MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY, 24 MARCH 2020

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 Murrihy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr P Murnane (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr A Aitken (Windermere Ward)

CITY OF GREATER GEELONG

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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, 24 MARCH 2020
COMMENCING AT 7.00 PM

PRESENT: Cr S Asher (Mayor)**,** Crs A Aitken, K Grzybek, B Harwood, E Kontelj, S Mansfield, J Mason, P Murrihy, P Murnane, T Sullivan

Also present: M Cutter (Chief Executive Officer), R Leonard (Director Governance, Strategy and Performance)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENT:

Council acknowledges the Wadawurrung Traditional Owners of this land and I pay my respects to all Elders past and present and to all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

APOLOGIES: Cr Nelson

CONFIRMATION OF MINUTES:

Cr Mansfield moved, Cr Kontelj seconded -

That the Minutes of the Ordinary Meeting held on 25 February 2020 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

PUBLIC QUESTION AND SUBMISSION TIME:

The Mayor provided the following response to the many questions/submissions submitted for tonight's Council Meeting, all of which have been responded to via email today:

"We understand that you might be disappointed about not attending in person tonight. Your health and safety, together with the health and safety of our Councillors and the City's staff, are our priority in these unprecedented times of coronavirus and the City and the Council remain committed to conducting Council business transparently by live streaming our meetings.

I can assure you that the Mayor and all Councillors have received a copy of your question. If your question/submission is about a matter on the agenda tonight, the Mayor and Councillors will take any points you have raised into consideration in their deliberations on the matter tonight".

Following are submitted questions/submissions and responses.

Karen Wade asked:

I have repeatedly asked for rural roadside management to come and clear both waist-high grass and vegetation from particularly my boundaries of Knights Road and Swan Bay Road, without response. My Knights Road boundary is bush, scrub and dead trees. There has never been any maintenance and the trees for which the Council are responsible have caused extensive damage to my fence.

Supervisor of Tree Management inspected the Knight's Road boundary and, contradicting City of Greater Geelong's Rural Roadside maintenance program of clearing grass and vegetation for fire mitigation, advised me by email on 18 December 2019 that it was basically not the Council's responsibility.

I received an email on the 13 January 2020 in response to further raising my concerns regarding the Council inaction on rural roadside maintenance. None of my boundaries are designated native vegetation areas so any comments regarding such policies are irrelevant. Advice received advised that maintenance was actioned along my boundaries somewhere between the 5 to 8 December 2019. This is not true and I have photos to prove it.

The CFA Roadside Fire Management document states that it is Council responsibility to slash grass to 10cm height and for a width of 3 metres to reduce fuel load in fire prevention and to help suppression and control of a roadside fire.

I then met with Council officers at the property but they did not inspect my boundaries with me, despite my suggestion that we do so. A Council officer advised me in an email on 10 February 2020 that it would investigated as to whether any maintenance had taken place and now says the outcome of the review is unavailable.

I am not only entitled to the annual roadside maintenance that I requested but I am entitled to be advised of when, where and what maintenance was provided. The lack of transparency is simply not good enough and leads me to conclude that no such works were undertaken. I have photos to prove that no maintenance has taken place.

With scientists predicting worsening conditions re fire risk, neglect of rural roadsides by Council places communities such as the Bellarine Peninsula at risk of serious fire events. It is not acceptable for Council to place this in the "too hard basket" as every year of neglect simply worsens the risk of fire.

I work hard to maintain the Council's land along the roadside boundaries, slashing the grass where there is level ground and repeatedly picking up considerable rubbish and yet the Council does not maintain the near impassable scrub for which it is responsible.

So what is Council going to do about maintenance issues raised? I also wish to be advised of the Council officer's review?

Response:

Thank you Karen for your question.

The City is responsible for approximately 1,100 kilometres of rural roadsides within the municipality, and undertakes fire management works on rural roadsides each year in preparation for the fire season. These works include slashing and woody weed removal to reduce biomass. Roadside trees and shrubs are also pruned to enable safe access for vehicles.

Rural roadside slashing works are programmed in conjunction with our fire prevention program. Slashing works undertaken by Council staff or contractors is scheduled to be completed prior to the commencement of the declared fire season, normally in late November or early December. The roadside slashing program aims, where possible, to control grass to a height of 100mm from the edge of the road to the property owners fence line. Additional slashing works may be undertaken as seasonal conditions alter.

Swan Bay Road Mannerim was slashed by a Council contractor between the 5th and 8th of December 2019. Tree inspection assessing vegetation clearance are conducted in April of each year, with any works required prioritised and programmed for action.

The City will continue to review its annual fire management program on rural roadsides to ensure that necessary works are undertaken to reduce biomass in a way that does not impact adversely on our native plants and animals that rely on these areas for habitat as well safety to the community.

If you would like to make a specific request for service from the Council at any time, please call us on 5272 5272, send us an email at contactus@geelongcity.vic.gov.au or use the Geelong City app which can be downloaded from the app store.

Pamela Pryor asked as a volunteer group facilitator (two art groups) at St Leonards Community Space I have deemed it prudent to postpone activities for these two groups, in regard to the Covid 19 crisis . . to review in a month's time. It has also come to my attention today that the Hoppers Crossing community/Neighbourhood Centres have been closed by their Council. In light of the majority of participants are retired folk 65+ in our Centres across the CGG and amongst our most vulnerable in the community .. would it not be prudent to close these (our) centres?

Response:

Thank you Pamela for your question.

The City is working closely with community groups, such as Neighbourhood Houses, who are tenants in buildings owned by the City to make sure they understand their requirements in responding to Covid-19. In response to the Premier's direction to close non-essential services, Neighbourhood Houses have been advised to suspend their programs. Further information about the City's response to Covid-19 can be found on the Geelong Australia website: https://www.geelongaustralia.com.au/covid19/article/item/8d7c69503f68347.aspx .

Roman Goeppert asked if each of the six councillors who voted in favour for the partly demolition of the Malop Street Green Spine, including the bicycle lane and the rebuilding of some car parks, please provide three individual reasons for their decision?

Response:

Thank you Roman for your question.

Please refer to the livestream of the Council meeting of 25 February 2020 where Councillors debated the Notice of Motion relating to the Green Spine.

Russell Hawken asked:

1) For a detailed explanation of the criteria used by COGG to determine the need for installation of speed humps within its area of responsibility. Also, please provide details of the application of the criteria used to determine?

Response:

Thank you Russell for your questions.

Speed humps are generally installed when there is a history of speeding issues from the general public, that being 85% of drivers. Generally, police enforcement requests and other options such as line marking and signage are trialled prior to the process of installing speed humps, if counts indicate a speed concern. Speed humps can also be installed if an excessive amount of traffic is utilising a local road. Speed hump installation and the need to implement traffic calming goes through a thorough criteria process.

2) The need for the installation of speed humps on Asbury Street, Ocean Grove, and High Street, Moolap?

Response:

The need for the installation of speed humps on Asbury Street, Ocean Grove? One raised pavement (speed hump) was installed at the intersection due to drainage issues. The water was travelling down Asbury street and causing flooding to a nearby property, the installation of the raised pavement guided the water into the desired drainage pit, stopping the flooding issues.

The need for the installation of speed humps on High Street, Moolap? This was a Black Spot Program which was implemented based on one motorcycle fatality and two serious vehicle crashes (one of these involving a cyclist), the treatment was to reduce the high operating speed of road users. High Street Moolap had a repeated history of speeding by the general public and a road safety audit highlighted safety issues for drivers at high speed.

3) The need not to install speed humps on Point Boulevard, Point Lonsdale?

Response:

The need not to install speed humps on Point Boulevard, Point Lonsdale Point Boulevard has no history of speeding from the general public and speed counts indicated 85% of drivers are travelling below the 50 km/h speed limit. Point Blvd currently has under 1000 vehicles utilising it per day, local roads of its kind are designed to carry around 2000 vehicles per day.

Barry White asked the following on behalf of Lara residents, the Lara Care Group Inc. and many other interested parties. I refer to the proposed additional fire station to be located opposite Serendip Sanctuary, and the permit application process. This follows my email to Mayor and Councillors last Friday:

"We recognise and respect that we are all entering into an uncertain environment, and with this, Council will be required to deal with many unprecedented community demands.

Unfortunately, we are having to face a difficult situation concerning the CFA decision to proceed in this present environment, with a Permit Application for development of a new additional fire station in Lara.

There are many reasons why this development should not go ahead, certainly at the location proposed – directly opposite Serendip Sanctuary. The implications of a decision to approve this application extend to the Lara and regional community, tourism operators, students and hospitality services and of course, the many thousands of visitors to this internationally acclaimed location and this will have serious impacts on the future operation of the sanctuary.

This is a highly contentious proposal. It is focused on an area of land that has been the subject of many previous zoning and development applications and reviews over the past 15 years. We thought that we finally had in place an agreement by all interested parties (developers, Council, and community) which recognised the sensitivity of the land, resulting in a compromise protection measure. What is now being proposed throws those arrangements out the window.

The Lara community will present its arguments but many residents and other interests were waiting for the CFA to present its case at a Community Information Session last Wednesday. This event was cancelled at the last minute with no notice. (Our TLC Group was in fact requested to advise the community through our networks, which we agreed to do). It is essential that our community has the opportunity to understand all of the issues behind the CFA decision and given the inability for us to arrange public meetings at present and the CFA to conduct information sessions, we respectfully ask that you intervene and defer this Permit Application process until we are able to obtain further public information to assist residents and others to understand all of the issues.

The construction of a new fire station is not an immediate emergency services requirement as the existing CFA fire station will continue to operate – as it has for the past few decades.

Response:

There are significant implications for this development, due to its proposed location, for nearby residents and its impacts on Serendip which will affect the community generally, the thousands of tourists and students who visit this internationally acclaimed site annually, and Lara hospitality and tourism services. The CFA cancelled a community information session at the last moment last week which might have helped inform residents and others about important issues. In view of the inability to hold public meetings (because of COVID-19 related restrictions on public gatherings) which we consider are essential in dealing with this advertised permit application, will council please immediately defer or withdraw this application until the situation improves and the community has had the opportunity to understand all issues to enable them to properly respond? Such a delay will not impact on emergency fire services as the existing fire station will continue to operate.

With regard to deferral of consideration of the proposed new CFA Fire Station application in Lara, Council is under statutory requirements to consider applications and there is no legal ability to defer consideration. If we do not meet our 60 statutory day turn around, the applicant can take the decision directly to VCAT. We will endeavour to work with the applicant and community to ensure there is sufficient consultation.

Michael Helman asked about the current permit application for the CFA fire station opposite Serendip Sanctuary. Nowhere in the document is there any mention of the potential impacts on Serendip Sanctuary and the disturbance to free range wildlife from the operations of a Fire Station operating 24/7. Animals need time every day of their life to find enough food to survive and not be some other animals food, to find a mate and to breed and have young and raise them successfully.

They cannot do this if they feel the pressure of CFA operations and urbanisation. This is especially relevant at night as lighting and noise from CFA operations will prevent them from roosting quietly and safely at night. They will simply leave the area and that will have dire consequences for the future of Serendip Sanctuary. I ask that as a very minimum the CFA proponents of this poorly considered proposal should commission an independent and comprehensive Environmental Impact Study as part of its application. the consequences of not providing this assessment will be devastating to the sustainability of this recognised environmental tourist attraction. Impacts on Wildlife is the very reason this land is zoned RLZ and the Community has fought long and hard to protect Serendip from urbanisation. I know what I am saying to be factual. I was Ranger in Charge of Serendip from 1989 until 2010. Council now needs to do its part and insist on an EIS.

Response:

Thank you Michael for your submission.

We note the application (PP-50-2020) was submitted seeking to use the land for an emergency services facility on land zoned Rural Living Zone. As part of the statutory requirements an Environmental Impact Study is not a pre-requisite for submission of the application, this in accordance with the application requirements under the Greater Geelong Planning Scheme.

The City has referred the current application to DELWP (Department of Land, Water and Planning) and Parks Vic to seek their comments with respect of any potential impacts the proposed land use may have on the Serendip Sanctuary. At this stage Council has not received any response, however, this does not preclude that a report could be voluntarily submitted or that Council could require a condition of permit to seek to manage impacts to the surrounding environment.

Sanja Van Huet submitted the following*:*

Mayor Asher and Council. I hope all your families stay well in this time of stress and uncertainty. However, there are some ongoing issue to address. Congratulations on Council recognition of the Climate Emergency (although this was not made overly clear in the last meeting transcript). However, there are some irregularities to address and inconsistencies which are obvious to outsiders viewing Council voting.

1) I fully acknowledge that Council stated that public transport is not a Council consideration. However; have Councillors (prior to the current crisis) travelled on public transport consistently as part of their research into the transport problems in CoGG? I particularly ask Mayor Asher, as the Bellarine has perhaps the worst bus service; irregular, route deficient, user unfriendly in terms of timing and destinations. Noted in the Sustainability Framework is the need for a much better CoGG public transport system. Further to this, and in recognition of the retention of the Green Spine – bottle necks along the green spine route could be alleviated by a regular, effective and well promoted ‘Park and Ride’ system.

Response:

Thank you Sanja for your questions.

There is no doubt that public transport in the municipality requires immediate improvement. We are advocating to the Department of Transport to increase frequency of services in line with the G21 public transport strategy.

2) In reference to the Sustainability Framework, has Councillor Kontelj and other members of Council managed to meet with the City of Darebin, as was discussed in correspondence between Councillor Kontelj and myself in December last year. Further to this, the $2million rescued from the curtailed Green Spine 'redevelopment' could be used immediately in the implementation of the Framework recommendations – and not having to draw $200,000 from next year' budget. The concept of emergency is clearly not being viewed in the spirit of the term, as the majority expenditure is not scheduled until next year.

Response:

On behalf of Councillor Kontelj, we note that the meeting with Darebin is yet to take place but will take place in the near future. Your other comments are noted.

3) I note that the votes for the motions and amendments related to the Sustainability Framework were under Division request, and yet passed with seemingly close votes. Last September Councillor Aitken was vocal that a close vote did nothing but cause division in the Council – which is why he voted against a climate emergency. However, seemingly there is a change of heart with close votes … and this intimates a background balance of power. The same 'factions' always vote together. Does Council recognize that these divisions – especially with close votes – indicate that there must be something wrong? Confidence in Council actions is being sorely tested by the general public. To finish – to quote Mayor Asher (Councillors Column 5 March times news group) she is receiving many 'positive comments' from the general public as to decisions such as the proposed demolition of the green spine. In terms of transparency: Who is saying this? What are they specifically saying? Is this in writing or verbally on the street? Council publicly distribute correspondence regarding individuals and their transcripts from Council meetings– but Mayor Asher's 'positive comments' appear anonymous. Also – Mayor Asher – your writing style in the column is full of ad hominin and strawman statements, cherry picked facts, false dilemma fallacies, generalizations and red herrings. Please – stick to the facts and support them.

Response:

Thank you Sanja for your questions which are taken as submissions and no other answer will be provided.

Gary Neil - I work full-time running mobile coffee vans and trailers. Will the registrations be given another 6 months free as we are unable to make an income. Melbourne City Council has done it will Geelong all follow?

Response:

Thank you Gary for your question.
Council is considering a range of measures to assist our community in these unprecedented times. There is a Notice of Motion being considered tonight by the Council about this very issue, particularly as it relates to small business. Please see our agenda online: https://www.geelongaustralia.com.au/covid19/article/item/8d7c69503f68347.aspx
and stay tuned for the live stream to find out more.

Jinson Mathew *asked can you please explain about the sanitisation of entire public places and schools of Geelong where more public are being exposed which was done by China and Dubai to reduce the spread of Corona.*

Response:

Thank you Jinson for your submission.

The City continues to deliver our streetscape and public amenities cleaning services. This includes street sweeping, cleaning and disinfecting 163 public toilets blocks and in shopping areas footpath scrubbing, wiping down of street furniture and litter removal. We are currently considering what extra measures, if any, could be put in place to protect the public during this pandemic.

Jan Calaby asked about the amount of indigenous vegetation at 120 Russells Road Mount Duneed, the proposed site of the Female Drug Rehab facility. Does Council plan to take its environmental obligations seriously and protect this vegetation from development? Offsets will take time to grow and this vegetation must be protected.

Response:

Thanks Jan for your question.

Your question will be taken into account by the Council in its deliberations tonight.

The proposal involves the removal of some native vegetation. Development plans have avoided the heritage values relating to former uses of the property. Given this constraint, Council officers consider the siting and design of the proposal has adequately minimised vegetation loss, with a revision to the exhibited site plans reducing the car parking area to retain two Sheoak trees. A revised native vegetation removal report is being prepared and will be available for consideration by Council officers and the Department of Environment, Land, Water and Planning (DELWP) before a Panel hearing. Council officers support DELWP's requests to specify the location and extent of native vegetation removal in the Incorporated Document for the amendment and to require appropriate offsets to be provided prior to vegetation removal.

Marc Viner asked

1) Is Council is aware that there are no pedestrian crossings on Gazzepore Road or Hams Road. This leaves pedestrians like school children and cyclists in an unsafe condition already, and with the proposed re zoning, will only get worse and can lead to more near death accidents or worst case an accident on the roads.

Response:

Thank you Marc for raising this issue.

Your submission will be taken into account by the Council in its deliberations tonight.

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road.

Pedestrian infrastructure is being considered at the intersection of Hams Road and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer.

2) Is Council aware of current traffic levels and are you informed that these numbers only get worse when the train lines stop working and use coaches which park on Hams Road as well as zoom up the street only to turn around and zoom back to the other end. Plus, the surplus of cars that will arrive after the new proposed upgrade of Waurn Ponds Railway Station which already attracts a lot of traffic. If a roundabout was to be implemented the waiting time of getting out of Hams Road will be horrendous.

Response:

The predicted new traffic volumes from the proposed development are within the capacity of the existing road network. The proposed roundabout at the intersection of Hams and Ghazeepore Roads will be designed to cater for the predicted traffic movements in the road network

Janice & Alwyn Trigg asked:

1) How can Councillors vote to adopt an amendment without first visiting the site and surrounding areas to see the detrimental impact this will have on the surrounding community?

Response:

Thank you Janice and Alwyn for your questions.

Your questions will be taken into account by the Council in its deliberations tonight

We can assure you that ward councillors have visited the area in question.

2) Are Councillors aware that when VLine trains are disrupted, which is frequently, replacement buses line up in Hams Road making it difficult for residents to access their homes. And also that the Mt. Duneed school bus pick up and drop off point is in Hams Road. How will this impact residents in any new development?

Response:

The Engineering Services team will contact Department of Transport regarding the location of train replacement bus services to minimise impact on residents. New development will consider the location of bus stops in the layout design.

Condition 1 f) of the draft subdivision permit for 35 Hams Road requires: "A Functional Layout Plan must be provided to show the retention of the private school bus parking location in Hams Road (to the west of the substation) and all associated car parking provision."

3) Is Council prepared to reduce the impact of traffic from a new estate by putting a restriction on all lots that there is to be no subdivision and only one dwelling to be built per lot?

Response:

The number of lots in the proposed subdivision has been reduced significantly during the life of the amendment. The plan submitted in June 2017 showed potential for 320 lots. The plan now recommended by Council officers for adoption shows 245 lots and Councillors can initiate further restrictions as part of the Council decision making process.

Terri Spronken asked:

1) I speak in reference to Amendment C372. For the past week there have been 3 sets of traffic counters in Ghazeepore Road. Given the current situation with COVID-19 causing massive closures of universities and public gatherings, how can Council take into account or rely on any traffic data collected during this period? An accurate traffic count was promised by Gareth Smith, but due to circumstances outside of his control this count on Ghazeepore Road will not be accurate.

Response:

Thank you Terri for your question.

Your questions will be taken into account by the Council in its deliberations tonight.

Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Whilst the COVID-19 has been impacting the community, officers will assess these traffic volumes in relation to previous data and surrounding traffic volumes.

2) Do you agree that Council should defer or move the matter of Amendment C372 to a later date when meetings can once again be open to the public given the huge impact this decision will have on the surrounding community?

Response:

The matter will be discussed by Councillors later on in the meeting.

3) Why won't Council and Council Officers in the Planning and Traffic Departments acknowledge that the issues of the number of lots in the new development and the increase in traffic on Ghazeepore Road are linked? I ask that a restriction or covenant be put on every block in the new development to prevent each lot from being further subdivided or having more than one dwelling constructed on each lot. This will help to reduce traffic movements in the area.

Response:

The number of lots have been considered with regards to the predicted traffic volumes generated from the development in the traffic assessment.

Tom Welsh asked:

I would like to address the Council about an important issue that has been discussed and has been around for a couple of years is the Hams Road Development. The Geelong Advertiser has called this proposal a “Ghetto”. If this proposal is voted in favour, you the Councillors have made a decision without putting the best interest of the Hams Road and Waurn Ponds Community.

The development is not welcomed by nearby residents due to concerns as noise, traffic and overdevelopment on rural land. Hams Road was named after William Ham who owned land on Hams Road and served as a Barrabool Shire Councillor and President (Mayor) for a years. The Hams had a huge involvement in Waurn Ponds and District Community. The proposed land which is believed to be have owned by Geelong Cats Footy Player Polly Farmer. As this issue is going to be voted at tonight's Council Meeting the following questions are:

1) Will the Council take an investigation on the amount of traffic on Ghazeepore Road, Waurn Ponds?

Response:

Thank you Tom for your question.

Your submission/questions will be taken into account by the Council in its deliberations tonight.

Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Whilst the COVID-19 has been impacting the community, officers will assess these traffic volumes in relation to previous data and surrounding traffic volumes. The predicted new traffic volumes from the proposed development are within the capacity of the existing road network. The proposed roundabout at the intersection of Hams and Ghazeepore Roads will be designed to cater for the predicted traffic movements in the road network.

2) Does all Councillors understand the impact this proposal will have on neighbouring properties and destruction towards the local environmental which is already under threat from development?

Response:

Councillors have been provided with plans and other information showing the proposed development. City officers do not believe the development will have a detrimental impact as it will include rehabilitation of a degraded waterway and includes a 60 metre wide creek and public open space reserve with wetlands and basins to clean and manage stormwater flows. Officers do not consider the impact of neighbouring properties to be significant and lots facing Hams Road will be large to match the size of lots in the existing housing estate to the north.

3) If this motion is adopted will Council work with the local community or even amended to reducing the block sizes and the amount of dwellings proposed because Council needs to have that connection to green spaces e.g. parks etc. and even the connection to the rural fringe?

Response:

Your points are noted and will be taken into account in the decision of Council tonight.

Mark Cooper asked In reference to Amendment C372, my question is how can Council guarantee the safety of pedestrians and school children trying to cross the already busy Ghazeepore Road? There has been no mention of real safety measures taken to upgrade the situation with increased traffic movements as a result of a new housing development. To inform you of one example: my 13 year old son currently rides his bike to school and he tells us he has to wait up to 10 minutes to safely cross Ghazeepore Road, and my concern is that the waiting time will only increase with this development. I urge Council to demand developers to implement traffic lights at Ghazeepore/Sugargum/Hams Road intersection, as community safety should be paramount.

Response:

Thank you Mark for your submission.

Your submission will be taken into account by Council in its decision making tonight.

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road. Pedestrian infrastructure is being considered at the intersection of Hams Road and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer.

Helen Janner asked as a local resident I am sure that many wish to know about the traffic management of this proposed development. Council have not address the enormous amount of traffic coming from Armstrong Creek (amongst other new developments), and this proposal will only add to congestion. So what are the proposed plans to elevate the traffic congestion?

