category 1	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-1408-2014	21 Hood Road, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings and Three (3) Lot Subdivision and Creation of Access to a Road Zone	2/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-144-2019	3 Lookout Road, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings over 7.5m in height and Two (2) Lot Subdivision	18/10/2019	NOD - Delegate	Delegated Authority
PP-1476-2014	6 Kernot Street, EAST GEELONG VIC 3219	Buildings and Works for the Partial Demolition of the Dwelling and Construction of Extension and Alterations to the Dwelling	8/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-1485-2014/A	385-409 Torquay Road, MOUNT DUNEED VIC 3217	Staged Four (4) Lot Subdivision, Use and Development of Lot A for Medical Centre and Ancillary Pharmacy, Gym and Food and Drink Premises, Use and Development of Lot B for Residential Village, Display of Business Identification Signage and Creation of Access to a Road Zone	21/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-1510-2012/A	3 Leonard Street, BELMONT VIC 3216	Staged Multi-lot Subdivision and Construction of Four (4) Dwellings	28/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-1523-2016	31-99 Spray Farm Lane, BELLARINE VIC 3223	Subdivision of the Land into Two (2) Lots, Construction of a Dwelling and Creation of Access to a Road in a Road Zone, Category 1	11/10/2019	Refusal to Grant a Planning Permit	Development Hearings Panel
PP-167-2016	PARENT - 50 Hyland Street, FYANSFORD VIC 3218	Subdivision of Land - Multi Lot Subdivision and Alteration of Access to Road Zone Category 1	30/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-174-2019/A	1-29 Soho Road, DRYSDALE VIC 3222	Buildings and Works for an Outbuilding (Horse Stable) Associated with a Private Equestrian Training Facility Associated with a Dwelling	31/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-200-2019	128 Kilgour Street, GEELONG VIC 3220	Demolition of the Existing Dwelling and Fencing and Construction of Two (2) Dwellings and Two (2) Lot Subdivision and a Front Fence	30/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-223-2019/A	20-22 Edols Street, NORTH GEELONG VIC 3215	Three (3) Lot Subdivision and Creation of Easements	29/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-256-2019	2-12 Gertrude Street, GEELONG WEST VIC 3218	Part Demolition and Construction of Alterations and Additions to Existing Dwelling	24/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority

PP-259-2011/B	PARENT - 241-249 Tower Road, PORTARLINGTON VIC 3223	Construction of 22 Warehouses	10/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-275-2019	157 Moorabool Street, GEELONG VIC 3220	Use of Land as a Hotel (not including Accomodation, Amusement machines or gambling), internal alterations, associated liquor licence, and display of advertising signage	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-280-2011/A	PARENT - 7 Villamanta Street, GEELONG WEST VIC 3218	Part Demolition of the Existing Dwelling, Demolition of the Existing Garage, Construction of a Garage Associated with the Existing Dwelling, Construction of a Second Dwelling and Crossover, and Subdivision of the Land into Two (2) Lots.	3/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-281-2018/A	PARENT - 66 The Esplanade, PORTARLINGTON VIC 3223	Buildings and Works Associated with the Construction of Two Dwellings and a Two Lot Subdivision	24/10/2019	NOD - Delegate - Amended Permit	Delegated Authority
PP-296-2019	60/2 Roy Street, GEELONG VIC 3220	Display of an Electronic Major Promotion Sign	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-305-2002/A	2300 Ballan Road, ANAKIE VIC 3213	CHANGE OF USE TO WINERY CELLAR DOOR SALES AND FUNCTIONS	11/10/2019	PI - Clerical Error - Amended Permit	Delegated Authority
PP-306-2019	3 Church Street, BELMONT VIC 3216	Construction of Five (5) Dwellings, Five (5) Lot Subdivision and Reduction of the Visitor Car Parking Requirement	15/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-310-2011/B	PARENT - 241-249 Tower Road, PORTARLINGTON VIC 3223	Development of a Service Station, Construction of Four Warehouses and Creation of an Access to a Road Zone Category 1	11/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-317-2019	127 Newcombe Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	10/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-322-2019	47 Hitchcock Avenue, BARWON HEADS VIC 3227	Construction of buildings and works to an existing building, reduce the number of car parking spaces required and use the land to sell and consume liquor (Restaurant and cafe licence)	18/10/2019	NOD-DMC-Planning Permit	Decision Making Committee
PP-326-2016/B	1B Challis Street, BARWON HEADS VIC 3227	Demolition of Existing Dwelling, Outbuildings and Fencing and Building and Works to Construct a Three Storey Dwelling and Associated Carport, Fencing and Swimming Pool	4/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-338-2017	PARENT - 22 St Cloud Court, HIGHTON VIC 3216	Two (2) Lot Subdivision and Construction of Two (2) dwellings	2/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-338-2019	269 High Street, BELMONT VIC 3216	Construction of Three (3) Dwellings and Subdivision of the Land into Three (3) Lots	8/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-341-2018	5 Rhondella Court, POINT LONSDALE VIC 3225	Buildings and Works for the Construction of a Dwelling Greater than 7.5 metres in Height	10/10/2019	PI - Permit Issued - VCAT	VCAT
PP-35-2019	1-87 Groves Road, ARMSTRONG CREEK VIC 3217	Removal of vegetation (including native vegetation)	10/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-35-2019/A	1-87 Groves Road, ARMSTRONG CREEK VIC 3217	Removal of vegetation (including native vegetation)	29/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-353-2018	40 Canadian Parade, CORIO VIC 3214	Construction of a Second Dwelling	24/10/2019	NOD - Delegate	Delegated Authority
PP-354-2019	18 Enmore Street, NORTH GEELONG VIC 3215	Use of the land for the purposes of a warehouse	22/10/2019	NOD - Delegate	Delegated Authority
PP-356-2019	65 Ontario Avenue, CORIO VIC 3214	Construction of Two (2) Additional Dwellings	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-365-2019	67 Eagle Parade, NORLANE VIC 3214	Construction of Two (2) Dwellings	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-366-2018/A	22 Northcote Road, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings	11/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-378-2017	172 Ballarat Road, HAMLIN HEIGHTS VIC 3215	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	28/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-382-2019/A	1140 Bacchus Marsh Road, LARA VIC 3212	Create Access to Road Zone Category 1	31/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-399-2019	11 Stratford Court, GROVEDALE VIC 3216	Construction of a Second Dwelling and Two (2) Lot Subdivision	10/10/2019	Grant a Planning Permit	Delegated Authority
PP-404-2017	PARENT - 381-383 Torquay Road, MOUNT DUNEED VIC 3217	Use and Development of a Child Care Centre and a Two (2) Lot Subdivision	28/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-414-2019	2 Clive Court, CORIO VIC 3214	Construction of Three (3) Dwellings	31/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-421-2019	36 Meadowvale Drive, GROVEDALE VIC 3216	Construction of Twelve (12) and a Twelve (12) Lot Subdivision	22/10/2019	NOD - Delegate	Delegated Authority