Response:

Thank you Helen for your question.

Your question will be taken into account in the Council's decision making tonight.

Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Officers will assess these traffic volumes in relation to previous data and surrounding traffic volumes. The predicted new traffic volumes from the proposed development are within the capacity of the existing road network. The proposed roundabout at the intersection of Hams and Ghazeepore Roads will be designed to cater for the predicted traffic movements in the road network.

Nerida and Brad Potter expressed their concern with the lot sizes. We have chosen to live here for its unique block size. How, as residents, can we be happy with tiny house blocks wrecking our unique lifestyle choice? I am also concerned with the state of Ghazeepore Road, the traffic it already carries and the narrowing of the road near Brentwood Way. During peak times, buses, cars, bikes and trucks are all trying to access it. With roundabouts, speed bumps and/or wombat crossings - how is this going to work?

Response:

Thank you Nerida and Brad for your question.

Your question will be taken into account in tonight's deliberations of Council.

Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Whilst the COVID-19 has been impacting the community, officers will assess these traffic volumes in relation to previous data and surrounding traffic volumes. The predicted new traffic volumes from the proposed development are within the capacity of the existing road network.

The proposed roundabout at the intersection of Hams and Ghazeepore Roads will be designed to cater for the predicted traffic movements in the road network Pedestrian infrastructure is being considered at the intersection of Hams Road and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer. The road width between kerbs does vary on Ghazeepore Road. A proposal to widen the road on one side or install indented parking has been considered.

Response:

The proposed subdivision has a variety of lot sizes including large (minimum 850 square metres lots) along Hams Road and around the permitter. The development of smaller blocks on the Hams Road site shouldn't impact on the lifestyle of people in areas like Brentwood Way.

The developer is required to construct a new roundabout at Hams Road/Ghazeepore Road intersection to provide safe entry and exit and regulate traffic flows. A contribution of $500,000 is also proposed to improve Ghazeepore Road.

Mark Spronken asked in relation to the C372 proposed over development at Hams Road, Waurn Ponds. The proposed over development of Hams Road, Waurn Ponds will result in loss of amenity for existing residents and an unacceptable and dangerous increase of traffic which is going to impact negatively on the local road network, primarily Ghazeepore Road and Grange Park Drive. This parcel of land in question has two owners, one resides in Western Australia and the other is a foreign overseas investor. Clearly neither has local interests as a concern.

1) With the majority of local residents from all surrounding areas opposed to this gross overdevelopment of the last parcel of rural land, why would our City of Greater Geelong Council vote in favour of the developers plan and not support the local residents who are opposed to this development ?

Response:

Thank you Mark for your question.

Your questions will be taken into account in the Council's deliberations tonight.

Officers believe the predicted new traffic volumes from the proposed development are within the capacity of the existing road network. In addition road network improvements will be required from the developer. These include a new intersection at Hams Road and Ghazeepore Road, a pedestrian crossing of Ghazeepore Road and upgrade and widening of Hams Road. Local traffic treatments will also be considered in surrounding streets such as Grange Park Drive.

2) In relation to the C372 proposed development at Hams Road, Waurn Ponds. To further support the local resident's concerns, City of Greater Geelong rejected a proposed development for the building of a child care centre situated at 20 - 22 Grange Park Drive. Permit Number - 1501/2007. That parcel of land is just under one acre in size. (Now a residential house block) C372 land that is proposed to be developed is approximately 59 Acres, that's 59 times the impact that the rejected Permit Number 1501/2007 would have created, not more than 250 meters away from the C372 land. In 2008, the C.o.G.G. Reasons for Refusal of Child Care centre at 20 - 22 Grange Park Drive - Point 1. "The proposal would adversely impact on the amenity of the residential area" Point 2.

"The proposed use would generate an inappropriate level of traffic on the adjoining residential road network" Point 4. "Approval of the proposed development would adversely affect the low density residential character of the immediate surrounding area." Point 5. "Approval of the proposal would be contrary to the reasonable expectations of surrounding residents." With the City of Greater Geelong refusing this development in 2007 for these exact same reasons, how can the City of Greater Geelong now approve a development that is 59 times the magnitude of impact at the same location?

Response:

The child care centre was a different decision made under different circumstances on different land 12 years ago. It is not particularly relevant to the proposed subdivision south of Hams Road which has separate access and is not in the Grange Park estate

3) In relation to the C372 proposed development at Hams Road, Waurn Ponds. Pedestrian safety is also a real concern to the local residents in regard to the safe crossing of Ghazeepore Road. With the drastically increased volume already of pedestrian movements in our area, thanks mainly to the building of the Waurn Ponds Train Station (which is fantastic), the C372 will create a situation whereby a huge increase in pedestrians crossing Ghazeepore Road to access the train station will result in fatalities or serious injuries, as there are no pedestrian crossing points anywhere along Ghazepore Road. How does the City of Greater Geelong propose to address this safety issue and allow the huge volumes of foot traffic, including a large volume of children, to cross Ghazeepore Road safely to access bus stops and the Waurn Ponds train station?

Response:

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road. Pedestrian infrastructure is being considered at the intersection of Hams Road and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer.

Juanita Mountjoy asked in regards to the proposed redevelopment of Hams Road, C372. There are a number of presenting issues should this proposal go ahead, the most concerning being the increase of traffic in the area and the dangers it would pose to our residence, especially the school children in our community who walk to and from bus stops. The other major concern is the size and amount of the lots proposed. Right now, the estate consists of large spacious properties, giving our community a rural feel. Most of the blocks in this area are 2000+ square metres. This is drastically different from the proposed lots, most being under 500sqm. This proposal is totally out of character with the existing estate. I am asking will Council please listen to the 800+ residents who signed a petition against this development, the 150 residents who formally objected to this proposal and the large number of residents who show to the monthly Council meetings, and who would be here tonight if not for the social distancing rules, and please reject this proposal?

Response:

Thank you Juanita for your question.

Your question will be taken into account by Council in its deliberations tonight.

Officers believe the predicted new traffic volumes from the proposed development are within the capacity of the existing road network. In addition road network improvements will be required from the developer. These include a new intersection at Hams Road and Ghazeepore Road, a pedestrian crossing of Ghazeepore Road and upgrade and widening of Hams Road. Local traffic treatments will also be considered in surrounding streets such as Grange Park Drive.

The proposed subdivision has a variety of lot sizes including large (minimum 850 square metres lots) along Hams Road and around the permitter.

The independent Panel supports the proposed density reflected in the revised Masterplan and does not consider that it will result in an unacceptable impact on the neighbourhood character.

Ross Hayward in relation to Amendment C372 & Permit Apps 662/2017 & 663/2017 - Hams Road Waurn Ponds. I am extremely concerned by the impact of traffic from this proposed development on traffic movements along Ghazeepore Road. Ghazeepore Road is very busy as it is and already carries a significant volume of traffic each day from south of our suburb and return. My question is: Is Council fully aware of the current state of Ghazeepore Road with regard to its width, condition, safety and congestion, and is Council prepared to stand up for residents' rights to a safe and secure access road by denying this proposal?

Response:

Thank you Ross for your question.

Your question will be taken into account in the Council's deliberations tonight.

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Pedestrian infrastructure is being considered at the intersection of Hams Rd and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road. The road width between kerbs does vary on Ghazeepore Road. A proposal to widen the road on one side or install indented parking has been considered.

Mike Allden asked given the state of the country with the corona virus pandemic, it is a sign of what we can expect to occur into the future. We cannot afford to think this is a one of event and won't happen again for another 20 years. As populations increase this sort of thing will be more frequent. The governments answer is social distancing, yet the policy is for high density housing. A direct contradiction of what is required in pandemic situations. The government is implementing many measures for social isolation and telling us our way of living must change. Why is Council considering yet another high-density development in this area at this time? Surely now is the time to reconsider high density developments with regard to isolation requirements when necessary.

Response:

Thank you Mike for your question.

Your question will be taken into account in the Council's deliberations tonight.

Corona virus is not a relevant planning consideration, and if it were, human behaviour influences people's ability to achieve social distancing not the size of the lots in a housing estate. The proposed subdivision is not high density it is conventional residential density.

Tina Kiss asked if this development needs to go ahead could you please consider making the developer come into line with the rest of the Estate and have larger type blocks? 1) To keep in line with the rest of the estate. 2) To help with the huge traffic issues on Ghazeepore Road. This parcel of land is a continuation of the Grange Park Estate, where block sizes average around 2000 square metres. It makes sense to continue these larger type blocks for this parcel of land to the train line. Over the train line which is Mount Duneed, there is an abundance of 400 square metre blocks, for people that want these smaller type blocks. I ask that you please consider these requests, if the development must go ahead.

Thank you Tina for your submission.

Your submission will be taken into account by the Council in its deliberations tonight.

The proposed subdivision has a variety of lot sizes including large (minimum 850 square metres lots) along Hams Road and around the permitter.

The number of lots has been reduced from the 320 lots in the initial C372 application down to 245 lots. The road network has capacity for these additional lots and car movements subject to improvements including new intersections.

The land is south of Hams Road and is not part of the Grange Park estate and doesn't have to mimic the character of that estate which has unusually large residential blocks.

Lukas McVey asked that given we can no longer represent ourselves at a Council meeting regarding amendment C372 rezoning of Hams Road:

1) Can you please delay this until such a time our residents group and community can present ourselves in front of Council? Isn't this part of the approval/decision process that community input is important?

Response:

Thank you Lukas for your questions.

This matter has been in the chamber on two previous occasions, and on each occasion the Council has heard from submitters in relation to the development. Your question submitted online will be given the same consideration as if you were in the chamber. The Council takes public participation seriously, and it is only because of the unprecedented situation and required response measures that we have made the important decision not to allow public attendance in person tonight. Our meeting remains open, our processes remain transparent and we take your submissions seriously.

2) I have not a response to any of my questions asked over this journey. Can you please respond to all these to at least acknowledge you have considered my points/concerns? Points/concerns based on science and engineering which do need to be answered.

Response:

On 25 February 2020 your question/submission in relation to this matter was put to the Council in question time on your behalf by Mark Spronken. We will be in contact with you to discuss any questions that you have not received answers for.

Ross Carlson asked *traffic is one of the most major issues with C372, C372 will generate 3000* vehicle trips per day every day on Ghazeepore Road. Ghazeepore Road is under extreme pressure from existing traffic travelling through from the station and Armstrong Creek. Normal event vehicle numbers per day are in excess of 7000 and growing in tandem with already approved current development growth. Mr Gareth Smith of City of Greater Geelong, will have you believe that traffic is not a concern, issue or a planning consideration. He also has in his brief to Council stated "the panel hearing on balance was not concerned about the traffic as such", however the Panel was not in full possession of all the facts, much non-disclosure, mis-information and not supplying negative documents, wtong statements, "the last traffic count was not done in a holiday period". Through traffic increases on Ghazeepore Road is only 30% , it was 300% and rising, this is confirmed by evaluating the 2016 traffic report and comparing it to the 2019 report. My question is:

1) Why did Council not furnish to the panel all data, documentation, and information to make a totally fair judgement and why was the traffic count times misrepresented?

Response:

Thank you Mr Carlson for your question.

Your submission/question will be taken into account by the Council in its deliberations tonight.

Two traffic experts appeared at the Panel and submitted their analysis and views on traffic and volumes associated with the development. The experts were cross examined by the parties and the Panel. Council officers made a submission covering the issues raised in submission and provided a Council response. Individual submitters also appeared and provided their own traffic information and concerns. As far as officers are aware the two counts undertaken for C372 by the developer's consultants were not in holiday periods and this was relayed to the Panel. A count undertaken later by CoGG engineers included some holiday periods but this wasn't part of the panel process.

I have found Council has a habit of not being transparent, and not complying with requests. My requests have gone largely unanswered, data has been denied and not supplied, and what data has been supplied has been sanitised. There are too many examples to mention, In my 250 word allowance I will give one recent exchange. Rossack Drive was to be Armstrong Creeks main access, and was aligned with the freeway exit, for this purpose. Rossack Drive was made a dual carriage way with greater width and fantastic lighting that can be seen for ten kilometres, it was to have an overpass built over the railway line, and carry 10,000 vehicles per day. City of Greater Geelong did not build this connection as recommended by VicRoads. In answer to this, City of Greater Geelong has stated in answer , "The alignment was left up to the former City of South Barwon to do what it wanted, and Rossack Drive was provided to give access to the residential subdivisions in Grovedale and Waurn Ponds. Not our fault, however, the City of South Barwon was disbanded in the mid 1990's, I now refer to Veitch Lister Consulting's report commissioned by City of Greater Geelong in 2008. This report provides consideration for two scenarios. 1. If City of Greater Geelong was to build the Rossack Drive overpass, and 2. If City of Greater Geelong was not to build the Rossack Drive overpass. Clearly the Rossack Road overpass was still on the table in 2008.

2) Why did City of Greater Geelong not build the overpass and where did City of Greater Geelong expect the 10,000 vehicles per day to go, if it was not built?

Response:

Rossack Drive services abutting residential development. Both Rossack Drive and Ghazeepore Road provide connections to the Waurn Ponds Railway Station. The Geelong Ring Road provided the primary alternate route for south bound vehicles to Mt Duneed and Torquay thus removing the need for Rossack Drive south of Heyers Road to cross the railway line.

VicRoads had major concerns about Ghazeepore Road for safety reasons, Ghazeerpore Road recommendations were put forward by VicRoads. City of Greater Geelong did not adopt any of the recommendations that now has created major problems with traffic numbers on what is a very narrow residential street. Some of these recommendations were: a) close Ghazeepore Road off at the railway line, and b) close Ghazeepore Road off at Colac Road. These recommendations were to stop the mass traffic coming from Armstrong Creek through a residential street. City of Greater Geelong did not adopt any of VicRoad's recommendations, C372 will add yet another 3000 vehicle trips per day, this is totally unacceptable,as Ghazeepore Road is under increasing pressure from the already high traffic numbers. These numbers are to increase with the nearly finished "over 55's resort" creating 2000 trips per day and Armstrong creek development only one third into completion.

3) What is City of Greater Geelong doing about the current traffic excesses on Ghazerpore Road, and is City of Greater Geelong going to lower the traffic numbers to return our lost amenity?

Response:

Retention of access to Ghazeepore Road refers to the decision for construction of the Geelong Ring Road. Have to take on notice to research this information. As previous advised the capacity of Ghazeepore Road is sufficient to cater for traffic volumes generated by the development of C372. Future development of land on the southern side of the Waurn Ponds Station will provide direct connection to the station for Armstrong Creek / Mt Duneed commuters. Timing of this development is unknown. Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Whilst the COVID-19 has been impacting the community, officers will assess these traffic volumes in relation to previous data and surrounding traffic volumes. The predicted new traffic volumes from the proposed development are within the capacity of the existing road network.

Barry Mulholland asked:

1) What provisions are going to be made for bikes and pedestrians to cross Ghazeepore Road to access station and buses? I am concerned for the people that are going to be coming from this new subdivision and those already living here when going to station by bike or on foot as I believe that all paths from Hams Road to the station and to busses will need to go through the intersection at Hams and Ghazeepore Roads as there is proposed a roundabout, I believe that it will be a nightmare to cross on foot or with a bike. I know that Council said that there will be a pedestrian crossing at the intersection, but a pedestrian crossing at a roundabout is not the answer.

Between the station and Hams Road, if there was a foot path between the rail line and houses along Rail property from the Rail station to Ghazeepore Road, it would be a better outcome and the paths could then be kept away from the busy intersection and cross near the line, where there is better sight distance and less traffic movements and turning.

Response:

Thank you Barry for your submission.

Your submission will be taken into account in the Council's deliberations tonight.

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Pedestrian infrastructure is being considered at the intersection of Hams Rd and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road.

2) *Infrastructure and vehicle movements Is Council really going to allow this subdivision to go ahead before the arterial feeder roads are upgraded in Ghazeepore Road and Bluegum Drive they are really substandard for a main feeder roads carrying buses trucks and cars the northern end of Ghazeepore Road is only just over 8 meters between the kerb, and the southern end is just over 9 metres on all of this road if a car is parked then you need to cross the white line to pass it and if a car is turning into a driveway or street all traffic stops behind it. There are busses running both ways with intervals about 20 minutes, I cannot believe that Council believes this is okay for an arterial road. And during the current health crisis traffic counters have gone down in Ghazeepore Road and will again be a farce with no reflection normality with the weekday parking in the rail station car park about half it normally is. Before this new estate goes ahead, Is there going to be access and parking for south of the line at the station without having to go to north via Ghazeepore Road? Because the rail station has no access or parking on the southern side of the line all traffic from Anglesea/Moriac/Winchelsea and all the new subdivisions at Mt Duneed on that side of the line are having to access Ghazeepore Road and Bluegum Drive this really causes lots of anger and frustration mornings and night, I have looked at the rail upgrade at the PT link, and it clearly does not mention parking or access from the South side.*

Response:

We acknowledge that the road width between kerbs does vary on Ghazeepore Road. A proposal to widen the road on one side or install indented parking has been considered and is subject to a separate budget allocation. The upgrade of Waurn Ponds station includes duplicate platform and sealing of the carpark with direct access from the Roundabout at Rossack Drive. As noted there is no current provision for parking or access from the southern side of the railway reserve to the platform. Future development of land on the southern side of the Waurn Ponds Station will provide direct connection to the station for Armstrong Creek / Mt Duneed commuters. Timing of this development is unknown. The suggestion to permit access from the south is taken on board and officers have met with DOT and the delivery arm for the project to discuss this proposal.

3) Sound walls Bannip Blv Rail and Princes Hwy. I am not sure if the requirement for an extra noise evaluation was because of my input to council, and to the independent panel or because someone at council picked up that something was not right. I am concerned that when the project is given the go ahead and the next noise report comes in will council know if it has been done correctly?

Why has all the Geelong Ring Road and Bannip Boulevard had sound walls between it and housing, and there is no requirement here along the Princes Highway and this section has more traffic on it than the rest of the Geelong Ring Road. All of this new estate C372 is subject to noise from PHW and Bannip Boulevard as the roads are elevated above the whole estate not just the perimeter of the estate.

Response:

The draft permit for the western site includes requirements for further acoustic reports to assess noise levels from Geelong Ring Road and Baanip Boulevard. Noise mitigation measures will be determined after the further acoustic assessments and to achieve Australian Standards. The permit is included in the Council agenda on our website. The developer will be responsible for the cost of noise measures.

Jan Carlson asked the City of Greater Geelong uses traffic counts to support its case with C372, but City of Greater Geelong has poor placement of traffic counters that does not count all vehicles on Ghazeepore Road, they have done counts in holiday periods, and has proven to not be trusted with any accuracy, City of Greater Geelong has also been criticised for this in the past. The recent traffic count done on Ghazeepore Road is no different, it has been compromised by the following:

1. Traffic on Ghazeepore Road is at an all-time low, due to COVID19.

2. The placement again missed some thousands by poor overall placement. There was no counter south of Monterey Drive, on Ghazeepore Road, by not placing a counter there it misses literally thousands of vehicle trips. All of the Grange park traffic, all Ghazeepore Road residents north of Sugar gum, and the back way vehicles from the station, that use Monterey Drive. Deakin University is in partial shutdown and most of international students are not in attendance. So the latest traffic counts is extremely compromised and is not accurate at all, and cannot be considered or presented to assist the adoption of C372

1) Why did Council not furnish to the panel all data, documentation, and information to make a totally fair judgement and why was the traffic count times mis-represented?

Response:

Thank you Jan for your questions tonight.

Your questions will be taken into account by the Council in its deliberations tonight.

Vehicle classifiers which record traffic volume and traffic speeds have been out on Ghazeepore Road in recent weeks. Whilst the COVID-19 has been impacting the community, officers have assessed these traffic volumes in relation to previous data and surrounding traffic volumes. The results of the counts reflect traffic volumes that are similar to past counts between Hams – Muir weekday average 6,500vpd 7-day average 6,200vpd 85th%ile speed 63km/hr between Acacia - Hams weekday average 5,700vpd 7-day average 5,400vpd 85th%ile speed 62km/hr between Monterey – Bourbon Weekday average 7,200vpd 7-day average 7,000vpd 85th%ile speed 63km/hr.

2) Why has City of Greater Geelong cost the residents of Ghazeepore Road and surrounds their amenity, their peace, and property values, by pumping through non local traffic on our residential street? We on Ghazeepore and surrounds get the traffic and noise and pollution, in huge numbers while Armstrong creek gets the facilities, the parks, the barbeques and the lifestyle at our expense?

Response:

Ghazeepore Road is classified as a category 4 Main Collector Road. It is Supplementary to the arterial road system, it is a Connector between arterial roads and lower order streets, it caters for service and commercial vehicles, it provides access to significant public services (e.g. bus and train).

Dean Smith asked if Council is aware that there will be no pedestrian crossing across Ghazeepore Road. One of the busiest roads in Waurn Ponds, thus making the intersection of Hams, Sugargum and Ghazeepore Roads a safety risk. Most of the kids in the local area must cross that road to gain access to the train station and bus stop area for local transport and also to and from school. With the expansion of the railway station and the proposed subdivision the traffic will only get worse. Do you think that a dedicated crossing should be added as part of the proposal?

Response:

Thank you Dean for your submission and question.

Your submission/question will be taken into account by the Council in its deliberations tonight.

Safety is indeed paramount. The safety of pedestrians will continue to be monitored throughout construction and completion of the C372 development. Pedestrian infrastructure is being considered at the intersection of Hams Rd and Ghazeepore Road as part of the construction of the new intersection undertaken by the developer. Currently there is no identified safety concern, however as pedestrian and resident numbers increase this may call for more formal pedestrian crossing infrastructure to be considered along Ghazeepore Road.

We, the local residents, have grave concerns regarding the human safety of this site. Have the Councillors been given the information that was put to the panel re the possible contaminated land around the existing substation and cattle spray race? There does not appear to be any of these documents in the current agenda provided to Councillors to be able to make a correct decision regarding the rezoning of this land. Would the Council refrain from making a decision until an independent soil test be completed on this area of land? As we, the residents, are highly concerned in relation to the extent of contamination which we believe to be evident. If not, will the Council be prepared for the possible medical issues regarding PCB's, PFAS (fire-fighting foam) and other chemicals from the cattle race on land owners and their children in the future?

Response:

The permits include conditions dealing with soil contamination, including "Prior to the commencement of any works …an Environmental Assessment must be submitted which must include an assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination.."

PETITIONS:

Cr Mason presented a petition asking Council to install integrated speed humps and pedestrian crossings (”Wombat” crossings) on Point Boulevard, Point Lonsdale adjacent to the Town Park and Community Centre, and that provision be made in the City of Greater Geelong budget for installation of the “Wombat” crossings during 2020.

1. AMENDMENT C372 – 35 HAMS ROAD AND 69-93 HAMS ROAD, WAURN PONDS – CONSIDERATION OF PANEL REPORT AND ADOPTION

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

Purpose

1. To consider the Panel Report about Amendment C372 and Planning Permits 662/2017 and 663/2017 and adopt Amendment C372.

Background

2. The Amendment primarily rezones land at 35 and 69-93 Hams Road, Waurn Ponds from Farming Zone to General Residential Zone Schedule 1 and applies Design and Development Overlay Schedule 45 to guide residential development of the land. Planning Permit applications 662/2017 and 663/2017 seek to allow subdivision of the land, removal of native vegetation, and removal of a gas easement from the land at 69-93 Hams Road that is no longer required.

3. This Amendment and planning permits implement the recommendations of the Panel to facilitate the rezoning and multi-lot residential subdivision development of the land. **Attachment 2** provides a background summary of the Amendment process, including consideration of the Panel Report.

Key Matters

4. Exhibition of the Amendment and draft planning permits in March/April 2019 resulted in 159 objections primarily addressing issues including traffic and housing density. Other concerns raised in submissions included potential for student housing, socio-economic issues, crime and safety, servicing, environmental impacts, flooding, drainage, noise and air quality, the buffer from the Boral quarry land and the consultation process.

5. The submissions were considered by Council on 25 June 2019 when it was resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.

6. Following a hearing in August 2019, the Panel's report was received on 28 October 2019. Under Section 27 of the Planning and Environment Act 1987, the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.

7. The Panel found the Amendment to be well founded and strategically justified by policy and recommends that both the Amendment and planning permits be adopted with changes.

8. On balance the Panel was satisfied that the development is likely to add a relatively small amount of additional traffic to Ghazeepore Road and the surrounding network, and there are no traffic reasons to not support the proposed development. The Panel supports the proposed roundabout at the intersection with Hams Road, Ghazeepore Road and Sugargum Drive.

9. On the issue of housing density and neighbourhood character, the Panel supports the proposed density reflected in the revised Masterplan and does not consider that it will result in an unacceptable impact on the neighbourhood character.

10. Whilst the Panel's recommendation is generally supported, this report at **Attachment 2** provides the City's response.

11. It is recommended that Amendment C372 and PP662/2017 & PP663/2017 be adopted with changes and sent to the Minister for Planning requesting approval. Since the 28 January 2020 Council meeting, the two planning permits for adoption included in **Attachment 6** have been updated to include the Panel recommended conditions that were accidently omitted by error.

Cr Murnane moved, Cr Harwood seconded -

12. That Council:

12.1 Adopt Amendment C372 in the form outlined in Attachment 3 of this report with the following changes to the Design and Development Overlay:

- **'Urban Design' - first dot point "*conventional lots of a minimum 300 square metres towards the core of the site"* replace 300 with 400 square metres; and**
- **'Urban Design' - second dot point "*lots fronting Hams Road must have a minimum lot size of 800 square metres.*" replace 800 with 850 square metres.**

12.2 Submit the adopted Amendment C372 and prescribed information to the Minister for Planning requesting approval;

12.3 Recommend to the Minister for Planning that Planning Permits 662/2017 & 663/2017 be approved in the form outlined in Attachment 6 of this report with the following changes:

- **To Condition 1 of both permits include:**
  - **All plans to be amended to show no residential lots less than 400 square metres in area;**
  - **The Overall Subdivision Masterplan to be amended to show no more than 214 lots in total across both sites.**
- **To Condition 1 of Permit 662/2017 for the western site include:**
  - **Deletion of 3 lots in the north east corner of the site adjoining the north-south entry street off Hams Road and replacement with open space to provide a visual connection to the creek reserve parkland;**
- **To Condition 1 of Permit 663/2017 for the eastern site include:**
  - **Deletion of 3 lots in the north west corner of the site and replacement with open space to provide a visual connection to the creek reserve parkland.**

12.4 Authorise the signing and sealing of the Section 173 Agreements accompanying this Amendment C372 to formalise developer contributions (the draft Agreement is in Attachment 5 to this report).

12.5 Acknowledge the existing traffic issues on Ghazeepore Road, the $500,000 contribution by the proponent to contribute to rectification of the issues and Council seeks the community be engaged with identifying design options to address current concerns of the community.

12.6 Acknowledge that both planning permits require further environmental assessments to be submitted which must include an assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination.

Carried.

Division Requested:
For: Crs Murnane, Harwood, Sullivan, Mason, Grzybek, Asher, Mansfield, Murrihy,
Against: Crs Kontelj, Aitken

Attachment 1

Financial Implications

1. The Amendment and permits are accompanied by an Agreement under Section 173 of the Planning and Environment Act 1987. A Section 173 Agreement is a voluntary agreement between Council and a landowner. They can include requirements relating to the use and development of land and they run with the title of the land. In this case, the Agreements require landowners/developers to undertake intersection and road upgrades, undertake external drainage works, provide public open space, and pay the community infrastructure contribution of $2670 per lot for the proposed 245 residential lots.

Community Engagement

2. Amendment C372 and draft Planning permits 662/2017 and 663/2017 were exhibited in accordance with the requirements of the Planning and Environment Act 1987.

3. All submitters had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.

4. The Independent Panel report has been publicly released and all submitters notified of its availability.

Social Equity Considerations

5. The Amendment will provide social benefits through the provision of further housing choices to the Geelong community by the range of lot sizes proposed. The future and existing residents in the area will also benefit from improved public open space, shared pathways and road intersection improvements.

6. An accompanying Section 173 Agreement will require a financial contribution towards community facilities in the Waurn Ponds, Armstrong Creek/Grovedale area.

Policy/Legal/Statutory Implications

7. The Amendment is consistent with the Greater Geelong Planning Scheme Planning Policy Framework, in particular Clauses 21.02, 21.04, 21.06, 21.08 and 21.11, which supports the residential growth of this area.

Alignment to Council Plan

8. *The Amendment aligns with the Sustainable, Built and Natural Environment* and *Growing our Economy* strategic priorities as it facilitates development in accordance with an adopted strategic plan.

Conflict of Interest

9. No City officer involved in the preparation of this report has any direct or indirect interest.

Risk Assessment

10. Delay in adopting Amendment C372 will impact the timeline for the subdivision development and bringing this new growth area onto the market and fulfilling Council's planning policies for the area.

Environmental Implications

11. Ecological assessments have been undertaken and show some native vegetation and habitat on the land. Planning permit conditions address the impacts on native vegetation including offsets for vegetation to be lost.

12. The subject land has a degraded and unmanaged section of waterway running through it which is part of Armstrong Creek. The masterplan, through permit conditions and the DDO schedule, will protect and improve the waterway.

Attachment 2

Background

13. Amendment C372 and permit applications 662/2017 and 663/2017 seek to facilitate the multi-lot residential subdivision and development of the land at 35 and 69-93 Hams Road, Waurn Ponds.

14. The land is around 24 hectares in size and is located on the south-west edge of urban Geelong, approximately 10 km by road from Central Geelong. It is the last Farming Zone site inside the Ring Road / Anglesea Road in this part of the municipality. It is close to the Waurn Ponds Station, Deakin University's Waurn Ponds campus, the Waurn Ponds Shopping Centre and to the Armstrong Creek West Growth Area. North of the land is the Grange Park Estate and the Powercor Waurn Ponds Zone Substation abuts the north east of the subject land. The land is bounded by:

    14.1 Hams Road to the north;

    14.2 The Geelong Ring Road (Princes Freeway) to the west;

    14.3 Baanip Boulevard and the Melbourne to Warrnambool railway line to the south; and

    14.4 Ghazeepore Road to the east.

15. The Amendment as exhibited sought to:

    15.1 Rezone the land from Farming Zone to General Residential Zone 1;

    15.2 Rezones the Barwon Reserve to Public Use Zone 1; and

    15.3 Apply a new Design and Development Overlay Schedule 45 to guide future residential development of the land.

16. The planning permit applications propose to allow, subject to conditions:

    16.1 Subdivision of the land;

    16.2 Remove native vegetation; and

    16.3 Remove a gas easement from the land at 69-93 Hams Road that is no longer required.

17. A draft Section 173 Agreement for developer contributions and offsite works was exhibited with the Amendment. This Agreement obligates the owner to provide the following as part of the subdivision of the land:

    17.1 Intersection works at the Hams Road and Ghazeepore Road junction;

    17.2 Upgrades to Hams Road;

    17.3 Upgrades to Ghazeepore Road;

    17.4 External drainage works – including within the VicRoads reserve, the Ghazeepore Road culvert and the Geelong-Warrnambool railway culvert;

    17.5 Community Infrastructure Contribution (voluntary) – of $2670 per lot;

    17.6 Public Open Space Contribution - 10% of all developable residential land in the subdivision (unencumbered), or 10% of site value or a combination of both; and

17.7 Public Open Space Improvements – including landscaping, fencing, seating, signage, playgrounds and the waterway shared pathways.

18. Council's obligation is to collect and apply the Community Infrastructure Contribution to community infrastructure projects in Waurn Ponds/Grovedale areas.

19. Owners of the two properties subject to the Agreement have also agreed to make a $500,000 contribution towards a traffic improvement study in Ghazeepore Road (a final draft Agreement, with individual landowner details removed, is at **Attachment 5**).

Discussion

20. Amendment C372 was exhibited between 13 March and 26 April 2019. As a result, 165 submissions were received of which 159 (including 77 pro forma submission) opposed/sought changes to the Amendment. Six (6) submissions either supported, did not object or provided comments.

21. The major issues raised in the submissions were:

21.1 traffic;

21.2 proposed density of the subdivision;

21.3 noise from the substation and surrounding roads and rail;

21.4 drainage and flooding issues, including impacts on a VicTrack culvert under the railway corridor;

21.5 ecological issues, including loss of native vegetation and loss of habitat;

21.6 issues relating to the interface with the neighbouring substation and the quarry;

21.7 cultural heritage impacts;

21.8 potential contamination;

21.9 bushfire risk and emergency vehicle access; and

21.10 social issues.

22. Council minutes of 25 June 2019 summarised all submissions and provided a detailed City response to all of the issues raised.

23. All submissions were considered pursuant to Sections 22(1) & (2) of the Planning and Environment Act 1987 and referred to an Independent Panel appointed by the Minister for Planning.

24. The appointed two person panel held a directions hearing on 22 July 2019 and a four (4) day Panel Hearing in Geelong on 22, 23, 26, and 27 August 2019. Council was represented at the hearing by City officers.

25. The Panel has now presented its report to Council and recommended that Amendment C372 be adopted with some changes, and that planning permits 662/2017 and 663/2017 be issued with some changes. **Attachment 4** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations.

26. A complete copy of the Panel's report is available on the Geelong Australia website www.geelongaustralia.com.au/amendments under the C372 webpage.

Key Panel findings and City responses

27. The Panel Report provided discussion and a series of findings and recommendations about all the issues associated with the Amendment, planning permit and S173 Agreement. A summary and response to the key matters is provided below.

Issue – Strategic justification for the proposal

28. The Panel was not persuaded by any party that there is any reason to question the overall policy support for the proposal. The Panel noted that the strategic framework identifies the land for future residential development and rezoning is consistent with a number of high level State policy directions. At a more regional and local level, the Panel noted that the rezoning meets policy directions in the G21 Regional Growth Plan aimed at minimising the continued expansion of the urban footprint and providing a mix of infill development in suitable locations. The Panel recommends some minor amendments to the exhibited Design and Development Overlay Schedule 45, which are shown in Appendix C of this report.

29. The Panel considered that the development represented on the revised Masterplan will produce an acceptable outcome that will deliver net community benefit and sustainable development. The Panel also found that the permits should be granted, subject to the conditions outlined in their report.

30. Panel Conclusion: The Panel concluded that the Amendment is well founded and strategically justified and should proceed.

31. City response: The City concurs with this view of the Panel on the suitability and policy support for the rezoning and the recommended changes to the DDO45 and two planning permits.

Issue – Traffic impacts

32. The issue considered whether there is capacity within the current road network to accommodate the development traffic, with expert evidence presenting that there is, whilst residents identifying that they are already experiencing significant traffic congestion under current conditions, and that adding the extra traffic will make things worse.

33. The Panel also considered the submitters concerns about the internal road layout, including adequate access for emergency vehicles.

34. Panel Conclusion: The Panel concluded that the development is likely to add a relatively small amount of additional traffic to Ghazeepore Road and the surrounding network, and there are no traffic reasons to not support the proposed development. The Panel has also noted Council's acknowledgement that traffic in Ghazeepore Road is currently causing difficulties for the local residents and would likely be designed differently if it was being designed today. The Panel regards the proponent's voluntary contribution of $500,000 toward a traffic improvement study in Ghazeepore Road, and any resulting improvement works is an appropriate response.

35. The Panel supports the proposed roundabout at the intersection with Hams Road, Ghazeepore Road and Sugargum Drive, going some way to resolving existing traffic concerns in Ghazeepore Road. The Panel has not found that the proposed development is likely to result in significant traffic increased in Grange Park Drive and does not support turn bans at the intersection of Grange Park Drive and Hams Road.

36. The Panel generally supports the proposed upgrades to Hams Road. However the Panel has not supported the 3.0 metre wide shared path on the south side of Hams Road requested by Transport for Victoria (TfV), concluding that the shared path through the creek reserve is sufficient. However, as TfV is a determining referral authority, the Panel recommended further consultation with them on this matter.

37. Based on submissions and evidence and CFA advice, the Panel is satisfied that the internal road layout can accommodate emergency vehicle access.

38. City Response: The City accepts the Panel's findings on traffic in the vicinity of the proposed development. The S173 Agreement includes the obligations for the various road and intersection upgrades, and a financial contribution to Council for a broader traffic management study of Ghazeepore Road. The City has consulted with Transport for Victoria as recommended by the Panel. TfV has advised of the strategic importance of the shared path and its connection between existing and planned paths and key origins and destinations, and requires the retention of this path, with specific conditions to be included on the permit. As a determining referral authority, the City must include these conditions and retain the shared path in the subdivision.

39. The City concurs with the Panel's conclusions that the internal road layout can accommodate emergency vehicle access and is in line with accepted subdivision standards.

Issue - Housing density and neighbourhood character

40. A key matter contested in the Hearing was the impact of the density of the proposal on the character of the established residential areas in the vicinity of the site. Many submissions did not oppose the rezoning to residential but were concerned about the relatively small lot sizes compared with those in the Grange Park Estate, the inclusion of medium density super lots and the inconsistency with the semi-rural feel of the area. Concerns about the proposed density were also held about the other amenity impacts such as on traffic in the area.

41. Panel Conclusion: The Panel supports the proposed density reflected in the revised Masterplan and does not consider that it will result in an unacceptable impact on the neighbourhood character. Larger lots are proposed along Hams Road and around the perimeter of the site, providing an appropriate interface with the Grange Park Estate. The current policy framework does not support the larger lot sizes and lower densities sought by many submitters. In fact, it supports higher densities than those proposed, given the proximity of the land to Waurn Ponds Station and other local and regional services and employment opportunities.

42. City Response: The City concurs with the Panel's conclusions on this point of submissions.

Issue – Noise

43. The subject land is in a noise constrained environment. Nearby noise sources include the Geelong Ring Road and Baanip Boulevard, the Geelong to Warrnambool railway line, the Powercor substation, the Boral quarry and the proposed pump station on the site. The Panel has considered the noise issues from each of these sources and the impacts on the residential proposal.

44. The Panel noted that noise assessments conducted to date indicate that noise from the substation exceeds the applicable criteria and that noise mitigation measures will be required to ensure the noise criteria can be met. Noise attenuation measures must not increase noise levels at existing dwellings to the north and east of the substation and that further assessment will be required. The panel also noted that noise assessments conducted to date indicate that noise levels from the railway line exceed investigation thresholds specified in the Victorian Passenger Rail Noise Policy. Noise mitigation measures will also be required to address impacts on dwellings near the railway line.

45. Panel Conclusion - While noise assessments conducted to date concluded that predicted traffic noise levels would be appropriate, the Panel has some concerns with the Traffic Noise Assessment and considers that traffic noise needs to be reassessed, and the need for noise mitigation further considered. Suitable permit conditions have been included to ensure that this occurs.

46. City Response – Conditions have been included in the planning permits as recommended by the Panel to address noise attenuation.

Issue - Flooding and Drainage

47. Submissions raised various issues about drainage and flooding of the subject land and surrounding areas. In particular, the Panel considered the adequacy of the proposed drainage scheme, flooding of Hams Road and Grange Park Estate, potential flooding impacts on the substation and the VicTrack and Ghazeepore Road culverts.

48. Panel Conclusion - Subject to some minor refinements, the Panel concluded that the proposed drainage scheme will improve the currently degraded waterway traversing the site, and will improve existing local flooding conditions including the periodic flooding of the retarding basin and surrounding properties in the Grange Park Estate, and the flooding that occurs across Hams Road. The Panel also noted that external drainage works will be required, including upgrades to the culverts in Hams Road and Ghazeepore Road.

49. On the issue of the use of, and impacts on, VicTrack's aging brick culvert under the Geelong to Warrnambool railway corridor, the Panel noted that the culvert is currently not performing as it should, largely due to sediment build up, and there can be significant ponding of water on both sides of the railway line. The Panel concluded that VicTrack's initial objection to the development draining through the VicTrack culvert was unreasonable and that it needs to be upgraded or replaced to allow for safe and effective drainage management. The Panel commented that further negotiations will be required between the Proponent, VicTrack and others, including Council. The Panel considers it unreasonable to expect the Proponent to bear all responsibility and cost of the upgrade or replacement.

50. City Response – The City supports these conclusions of the Panel, and has incorporated the recommended changes into the planning permit conditions and very minor reference to VicTrack in the S173 Agreement.

Issue - Ecological impact

51. The panel considered the issue of the loss of native vegetation and the impacts on fauna from the proposal. The site contains patches of remnant native vegetation as well as an off-site patch of Grassy Woodland on Hams Road. The waterway and wetlands are sensitive areas and require careful consideration. Officers noted that more detail was required on this issue and that offsets for the loss of vegetation in Hams Road would be required.

52. Panel Conclusion – The Panel concluded that the exhibited permit conditions were not sufficiently rigorous to deliver acceptable biodiversity outcomes. However the Panel supports the revised permit conditions provided by Council at the Hearing. Subject to minor refinements, the Panel concluded that they will ensure that native vegetation to be retained will be properly identified and protected, and that vegetation to be lost will be appropriately replaced or offset. The Panel identified that some changes were required to permit conditions to better protect frog species on the land (including determining whether the Growling Grass Frog is present), but the Panel is satisfied that the revised permit conditions will, if implemented, deliver a better biodiversity outcome on the land and for the surrounding area than currently exists.

53. City Response – The City supports this Panel conclusion including the refinements of the DDO45 and the inclusion of revised conditions in the two planning permits.

Issue - The Quarry

54. To the west of the subject land is the Boral quarry with stone extraction allowed up to the edge of the Boral land. While the Panel has some reservations about the impact of possible blasting activity, it found there was insufficient evidence to justify imposing a larger 500 metre buffer, which would result in most of the subject land being potentially undevelopable.

55. Panel Conclusion - It is appropriate to apply a 250 metre extractive industry buffer to both permits, and to reference this buffer in the Design and Development Overlay Schedule 45. The Panel also concluded that subdivision and development of land within the buffer should not be permitted without the consent of the Earth Resources Regulation Branch of the Department of Jobs, Precincts and Regions.

56. City Response – The City concurs with these Panel conclusions and these measures are incorporated in the DDO45 recommended for adoption.

Issue – The substation

57. The Waurn Ponds Zone Substation is located at 25 Hams Road and directly abuts the site. It has been operating in this located since 1972 and contains equipment that emits noise. Submissions were concerned that the noise emissions from the substation had not been addressed, and could negatively impact on the residential development. The Panel considered expert evidence on the issue and the varied positions of the parties to address the issue via the DDO, planning permit conditions, modifications to the subdivision design and built form and noise barriers around the substation. In particular, consideration of a 5 metre high acoustic barrier around the substation were discussed, including the potential resulting visual amenity impacts on the area.

58. Panel Conclusion – The Panel is satisfied that the impacts of the substation on the proposed development (and the reverse amenity impacts of the development on the substation) can be appropriately managed through adding permit conditions to ensure that the drainage system does not allow flooding of the substation site, and to ensure that future dwellings on the land incorporate appropriate measures to attenuate the noise generated by the substation

59. City Response – The City supports this and has incorporated appropriate conditions into the planning permits to avoid flooding of the substation and to require noise attenuation in future dwellings.

Attachment 3

Amendment C372 Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C372

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No.65 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C372".

Overlay Maps

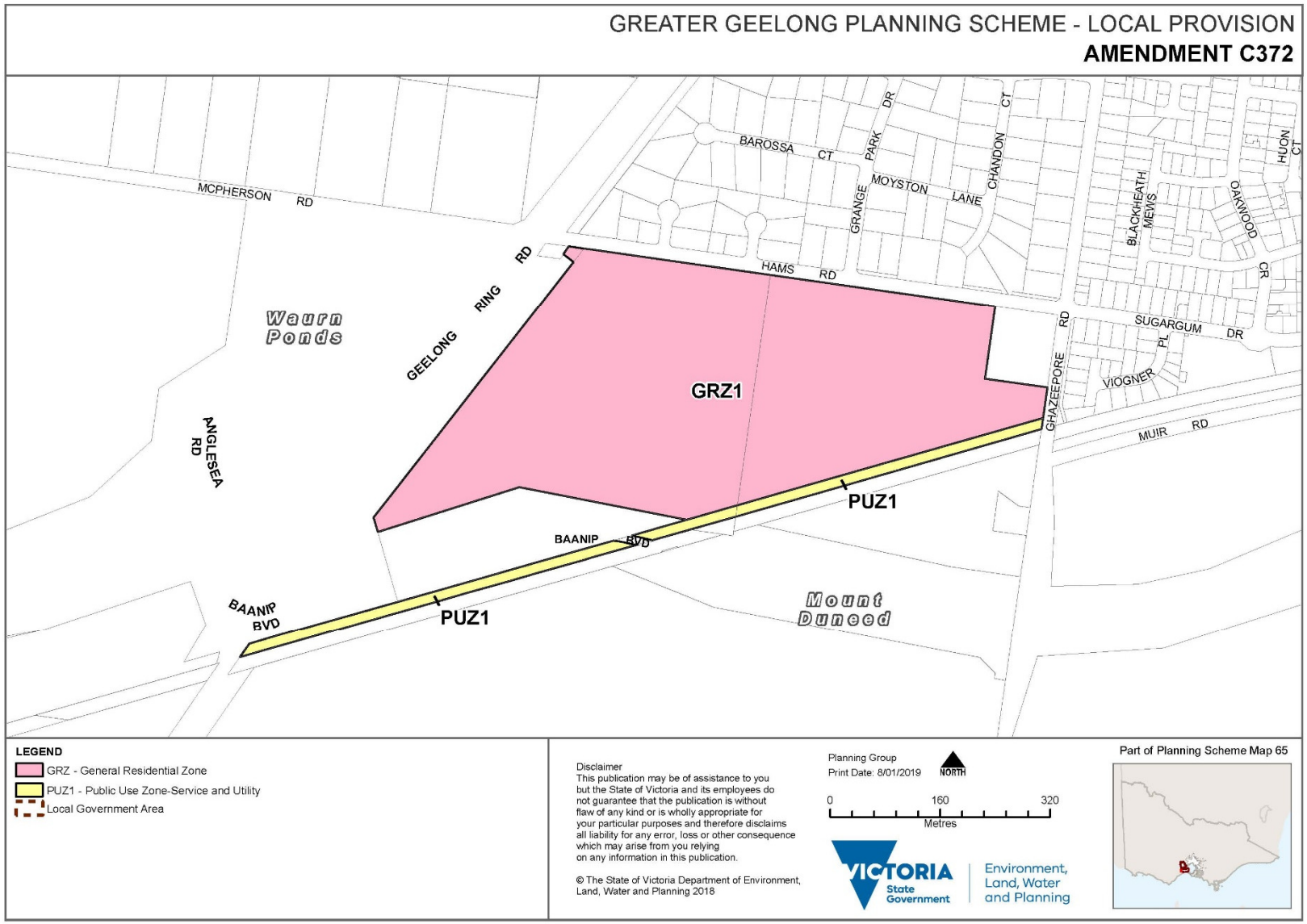
2. Amend Planning Scheme Map No.65DDO in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C372".