PP-422-2019	8 The Esplanade South, GEELONG VIC 3220	Demolish a Garage, Construct a detached Garage with Loft in a Heritage Overlay	8/10/2019	NOD - Delegate	Delegated Authority
PP-43-2016	1325 Murradoc Road, ST LEONARDS VIC 3223	Buildings and Works for Construction of Two (2) Dwellings and Create Access to a Road in a Road Zone	21/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-434-2019	32 Ozone Road, BARWON HEADS VIC 3227	Buildings and Works Associated with the Construction of Two (2) Dwellings and 1.8m high Front Fences	31/10/2019	NOD - Delegate	Delegated Authority
PP-441-2018	713-729 Portarlington Road, LEOPOLD VIC 3224	Works to remove rocks at the entrance of an artificial water body to Corio Bay	28/10/2019	NOD - PC/C Planning Permit	Planning Committee
PP-442-2019	8 Ann Street, GEELONG WEST VIC 3218	Buildings and Works Associated with the Construction of a Second Dwelling.	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-461-2019	16 Dowsett Street, SOUTH GEELONG VIC 3220	Use the Land for Animal Boarding	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-476-2019	39 Kardinia Drive, BELL POST HILL VIC 3215	Partial Demolition and Buildings and Works for a Car Park Associated with an Education Centre and Removal of Trees	29/10/2019	NOD - Delegate	Delegated Authority
PP-48-2019	258 Roslyn Road, HIGHTON VIC 3216	Construction of Three (3) Dwellings	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-483-2019	1/55 Sharp Street, NEWTOWN VIC 3220	Change of Use to a Restricted Recreation Facility (Pilates Studio)	2/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-486-2019	90 Refinery Road, CORIO VIC 3214	Installation and Display of a Floodlit Major Promotion Sign (retrospective)	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-494-2017	1/179-181 Little Malop Street, GEELONG VIC 3220	Nine (9) Lot Subdivision and Common Property	30/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-498-2019	32 Lelean Street, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	31/10/2019	Grant a Planning Permit	Delegated Authority
PP-516-2017/A	86 Prospect Road, NEWTOWN VIC 3220	Partial Demolition Including Alterations and Additions to an Existing Dwelling and the Construction of a Front Fence in a Heritage Overlay	22/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-527-2019	10 Tulip Street, NORLANE VIC 3214	Buildings and Works associated with the Construction of Three (3) Dwellings on a Lot.	15/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-538-2017	73 Thorburn Street, BELL PARK VIC 3215	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	1/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-541-2019	20 Reid Street, BARWON HEADS VIC 3227	Construction of a Dwelling in a Special Building Overlay	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-553-2019	16 Quebec Avenue, CORIO VIC 3214	Construction of Two (2) Dwellings and a Three (3) Lot Subdivision	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-555-2019	199 Malop Street, GEELONG VIC 3220	Construction of a Building associated with an existing Shop (Hairdresser)	16/10/2019	Grant a Planning Permit	Delegated Authority
PP-558-2019	33 Willana Avenue, HAMLYN HEIGHTS VIC 3215	Buildings and Works for the Construction of Two (2) Dwellings	31/10/2019	Grant a Planning Permit	Delegated Authority
PP-559-2018/A	5 Golightly Street, BARWON HEADS VIC 3227	Construction of a Front Fence in the Design and Development Overlay	8/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-582-2019	5 Warwick Street, NEWTOWN VIC 3220	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	25/10/2019	NOD - Delegate	Delegated Authority
PP-596-2017/A	15 Lelean Street, OCEAN GROVE VIC 3226	Change of Use to a Food and Drink Premises (Cafe) and Waiver of Loading Bay Requirements and Partial use of site as a Plant Nursery, Reduction of car parking (associated with Plant Nursery) and Business Identification Signage	3/10/2019	NOD - Delegate - Amended Permit	Delegated Authority
PP-598-2019/A	117 Autumn Street, GEELONG WEST VIC 3218	Demolition of Existing Carport and Construction of a Replacement Carport in a Heritage Overlay	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-599-2019	82-86 Drysdale Street, PORTARLINGTON VIC 3223	Demolition of Existing Carport and Outbuilding, the Construction of a Garage and the Installation of Solar Panels in the Heritage Overlay	17/10/2019	NOD - Delegate	Delegated Authority
PP-630-2019	299 Torquay Road, GROVEDALE VIC 3216	Use and Development of Two Display Homes, Creation of Access onto a Road Zone Category 1. Associated Car Parking and Business Identification Signage.	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-642-2019	56 Conran Drive, OCEAN GROVE VIC 3226	Construction of a Dwelling Within a Bushfire Management Overlay	7/10/2019	Grant a Planning Permit	Delegated Authority
PP-658-2018	8 Knox Drive, BARWON HEADS VIC 3227	Construction of Addition (Carport) to Existing Dwelling and Second Dwelling and Subdivision of the land into Two (2) Lots	2/10/2019	Refusal to Grant a Planning Permit	VCAT