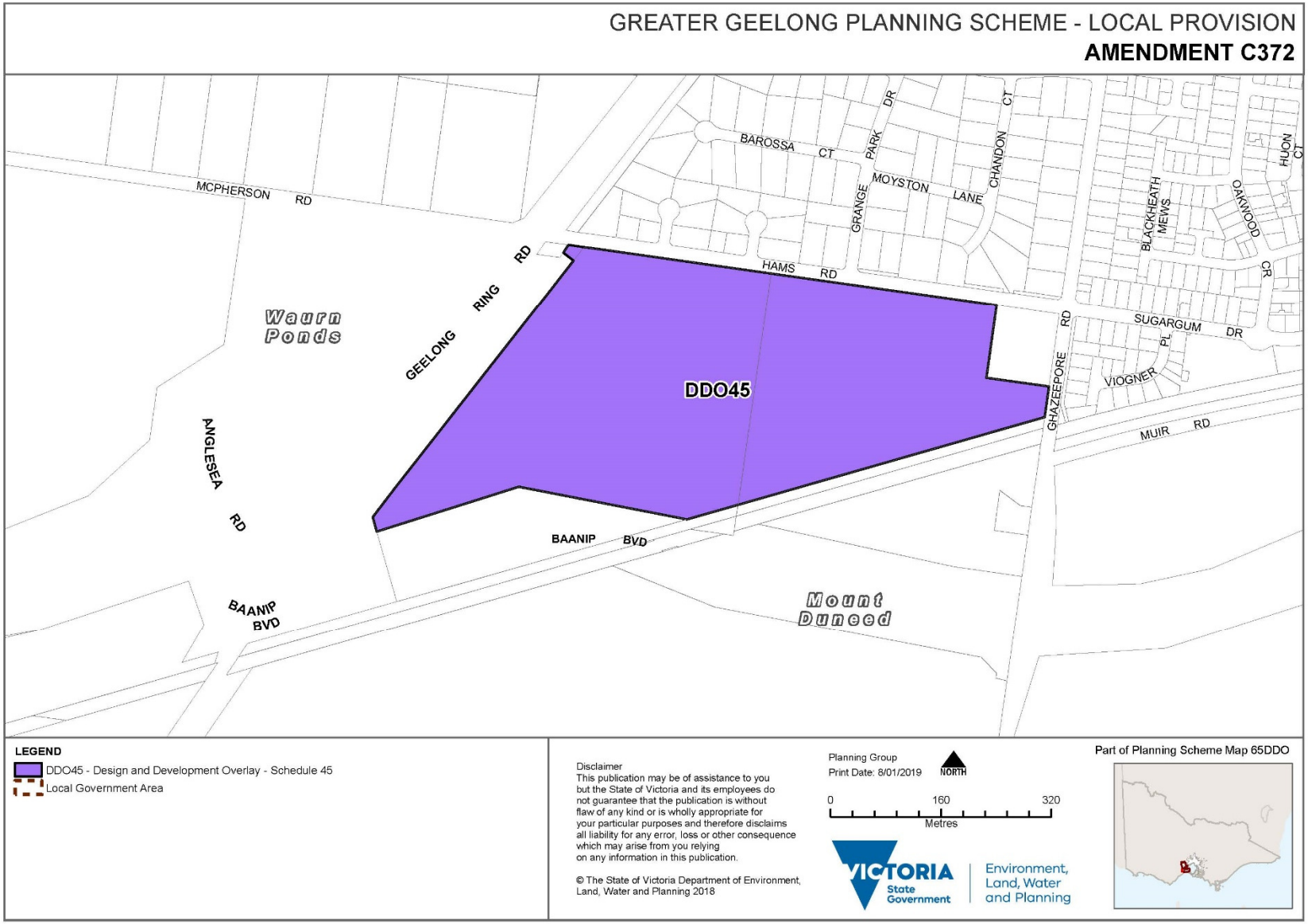
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.02, insert a new Schedule 45 in the form of the attached document.

End of document


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C372
MCPHERSON RD
BAROSSA CT
PARK DR
CT
MOYSTON LANE
GRANGE
CHANDON
BLACKHEATH MEWS
OAKWOOD CR
HUON CT
HAMS RD
GEELONG RING RD
Waurn Ponds
GRZ1
SUGARGUM DR
PL
VIOGNER
GHAZEEPORE RD
MUIR RD
ANGLESEA RD
PUZ1
BAANIP BVD
PUZ1
BAANIP BVD
Mount Duneed
LEGEND
GRZ - General Residential Zone
PUZ1 - Public Use Zone-Service and Utility
Local Government Area
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Print Date: 8/01/2019
NORTH
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160
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Metres
VICTORIA State Government
Environment, Land, Water and Planning
Part of Planning Scheme Map 65
001


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C372
MCPHERSON RD
BAROSSA CT
PARK DR
CHANDON CT
MOYSTON LANE
GRANGE
BLACKHEATH MEWS
OAKWOOD CR
HUON CT
HAMS RD
GEELONG RING RD
Waurn Ponds
DDO45
SUGARGUM DR
PL
VIOGNER
GHAZEEPORE RD
MUIR RD
ANGLESEA RD
BAANIP BVD
Mount Duneed
LEGEND
DDO45 - Design and Development Overlay - Schedule 45
Local Government Area
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Environment, Land, Water and Planning
Part of Planning Scheme Map 65DDO
002

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C372

SCHEDULE 45 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO45**

HAMS ROAD, WAURN PONDS RESIDENTIAL SUBDIVISON

1.0 Design objectives

--/--/20—
C372

To ensure an appropriate transition of housing density and interface between the subject land and the residential area to the north of Hams Road.

To reinstate the natural east-west waterway and make it a central feature of the development including opportunities for environmental restoration, suitable habitat for native fauna, open space and stormwater management.

To provide a safe and interconnected transport network that includes opportunities for walking and cycling, minimises impacts on adjoining streets and directs car traffic to an upgraded Hams Road / Ghazeepore Road intersection.

To maintain an appropriate buffer between development and the quarry and extractive industries located to the south, where required.

2.0 Buildings and works

--/--/20—
C372

A permit is not required to construct a building or a fence or to construct or carry out works not associated with the subdivision of the land.

3.0 Subdivision

--/--/20—
C372

A permit to subdivide land must meet the following requirements:

Urban Design

- Subdivision design should provide a range of lot sizes and densities to encourage a variety of housing types including larger lots of a minimum 700 square metres around the permitter of the site and conventional lots of a minimum 300 square metres towards the core of the site.
- Residential lots fronting Hams Road must have a minimum lot size of 800 square metres and a minimum frontage to Hams Road of 25 metres.
- Subdivision design must incorporate the reinstatement of the creek system as a key drainage, environmental and open space feature.
- Open space and drainage reserves should be interfaced by roads on at least three sides.
- Appropriate buffer treatments, interfaces, setbacks and acoustic treatments (where required) must be provided to: the Powercor electrical substation utility; Princes Freeway and Baanip Boulevard; Geelong-Warrnambool Railway Line and the land south of the railway line which may be subject to future extractive industry.
- An acoustic report prepared by a suitably qualified acoustic consultant must be provided that:
  - reassesses predicted noise levels from the Geelong Ring Road and from Baanip Boulevard at future dwellings on the subject land in accordance with the noise criteria in AS2017:2016 and the VicRoads Traffic Noise Reduction Policy. The assessment must include dwellings along the Geelong Ring Road, dwellings along Baanip Boulevard and dwellings along Hams Road with a line of sight to the Geelong Ring Road
  - recommends appropriate noise attenuation measures to ensure that predicted noise emissions from the Geelong Ring Road and from Baanip

Boulevard comply with the noise criteria in AS2017:2016 and the noise objectives in the VicRoads Traffic Noise Reduction Policy

- recommends appropriate noise attenuation measures to ensure that noise emissions from the Powercor substation:
  - comply with the recommended maximum noise levels in EPA Publication 1411, Noise from Industry in Regional Victoria (NIRV) at all dwellings and other noise sensitive uses proposed on the land at 35 Hams Road
  - are not increased at any existing dwellings located to the north and east of the Powercor substation
- demonstrates to the satisfaction of the Responsible Authority and Powercor that the above requirements can be met.

Stormwater Management

- Land must be set aside for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO,1999), Infrastructure Design Manual, and CoGG Design Notes.
- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying; as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- A stormwater management system must be designed to ensure that:

- peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
- no adverse impacts to any surrounding land, upstream or downstream.

Traffic and Pedestrian Movements

- An integrated and continuous network of safe and convenient footpaths and shared paths including a shared pathway along the full length of the creek reserve with connections to Hams Rd, Ghazeepore Road and the Princes Freeway path.
- Vehicle access to the site to be from Hams Road only with no direct access to Ghazeepore Road.
- Upgrading of the intersection at Hams Road and Ghazeepore Road including a safe pedestrian and cycle crossing of Ghazeepore Road.
- Upgrading and widening of Hams Road between the Hams Road court bowl and the intersection at Ghazeepore Road.
- Local area traffic management treatments to discourage and minimise vehicle movements from the development into Grange Park Drive.

Public Open Space

- A creek reserve of approximately 30 metres either side of the reinstated east-west waterway.
- One centrally located local park of approximately one hectare, of regular shape and in close proximity to the creek reserve.
- An open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land not including encumbered land such as buffer treatments, drainage reserves and land within the creek reserve.

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

4.0 Signs

–/–/20—
C372

None specified

5.0 Application requirements

--/--/20—
C372

None specified

6.0 Decision guidelines

--/--/20—
C372

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

- The need to ensure the coordinaton, sequencing and efficient delivery of service infrastructure, road connections and open space across the properties subject to this overlay.

Attachment 4

C372 Panel Report Executive Summary

Executive summary

(i) Summary

Greater Geelong Planning Scheme Amendment C372 (the Amendment) seeks to rezone the land at 35 Hams Road and 63-69 Hams Road Waurn Ponds from Farming Zone to General Residential Zone, and to apply Design and Development Overlay Schedule 45 to guide the residential development of the land. The Amendment was accompanied by two permit applications (draft Permit 662/2017 and draft Permit 663/2017), which seek permission to subdivide the land, remove native vegetation, and remove a gas easement from the land at 69-93 Hams Road that is no longer required.

The land is surrounded by the Geelong Ring Road, the Geelong to Warrnambool railway line, Hams Road and Ghazeepore Road. It is the last remaining parcel of Farming Zone land inside the Geelong Ring Road in this part of Geelong. It is close to the Waurn Ponds Station, Deakin University's Waurn Ponds campus, the Waurn Ponds shopping centre and the Armstrong Creek West Growth Area.

The Grange Park Estate, which has larger semi-rural style lots, is located to the immediate north of the subject land, and the Powercor Waurn Ponds Zone Substation abuts the north east corner of the subject land. The land to the south of the railway line is owned by Boral, and has a current approved Work Authority for limestone, scoria and basalt extraction and quarrying. A high pressure gas pipeline is located within the VicRoads road reserve of the Geelong Ring Road, close to the western boundary of the subject land.

Council received 165 submission in response to the exhibition of the Amendment and draft permits. 159 of those submissions objected to the proposal (including 77 pro forma submissions). Submissions raised many and varied issues, but the key concerns related to the proposed density of the subdivision, and traffic. Other concerns included:

- noise from the substation and surrounding roads and rail
- drainage and flooding issues, including impacts on a VicTrack culvert under the railway corridor
- ecological issues, including loss of native vegetation and loss of habitat
- issues relating to the interface with the neighbouring substation and the quarry
- cultural heritage impacts
- potential contamination
- bushfire risk and emergency vehicle access
- social issues.

The Amendment is well founded and strategically justified, and should proceed. The strategic framework identifies the land for future residential development. The rezoning is consistent with a number of high level State policy directions, including ensuring an adequate supply of residential land, providing for a diversity of housing choice, and providing housing in locations that are close to public transport, employment and services. At a more regional and local level, the rezoning meets policy directions in the G21 Regional Growth Plan aimed at minimising the continued expansion of the urban footprint and providing a mix of infill development in suitable locations. The Panel recommends some

minor amendments to the exhibited Design and Development Overlay Schedule 45, which are shown in Appendix C of this report.

On balance, the Panel considers that the development represented on the revised Masterplan will produce an acceptable outcome that will deliver net community benefit and sustainable development. The permits should be granted, subject to the conditions contained in Appendices D and E of this report.

Traffic

The material presented to the Panel in relation to traffic, particularly on Ghazeepore Road, raises a conundrum. On the one hand, the expert evidence concluded with some confidence that there is more than adequate capacity in the current road network to accommodate the development traffic. On the other, residents have told the Panel that they are already experiencing significant traffic congestion under current conditions, and that adding the extra traffic will make things worse – some say unacceptable.

On balance, the Panel is satisfied that the development is likely to add a relatively small amount of additional traffic to Ghazeepore Road and the surrounding network, and there are no traffic reasons to not support the proposed development. That said, Council acknowledges that the traffic in Ghazeepore Road is currently causing difficulties for the local residents, and both experts considered that Ghazeepore Road would be designed differently if it was being designed today. The Proponent has volunteered to contribute $500,000 toward a traffic improvement study in Ghazeepore Road, and any improvement works recommended by that study. The Panel regards this as an appropriate response.

The Panel supports the proposed roundabout at the intersection with Hams Road, Ghazeepore Road and Sugargum Drive. This should contribute to resolving some of the existing traffic concerns in Ghazeepore Road.

Based on the evidence, the Panel does not anticipate that the proposed development is likely to result in significant traffic increased in Grange Park Drive. It does not support turn bans at the intersection of Grange Park Drive and Hams Road, as this would place unreasonable restrictions on the existing residents of the Grange Park Estate.

The Panel generally supports the proposed upgrades to Hams Road, and considers that they will create more than enough capacity to accommodate the development traffic. It does not, however, support the 3.0 metre wide shared path on the south side of Hams Road requested by Transport for Victoria. It considers that the shared path through the creek reserve is sufficient, and that the cross section of Hams Road will be more functional and deliver better outcomes for the residents of the proposed development and the surrounding community if the shared path is not included. Council should seek agreement from Transport for Victoria (which is a determining referral authority) to remove this requirement.

Submitters raised concerns about the internal road layout, including that local streets would not be wide enough for emergency vehicles to access lots within the subdivision. Based on Council's submissions, the evidence and the response from the Country Fire Authority, the Panel is satisfied that the internal road layout, including the width of local streets, is appropriate and in line with accepted subdivision standards. It was also not persuaded that

the location of the main access road into the subdivision, opposite the entrance to Champagne Court, was inappropriate.

Housing density and neighbourhood character

The Panel supports the proposed density reflected in the revised Masterplan, and does not consider that it will result in an unacceptable impact on the neighbourhood character. Larger lots are proposed along Hams Road and around the perimeter of the site, providing an appropriate interface with the Grange Park Estate. The current policy framework does not support the larger lot sizes and lower densities sought by many submitters. In fact, it supports higher densities than those proposed, given the proximity of the land to Waurn Ponds Station and other local and regional services and employment opportunities.

Noise

The subject land is in a noise constrained environment. Nearby noise sources include the Geelong Ring Road and Baanip Boulevard, the Geelong to Warrnambool railway line, the Powercor substation, the Boral quarry and the proposed pump station on the site.

Noise assessments conducted to date indicate that noise from the substation exceeds the applicable criteria. Noise mitigation measures will be required to ensure the noise criteria can be met. Noise attenuation measures must not increase noise levels at existing dwellings to the north and east of the substation. This will require further assessment.

Noise assessments conducted to date indicate that noise levels from the railway line exceed investigation thresholds specified in the *Victorian Passenger Rail Noise Policy*. Noise mitigation measures will also be required to address impacts on dwellings near the railway line.

While noise assessments conducted to date concluded that predicted traffic noise levels would be appropriate, the Panel has some concerns with the Traffic Noise Assessment and considers that traffic noise needs to be reassessed, and the need for noise mitigation further considered. Suitable permit conditions have been included to ensure that this occurs.

Flooding and drainage

Subject to some further minor refinements, the proposed drainage scheme will improve the currently degraded waterway traversing the site, and will improve existing local flooding conditions including the periodic flooding of the retarding basin and surrounding properties in the Grange Park Estate, and the flooding that occurs across Hams Road. The rehabilitated waterway will have reduced sediment loads through better erosion control, good connectivity through the site and improved water quality. External drainage works will be required, including upgrades to the culverts in Hams Road and Ghazeepore Road.

One of the more controversial issues relating to the proposed drainage scheme was the use of, and impacts on, VicTrack's aging brick culvert under the Geelong to Warrnambool railway corridor. The culvert is currently not performing as it should, largely due to sediment build up, and there can be significant ponding of water on both sides of the railway line. VicTrack initially objected to the development draining through the VicTrack culvert. This is not reasonable, as the culvert is located on the natural drainage line and there is no other logical point (other than a new culvert under the railway line) that could be used.

That said, the culvert will need to be upgraded or possibly replaced to allow the subject land to be safely and effectively drained without impacting on the railway line. Ultimately the question of whether the culvert should be upgraded or replaced needs to be resolved through further negotiations between the Proponent, VicTrack and other stakeholders (including Council, who is the local drainage authority). The Panel makes the observation, however, that whether the culvert is upgraded or replaced, VicTrack will have reduced maintenance costs and an asset with improved functionality and a longer life. The Panel considers it is unreasonable to expect the Proponent to bear the full responsibility and cost of the upgrade or replacement.

Ecological issues

The exhibited permit conditions were not sufficiently rigorous to deliver acceptable biodiversity outcomes. However the Panel supports the revised permit conditions provided by Council with its Part B submissions. Subject to minor refinements, they will ensure that native vegetation to be retained will be properly identified and protected, and that vegetation to be lost will be appropriately replaced or offset. Some changes are required to permit conditions to better protect frog species on the land (including determining whether the Growling Grass Frog is present), but the Panel is satisfied that the revised permit conditions will, if implemented, deliver a better biodiversity outcome on the land and for the surrounding area than currently exists.

The quarry

Boral's current Work Authority allows stone extraction up to the edge of the Boral land. It is appropriate to apply a 250 metre extractive industry buffer to both permits, and to reference this buffer in the Design and Development Overlay Schedule 45. Subdivision and development of land within the buffer should not be permitted without the consent of the Earth Resources Regulation Branch of the Department of Jobs, Precincts and Regions. While the Panel has some reservations about the impact of possible blasting activity on the Boral land, there was insufficient evidence or information before it to justify imposing a larger 500 metre buffer from the boundary of the Boral land, which would result in most of the subject land being potentially undevelopable.

The substation

The Panel is satisfied that the impacts of the substation on the proposed development (and the reverse amenity impacts of the development on the substation) can be appropriately managed. Permit conditions are required to ensure that the drainage system does not allow for any flooding of the substation site, and to ensure that future dwellings on the land incorporate appropriate measures to attenuate the noise generated by the substation.

Other issues

In relation to the other issues raised by submitters, the Panel considers that:

- Council's revised permit conditions requiring further assessment of the site for contamination adequately address any potential contamination concerns.
- The recommendations of the Cultural Heritage Management Plan, which has been assessed and approved by the Wathaurung Aboriginal Corporation, are appropriate to manage any impacts of the proposed development on cultural heritage.

- The bushfire risk is low, and can be appropriately managed.
- There is no basis for concluding that the development will result in crime, social problems, 'ghettoes' or 'slums'.

(ii) Recommendations

Primary recommendations

Based on the reasons set out in this Report, the Panel makes the following primary recommendations:

1. **Adopt Greater Geelong Planning Scheme Amendment C372 as exhibited, with the changes to the Design and Development Overlay Schedule 45 as shown in Appendix C.**
2. **Issue Planning Permit 662/2017 for the multi-lot staged subdivision and removal of native vegetation on land at 35 Hams Road Waurn Ponds, subject to the permit conditions contained in Appendix D.**
3. **Issue Planning Permit 663/2017 for the multi-lot staged subdivision, removal of native vegetation and removal of an easement (gas) on land at 69-93 Hams Road Waurn Ponds, subject to the permit conditions contained in Appendix E.**

Based on the reasons set out in this Report, the Panel makes the following detailed recommendations in relation to changes to the Design and Development Overlay Schedule 45 and the draft permit conditions for Permits 662/2017 and 663/2017. These detailed recommendations are based on the exhibited version of the Design and Development Overlay Schedule 45, and the revised draft permit conditions for Permits 662/2017 and 663/2017 attached to Council's Part B submission.

Changes to the exhibited Design and Development Overlay Schedule 45 (Appendix C)

4. **Remove references to the shared path on the south side of Hams Road from the Design and Development Overlay Schedule 45.**
5. **Include Council's proposed changes relating to housing density and lot sizes attached to its Part A submission, but delete the following requirement:**

   Lots fronting Hams Road must include a restriction preventing them from containing more than one dwelling and being further subdivided.

   In the alternative, reword the requirement as follows:

   A section 173 agreement must be entered into in respect of the lots fronting Hams Road preventing the construction of more than one dwelling on each lot, and preventing the lots from being further subdivided.
6. **Amend the Design and Development Overlay Schedule 45 to include the following additional requirement under the heading 'Urban Design':**

   An acoustic report prepared by a suitably qualified acoustic consultant must be provided that:

- **recommends appropriate noise attenuation measures to ensure that noise emissions from the Powercor substation:**
  - **comply with the recommended maximum noise levels in EPA Publication 1411, *Noise from Industry in Regional Victoria* (NIRV) at all dwellings and other noise sensitive uses proposed on the land at 35 Hams Road**
  - **are not increased at any existing dwellings located to the north and east of the Powercor substation**
- **demonstrates to the satisfaction of the Responsible Authority and Powercor that the above requirements can be met.**

7. **Amend the Design and Development Overlay Schedule 45, to include the following additional requirement under the heading 'Urban Design':**

   An acoustic report prepared by a suitably qualified acoustic consultant must be provided that:
   - **reassesses predicted noise levels from the Geelong Ring Road and from Baanip Boulevard at future dwellings on the subject land in accordance with the noise criteria in AS2017:2016 and the VicRoads Traffic Noise Reduction Policy. The assessment must include dwellings along the Geelong Ring Road, dwellings along Baanip Boulevard and dwellings along Hams Road with a line of sight to the Geelong Ring Road**
   - **recommends appropriate noise attenuation measures to ensure that predicted noise emissions from the Geelong Ring Road and from Baanip Boulevard comply with the noise criteria in AS2017:2016 and the noise objectives in the VicRoads Traffic Noise Reduction Policy**
   - **demonstrates to the satisfaction of the Responsible Authority that the above requirements can be met.**

8. **Amend the second design objective in the Design and Development Overlay Schedule 45 to read:**

   To reinstate the natural east-west waterway and make it a central feature of the development including opportunities for environmental restoration, suitable habitat for native fauna, open space and stormwater management.

9. **Amend the Design and Development Overlay Schedule 45 to include the following additional design objective:**

   To maintain an appropriate buffer between development and the quarry and extractive industries located to the south, where required.