PP-660-2019	135 Aphrasia Street, NEWTOWN VIC 3220	Construction of a Sports Pavilion at Carey Oval (St Josephs College) Including Signage	18/10/2019	NOD-DMC-Planning Permit	Decision Making Committee
PP-663-2019	109 Weller Street, GEELONG WEST VIC 3218	Partial Demolition Including Alterations and Additions to an Existing Dwelling within the Heritage Overlay	21/10/2019	NOD - Delegate	Delegated Authority
PP-669-2018/A	41 McKillop Street, GEELONG VIC 3220	Partial Demolition, Buildings and Works and a Reduction of the Carparking Requirements and Display of Illuminated Business Identification Signage	24/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-677-2019	49 The Parade, OCEAN GROVE VIC 3226	Two Lot Subdivision	3/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-679-2019	2/3 Rajah Court, PORTARLINGTON VIC 3223	Use of Land as a Restricted Recreation Facility (Gymnasium)	17/10/2019	Grant a Planning Permit	Delegated Authority
PP-682-2017	23 Waratah Street, GEELONG WEST VIC 3218	Partial Demolition, Construction of a garage with habitable addition and pergola	7/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-689-2019	72-80 Buckley Grove, MOOLAP VIC 3224	Use of the land for a Transfer Station and Associated Advertising Signage	29/10/2019	NOD - Delegate	Delegated Authority
PP-69-2019	56 Yooringa Avenue, NORLANE VIC 3214	Two (2) Lot Subdivision	1/10/2019	PI - SPEAR - Clerical Error	Delegated Authority
PP-690-2019	103 The Parade, OCEAN GROVE VIC 3226	Construction of a Dwelling Over 7.5m in Height and Create/Alter Access to a Road Zone Category 1 (RDZ1)	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-700-2019	11 Woolbrae Place, HIGHTON VIC 3216	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	4/10/2019	Grant a Planning Permit	Delegated Authority
PP-711-2018/A	55 Riverview Terrace, BELMONT VIC 3216	Part Demolition and alterations and additions to a Dwelling; including Construction of Garage, Fence and Crossover in a Heritage Overlay	31/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-711-2019	1/19 Wirksworth Street, HERNE HILL VIC 3218	Three(3) Lot Subdivision of Existing Buildings	25/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-712-2018	PARENT - 15 Heath Close, OCEAN GROVE VIC 3226	Development of the Land for an Additional Dwelling and (2) Lot Subdivision	2/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-714-2019	3 Dyson Court, BREAKWATER VIC 3219	Multi Lot Staged Subdivision	22/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-718-2019	62 Normanby Street, EAST GEELONG VIC 3219	Partial Demolition and Building and Works to Construct a Dwelling Extension, Alterations to the Existing Dwelling and Front Fence	24/10/2019	Grant a Planning Permit	Delegated Authority
PP-724-2019	8 Station Street, NORLANE VIC 3214	Change of Use to Offices and Alteration to Access to a Road Zone Category One	4/10/2019	Grant a Planning Permit	Delegated Authority
PP-73-2019	14-26 Basin Rise, HIGHTON VIC 3216	Construction of Twenty-eight (28) Dwellings,including Dwellings exceeding 7.5m in height and a reduction of car parking	4/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-732-2019	6 Kilpatrick Court, CORIO VIC 3214	Buildings and Works associated with the Construction of Three (3) Dwellings	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-734-2019	210-260 Old Melbourne Road, LARA VIC 3212	Buildings and Works Associated with the Construction of Two (2) LED Light Poles	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-746-2019	78 Garden Street, GEELONG VIC 3220	Buildings and Works Associated with Signage for an ATM	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-75-2016/A	445 Carrs Road, ANAKIE VIC 3213	Use and Development of Land for Materials Recycling (Green Waste Composting Facility), Removal of Native Vegetation and Reduction in the Requirement to Provide Car Parking	15/10/2019	Withdrawn	Delegated Authority
PP-757-2019	5 Bonang Court, CORIO VIC 3214	Construction of Two (2) Dwellings	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-758-2018	57 St Albans Road, EAST GEELONG VIC 3219	Extension to existing shop with a reduction in the standard car parking requirement, use and development of three (3) dwellings, and subdivision of the land into four (4) lots in two stages	16/10/2019	PI - Delegate - No Appeal Lodged	Delegated Authority
PP-759-2019	10 Dove Street, NORLANE VIC 3214	Buildings and Works associated with the Construction of Three (3) Dwellings	31/10/2019	NOD - Delegate	Delegated Authority
PP-763-2019	96-150 Breakwater Road, BREAKWATER VIC 3219	Buildings and Works Associated with the Construction of a Shed	31/10/2019	Grant a Planning Permit	Delegated Authority
PP-764-2019	Shop No. 6/109-113 Pakington Street, GEELONG WEST VIC 3218	Use of Land for a Liquor Licence (Restaurant & Cafe Licence)	17/10/2019	Grant a Planning Permit	Delegated Authority
PP-767-2019	30 Rutland Street, NEWTOWN VIC 3220	Buildings and Works Associated with an Existing Dwelling	8/10/2019	Grant a Planning Permit	Delegated Authority
PP-768-2019	41 St Georges Road, NORLANE VIC 3214	Construction of Three (3) Dwellings	15/10/2019	NOD - Delegate	Delegated Authority