Changes to revised Permits 662/2017 and 663/2017 (Appendices D and E)

10. **Include the following sub-conditions in condition 1 of each permit, in relation to changes to the Overall Subdivision Masterplan:**

(#) remove references to turn bans at the Grange Park Drive/Hams Road intersection;
(#) the active pedestrian path through the creek reserve to be a minimum of 3.5 metres wide and connected to the existing shared path that runs alongside the Geelong Ring Road;
(#) show an extractive industry buffer extending 250 metres from the boundary of the land zoned Special Use Zone 7 to the south of the railway line;

11. Amend condition 1(g) in Permit 662/2017 to insert the words 'ultra low floor' after 'a 12 m long', as shown in Appendix D.

12. Amend the conditions in Permit 662/2017 to specify that the roundabout at the Hams Road intersection must be constructed as part of the Stage 1 roadworks for Hams Road.

13. Seek the agreement of Transport for Victoria to withdraw its requirement for conditions requiring a 3 metre wide shared path on the south side of Hams Road.
    a) If Transport for Victoria agrees, include the following sub-condition in condition 1 of each permit, in relation to changes to the Overall Subdivision Masterplan:

        (#) remove the shared path on the south side of Hams Road.

    b) If Transport for Victoria does not agree, include the following conditions in both permits:

        A sub-condition in condition 1 that reads "a minimum 3 metre wide shared user path (off road), on the southern side of Hams Road from the Geelong Ring Road underpass, along the length of Hams Road, across Ghazeepore Road connecting to Sugargum Drive"

        A new condition that reads "Unless otherwise agreed to in writing with the Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stages that contain or abut Hams Road, the shared user path (off road) on the south side of Hams Road must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria."

14. Reword condition 9 of Permit 663/2017 to read:

        Unless otherwise approved in writing, works for stage 1 of the development cannot commence unless the works to upgrade Hams Road required under both this permit and Permit 662/2017 are completed to the satisfaction of the Responsible Authority.

15. Include a condition in Permit 662/2017 to require revised acoustic report(s) that:
    a) makes recommendations for noise mitigation measures to ensure noise emissions from the Powercor substation:
        - meet the maximum recommended noise levels in *Noise from Industry in Rural Victoria* at all future dwellings on the land

- **are not increased at existing dwellings to the north and east of the substation**

b) demonstrates (including through further modelling) that the above requirements can be met, to the satisfaction of the Responsible Authority and Powercor.

16. Include a condition in both permits to require revised acoustic report(s) that:

a) reassess the need for noise mitigation measures to ensure noise emissions from the Geelong Ring Road and Baanip Boulevard meet relevant policy reuqirements

b) demonstrates (including through further modelling) that the above requirements can be met, to the satisfaction of the Responsible Authority and Powercor.

17. Include conditions in both permits that ensure that the recommendations of the revised acoustic report(s) are implemented to the satisfaction of the Responsible Authority, including (where appropriate) through restrictions on the titles of relevant lots.

18. Amend the rail noise conditions in both permits to specify noise criteria to be met rather than specific noise attenuation measured to be incorporated into future dwellings.

19. Amend the conditions relating to drainage engineering plans (condition 15 in both permits) to require the plans to:

a) be prepared by a suitably qualified engineer;

b) incorporate the recommendations of the Surface Water Management Strategy relating to geotechnical investigations, watertight wetland bases and non-dispersive topsoil;

c) include all external drainage works;

d) include any temporary drainage works that may be required if one part of the land develops before the other;

e) ensure that no water is discharged to the Powercor utility site during a 1% AEP flood event;

f) provide for further modelling (if required by the Responsible Authority) to demonstrate that the drainage scheme can meet the requirements of the permit before the Responsible Authority endorses the drainage engineering plans.

20. Amend condition 29 in Permit 662/2017 to:

a) include the upgrade of the Hams Road culvert (as well as the drainage works in the VicRoads road reserve, the Ghazeepore Road culvert and the VicTrack culvert);

b) refer to 'cleaning, upgrading or replacing, where necessary' the VicTrack culvert, to the satisfaction of the Responsible Authority and VicTrack.

21. Amend the native vegetation conditions in both permits to require:

a) the draft Ecological Vegetation Classes present on the site to be confirmed;

b) the final offset to be provided for each site to be determined by a suitably qualified professional once the design of the subdivision and the Hams Road upgrades are finalised;
c) offsets to be provided onsite where possible.

22. Amend the fauna conditions in both permits to require:
    a) a pre-clearance survey to assess the presence of Growling Grass Frog, Golden Sun Moth, Ballion's Crake and Barking Owl – the survey must be undertaken during the optimal breeding season for the Growling Grass Frog;
    b) the salvage and relocation of any frog species under the supervision of a qualified zoologist prior to works commencing.

23. Include the following conditions on both permits:

    Department of Jobs, Precincts and Regions – Earth Resources Regulation Branch
    Land affected by the 250 metre extractive industry buffer as shown on the endorsed plan must not be subdivided or developed without the further written agreement of the Department of Jobs, Precincts and Regions.

24. Include a condition on both permits requiring the Construction Management Plan to reflect the recommendations of the approved Cultural Heritage Management Plan, as shown in Appendices D and E.

25. Seek clarification from Downer as to what capacity it recommended the conditions contained in its letter dated 14 September 2017 (part of Document 14). If the conditions were recommended in its capacity as a determining referral authority, include them in Permit 663/2017 unless Downer agrees otherwise.

Changes to the draft section 173 agreement

26. Include provisions in the section 173 agreement requiring the Proponent to pay the voluntary contribution of $500,000 towards a traffic study and traffic improvements in Ghazeepore Road, and requiring Council to undertake the study and improvements within two years of receiving the payment.

27. If drainage works are required on the Powercor site to achieve no water discharge to the Powercor site during a 1% AEP flood event, include them in the section 173 agreement.

28. Amend clause 6.2 of the exhibited draft section 173 agreement by:
    a) inserting the words 'cleaning, upgrading or replacing, where necessary, the' before the words 'Geelong-Warrnambool railway culvert';
    b) inserting the words 'and VicTrack' after the words 'to the satisfaction of the Responsible Authority'.

Attachment 5

S173 Agreement – Amendment C372 – 35 and 69-93 Hams Road, Waurn Ponds

THIS AGREEMENT is made the day of 2019

BETWEEN

1. **GREATER GEELONG CITY COUNCIL** of 30 Gheringhap Street, Geelong in the State of Victoria (**Responsible Authority**); and

2. **Echin Pty Ltd** of ..... (**Owner 1**); and

3. ..... [redacted] **and** ..... [redacted] both of ..... (**Owner 2**)

RECITALS:

R.1. Owner 1 is the registered proprietor of the land known as 69-93 Hams Road, Waurn Ponds, being the land described in Certificates of Title Volume 11269 Folios 107, 108, 109 (**Anglesea Road Land**).

R.2. Owner 2 is the registered proprietor of the land known as 35 Hams Road, Waurn Ponds, being the land described in Certificate of Title Volume 10316 Folio 630 (**Hams Road Land**).

R.3. Together Owner 1 and Owner 2 are referred to in this Agreement as the Owner.

R.4. Together the Anglesea Road Land and the Hams Road Land are referred to in this Agreement as the Land.

R.5. The Responsible Authority is responsible for the administration and enforcement of the Planning Scheme pursuant to the provisions of the Act.

R.6. The Owner requested that the Land be rezoned and on 13 March 2019 the Responsible Authority exhibited Amendment C372 to the Greater Geelong Planning Scheme (**Amendment**). The Amendment proposes to:

i) Rezone the Hams Road Land and the Anglesea Road Land, from Farming Zone (FZ) to the General Residential Zone Schedule 1 (GRZ1).

ii) Rezone the Barwon Water land between the site to be rezoned for residential purposes as outlined in part i) above and the Geelong/Warrnambool railway from Farming Zone to Public Use Zone 1 (PUZ1).

iii) Insert and apply a new Schedule 45 to Clause 43.02 Design and Development Overlay (DDO4) to Land.

R.7. The Owner has voluntarily agreed to pay to the Responsible Authority:

i) a $2670 contribution in respect of each residential lot created by the subdivision of the Land on the basis that the Responsible Authority will then apply such funds proviced to the provision of community facilities in the Waurn Ponds/Grovedale area of the municipality; and

ii) a $500,000 contribution on the basis that the Responsible Authority will:

(1) use such funds to undertake a traffic study of Ghazeepore Road; and

(2) undertake any capital works that are recommended by the traffic study to address the increased usage of Ghazeepore Road that may result as a consequence of the subdivision of the Land, to the extent that such capital works are funded by the $500,000 contribution.

This Agreement secures these voluntary contributions.

R.8. This Agreement is entered into between the Responsible Authority and the Owner pursuant to section 173 of the Act in order to achieve the objectives of planning in Victoria and to secure and deliver the necessary internal and external works associated with the future subdivision and development of the land for residential purposes and to secure the voluntary contribution of the Owner.

IT IS AGREED AS FOLLOWS:

Definitions

1. In this Agreement unless inconsistent with the context or subject matter:

1.1. **Act** means the *Planning and Environment Act* 1987;

1.2. **Agreement** means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement;

1.3. **"Adjustment Index"** means either the ANZSIC Class 3101 – 'Road and Bridge Construction – Australia' index or ANZSIC Class 3101 – 'Road and Bridge Construction – Victoria' index at the sole discretion of provided that the amount of any adjustment will be no lower than the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics;

1.4. **Amendment** means Amendment C372 to the Planning Scheme;

1.5. **Community Infrastructure Contribution** means a payment of $2670 indexed in accordance with this Agreement.

1.6. **DDO** means the Design and Development Overlay being applied to the Land by Greater Geelong Planning Scheme Amendment C372;

1.7. **Encumbered Land** means all land which includes all existing and proposed drainage lines, retarding basins, lakes, wetlands, land subject to a risk of landslip and liable for flooding, drainage basins, plantation buffer treatments (unless it is demonstrated to the Responsible Authority's satisfaction that the plantation buffer treatments can be used for open space), land within the natural west-east waterway defined as the bed and banks and that area generally 30 metres either side of the creek bank;

1.8. **External Drainage works** means those drainage works:

a) that are necessary as a result of the proposed subdivision and development of the Land, in accordance with plans required as a condition of the Planning Permit; and
b) that fall outside the area of the Land.

1.9. **Drainage Plans** means the detailed drainage plans required to be prepared as a condition of the Planning Permit;

1.10. **Ghazeepore Road Traffic Study** means an assessment undertaken by a qualified traffic engineer of the current and future traffic conditions on Ghazeepore Road commissioned by the Responsible Authority and paid for by funds from the Traffic Study and Works Contribution;

1.11. **Intersection** means an upgraded intersection arrangement at the Hams Road and Ghazeepore Road junction as specified in the conditions and plans approved under the Planning Permit;

1.12. **Land** means the land described in Recitals 1 and 2;

1.13. **Mortgagee** means the person or persons registered or entitled from time to time to be registered by the Register of Titles as Mortgagee of the Land or any part of it;

1.14. **Landscape Masterplan** means the Landscape Masterplan required to be prepared as a condition of the Planning Permit;

1.15. **Owner** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any part of it, and includes a Mortgagee in possession;

1.16. **party or parties** means the Owner and the Responsible Authority under this Agreement as appropriate;

1.17. **Planning Permit** means Planning Permit 662/2017, 663/2017 (and any amendment to these documents) and any subsequent permit issued for subdivision of the Land;

1.18. **Planning Scheme** means the Greater Geelong Planning Scheme and any successor instrument or other planning scheme which applies to the Land;

1.19. **Residential Lot** means a lot to be created on a proposed subdivision of the Land which in the reasonably formed view of the Responsible Authority is intended for development for the purpose of a dwelling without further subdivision.

1.20. **Responsible Authority** means Greater Geelong City Council as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors and any subsequent person or body which is the responsible authority for the Planning Scheme;

1.21. **Road Network and Traffic Management Plans** means the Road Network and Traffic Management Plans required to be prepared as a condition of the Planning Permit; and

1.22. **Traffic Study and Works Contribution** means a payment of $500,000 in accordance with clause 7 of this Agreement;

1.23. **Urban Design Masterplan** means the Urban Design Masterplan or subdivision plans approved under the Planning Permit.

Interpretation

2. In the interpretation of this Agreement unless inconsistent with the context or subject matter:

2.1. The singular includes the plural and the plural includes the singular;

2.2. A reference to a gender includes a reference to all other genders;

2.3. Words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa;

2.4. A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;

2.5. A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;

2.6. The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals;

2.7. References to the parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be;

2.8. Reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time; and

2.9. Where a word or phrase is given a definite meaning in this Agreement, a part of speech or other grammatical form for that word or phrase has a corresponding meaning.

Specific Obligations of the Owner

Intersection works at the Hams Road and Ghazeepore Road junction

3. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

3.1. It will construct the Intersection to such standard as specified in the conditions and plans approved under the Planning Permit to the satisfaction of the Responsible Authority;

3.2. It will construct the Intersection prior to or by the time specified in the Planning Permit.

3.3. It is responsible for obtaining all approvals, and adherence to maintenance periods, costs, fees and charges associated with the construction of the Intersection.

Upgrades to Hams Road

4. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

4.1. It will undertake improvements within the Hams Road reserve to the standard specified in the conditions and plans approved under the Planning Permit to the satisfaction of the Responsible Authority;

4.2. Improvements must include, but not be limited to roadworks such as asphalting, line marking, kerb and channel and connection to the intersection at Ghazeepore Road; drainage works; footpaths; pedestrian crossings; signage.

4.3. It will construct the improvements within the Hams Road reserve prior to or by the time specified in the Planning Permit.

4.4. It is responsible for obtaining all approvals, and adherence to maintenance periods, costs, fees and charges associated with the construction to the Hams Road reserve.

External drainage works

5. The Owner covenants, acknowledges and agrees with the Responsible Authority:

5.1. It will be responsible for the all External Drainage Works within the VicRoads reserve (Geelong Ring Road Section 4B) to connect and channel the existing drainage network extending from the Ring Road/shared path, to the open waterway reserve in the Land, to the standard specified in the Planning Permitto the satisfaction of the Responsible Authority;

5.2. It will be responsible for External Drainage Works, including but not be limited to: cleaning, upgrading, or replacing, where necessary, the Ghazeepore Road culvert and Geelong-Warrnambool railway culvert to the standard specified in the Planning Permit to the satisfaction of the Responsible Authority and VicTrack;

5.3. It will construct the External Drainage Works prior to or at the time specified in the Planning Permit.

5.4. It is responsible for obtaining all approvals, and adherence to maintenance periods, costs, fees and charges associated with the construction

of the External Drainage Works.

Community Infrastructure Contribution

6. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

6.1. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of any subdivision or stage of subdivision which would create a Residential Lot, it will pay the Responsible Authority the community infrastructure contribution and will be determined by multiplying the number of Residential Lots to be created by the plan of subdivision by the contribution amount per lot, being $2670 per lot as at the date of this Agreement;

6.2. The community infrastructure contribution referred to in this clause 7 will be adjusted on 1 July each year following the execution of this Agreement by reference to the Adjustment Index.

Traffic Study and Works Contribution

7. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

7.1. within 60 days of receiving a written request from the Responsible Authority pursuant to clause 12.2.1 of this Agreement, it will pay the Responsible Authority the Traffic Study and Works Contribution

Public Open Space Contribution

8. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

8.1. Prior to the issue of a Statement of Compliance for each stage of subdivision on the Land, it will make a contribution to the Responsible Authority for public open space of 10% of all developable residential land in that stage of subdivision, or 10% of the site value of the Land in that stage of subdivision, or a combination of both which is to the Responsible Authority's satisfaction.

8.2. The public open space contribution of 10% of developable residential land will only be credited where:

8.2.1. The land is to be vested or transferred to the Responsible Authority via the relevant plan of subdivision;

8.2.2. It is identified as unencumbered open space in the approved Open Space and Landscape Masterplan or any other component of the Development Plan.

8.2.3. The land is not Encumbered Land.

8.2.4. The land is otherwise free from any contamination, and sown to grass or such other finish as is approved by the Responsible Authority.

8.3. Each area of public open space identified as public open space in the approved Development Plan must be shown as a reserve on the plan of subdivision for the relevant part of the Land so as to vest in the Responsible Authority upon the registration of the plan of subdivision.

8.4. Notwithstanding clause 8.2.3, the shared user path within the creek reserve proposed on the Land will be credited towards the public open space contribution of 10% of all developable residential land.

Public Open Space Improvements

9. The Owner covenants, acknowledges and agrees with the Responsible Authority that:

9.1. Prior to vesting public open space in Council will undertake improvements within public open space areas to the standard specified in the Landscape Masterplan and in detailed plans approved pursuant to the Planning Permit to the satisfaction of the Responsible Authority.

9.2. It will be responsible for improvements, including but not be limited to: landscaping, fencing, seating, wayfinding/signage, playgrounds and the shared pathway to be constructed along the natural west-east waterway connecting to the existing road and shared path network.

9.3. It is responsible for all costs, fees and charges associated with the improvement of the public open space areas.

Costs associated with works and improvements external to Land

10. The Owner agrees that:

10.1. Where the timing in the approved Planning Permit (including all plans approved under the Planning Permit) trigger works external to the Land identified under this Agreement, it will undertake the triggered works prior to the issue of any statement of compliance under the Subdivision Act 1988 that would trigger the works or any further statement of compliance under the Subdivision Act 1988 in respect of any part of the Land.

10.2. Clause 10.1 applies whether or not there is a planning nexus between the works triggered under the Planning Permit and any and all relevant subdivisions of the Land for which a Statement of Compliance under the Subdivision Act 1988 is sought.

10.3. Owner 1 and Owner 2 have entered into a separate deed of agreement concerning their respective interests in the Land and which deed provides for the apportionment of payment for the external infrastructure items and works identified under this Agreement.

10.4. It will not bring any proceeding under the Subdivision Act 1988 seeking to force the issue of a Statement of Compliance under that Act unless any triggered external works identified under this Agreement have been implemented to the satisfaction of the Responsible Authority.

10.5. The Responsible Authority has no responsibility for the cost of any works identified under the Agreement or for the apportionment of costs of providing infrastructure under this Agreement as between the current owners or any future owners of the Land.

Further Covenants of the Owner

11 The Owner warrants and covenants with the Responsible Authority that:

11.1. It is the registered proprietor (or entitled to be so) of the Land;

11.2. Save as shown in the certificate of title to the Land, there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land or any part of it and not disclosed by the usual searches;

11.3. Neither the Land nor any part of it is subject to any right obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in section 42 of the *Transfer of Land Act* 1958 (Vic);

11.4. It will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of it without first providing to its successors a copy of this Agreement;

11.5. It will within 28 days of written demand pay to the Responsible Authority the Responsible Authority's reasonable costs (including legal costs) and expenses of and incidental to the preparation, execution, any amendment and recording of this Agreement. To the extent that such costs and expenses constitute legal professional costs, the Responsible Authority may at its absolute discretion have these costs assessed by the Law Institute of Victoria and the parties will be bound by the amount of that assessment, with any fee for obtaining such an assessment being borne equally by the Responsible Authority and the Owner. Such costs payable by the Owner will include the costs and disbursements associated with the recording, cancellation or alteration of this Agreement in the Register;

11.6. It will do all that is necessary to enable the Responsible Authority to make application to the Registrar of Titles to record this Agreement in the Register in accordance with the Act, including the signing of any further agreement, acknowledgment or other document; and

11.7. Until such time as this Agreement is recorded in the Register, the Owner must ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

Obligations of the Responsible Authority

12 The Responsible Authority agrees that:

12.1. The Community Infrastructure Contribution collected will be applied at its sole discretion but towards community infrastructure projects that will provide community benefits in the Waurn Ponds/Grovedale areas unless otherwise agreed in writing between the Responsible Authority and the Owner.

12.2. The Traffic Study and Works Contribution must be:

12.2.1. requested from the Owner by the Responsible Authority in writing within 2 years of the issue of the first statement of compliance for the first stage of subdivision of the Land; and

12.2.2. applied by the Responsible Authority within 2 years of receipt to

12.2.2.1. the Ghazeepore Road Traffic Study; and

12.2.2.2. any capital works that are recommended in the Ghazeepore Road Traffic Study.

12.3. If the total cost of the Ghazeepore Road Traffic Study and any capital works that are recommended in the Ghazeepore Road Traffic Study is:

12.3.1. less than the Traffic Study and Works Contribution, the remaining funds will be refunded to the Owner; and

12.3.2. greater than the Traffic Study and Works Contribution, the remaining cost may be funded by the Responsible Authority at its absolute discretion.

12.4. Any funds remaining at the conclusion of the period in 12.2.2 must be refunded to the Owner.

Further assurance

13. The parties to this Agreement will do all things necessary (including signing any further agreement, acknowledgement or document) to give full effect to the terms of this Agreement and to enable this Agreement to be recorded in the Register in accordance with the Act.

Amendment

14. This Agreement may be amended only in accordance with the requirements of the Act.

No waiver

15. No waiver by any party of any default in the strict and literal performance of or compliance with any provision, condition or requirement in this Agreement will be deemed to be a waiver of strict and literal performance of and compliance with any other provision, condition or requirement of this Agreement nor to be a waiver of or in any way release any party from compliance with any provision, condition or requirement in the future nor will any delay or omission of any party to exercise any right under this Agreement in any manner impair the exercise of such right accruing to it thereafter.

No Fettering of Powers of Responsible Authority

16. The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

Notices

17. All notices and other communications under this Agreement will be sent by prepaid mail, by hand delivery, email or by facsimile to the addresses of the parties as specified in this Agreement or to such other address or person as any party may specify by notice in writing to the other party or parties, and may be sent by an agent of the party sending the notice. Each notice or communication will be deemed to have been duly received.

17.1. not later than two business days after being deposited in the mail with postage prepaid;

17.2. when delivered by hand;

17.3. if sent by email upon production of a delivery confirmation report received by the sender which records the time the email was delivered unless the sender received a delivery failure notification; or

17.4. if sent by facsimile transmission upon completion of that transmission and production of a transmission report stating that the facsimile was sent to the addressee's facsimile number.

Costs on Default

18. If the Owner defaults in the performance of any obligations under this Agreement it will pay to the Responsible Authority its reasonable costs of action taken to achieve compliance with this Agreement.

Invalidity of any Clause

19. Notwithstanding anything to the contrary in this Agreement, if any provision of this Agreement will be invalid and not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid provisions and will be and continue to be valid and enforceable in accordance with those terms.

Agreement Binding on Successors of Owners

20. This Agreement will extend to and bind the Owner's successors, assigns, administrators, transferees and legal personal representatives and the obligations imposed upon them will also be binding on their successors, transferees, purchasers, mortgagees and assigns as if each of them had separately executed this Agreement.

Joint Obligations

21. In the case of each party that consists of more than one person (including in that expression any corporation) each of those persons covenants, agrees and declares that all of the covenants, agreements, declarations and consents contained in this Agreement and made and given by that party have been entered into, made and given and are binding upon that person both severally and also jointly with the other person or persons constituting that party.

GST

22. In respect of GST:

22.1. In this clause 20, 'GST Act' means the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

22.2. Expressions used in this clause and in the GST Act have the same meanings as when used in the GST Act.

22.3. Amounts payable and consideration provided under or in respect of this Agreement are GST exclusive.

22.4. The recipient of a taxable supply made under or in respect of this Agreement must pay to the supplier, at the time the consideration for the supply is due, the GST payable in respect of the supply. This obligation extends to supply consisting of a party's entry into this document.

22.5. A party is not obliged, under clause 20.3, to pay the GST on a taxable supply to it until given a valid tax invoice for the supply.

Entire Agreement

23. This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous Agreements or understandings between the parties in connection with its subject matter.

Commencement and Ending of Agreement

24. This Agreement will commence on date that Amendment is approved by the Minister for Planning.

25. This agreement will end:

25.1. In respect of any Residential Lot, upon registration of the plan of subdivision creating that lot;

25.2. by agreement between the parties or otherwise in accordance with the provisions of the Act.

EXECUTED AS A DEED

SIGNED SEALED AND DELIVERED on behalf of the **GREATER GEELONG CITY COUNCIL** by Gareth Smith, Director Planning and Development to an instrument of delegation authorised by Council resolution, in the presence of:

[redacted]

Witness

EXECUTED by **ECHIN PTY LTD.** in accordance with Section 127 of the Corporations Act 2001:

Director

Director/Secretary

SIGNED by the said ..... [redacted] in the presence of:

Witness signature

Witness name (print)

Witness address

SIGNED by the said ..... [redacted] in the presence of:

Witness signature

Witness name (print)

Witness address

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

Permit No.: 662/2017

Planning scheme: Greater Geelong

Responsible authority: City of Greater Geelong

ADDRESS OF THE LAND: 35 Hams Road, WAURN PONDS

THE PERMIT ALLOWS: Multi Lot Subdivision and Removal of Native Vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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Amended Plans

1. Prior to the commencement of the development, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the Overall Subdivision Masterplan dated 24 July 2019 (MP19) but modified as follows:

    a) The staging plan must be amended to include construction of Retarding Basin 1 in stage 1 of development
    b) An extractive industry buffer extending 250 metres from the boundary of the land zoned Special Use Zone 7 to the south of the railway line
    c) All corner lots at intersections must have a minimum width of 14.0 m
    d) Road reserve boundaries and splays which are sufficient to accommodate a roundabout at the internal four-legged intersection (within Stage 2)
    e) The active pedestrian path through the creek reserve to be a minimum of 3.5 metres wide and connected to the existing shared path that runs alongside the Geelong Ring Road
    f) A Functional Layout Plan must be provided to show the retention of the private school bus parking location in Hams Rd (to the west of the substation) and all associated car parking provision
    g) A Functional Layout Plan of the proposed roundabout at the Ghazeepore Road/Hams Road/Sugargum Drive intersection must be provided, including swept path diagrams prepared by a suitably qualified Traffic Engineering consultant using recognised software to show all movements for a 12 m long ultra-low floor bus (primary design vehicle) and a semi-trailer (secondary design vehicle)
    h) remove references to turn bans at the Grange Park Drive/Hams Road intersection
    i) a minimum 3 metre wide shared user path (off road), on the southern side of Hams Road from the Geelong Ring Road underpass, along the length of Hams Road, across Ghazeepore Road connecting to Sugargum Drive

Endorsed Plans

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

3. The staging of the subdivision must be generally in accordance with the staging plan endorsed as part of this planning permit except with the prior written consent of the Responsible Authority.

Prior to Certification

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

5. Prior to certification of any plan of subdivision, engineering plans for the construction of new council infrastructure must be submitted to the satisfaction of the Responsible Authority for approval.

Noise

6. Prior to certification of any plan of subdivision, a revised acoustic report(s) prepared by a suitably qualified acoustic consultant must be submitted to the satisfaction of the Responsible Authority for approval. Once approved, the revised acoustic report(s) will be endorsed and will form part of the permit.

   The revised acoustic report(s) must:
   a) reassess predicted noise levels from Baanip Boulevard at future dwellings on the subject land in accordance with the VicRoads Traffic Noise Reduction Policy
   b) include recommendations for any noise mitigation measures required to:
      - achieve the requirements of Australian Standard AS2107:2016 and the VicRoads Traffic Noise Reduction Policy in relation to traffic from Baanip Boulevard
      - ensure that noise emissions from the Powercor utility:
        - comply with the recommended maximum noise levels in EPA publication *Noise from Industry in Rural Victoria* (NIRV) at all future dwellings on the land
        - are not increased at any existing dwellings located to the north and east of the Powercor utility
      - manage noise emissions from the pump station
   c) demonstrate, including through modelling, that the requirements of condition 5A(a) can be met, to the satisfaction of the Responsible Authority (and, in the case of emissions from the Powercor utility, Powercor).

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7. Prior to the certification of any plan of subdivision (or any relevant stage of a subdivision), any restrictions on the plan of subdivision including relevant "Design Guidelines", "Restrictions" and/or "Memorandum of Common Provisions" must be submitted to the Responsible Authority for approval and applied to affected lots to the satisfaction of the Responsible Authority. Once approved, the restrictions and associated documentation will be endorsed and form part of the permit.

   The Restrictions / Design Guidelines / Memorandum of Common Provisions must include:

   a) A restriction applying to any lot directly opposite the Warrnambool Railway Line / Baanip Boulevard (as shown on the Overall Subdivision Masterplan MP19), that does not allow the construction of any dwelling on the burdened lot unless it incorporates noise attenuation treatments to ensure the following noise criteria are met, to the satisfaction of the Responsible Authority:
      - for rail noise, internal noise limits of:
        - 55 dB L_{Amax} for bedrooms
        - 60 dB L_{Amax} for living areas
      - for traffic noise from Baanip Boulevard:
        - the requirements of Australian Standard AS2107:2016 and the VicRoads Traffic Noise Reduction Policy.

   b) Unless otherwise agreed to by Powercor and the Responsible Authority, a restriction applying to all lots within No. 35 Hams Road that does not allow construction of a dwelling on the burdened lot unless it complies with any relevant recommendations contained in the acoustic report(s) referred to in condition 5A(b) relating to noise mitigation measures on dwellings required to manage noise emissions from the Powercor utility.

8. Any recommendations of the revised acoustic report(s) referred to in condition 5A that are not implemented through the Restrictions / Design Guidelines / Memorandum of Common Provisions required under condition 6 must be implemented to the satisfaction of the Responsible Authority and (in the case of report(s) relating to emissions from the Powercor utility, Powercor).

Easements – Drainage

9. Prior to certification of the Plan of Subdivision for each stage, easements for the purpose of 'Drainage' must be set aside in favour of the City of Greater Geelong, to the satisfaction of the Responsible Authority.

Fill

10. Excavated material shall not be carted off the site except with the written approval of the Responsible Authority.

11. No material shall be brought onto the site for use as filling within the subject area under this Permit, unless with the written approval of the Responsible Authority. Prior to any approval being issued by the Responsible Authority for imported filling to be used on the site, the applicant must submit for approval to the Responsible Authority, samples of proposed filling, details of the source of the filling, details of proposed traffic routes to be traversed, soil testing results and reports in regard to the presence of contaminants in the filling, and the suitability of filling to be placed on site.

12. All areas to be filled shall be stripped of vegetation and any top soil shall be removed and stockpiled for reuse over the filled areas. Only approved filling material shall be placed on the site. The filling shall be placed in maximum 150 mm layers, or as approved otherwise by the Responsible Authority, and compacted to the applicable level for filling on allotments and

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within future roadways in accordance with AS3798, to the satisfaction of the Responsible Authority.

143. At the completion of the bulk earthworks, and at completion of the works for each stage, all disturbed areas shall be hydro mulched with an approved seed and fertilizer mixture to the satisfaction of the Responsible Authority to suppress dust, and minimise erosion, unless approved otherwise by the Responsible Authority.

14. All works must be undertaken in accordance with the recommendations of any geotechnical reports.

Engineering Plans - drainage

15. Prior to the commencement of site works for any stage of the subdivision, the applicant is required to submit detailed drainage construction plans prepared by a suitably qualified engineer to the Responsible Authority for approval. The plans shall include details of pits and pipes sizes, finished and existing surface levels, creation of appropriate easements, detention basin(s) including any required drainage reserves, water quality treatment and connection to the legal point of discharge.

The plans must show that the design for the drainage system achieves the following, to the satisfaction of the Responsible Authority:

- includes recommendations of the report titled *35 & 69-93 Hams Road PSA Flood Modelling* dated 30 October 2018 (Water Technology)
- includes recommendations of the report titled *35 Hams Road and 151-229 Anglesea Road, Waurn Ponds Surface Water Management Strategy* (Version 3) dated 19 September 2013 (Neil M Craigie) relating to geotechnical investigations to confirm requirements for the wetland and the use of non-dispersive topsoil
- complies with the requirements of the Infrastructure Design Manual and any other relevant standards
- limits site run-off to equivalent pre-developed levels for rainfall events up to and including the critical 1% AEP event
- ensure that no water will discharge to the Powercor utility site during a 1% AEP event.

The plans must include, but not limited to, the following to the satisfaction of the Responsible Authority:

a) The stormwater drainage system on the site must be designed such that stormwater run-off exiting the land meets the current best practice performance objectives for stormwater quality as follows:
   i. 80% retention of the typical annual load of suspended solids;
   ii. 45% retention of the typical annual load of total phosphorous;
   iii. 45% retention of the typical annual load of total nitrogen; and
   iv. 70% retention of the typical annual load of gross pollutants.
b) Upgrade of the existing outlet and culvert from the retarding basin on the north side of Hams Rd;
c) Upgrade of the existing Ghazeepore Road culvert;
d) Upgrade or replacement of the existing culvert beneath the Geelong Warrnambool railway corridor;
e) All external drainage works within the VicRoads reserve (Geelong Ring Road Section 4B) to connect and channel the existing drainage network extending from the Ring Road/shared path, to the open waterway reserve in the land;

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f) Any temporary drainage works that may be required to ensure that the conditions of this permit are met if the land in PP-663-2017 develops before the land in this permit, or the land in this permit develops before the land in PP-663-2017;
g) Minimum finished surface levels on all lots must be 300mm above the relevant 1% AEP flood level.
h) Details of waterway remediation.
i) Details of remediation to existing dams / permanent water bodies. A risk assessment must be provided in accordance with Royal Lifesaving Society guidelines.

The Responsible Authority may require further modelling to demonstrate that the drainage system can achieve the requirements of this permit, to the Responsible Authority's satisfaction, before it endorses the drainage engineering plans.

Note: Detailed Road and Drainage Design Plans for any stage that result in flood levels on existing properties being adversely affected by the proposed works will not be approved for construction.

Engineering Plans – roads

16. Prior to the commencement of works for each stage of the subdivision, construction plans must be submitted to and approved by the Responsible Authority for the full construction of roads including road reserves, design of all intersection treatments, traffic management devices, linemarking, signage, kerb and channel, vehicle crossing laybacks, road pavement and sealing and footpaths.

    The plans must include the following, to the satisfaction of the Responsible Authority:
    a) Construction of abutting roads including concrete kerb and channel, footpath and sealed road pavement;
    b) Footpaths on both sides of roads unless otherwise approved;
    c) All footpath treatments showing DDA compliance at all designated crossing points;
    d) Suitable road reserve cross sections to convey major drainage flows;
    e) Turing areas suitable for the safe and efficient turning of service and emergency vehicles.

Construction Management Plan

17. A Construction Management Plan shall be submitted to and approved by the Responsible Authority and shall address items including (but not be limited to) the following:
    a) The protection of all existing vegetation to be retained and waterways;
    b) Show access locations for construction vehicles;
    c) All appropriate control of site emissions during construction and the defects liability period;
    d) A staging plan for all construction phases including indicative dates for commencement and completion;
    e) Engineering assessment of assets that will be impacted on by construction and recommended techniques to minimise any adverse impact;
    f) Details of actions to be implemented in the event of damage to abutting assets;
    g) Details of where construction personnel will park;
    h) Hours/days of construction, including deliveries. (Note: These hours must be consistent with the Environment Protection Authority (EPA) legislation/guidelines);
    i) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;
    j) Details of site cleanliness and clean up regimes;
    k) Location of material storage;
    l) Dust suppression management;

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m) Details of measures to be maintained during the housing construction phase of development to prevent sediment entering downstream drainage infrastructure;
n) Measures to implement the recommendations of the Cultural Heritage Management Plan prepared by Benchmark Heritage Management dated 31 October 2018 and approved by the Wathaurung Aboriginal Corporation on 29 November 2019;
o) Any other measures that are consistent with the following Environmental Protection Authority publications:
    - 'Environmental Management Guidelines for Major Construction Sites'
    - 'Construction Techniques for Sediment and Pollution Control'

'Doing it Right on Subdivisions'.**Local Area Traffic Management and Road Name Plan**

18. Unless otherwise approved in writing by the Responsible Authority, prior to the lodgement of the Stage 1 Functional Layout Plans, a Local Area Traffic Management (LATM) Plan for PP-662-2017 and PP-663-2017 must be developed with Council's Traffic Development Engineer, and submitted to and approved by the Responsible Authority.
The LATM treatments may include, but not limited to:
    a) traffic management devices internal and external to the site
    b) modified intersection priorities
    c) indented car parking
    d) signage
    e) linemarking
    f) vehicle crossing locations.

All treatments shown on the LATM Plan on subsequent construction plans for each stage must be consistent with the approved LATM Plan, to the satisfaction of the Responsible Authority.

The LATM Plan must be implemented to the satisfaction of the Responsible Authority.

18A. When the LATM plan has been finalised, a Road Naming Plan must be developed with Council's Traffic Development Engineer, and submitted to and approved by the Responsible Authority. The Road Naming Plan must respect the LATM plan and the Naming Rules For Places in Victoria document. Pre-approved road names and descriptors shall be applied to a color-coded length of road on the Road Naming Plan. All road naming on subsequent plans of subdivision for each stage must be consistent with the approved Road Naming Plan.

Road Names and Signs

19. Prior to the development of the Road Naming Plan and lodgement of the Functional Layout Plan for Stage 1, the applicant must provide a list of all proposed road names within the subdivision for approval by Council's Properties and Valuations unit. The applicant must provide and place all relevant street signs, consistent with the road names shown on all approved plans, to the satisfaction of the Responsible Authority.

Construction of Roadworks/ Drainage

20. The roundabout at the Ghazeepore Road/Hams Road/Sugargum Drive intersection must be constructed as part of the Stage 1 roadworks for Hams Road.

21. Unless otherwise agreed to in writing with the Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stages that contain or abut Hams Road, the shared user path (off road) on the south side of Hams Road must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria.

22. Prior to the issuing of a Statement of Compliance for any stage of the subdivision, all road and drainage works, including basin(s), required for that stage of the subdivision must be

constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority.

23. All development and works must be carried out in accordance with the Construction Management Plan endorsed under this permit, all to the satisfaction of the Responsible Authority.

24. The design and construction of civil infrastructure to become council assets must be approved and supervised by council. A fee of 3.25% of the cost of the works is to be paid to council for the checking and supervision of these works.

25. A maintenance bond of 5% of the cost of the works is to be paid to council and will be returned after successful completion of a 12 month maintenance period for civil works.

26. Following Practical Completion, wetlands shall be maintained by the applicant for a period of 24 months, to the satisfaction of the Responsible Authority.

27. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, relevant street sign/s must be erected to the satisfaction of the Responsible Authority.

28. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, street lighting must be provided within the site and along external frontages in accordance with the relevant Australian Standard(s), unless otherwise agreed in writing by the Responsible Authority and unless it can be demonstrated that existing street lighting is sufficient for public safety to the satisfaction of the Responsible Authority.

29. 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 protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
    c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;
    d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
    e) fencing is to be fitted and installed so as to ensure safe access for pedestrians; and
    f) all litter must be contained on site;

    All to the satisfaction of the Responsible Authority.

30. The applicant is responsible for all external drainage works, including but not limited to:
    a) drainage works within the VicRoads reserve (Geelong Ring Road Section 4B) to connect and channel the existing drainage network extending from the Ring Road/shared path, to the open waterway reserve in the land
    b) upgrading the Hams Road culvert
    c) cleaning and upgrading, where necessary, the Ghazeepore Road culvert
    d) cleaning, upgrading or replacing, where necessary, the Geelong Warrnambool railway culvert.

    Works are to be undertaken to the satisfaction of the Responsible Authority and VicRoads and (in the case of the Geelong Warrnambool railway culvert) VicTrack.

31. Prior to the commencement of upgrade works to Hams Road a scaled functional layout plan for the works must be prepared to the satisfaction of the Responsible Authority. Any plan must include but not be limited to:

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a) Asphalting
b) Line marking
c) Kerb and channel
d) Connection to the Ghazeepore Road/Hams Road/Sugargum Drive roundabout
e) Drainage works
f) Footpaths
g) Pedestrian crossings
h) Signage.

32. Unless otherwise approved in writing prior to Statement of Compliance of Stage 2 of the subdivision hereby approved the upgrade to Hams Road must be completed along the length of the subdivision boundary in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

33. Prior to the commencement of upgrade works to Ghazeepore Road a scaled functional layout plan for the works must be prepared to the satisfaction of the Responsible Authority. Any plan must include but not be limited to:
a) Asphalting
b) Line marking
c) Kerb and channel
d) Connection to the Ghazeepore Road/Hams Road/Sugargum Drive roundabout
e) Drainage works
f) Footpaths
g) Pedestrian crossings
h) Signage.

34. Unless otherwise approved in writing prior to Statement of Compliance of Stage 2 of the subdivision hereby approved the upgrade to Ghazeepore must be completed along the length of the subdivision boundary in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

No Removal of Native Vegetation

35. No native vegetation shall be removed other than that marked on the plan endorsed under condition 37, to the satisfaction of the Responsible Authority.

Vegetation Protection

36. Before works commence, a plan to the satisfaction of the Responsible Authority identifying:
a) the Ecological Vegetation Classes present on the land
b) all native vegetation to be removed and retained
c) describing the measures to be used to protect the identified vegetation to be retained during construction,
must be prepared and submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.

37. The following requirements must be met:

a) Removal, including pruning, of native vegetation must be undertaken using a suitably qualified arborist and be carried out in accordance with AS4373 – 2007; 'Pruning of Amenity Trees to the satisfaction of the Responsible Authority'. The use of an excavator, backhoe, bulldozer blade or loader to trim branches of trees is not permitted.

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b) Prior to any vegetation removal, vegetation to be removed must be clearly marked on site and accord with the endorsed plan. An inspection is required to be undertaken by the City's Environment Unit.

c) Prior to any native vegetation removal, all patches of native vegetation of native to be retained on site shall be protected by Native Vegetation Protection Fencing in accordance with *AS4970-2009 Protection of Trees on Development Sites*. An inspection is required to be undertaken by the Responsible Authority.

d) No grazing must occur on native vegetation (including the wetlands and ponds) to be protected (unless permitted by a Management Plan approved by the Responsible Authority) to the satisfaction of the Responsible Authority.

e) Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.

f) The Native Vegetation Protection Fencing must have signs attached around the fencing which clearly states - VEGETATION PROTECTION ZONE - No Access Permitted. An inspection is required once the Tree Protection Fencing has been erected. Please contact the City's Environment Unit to arrange an inspection.

g) Except with the written consent of the Responsible Authority, none of the following are permitted to occur within the Tree Protection Zone:

1. vehicular or public pedestrian access.

2. trenching or soil excavation.

3. storage or dumping of tools, equipment, soil, stone or waste is to occur.

4. construction of entry and exit pits for underground services.

5. temporary or permanent installation of signs and utilities.

Vegetation Management Plan

38. Prior to the commencement of any works for any relevant stage of the subdivision that may impact the Creekline Grassy Woodland and Sedge Wetland vegetation, a Vegetation Management Plan must be submitted to and approved by the Responsible Authority. When approved this Vegetation Management Plan will form part of this permit. Any plan must include:

a) Measures to protect and enhance the existing vegetation to be retained and water quality within the existing wetlands and ponds that are being retained, that are consistent with the requirements in condition 37A.

The approved vegetation management plan must be implemented to the satisfaction of the Responsible Authority.

Weed Management Plan

39. Prior to the commencement of works, a Weed Management Plan must be submitted to and approved by the Responsible Authority. When approved this Weed Management Plan will form part of this permit. Any plan must detail:

a) Species and extent of weed infestation.

b) Current and/or proposed treatment methods.

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c) Timeframes.

d) any other relevant information

The approved weed management plan must be fully implemented prior to the commencement of any on-ground earthworks to the satisfaction of the Council's Environment Unit.

Native Vegetation Offsets

40. In order to offset the removal of 6.194of native vegetation as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017)

The general offset must:

a) contribute gain of 0.876general biodiversity equivalence units

b) be located onsite where possible, or within the Corangamite Catchment Management Authority boundary or City of Greater Geelong municipal district

c) have a strategic biodiversity score of at least 0.336

41. Before any native vegetation is removed, where offsets are to be provided off-site, evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. This offset must meet the offset requirements set out in this permit. The offset evidence can be either:

a) a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan.

b) a credit register extract from the Native Vegetation Credit Register.

Any credit register extract from the Native Vegetation Credit Register must be submitted to the Environment Unit as a formal record of the offset evidence.

At the conclusion of the subdivisional construction works, the overall native vegetation offset requirements must be reconciled with agreement by the Responsible Authority and DELWP and either credits are made available or further offsets are to be purchased.

Fauna Management Plan

42. Prior to the commencement of any works, a Fauna Management Plan must be submitted to and approved by the Responsible Authority. Any plan must include:

a) A pre-clearance survey to assess the presence of Growling Grass Frog, Ballion's Crake and Barking Owl (the survey must be undertaken during the optimal breeding season for the Growling Grass Frog)

b) Procedures for the salvage and relocation of any frog species present on the land under the supervision of a qualified zoologist prior to the commencement of works

b) Details outlining the measures to protect the habitat and water quality for the frog population present within the wetland and ponds to be retained.

The approved Fauna Management Plan must be implemented to the satisfaction of the Responsible Authority.

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Fauna Protection

43. Prior to the removal or lopping of any tree, the tree must be examined by a suitably qualified zoologist with relevant permits. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation.

44. Any dams or water bodies filled as part of the approved development must be drained at least 48 hours prior to works commencing to enable the relocation or translocation of fauna.

45. Prior to the commencement of any works (excluding works associated with removal of potentially contaminated material, such as fuel tanks and fill, which may be undertaken prior to or concurrent with the assessment), an Environmental Assessment must be submitted which must include an assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by the Responsible Authority. If the Responsible Authority is satisfied that significant levels of contamination have been found the following must be provided to the Responsible Authority, either:

    a) A Certificate of Environmental Audit must be issued for the land in accordance with Part 1XD of the Environment Protection Act 1970, or

    b) A Statement of Environmental Audit must be issued in accordance with Part 1XD of the Environment Protection Act 1970 stating that the environmental condition of the land is suitable for the sensitive use (with or without conditions on the use of the site).

Waterway Rehabilitation Plan

46. Prior to the commencement of works, a Waterway Rehabilitation Plan for the entire creek corridor must be submitted to and approved by the Responsible Authority. Any Plan must detail the specific rehabilitation and revegetation of the creek corridor to an average width of 30 metres either side of the centreline of the creek. When approved the plan will be endorsed and then form part of this permit.

    The Plan must include:

    a) Details regarding the proposed works within the creek and its embankments. An extensive vegetated riparian corridor is to be established as part of the design. Cross-sections outlining the proposed treatment must be provided.

    b) Details regarding the protection and enhancement of the Creekline Grassy Woodland and Sedge Wetland to be retained must be provided.

    c) Details of all revegetation works including the use of plants listed within the City's Indigenous plants of the Geelong Region Zone 7 and native species found as part of the flora survey, including densities and any specific treatments.

    d) The provision of habitat improvements (ie rocks, logs etc) for frogs and other fauna.

    e) The location of any stabilisation works (if required) such as rockwork and/or jute matting.

    f) The use of non-dispersive topsoil.

    g) Details of all weed control works.

    h) Details of the proposed maintenance program for a minimum of two years after Practical Completion is awarded by the Responsible Authority.