PP-769-2019	2 Portland Street, NORLANE VIC 3214	Buildings and Works associated with the Construction of Three (3) Dwellings	29/10/2019	NOD - Delegate	Delegated Authority
PP-770-2019	110 Noble Street, NEWTOWN VIC 3220	Partial Demolition, Alterations and Additions Associated with an Existing Dwelling in the Heritage and Special Building Overlays	10/10/2019	Grant a Planning Permit	Delegated Authority
PP-776-2019	Warehouse 46/8 Lewalan Street, GROVEDALE VIC 3216	Use of the Land for Car Sales	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-779-2019	48 Robin Avenue, NORLANE VIC 3214	Buildings and Works associated with the Construction of Three (3) Dwellings	8/10/2019	Grant a Planning Permit	Delegated Authority
PP-780-2019	325 Forest Road North, LARA VIC 3212	Buildings and Works Associated with the Construction of an Outbuilding in a Farming Zone	16/10/2019	Grant a Planning Permit	Delegated Authority
PP-783-2019	65 Leather Street, BREAKWATER VIC 3219	Five (5) Lot Subdivision	3/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-784-2019	35 Princes Highway, NORLANE VIC 3214	Construction of Three (3) Dwellings; alteration of Access to Road Zone Category 1	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-795-2019	18 Pinder Court, ST ALBANS PARK VIC 3219	Construction of a Second Dwelling and a Two (2) Lot Subdivision	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-799-2019	14 Ibis Court, NORLANE VIC 3214	Buildings and works associated with the construction of three (3) dwellings	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-801-2019	85 Yarra Street, GEELONG VIC 3220	Partial Demolition Including Alterations and Additions to an Existing Building, Waiver of Carparking Requirements within a Heritage Overlay	3/10/2019	Grant a Planning Permit	Delegated Authority
PP-805-2019	33 Fairbairn Drive, CORIO VIC 3214	Buildings and Works Associated with the Construction of Three (3) Dwellings	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-810-2010	148 Kilgour Street, GEELONG VIC 3220	Development of Two (2) Additional Dwellings, Four (4) Lot Subdivision, Demolition of Outbuildings and Removal of Blustone Kerb and Channel	7/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-817-2019	50 Conran Drive, OCEAN GROVE VIC 3226	Buildings and Works Associated with the Construction of a Dwelling in a BMO	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-82-2018	PARENT - 8 Woodcrest Drive, OCEAN GROVE VIC 3226	Staged Multi Lot Subdivision (512 Lots)	30/10/2019	Grant a Planning Permit	Delegated Authority
PP-827-2019	45 Malop Street, GEELONG VIC 3220	Construction of a Free Standing Pergola at the Rear within a Heritage Overlay	21/10/2019	Lapsed	Delegated Authority
PP-829-2019	420-430 Point Henry Road, MOOLAP VIC 3224	Use and Development of a Navigation Station, including internal alterations and partial demolition	17/10/2019	Grant a Planning Permit	Delegated Authority
PP-831-2019	170 Marshalltown Road, GROVEDALE VIC 3216	Change of Use to an Indoor Recreation Facility (Childrens Play Centre)	16/10/2019	Grant a Planning Permit	Delegated Authority
PP-839-2019	Warehouse 39/8 Lewalan Street, GROVEDALE VIC 3216	Change of Use to a Restricted Recreation Facility (Bouldering)	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-844-2019	242-280 Horseshoe Bend Road, CHARLEMONT VIC 3217	Buildings and Works Associated with an Education Centre	18/10/2019	Grant a Planning Permit	Delegated Authority
PP-851-2019	76 Murradoc Road, DRYSDALE VIC 3222	Two (2) Lot Subdivision	15/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-862-2019	108 Garden Street, GEELONG VIC 3220	Partial Demolition Including Alteration and Additions to an Existing Dwelling and Construction of a Fence within a Heritage Overlay	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-867-2018	10 Bellerine Street, GEELONG VIC 3220	Multi Lot Subdivision	4/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-879-2012/A	1/43 Roslyn Road, BELMONT VIC 3216	Construction Of One (1) Additional Dwellings And A Two (2) Lot Subdivision	24/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-879-2019	26-36 St Georges Road, CORIO VIC 3214	Buildings and works associated with construction of a replacement Storage Shed.	2/10/2019	Grant a Planning Permit	Delegated Authority
PP-880-2019	17 Expedition Way, CORIO VIC 3214	Construction of a Dwelling on a Lot Less than 300sqm	4/10/2019	Grant a Planning Permit	Delegated Authority
PP-881-2019	80 De Motts Road, ANAKIE VIC 3213	Buildings and Works Associated with the Construction of an Outbuilding	31/10/2019	Grant a Planning Permit	Delegated Authority
PP-882-2019	51 The Avenue, OCEAN GROVE VIC 3226	Buildings and Works for the Construction of Two (2) Dwellings and Two (2) Lot Subdivision	31/10/2019	Grant a Planning Permit	Delegated Authority

PP-884-2019	291-309 Shell Road, MARCUS HILL VIC 3222	Two (2) Lot Subdivision (Boundary Re-Alignment)	7/10/2019	Grant a Planning Permit	Delegated Authority
PP-893-2019	Factory No 2/13 The Esplanade, NORTH SHORE VIC 3214	Use of Land for Motor Repairs and a Waiver of Car Parking Requirements	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-894-2019	42 Little Myers Street, GEELONG VIC 3220	Buildings and Works Associated with Business Identification Signage	15/10/2019	Grant a Planning Permit	Delegated Authority
PP-902-2019	10-12 Morley Crescent, HIGHTON VIC 3216	Building and Works Associated with the Construction of a Dwelling Over 7.5m in Height	7/10/2019	Grant a Planning Permit	Delegated Authority
PP-903-2019	9 Dendle Street, GROVEDALE VIC 3216	Construction of Two (2) Warehouses and Waiver of Carparking	4/10/2019	PI - Clerical - Error Permit Issued	Delegated Authority
PP-906-2019	2 Rennie Street, LARA VIC 3212	Building and Works Associated with the Installation of Solar Panels	10/10/2019	Grant a Planning Permit	Delegated Authority
PP-912-2019	33-35 Hodgson Street, OCEAN GROVE VIC 3226	The Use of the Land for the Sale and Consumption of Liquor Associated with a Cafe/Restaurant Liquor Licence and the Removal of Restrictive Covenant 230040 on Lot 154 of Plan of Subdivision LP1855	29/10/2019	Grant a Planning Permit	Delegated Authority
PP-93-2019	47-49 Yellow Gum Drive, OCEAN GROVE VIC 3226	Removal of Three (3 )Trees and Pruning of One (1) Tree Outside the Building Envelope	3/10/2019	NOD - Delegate	Delegated Authority
PP-931-2019	6/128 Elizabeth Street, GEELONG WEST VIC 3218	Buildings and Works on Common Property Associated with the Use of a Dwelling	17/10/2019	Grant a Planning Permit	Delegated Authority
PP-933-2019	211 Hope Street, GEELONG WEST VIC 3218	Partial Demolition and Buildings and Works Associated with an Extension to an Existing Dwelling in a Heritage Overlay	24/10/2019	Grant a Planning Permit	Delegated Authority
PP-939-2014/K	PARENT - 282-400 Horseshoe Bend Road, ARMSTRONG CREEK VIC 3217	Staged Multi Lot Subdivision, Removal of Native Vegetation and Creation of a Restriction	7/10/2019	Grant a Amended Planning Permit/Plans	Delegated Authority
PP-949-2016	PARENT - 4 Azilemot Avenue, HERNE HILL VIC 3218	Second Dwelling and 2 Lot Subdivision.	31/10/2019	PI - Extended Planning Permit	Delegated Authority
PP-949-2019	10 Wattletree Road, DRUMCONDRA VIC 3215	Partial Demolition and Building and Works to an Existing Dwelling and Construction of a Garage, Outbuilding and Fence	29/10/2019	Grant a Planning Permit	Delegated Authority
PP-951-2019	150-220 McCurdy Road, FYANSFORD VIC 3218	Partial Demolition of Existing Fence and Hardstand and Construction of a New Fence in a Heritage Overlay	24/10/2019	Grant a Planning Permit	Delegated Authority
PP-953-2019	6-8 Devon Park Drive, HIGHTON VIC 3216	Two (2) Lot Subdivision	4/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-954-2019	40 Cross Street, BATESFORD VIC 3213	Building and Works Associated with an Extensions to an Existing Dwelling.	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-956-2019	10 Raven Close, OCEAN GROVE VIC 3226	Building and Works Associated with the Construction of a Shed in a Significant Landscape Overlay	10/10/2019	Grant a Planning Permit	Delegated Authority