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47. Prior to the transfer to Council of the creek corridor, all works identified within the approved Waterway Rehabilitation Plan must be fully completed by the applicant and maintained for a period of two years after Practical Completion, unless otherwise agreed in writing by the Responsible Authority. A detailed inspection shall be undertaken by the Responsible Authority of all the required on-ground works before any transfer is undertaken.

48. If the creek rehabilitation works are undertaken in two stages and 35 Hams Road is completed first a separate agreement will need to be prepared between the applicant and the Responsible Authority in respect to specifying a formal handover process of the partially completed asset.

Landscape Master Plan

49. Unless otherwise approved in writing by the Responsible Authority, prior to issue of Statement of Compliance for the first stage of the subdivision, a landscape master plan (incorporating a street tree master plan) for the permit area must be developed and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. It must be drawn to scale with dimensions and submitted electronically.

    The landscape master plan must show and include, but not be limited to:

    a) The location, size and title designation of all land to be developed as reserves, including Public Open Space Reserves, Conservation Reserves, Road Reserves and Drainage Reserves;

    b) The ultimate1% and 10% Annual Exceedance Probability storm event extents;

    c) A general indication of what recreation infrastructure is proposed and its location, including but not limited to: playgrounds, furniture, and exercise equipment, kick about areas, paths, shelters, vehicle exclusion barriers and maintenance access points;

    d) The style and location of permeable fencing for all lots abutting reserves (excluding road reserves);

    e) The proposed species to be used for and general layout of street tree planting in various stages of the subdivision including the proposed planting theme for all secondary frontages of corner allotments. Tree placement on secondary lot frontages must use no more than two trees that grow to an estimated size of no greater than 5 x 4 metres at maturity;

    f) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres, in compliance with AS2303-2015 Tree Stock for Landscape Use;

    g) The principles and graphical concepts of Public Art which complies with the requirements of Council's Art and Culture Department;

    h) The location and size of any water sensitive urban design assets.

    i) The species list must not include species listed in *Environmental Weeds City of Greater Geelong*, September 2008.

    j) The species list must include species listed in Indigenous Plants of the Geelong Region - Zone (7) Grovedale and Waurn Ponds Limestone Plains and Hills.

    Notes:

    1. Consultation with Council's Recreation and Open Space Unit during early concept design is encouraged to help facilitate efficient approval processes.

    2. Any pathway within the open space reserves should be located having regard to the protection of existing vegetation worthy of retention.

Detailed Landscape Plans

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50. Unless otherwise agreed in writing by the Responsible Authority, prior to the Statement of Compliance being issued for each applicable stage of the subdivision, a detailed landscape plan for the stage must be prepared and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. The landscape plan must be drawn to scale with dimensions and submitted electronically.

    The plan must address and be consistent with the endorsed landscape master plan applying to the site and show, but not be limited to:

    a) The ultimate 1% and 10% Annual Exceedance Probability storm event extents;

    b) Vegetation that is approved to be retained, removed and/or lopped in accordance with the Vegetation Protection Plan, as well as any other practical retention tree(s) within a reserve (excluding conservation reserves) for any stage of the development. The tree(s) must be assessed by a suitably qualified arborist to determine suitability for retention and ongoing management recommendations. The detailed landscape plan for the area in which the tree(s) are located must be informed by this arboriculture assessment and show details of tree protection zones. This assessment must be submitted to council as part of the approval process;

    c) A detailed planting schedule and proposed planting layout of all areas of and adjoining open space, including proposed trees, shrubs, groundcovers and aquatic planting (if applicable, with zonation detail), and showing botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant;

    d) The proposed layout, materials and finish of all finished surfaces, structures, fences abutting council reserves, maintenance vehicle access crossovers, maintenance access gates, play equipment, furniture and bike parking;

    e) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;

    f) Detailed planting and construction drawings of any drainage and WSUD infrastructure within public reserves;

    g) Permeable fence design details for lots abutting open space reserves and Council reserves (except road reserves). Fencing detail must be to Council specifications;

    h) Additional supporting information, such as certified structural designs or building forms;

    i) The removal of existing disused structures, foundations, pipelines, farm dams or stockpiles and the eradication of weeds;

    j) The proposed landscaping treatment of any road reserve abutting public open space;

    k) A detailed schedule of quantities showing accurate cost estimates of each item included in the plan.

Notes:

1. Hard copy/copies of the landscape plan must be provided at the reasonable request of the responsible authority.
2. Consultation with Council's Recreation and Open Space Unit during early concept design is encouraged to help facilitate efficient approval processes.

No Utility Services on Public Open Space

51. Utility service substations, kiosk sites and the like must not be located on any land identified as unencumbered open space unless otherwise agreed in writing by the responsible authority. Any existing or future easements affecting all land which is to be vested in council must be clearly identified on the detailed landscape plans as per the condition above.

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Council Reserves — Vehicle Access Barriers

52. Unless otherwise approved in writing by the Responsible Authority, prior to the issuing of a Statement of Compliance for any relevant stage of the subdivision which includes a Council reserve, suitable vehicle access barriers must be provided across the entrance of the Council Reserve, one of these shall be de-mountable to allow access to Council maintenance vehicles to the satisfaction of the Responsible Authority. The location of these barriers shall be determined by the Responsible Authority.

Fencing of Council Reserves

53. Unless otherwise approved in writing by the Responsible Authority, prior to the issuing of a Statement of Compliance for any relevant stage of the subdivision which includes a Council reserve, the applicant must erect an appropriate fence on the boundaries of the Council Reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Completion of Landscape Works

54. Unless otherwise approved in writing by the Responsible Authority, the landscaping works shown on the approved landscape plan for a particular stage must be completed to the satisfaction of the Responsible Authority, prior to the issue of a Statement of Compliance for that stage.

55. If the Responsible Authority agrees to issue Statement of Compliance prior to the landscaping works being completed, the entire landscaping works must be bonded to the satisfaction of the Responsible Authority. The landscape works bond or bank guarantee must be 125 per cent of the estimated cost of entire landscape works as shown in the approved schedule of quantities submitted as part of the landscape plans. Unless otherwise agreed in writing by the Responsible Authority the bonded works must be completed within one year of the date of the lodgement of the bond.

56. A practical completion inspection is required and must be arranged by the permit holder with two weeks' notice provided for the responsible authority. The practical delivery of the endorsed plans must be at a standard to the satisfaction of the responsible authority to pass this inspection. If applicable, the landscape works bond will be returned on award of practical completion.

57. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of practical completion of landscaping works, or any other time as agreed by the Responsible Authority, the following must be provided to the Responsible Authority:
    a) The vesting of the reserve to Council, at no cost to Council;
    b) Building permits and structural engineering compliance, as-built construction plans, and materials detail where necessary;
    c) Landscaping maintenance plan
    d) Schedule of Quantities showing the financial value of all hard assets
    e) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format.
    f) An independent playground auditors report with evidence of rectification of any identified defects. The report must relate to all playground equipment, fitness equipment, natural play area, soft fall areas and edging to ensure that all aspects of playground construction meet Playground Standards AS/NZ4422 1996 and AS4685 parts 1-6 2004 and is in good working order and safe for use.

58. Unless otherwise agreed in writing by the Responsible Authority, a maintenance bond must

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be submitted to the Responsible Authority on application for practical completion of landscaping works. The maintenance bond or bank guarantee must be 125 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

Maintenance of Landscaping

59. The landscaping shown on any endorsed landscape plan for a particular stage must be maintained to the satisfaction of the Responsible Authority for a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the Responsible Authority. During this period, any dead, diseased or damaged plants are to be replaced and any landscaped area and hard assets are to be repaired as required to ensure the landscaping is maintained to the same standard as when practical completion was awarded.

60. Should the permit holder default on landscape maintenance requirements which leads to a partial or full replanting, the responsible authority will consider the extension of the maintenance period as necessary to provide for establishment of replacements.

61. A handover inspection is required and must be arranged by the permit holder with two weeks' notice provided for the responsible authority. The maintenance of the completed works must be at a standard to the satisfaction of the responsible authority to pass this inspection. The maintenance bond will be returned on award of Handover.

62. The applicant and contractors who will construct and maintain the subject reserves and associated landscaping must obtain and maintain appropriate public liability insurance (with the responsible authority's interest noted on the certificate of insurance) over the entire reserve area for the duration of the maintenance period.

Notes:

1. The responsible authority will not be responsible for the reserve and its assets or public liability until a handover inspection has taken place and written acceptance of handover has been issued.
2. At the conclusion of the maintenance period all maintenance responsibilities will be transferred to the responsible authority.
3. No handovers will be accepted during the summer months from 01 December to 28 February inclusive.

Public Open Space Contributions

63. The owner of the subject land must provide Public Open Space in part by land and the balance by cash-in-lieu equivalent to ten (10) per cent of the site value of all developable land in the subdivision pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance for each stage.

Street Tree Master Plan

64. For any multi staged development a street tree master plan must be submitted to and approved by the Responsible Authority.

65. The master plan must be developed to include the following:

a) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres that comply with AS2303 Tree Stock for Landscape Use

b) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m

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Notes:

1. Street tree species selection within the master plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.
2. The applicant must obtain and provide evidence to the Responsible Authority that Powercor has been consulted and has agreed with the proposed street tree species palette.

Streetscape Works, Detailed Plans

66. Prior to the Statement of Compliance being issued for each relevant stage of the subdivision, a detailed streetscape plan, prepared by a person suitably qualified in landscape design, must be submitted to and approved by the Responsible Authority.

67. When approved, the plan will be endorsed and will then form part of the permit. The streetscape plan must be drawn to scale with dimensions and three hard copies provided.

68. Where applicable, the plan must be generally in accordance to the street tree master plan and show:
    a) The name and stage of the estate and the Planning Permit Number
    b) The layout of proposed new planting in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts)
    c) Details of all other infrastructure within the road reserve (e.g. underground services, street lights, stormwater pits, fire plugs etc)
    d) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species
    e) All proposed groundcover & shrub planting with a minimum container size of 150mm
    f) The maintenance schedule for all proposed planting
    g) Plan view indicating mature tree sizes, shown to scale to illustrate the extent of canopy coverage
    h) All road cross sections applicable to the site
    i) TPZ on all plans (where applicable)

Notes:

1. Proposed entry signage must not be located on public land.
2. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
3. Where applicable in multi-staged developments the Street Tree Master Plan may form part of the Landscape Master Plan

Completion of Streetscape Works

69. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance for a particular stage of development all streetscape works shown on the endorsed streetscape plans for that stage must be completed to the satisfaction of the Responsible Authority.

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70. Where streetscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority prior to the applicant seeking a Statement of Compliance for all, or a particular stage of a subdivision, the applicant may request the approved Streetscape Plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval, once approved the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to Statement of Compliance being awarded.

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

Notes

1. A certificate of practical completion is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
2. Works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.

Maintenance of Streetscape Works

71. All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.

72. Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.

73. A maintenance bond to the value of 125% of the cost of works must be submitted to the responsible authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.

74. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Notes

1. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
2. No handovers will be accepted during the summer period, between 30 November and 1 March.

Section 173 Agreements

75. Development Contributions, Infrastructure Items, public open space contributions and any other relevant requirement of the section 173 Agreement applying to the land must be satisfied in accordance with the Agreement to the satisfaction of the Responsible Authority. Detail, to the satisfaction of the Responsible Authority, must be provided detailing the method of calculation of the contribution or requirement to be satisfied.

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Barwon Water Conditions

General

76. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.

77. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

78. Barwon Water has two strategic mains surrounding the above mentioned sites, being the 1000mm Grovedale Feeder Main to the south and the 1400mm Pettavel-Montpellier Transfer Main to the West. Both mains are critical to the region and they are to be protected to the satisfaction of Barwon Water.

Water

79. The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.

80. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.

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

Sewer

82. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment.

83. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).

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

85. Additional sewerage assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and Rising Main (RM).

    Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would

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be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water Land Development reference number **L014521**.

Powercor Conditions

86. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

87. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A Payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.

88. Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. The applicant shall arrange compliance through a Registered Electrical Contractor.

89. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

90. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

91. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.

92. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.

93. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

94. The applicant shall obtain Powercor Australia Ltd's approval for a lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

95. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

CFA Conditions

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Hydrants

96. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants must be no more than 120 metres apart.

b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

Note – CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)

Roads

97. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

98. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

99. Curves must have a minimum inner radius of 10 metres.

100. Roads must have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 4 metres above the access way.

100. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

CCMA Conditions

101. There is to be no loss of floodplain storage as a result of the development.

102. All streets, footpaths and cycle paths that are subject to flooding must meet the applicable flood hazard safety criteria.

103. All lots within the development shall be free from inundation from 1% AEP flood events.

104. A Works on Waterways Permit is required from the Corangamite Catchment Management Authority prior to any works on or within the bed and banks of the waterway.

VicTrack Conditions

105. No waste, soil or other materials from the works are to be stored or deposited on VicTrack land.

106. All works including hoardings must be undertaken within the subject land and must not encroach onto VicTrack land.

107. No entry onto railway land is permitted without the written consent of the rail operator.

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108. No permanent or temporary ground anchors are permitted within VicTrack land.

Telecommunication Conditions

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

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

Department of Jobs, Precincts and Regions – Earth Resources Regulation Branch

111. Land affected by the 250 metre extractive industry buffer as shown on the endorsed plan must not be subdivided or developed without the further written agreement of the Department of Jobs, Precincts and Regions..

Expiry

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

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

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C372ggee to the Greater Geelong Planning Scheme].

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

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

Permit No.: 663/2017

Planning scheme: Greater Geelong

Responsible authority: City of Greater Geelong

ADDRESS OF THE LAND: 69-93 HAMS ROAD, WAURN PONDS

THE PERMIT ALLOWS: Variation of Covenant (Gas Easement), Removal of Vegetation and Multi Lot Subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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Amended Plans

1. Prior to the commencement of the development, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the Overall Subdivision Masterplan dated 24 July 2019 (MP19) but modified as follows:

    a) The staging plan must be amended to include construction of Retarding Basin 2 in stage 1 of development.
    b) An extractive industry buffer extending 250 metres from the boundary of the land zoned Special Use Zone 7 to the south of the railway line
    c) All corner lots at intersections must have a minimum width of 14.0 m.
    d) Road reserve boundaries and splays are sufficient to accommodate a roundabout at the internal four-legged intersection contained in Stage 1.
    e) Provision of a court bowl at the dead end roads contained in Stage 2 and Stage 5 respectively with provision of a 21.0 m diameter between Face of Kerbs
    f) The active pedestrian path through the creek reserve to be a minimum of 3.5 metres wide and connected to the existing shared path that runs alongside the Geelong Ring Road
    g) remove references to turn bans at the Grange Park Drive/Hams Road intersection
    h) a minimum 3 metre wide shared user path (off road), on the southern side of Hams Road from the Geelong Ring Road underpass, along the length of Hams Road, across Ghazeepore Road connecting to Sugargum Drive.

Endorsed Plans

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

3. The staging of the subdivision must be generally in accordance with the staging plan endorsed as part of this planning permit except with the prior written consent of the Responsible Authority.

Prior to Certification

4. Any Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required

between the subject site and the nominated legal point of discharge must be created, and any easement no longer required or approved to be removed as part of this permit must not be shown on the plan to the satisfaction of the Responsible Authority.

5. Prior to certification of any plan of subdivision, engineering plans for the construction of new council infrastructure must be submitted to the satisfaction of the Responsible Authority for approval.

Noise

6. Prior to certification of any plan of subdivision, a revised acoustic report(s) prepared by a suitably qualified acoustic consultant must be submitted to the satisfaction of the Responsible Authority for approval. Once approved, the revised acoustic report(s) will be endorsed and will form part of the permit.

   The revised acoustic report(s) must:
   a) reassess predicted noise levels from the Geelong Ring Road and from Baanip Boulevard at future dwellings on the subject land in accordance with the VicRoads Traffic Noise Reduction Policy. The assessment must include dwellings along the Geelong Ring Road, dwellings along Baanip Boulevard and dwellings along Hams Road with a line of sight to the Geelong Ring Road
   b) include recommendations for any noise mitigation measures required to achieve the requirements of Australian Standard AS2107:2016 and the VicRoads Traffic Noise Reduction Policy, in relation to traffic from the Geelong Ring Road and Baanip Boulevard
   c) demonstrate, including through modelling, that the requirements of condition 5A(a) can be met, to the satisfaction of the Responsible Authority.

7. Prior to the certification of any plan of subdivision (or any relevant stage of a subdivision), any restrictions on the plan of subdivision including relevant "Design Guidelines", "Restrictions" and/or "Memorandum of Common Provisions" must be submitted to the Responsible Authority for approval and applied to affected lots to the satisfaction of the Responsible Authority. Once approved, the restrictions and associated documentation will be endorsed and form part of the permit.

   The Restrictions / Design Guidelines / Memorandum of Common Provisions must include:
   a) A restriction applying to any lot directly opposite the Warrnambool Railway Line (as shown on the Overall Subdivision Masterplan MP19), that does not allow the construction of any dwelling on the burdened lot unless it incorporates noise attenuation treatments to ensure the following internal noise criteria are met, to the satisfaction of the Responsible Authority:
      - 55 dB L_{Amax} for bedrooms
      - 60 dB L_{Amax} for living areas.

   a) A restriction applying to any lot directly opposite the Geelong Ring Road or Baanip Boulevard (as shown on the Overall Subdivision Masterplan MP19), that does not allow the construction of any dwelling on the burdened lot unless it incorporates noise attenuation treatments to ensure the requirements of Australian Standard AS2107:2016 and the VicRoads Traffic Noise Reduction Policy are met, to the satisfaction of the Responsible Authority.

8. Any recommendations of the revised acoustic report(s) referred to in condition 5A that are not implemented through the Restrictions / Design Guidelines / Memorandum of Common Provisions required under condition 6 must be implemented to the satisfaction of the Responsible Authority.

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Prior to commencement of works

9. Unless otherwise approved in writing Works for stage 1 of the development cannot commence unless the works to upgrade Hams Road required under both this permit and Permit PP-662-2017 are completed to the satisfaction of the Responsible Authority.

Easements – Drainage

10. Prior to certification of the Plan of Subdivision for each stage, easements for the purpose of 'Drainage' must be set aside in favour of the City of Greater Geelong, to the satisfaction of the Responsible Authority.

Fill

11. Excavated material shall not be carted off the site except with the written approval of the Responsible Authority.

12. No material shall be brought onto the site for use as filling within the subject area under this Permit, unless with the written approval of the Responsible Authority. Prior to any approval being issued by the Responsible Authority for imported filling to be used on the site, the applicant must submit for approval to the Responsible Authority, samples of proposed filling, details of the source of the filling, details of proposed traffic routes to be traversed, soil testing results and reports in regard to the presence of contaminants in the filling, and the suitability of filling to be placed on site.

13. All areas to be filled shall be stripped of vegetation and any top soil shall be removed and stockpiled for reuse over the filled areas. Only approved filling material shall be placed on the site. The filling shall be placed in maximum 150 mm layers, or as approved otherwise by the Responsible Authority, and compacted to the applicable level for filling on allotments and within future roadways in accordance with AS3798, to the satisfaction of the Responsible Authority.

14. At the completion of the bulk earthworks, and at completion of the works for each stage, all disturbed areas shall be hydro mulched with an approved seed and fertilizer mixture to the satisfaction of the Responsible Authority to suppress dust, and minimise erosion, unless approved otherwise by the Responsible Authority.

15. All works must be undertaken in accordance with the recommendations of any geotechnical reports.

Engineering Plans - drainage

16. Prior to the commencement of site works for any stage of the subdivision, the applicant is required to submit detailed drainage construction plans prepared by a suitably qualified engineer to the Responsible Authority for approval. The plans shall include details of pits and pipes sizes, finished and existing surface levels, creation of appropriate easements, detention basin(s) including any required drainage reserves, water quality treatment and connection to the legal point of discharge.

    The plans must show that the design for the drainage system achieves the following, to the satisfaction of the Responsible Authority:

    - includes recommendations of the report titled *35 & 69-93 Hams Road PSA Flood Modelling* dated 30 October 2018 (Water Technology)
    - includes recommendations of the report titled *35 Hams Road and 151-229 Anglesea Road, Waurn Ponds Surface Water Management Strategy* (Version 3) dated 19

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September 2013 (Neil M Craigie) relating to geotechnical investigations to confirm requirements for the wetland and the use of non-dispersive topsoil

- complies with the requirements of the Infrastructure Design Manual and any other relevant standards
- limits site run-off to equivalent pre-developed levels for rainfall events up to and including the critical 1% AEP event.

The plans must include, but not limited to, the following to the satisfaction of the Responsible Authority:

a) The stormwater drainage system on the site must be designed such that stormwater run-off exiting the land meets the current best practice performance objectives for stormwater quality as follows:
   i. 80% retention of the typical annual load of suspended solids;
   ii. 45% retention of the typical annual load of total phosphorous;
   iii. 45% retention of the typical annual load of total nitrogen; and
   iv. 70% retention of the typical annual load of gross pollutants.
b) Upgrade of the existing outlet and culvert from the retarding basin on the north side of Hams Rd;
c) Upgrade of the existing Ghazeepore Road culvert;
d) Upgrade or replacement of the existing culvert beneath the Geelong Warrnambool railway corridor;
e) All external drainage works within the VicRoads reserve (Geelong Ring Road Section 4B) to connect and channel the existing drainage network extending from the Ring Road/shared path, to the open waterway reserve in the land;
f) Any temporary drainage works that may be required to ensure that the conditions of this permit are met if the land in PP-662-2017 develops before the land in this permit, or the land in this permit develops before the land in PP-662-2017;
g) Minimum finished surface levels on all lots must be 300mm above the relevant 1% AEP flood level.
h) Details of waterway remediation.
i) Details of remediation to existing dams / permanent water bodies. A risk assessment must be provided in accordance with Royal Lifesaving Society guidelines.

The Responsible Authority may require further modelling to demonstrate that the drainage system can achieve the requirements of this permit, to the Responsible Authority's satisfaction, before it endorses the drainage engineering plans.

Note: Detailed Road and Drainage Design Plans for any stage that result in flood levels on existing properties being adversely affected by the proposed works will not be approved for construction.

Engineering Plans – roads

17. Prior to the commencement of works for each stage of the subdivision, construction plans must be submitted to and approved by the Responsible Authority for the full construction of roads including road reserves, design of all intersection treatments, traffic management devices, linemarking, signage, kerb and channel, vehicle crossing laybacks, road pavement and sealing and footpaths.

a) 18. The plans must include the following, to the satisfaction of the Responsible Authority;Construction of abutting roads including concrete kerb and channel, footpath and sealed road pavement;
b) Footpaths on both sides of roads unless otherwise approved;
c) All footpath treatments showing DDA compliance at all designated crossing points
d) Suitable road reserve cross sections to convey major drainage flows

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e) Turing areas suitable for the safe and efficient turning of service and emergency vehicles.