PP-958-2019	15 Eastern Beach Road, GEELONG VIC 3220	Building and Works associated with an Extension to an Existing Building and Variation to Existing liquor licence to increase the red line area.	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-960-2019	24 Amundsen Street, BELMONT VIC 3216	Buildings and Works Associated with External Alterations to an Existing Dwelling in a Heritage Overlay	3/10/2019	Grant a Planning Permit	Delegated Authority
PP-962-2019	20 Eastwood Crescent, DRYSDALE VIC 3222	Boundary Realignment	22/10/2019	Grant a Planning Permit	Delegated Authority
PP-967-2019	30-32 Wembley Lane, HIGHTON VIC 3216	Buildings and works associated with the construction of a verandah within 10 metres of Public Open Space on a Development Plan	4/10/2019	Grant a Planning Permit	Delegated Authority
PP-97-2019	372-390 Tower Road, PORTARLINGTON VIC 3223	Use and Development of a Winery and Group Accommodation and sale and consumption of liquor (Producers licence)	25/10/2019	Refusal to Grant a Planning Permit	Decision Making Committee
PP-970-2019	133 Marshalltown Road, GROVEDALE VIC 3216	Buildings and Works associated with the Construction of a Restricted Retail Premises (Party Supplies) and a Reduction in Carparking Requirements	21/10/2019	Grant a Planning Permit	Delegated Authority
PP-974-2019	8 Morris Street, BELMONT VIC 3216	Two (2) Lot Subdivision	3/10/2019	PI - SPEAR Permit Issued	Delegated Authority
PP-986-2019	298 Boundary Road, BREAKWATER VIC 3219	Building and Works Associated with an Existing Warehouse	25/10/2019	Grant a Planning Permit	Delegated Authority
PP-990-2019	27 Normanby Street, EAST GEELONG VIC 3219	Building and Works Associated with Additions to an Existing Dwelling in a Heritage Overlay	11/10/2019	Grant a Planning Permit	Delegated Authority
PP-991-2019	Suite No. 2/251 Latrobe Terrace, GEELONG VIC 3220	Building and Works Associated with Display of Business Identification Signage	2/10/2019	Grant a Planning Permit	Delegated Authority

PP-992-2018	247 Yarra Street, SOUTH GEELONG VIC 3220	Demolition of an Existing Dwelling associated outbuildings and fencing, and Construction of Two (2) Dwellings and a Two (2) Lot Subdivision within a Heritage Overlay	15/10/2019	PI - No Appeal Lodged Permit Issued	Development Hearings Panel
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**Cr Nelson moved, Cr Murnane seconded -**

**That the meeting be closed to the public.**

**Carried.**

**The Meeting was closed to the public at 9.15pm**

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

**Cr Nelson moved, Cr Sullivan seconded -**

**That the Meeting be opened to the public.**

**Carried.**

**The Meeting was opened to the public at 9.41pm**

### **CLOSE OF MEETING**

As there was no further business the meeting closed at 9.41pm Tuesday, 26 November 2019.

**Signed:** \_\_\_\_\_

**Cr Kylie Grzybek (Deputy Mayor)**

**Date of Confirmation:** \_\_\_\_\_