Construction Management Plan

18. A Construction Management Plan shall be submitted to and approved by the Responsible Authority and shall address items including (but not be limited to) the following:
    a) The protection of all existing vegetation to be retained and waterways;
    b) Show access locations for construction vehicles;
    c) All appropriate control of site emissions during construction and the defects liability period;
    d) A staging plan for all construction phases including indicative dates for commencement and completion;
    e) Engineering assessment of assets that will be impacted on by construction and recommended techniques to minimise any adverse impact;
    f) Details of actions to be implemented to in the event of damage to abutting assets;
    g) Details of where construction personnel will park;
    h) Hours/days of construction, including deliveries. (Note: These hours must be consistent with the Environment Protection Authority (EPA) legislation/guidelines);
    i) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;
    j) Details of site cleanliness and clean up regimes;
    k) Location of material storage;
    l) Dust suppression management;
    m) Details of measures to be maintained during the housing construction phase of development to prevent sediment entering downstream drainage infrastructure;
    n) Measures to implement the recommendations of the Cultural Heritage Management Plan prepared by Benchmark Heritage Management dated 31 October 2018 and approved by the Wathaurung Aboriginal Corporation on 29 November 2019;
    o) Any other measures that are consistent with the following Environmental Protection Authority publications: 'Environmental Management Guidelines for Major Construction Sites', 'Construction Techniques for Sediment and Pollution Control' and 'Doing it Right on Subdivisions'

Local Area Traffic Management and Road Name Plan

19. Unless otherwise approved in writing by the Responsible Authority, prior to the lodgement of the Stage 1 Functional Layout Plans a Local Area Traffic Management (LATM) Plan for PP-662-2017 and PP-663-2017 must be developed with Council's Traffic Development Engineer, and submitted to and approved by the Responsible Authority.

    The LATM treatments may include, but not limited to:
    a) traffic management devices internal and external to the site,
    b) modified intersection priorities,
    c) indented car parking,
    d) signage,
    e) linemarking, and
    f) vehicle crossing locations.

    All treatments shown on the LATM Plan on subsequent construction plans for each stage must be consistent with the approved LATM Plan, to the satisfaction of the Responsible Authority.

    The LATM Plan must be implemented to the satisfaction of the Responsible Authority.

19A. When the LATM plan has been finalised, a Road Naming Plan must be developed with Council's Traffic Development Engineer, and submitted to and approved by the Responsible Authority. The Road Naming Plan must respect the LATM plan and the *Naming Rules For Places in Victoria* document. Pre-approved road names and descriptors shall be applied to a

color-coded length of road on the Road Naming Plan. All road naming on subsequent plans of subdivision for each stage must be consistent with the approved Road Naming Plan.

Road Names and Signs

20. Prior to the development of the Road Naming Plan and lodgement of the Functional Layout Plan for Stage 1, the applicant must provide a list of all proposed road names within the subdivision for approval by Council's Properties and Valuations unit. The applicant must provide and place all relevant street signs, and are consistent with the road names shown on all approved plans, to the satisfaction of the Responsible Authority.

Construction of Roadworks/ Drainage

21. Unless otherwise agreed to in writing with the Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stages that contain or abut Hams Road, the shared user path (off road) on the south side of Hams Road must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria.

22. Prior to the issuing of a Statement of Compliance for any stage of the subdivision, all road and drainage works, including basin(s), required for that stage of the subdivision must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority. The Hams Road upgrades must be completed as part of Stage 1.

23. All development and works must be carried out in accordance with the Construction Management Plan endorsed under this permit, all to the satisfaction of the Responsible Authority.

24. The design and construction of civil infrastructure to become council assets must be approved and supervised by council. A fee of 3.25% of the cost of the works is to be paid to council for the checking and supervision of these works.

25. A maintenance bond of 5% of the cost of the works is to be paid to council and will be returned after successful completion of a 12 month maintenance period for civil works.

26. Following Practical Completion, wetlands shall be maintained by the applicant for a period of 24 months, to the satisfaction of the Responsible Authority.

27. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, relevant street sign/s must be erected to the satisfaction of the Responsible Authority.

28. Prior to the issue of a Statement of Compliance for the relevant stage of subdivision, street lighting must be provided within the site and along external frontages in accordance with the relevant Australian Standard(s), unless otherwise agreed in writing by the Responsible Authority and unless it can be demonstrated that existing street lighting is sufficient for public safety to the satisfaction of the Responsible Authority.

29. 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 protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
    c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;

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d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
e) fencing is to be fitted and installed so as to ensure safe access for pedestrians; and
f) all litter must be contained on site;

All to the satisfaction of the Responsible Authority.

No Removal of Native Vegetation

30 No native vegetation shall be removed other than that marked on plan endorsed under condition 31, to the satisfaction of the Responsible Authority.

Vegetation Protection

31. Before works commence, a plan to the satisfaction of the Responsible Authority identifying:
a) the Ecological Vegetation Classes present on the land
b) all native vegetation to be removed and retained
c) describing the measures to be used to protect the identified vegetation to be retained during construction,

must be prepared and submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.

32. The following requirements must be met:
a) Removal, including pruning, of native vegetation must be undertaken using a suitably qualified arborist and be carried out in accordance with AS4373 – 2007; 'Pruning of Amenity Trees to the satisfaction of the Responsible Authority'. The use of an excavator, backhoe, bulldozer blade or loader to trim branches of trees is not permitted.

b) Prior to any vegetation removal, vegetation to be removed must be clearly marked on site and accord with the endorsed plan. An inspection is required to be undertaken by the City's Environment Unit.

c) Prior to any native vegetation removal, all patches of native vegetation of native to be retained on site shall be protected by Native Vegetation Protection Fencing in accordance with *AS4970-2009 Protection of Trees on Development Sites*. An inspection is required to be undertaken by the Responsible Authority.

d) No grazing must occur on native vegetation (including the wetlands and ponds) to be protected (unless permitted by a Management Plan approved by the Responsible Authority) to the satisfaction of the Responsible Authority.

e) Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.

f) The Native Vegetation Protection Fencing must have signs attached around the fencing which clearly states - VEGETATION PROTECTION ZONE - No Access Permitted. An inspection is required once the Tree Protection Fencing has been erected. Please contact the City's Environment Unit to arrange an inspection.

g) Except with the written consent of the Responsible Authority, none of the following are permitted to occur within the Tree Protection Zone:

1. vehicular or public pedestrian access.

2. trenching or soil excavation.

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3. storage or dumping of tools, equipment, soil, stone or waste is to occur.

4. construction of entry and exit pits for underground services.

5. temporary or permanent installation of signs and utilities.

Vegetation Management Plan

33. Prior to the commencement of any works for any relevant stage of the subdivision that may impact the Creekline Grassy Woodland and Sedge Wetland vegetation, a Vegetation Management Plan must be submitted to and approved by the Responsible Authority. When approved this Vegetation Management Plan will form part of this permit. Any plan must include:

    a) Measures to protect and enhance the existing vegetation to be retained and water quality within the existing wetlands and ponds that are being retained, that are consistent with the requirements of condition 31A.

    The approved vegetation management plan must be implemented to the satisfaction of the Responsible Authority.

Weed Management Plan

34. Prior to the commencement of works, a Weed Management Plan must be submitted to and approved by the Responsible Authority. When approved this Weed Management Plan will form part of this permit. Any plan must detail:

    a) Species and extent of weed infestation.

    b) Current and/or proposed treatment methods.

    c) Timeframes.

    d) any other relevant information

    The approved weed management plan must be fully implemented prior to the commencement of any on-ground earthworks to the satisfaction of the Council's Environment Unit.

Native Vegetation Offsets

35. In order to offset the removal of 6.1946hectares of native vegetation as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017)

    The general offset must:

    a) contribute gain of 0.876general biodiversity equivalence units

    b) be located onsite where possible, or within the Corangamite Catchment Management Authority boundary or City of Greater Geelong municipal district

    c) have a strategic biodiversity score of at least 0.336.

36. Before any native vegetation is removed, where offsets are to be provided off-site, evidence that an offset has been secured must be provided to the satisfaction of the Responsible

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Authority. This offset must meet the offset requirements set out in this permit. The offset evidence can be either:

a) a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan.

b) a credit register extract from the Native Vegetation Credit Register.

Any credit register extract from the Native Vegetation Credit Register must be submitted to the Environment Unit as a formal record of the offset evidence.

At the conclusion of the subdivisional construction works, the overall native vegetation offset requirements must be reconciled with agreement by the Responsible Authority and DELWP and either credits are made available or further offsets are to be purchased.

Fauna Management Plan

37. Prior to the commencement of any works, a Fauna Management Plan must be submitted to and approved by the Responsible Authority. Any plan must include:

a) A pre-clearance survey to assess the presence of Growling Grass Frog, Ballion's Crake and Barking Owl (the survey must be undertaken during the optimal breeding season for the Growling Grass Frog)

b) Procedures for the salvage and relocation of any frog species present on the land under the supervision of a qualified zoologist prior to the commencement of works

Details outlining the measures to protect the habitat and water quality for the frog population present within the wetland and ponds to be retained.

The approved Fauna Management Plan must be implemented to the satisfaction of the Responsible Authority.

Fauna Protection

38. Prior to the removal or lopping of any tree, the tree must be examined by a suitably qualified zoologist with relevant permits. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation.

39. Any dams or water bodies filled as part of the approved development must be drained at least 48 hours prior to works commencing to enable the relocation or translocation of fauna.

40. Prior to the commencement of any works (excluding works associated with removal of potentially contaminated material, such as fuel tanks and fill, which may be undertaken prior to or concurrent with the assessment), an Environmental Assessment must be submitted which must include an assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by the Responsible Authority. If the Responsible Authority is satisfied that significant levels of contamination have been found the following must be provided to the Responsible Authority, either:

a) A Certificate of Environmental Audit must be issued for the land in accordance with Part 1XD of the Environment Protection Act 1970, or

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b) A Statement of Environmental Audit must be issued in accordance with Part 1XD of the Environment Protection Act 1970 stating that the environmental condition of the land is suitable for the sensitive use (with or without conditions on the use of the site).

Waterway Rehabilitation Plan

41. Prior to the commencement of works, a Waterway Rehabilitation Plan for the entire creek corridor must be submitted to and approved by the Responsible Authority. Any Plan must detail the specific rehabilitation and revegetation of the creek corridor to an average width of 30 metres either side of the centreline of the creek. When approved the plan will be endorsed and then form part of this permit. Any Plan must include:

    a) Details regarding the proposed works within the creek and its embankments. An extensive vegetated riparian corridor is to be established as part of the design. Cross-sections outlining the proposed treatment must be provided.

    b) Details regarding the protection and enhancement of the Creekline Grassy Woodland and Sedge Wetland to be retained must be provided.

    c) Details of all revegetation works including the use of plants listed within the City's Indigenous plants of the Geelong Region Zone 7 and native species found as part of the flora survey, including densities and any specific treatments.

    d) The provision of habitat improvements (ie rocks, logs etc) for frogs and other fauna.

    e) The location of any stabilisation works (if required) such as rockwork and/or jute matting.

    f) The use of non-dispersive topsoil.

    g) Details of all weed control works.

    h) Details of the proposed maintenance program for a minimum of two years after Practical Completion is awarded by the Responsible Authority.

42. Prior to the transfer to Council of the creek corridor, all works identified within the approved Waterway Rehabilitation Plan must be fully completed by the applicant and maintained for a period of two years after Practical Completion, unless otherwise agreed in writing by the Responsible Authority. A detailed inspection shall be undertaken by the Responsible Authority of all the required on-ground works before any transfer is undertaken.

43. If the creek rehabilitation works are undertaken in two stages and 35 Hams Road is completed first a separate agreement will need to be prepared between the applicant and the Responsible Authority in respect to specifying a formal handover process of the partially completed asset.

Landscape Master Plan

44. Unless otherwise approved in writing by the Responsible Authority, prior to issue of Statement of Compliance for the first stage of the subdivision, a landscape master plan (incorporating a street tree master plan) for the permit area must be developed and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit.. It must be drawn to scale with dimensions and submitted electronically. The landscape master plan must show and include, but not be limited to:

    a) The location, size and title designation of all land to be developed as reserves, including Public Open Space Reserves, Conservation Reserves, Greenways, Road Reserves and Drainage Reserves;

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b) The ultimate1% and 10% Annual Exceedance Probability storm event extents;

c) A general indication of what recreation infrastructure is proposed and its location, including but not limited to: playgrounds, furniture, and exercise equipment, kick about areas, paths, shelters, vehicle exclusion barriers and maintenance access points;

d) The style and location of permeable fencing for all lots abutting reserves (excluding road reserves);

e) The proposed species to be used for and general layout of street tree planting in various stages of the subdivision including the proposed planting theme for all secondary frontages of corner allotments. Tree placement on secondary lot frontages must use no more than two trees that grow to an estimated size of no greater than 5 x 4 metres at maturity;

f) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres, in compliance with AS2303-2015 *Tree Stock for Landscape Use*;

g) The principles and graphical concepts of Public Art which complies with the requirements of Council's Art and Culture Department;

h) The location and size of any water sensitive urban design assets.

Notes:

1. Consultation with Council's Recreation and Open Space Unit during early concept design is encouraged to help facilitate efficient approval processes.
2. Any pathway within the open space reserves should be located having regard to the protection of existing vegetation worthy of retention.

Detailed Landscape Plans

45. Unless otherwise agreed in writing by the Responsible Authority, prior to the Statement of Compliance being issued for each applicable stage of the subdivision, a detailed landscape plan for the stage must be prepared and submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. The landscape plan must be drawn to scale with dimensions and submitted electronically. Any plan must address and be consistent with the endorsed landscape master plan applying to the site and show, but not be limited to:

    a) The ultimate 1% and 10% Annual Exceedance Probability storm event extents;

    b) Vegetation that is approved to be retained, removed and/or lopped in accordance with the Vegetation Protection Plan, as well as any other practical retention tree(s) within a reserve (excluding conservation reserves) for any stage of the development. The tree(s) must be assessed by a suitably qualified arborist to determine suitability for retention and ongoing management recommendations. The detailed landscape plan for the area in which the tree(s) are located must be informed by this arboriculture assessment and show details of tree protection zones. This assessment must be submitted to council as part of the approval process;

    c) A detailed planting schedule and proposed planting layout of all areas of and adjoining open space, including proposed trees, shrubs, groundcovers and aquatic planting (if applicable, with zonation detail), and showing botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant;

    d) The proposed layout, materials and finish of all finished surfaces, structures, fences abutting council reserves, maintenance vehicle access crossovers, maintenance access gates, play equipment, furniture and bike parking;

    e) Detailed planting and construction drawings including site contours and any proposed

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changes to existing levels including any structural elements such as retaining walls;

f) Detailed planting and construction drawings of any drainage and WSUD infrastructure within public reserves;

g) Permeable fence design details for lots abutting open space reserves and Council reserves (except road reserves). Fencing detail must be to Council specifications;

h) Additional supporting information, such as certified structural designs or building forms;

i) The removal of existing disused structures, foundations, pipelines, farm dams or stockpiles and the eradication of weeds;

j) The proposed landscaping treatment of any road reserve abutting public open space;

k) A detailed schedule of quantities showing accurate cost estimates of each item included in the plan.

Notes:

1. Hard copy/copies of the landscape plan must be provided at the reasonable request of the responsible authority.
2. Consultation with Council's Recreation and Open Space Unit during early concept design is encouraged to help facilitate efficient approval processes.

No Utility Services on Public Open Space

46. Utility service substations, kiosk sites and the like must not be located on any land identified as unencumbered open space unless otherwise agreed in writing by the responsible authority. Any existing or future easements affecting all land which is to be vested in council must be clearly identified on the detailed landscape plans as per the condition above.

Council Reserves — Vehicle Access Barriers

47. Unless otherwise approved in writing by the Responsible Authority, prior to the issuing of a Statement of Compliance for any relevant stage of the subdivision which includes a Council reserve, suitable vehicle access barriers must be provided across the entrance of the Council Reserve, one of these shall be de-mountable to allow access to Council maintenance vehicles to the satisfaction of the Responsible Authority. The location of these barriers shall be determined by the Responsible Authority.

Fencing of Council Reserves

48. Unless otherwise approved in writing by the Responsible Authority, prior to the issuing of a Statement of Compliance for any relevant stage of the subdivision which includes a Council reserve, the applicant must erect an appropriate fence on the boundaries of the Council Reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Completion of Landscape Works

49. Unless otherwise approved in writing by the Responsible Authority, the landscaping works shown on the approved landscape plan for a particular stage must be completed to the satisfaction of the Responsible Authority, prior to the issue of a Statement of Compliance for that stage.

50. If the Responsible Authority agrees to issue Statement of Compliance prior to the landscaping works being completed, the entire landscaping works must be bonded to the satisfaction of the Responsible Authority. The landscape works bond or bank guarantee must be 125 per cent of the estimated cost of entire landscape works as shown in the approved schedule of quantities

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submitted as part of the landscape plans. Unless otherwise agreed in writing by the Responsible Authority the bonded works must be completed within one year of the date of the lodgement of the bond.

51. A practical completion inspection is required and must be arranged by the permit holder with two weeks' notice provided for the responsible authority. The practical delivery of the endorsed plans must be at a standard to the satisfaction of the responsible authority to pass this inspection. If applicable, the landscape works bond will be returned on award of practical completion.

52. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of practical completion of landscaping works, or any other time as agreed by the Responsible Authority, the following must be provided to the Responsible Authority:

    a) The vesting of the reserve to Council, at no cost to Council;

    b) Building permits and structural engineering compliance, as-built construction plans, and materials detail where necessary;

    c) Landscaping maintenance plan

    d) Schedule of Quantities showing the financial value of all hard assets

    e) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format.

    f) An independent playground auditors report with evidence of rectification of any identified defects. The report must relate to all playground equipment, fitness equipment, natural play area, soft fall areas and edging to ensure that all aspects of playground construction meet Playground Standards AS/NZ4422 1996 and AS4685 parts 1-6 2004 and is in good working order and safe for use.

53. Unless otherwise agreed in writing by the Responsible Authority, a maintenance bond must be submitted to the Responsible Authority on application for practical completion of landscaping works. The maintenance bond or bank guarantee must be 125 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

Maintenance of Landscaping

54. The landscaping shown on any endorsed landscape plan for a particular stage must be maintained to the satisfaction of the Responsible Authority for a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the Responsible Authority. During this period, any dead, diseased or damaged plants are to be replaced and any landscaped area and hard assets are to be repaired as required to ensure the landscaping is maintained to the same standard as when practical completion was awarded.

55. Should the permit holder default on landscape maintenance requirements which leads to a partial or full replanting, the responsible authority will consider the extension of the maintenance period as necessary to provide for establishment of replacements.

56. A handover inspection is required and must be arranged by the permit holder with two weeks' notice provided for the responsible authority. The maintenance of the completed works must be at a standard to the satisfaction of the responsible authority to pass this inspection. The maintenance bond will be returned on award of Handover.

57. The applicant and contractors who will construct and maintain the subject reserves and associated landscaping must obtain and maintain appropriate public liability insurance (with the responsible authority's interest noted on the certificate of insurance) over the entire reserve area for the duration of the maintenance period.

Notes:

1. The responsible authority will not be responsible for the reserve and its assets or public

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liability until a handover inspection has taken place and written acceptance of handover has been issued.

2. At the conclusion of the maintenance period all maintenance responsibilities will be transferred to the responsible authority.
3. No handovers will be accepted during the summer months from 01 December to 28 February inclusive.

Public Open Space Contributions

58. The owner of the subject land must provide Public Open Space in part by land and the balance by cash-in-lieu equivalent to ten (10) per cent of the site value of all developable land in the subdivision pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance.

Street Tree Master Plan

59. For any multi staged development a street tree master plan must be submitted to and approved by the Responsible Authority.

60. The master plan must be developed to include the following:

    a) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres that comply with AS2303 *Tree Stock for Landscape Use*
    b) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m

Notes:

1. Street tree species selection within the master plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.
2. The applicant must obtain and provide evidence to the Responsible Authority that Powercor has been consulted and has agreed with the proposed street tree species palette.

Streetscape Works, Detailed Plans

61. Prior to the Statement of Compliance being issued for each relevant stage of the subdivision, a detailed streetscape plan, prepared by a person suitably qualified in landscape design, must be submitted to and approved by the Responsible Authority.

62. When approved, the plan will be endorsed and will then form part of the permit. The streetscape plan must be drawn to scale with dimensions and three hard copies provided.

63. Where applicable, the plan must be generally in accordance to the street tree master plan and show:
    a) The name and stage of the estate and the Planning Permit Number
    b) The layout of proposed new planting in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts)

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c) Details of all other infrastructure within the road reserve (e.g. underground services, street lights, stormwater pits, fire plugs etc)
d) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species
e) All proposed groundcover & shrub planting with a minimum container size of 150mm
f) The maintenance schedule for all proposed planting
g) Plan view indicating mature tree sizes, shown to scale to illustrate the extent of canopy coverage
h) All road cross sections applicable to the site
i) TPZ on all plans (where applicable)

Notes:
1. Proposed entry signage must not be located on public land.
2. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
3. Where applicable in multi-staged developments the Street Tree Master Plan may form part of the Landscape Master Plan

Completion of Streetscape Works

64. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance for a particular stage of development all streetscape works shown on the endorsed streetscape plans for that stage must be completed to the satisfaction of the responsible authority.

65. Where streetscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority prior to the applicant seeking a Statement of Compliance for all, or a particular stage of a subdivision, the applicant may request the approved Streetscape Plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval, once approved the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to Statement of Compliance being awarded.

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

Notes
1. A certificate of practical completion is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
2. Works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.

Maintenance of Streetscape Works

66. All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.

67. Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.

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68. A maintenance bond to the value of 125% of the cost of works must be submitted to the responsible authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.

69. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Notes

1. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
2. No handovers will be accepted during the summer period, between 30 November and 1 March.

Barwon Water Conditions

General

70. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.

71. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

72. Barwon Water has two strategic mains surrounding the above mentioned sites, being the 1000mm Grovedale Feeder Main to the south and the 1400mm Pettavel-Montpellier Transfer Main to the West. Both mains are critical to the region and they are to be protected to the satisfaction of Barwon Water.

Water

73. The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.

74. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.

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

Sewer

76. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment.

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77. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).

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

79. Additional sewerage assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and Rising Main (RM).

    Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water Land Development reference number **L014521**.

Powercor

80. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

81. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A Payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.

82. Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. The applicant shall arrange compliance through a Registered Electrical Contractor.

83. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.

84. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

85. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.

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86. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.

87. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

88. The applicant shall obtain Powercor Australia Ltd's approval for a lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

89. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

CFA Conditions

Hydrants

90. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

    a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants must be no more than 120 metres apart.

    b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

    Note – CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)

Roads

91. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

92. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

93. Curves must have a minimum inner radius of 10 metres.

94. Roads must have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 4 metres above the access way.

95. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

CCMA Conditions

96. There is to be no loss of floodplain storage as a result of the development.

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97. All streets, footpaths and cycle paths that are subject to flooding must meet the applicable flood hazard safety criteria.

98. All lots within the development shall be free from inundation from 1% AEP flood events.

99. A Works on Waterways Permit is required from the Corangamite Catchment Management Authority prior to any works on or within the bed and banks of the waterway.

Victrack Conditions

100. No waste, soil or other materials from the works are to be stored or deposited on VicTrack land.

101. All works including hoardings must be undertaken within the subject land and must not encroach onto VicTrack land.

102. No entry onto railway land is permitted without the written consent of the rail operator.

103. No permanent or temporary ground anchors are permitted within VicTrack land.

Telecommunication Conditions

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

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

Department of Jobs, Precincts and Regions – Earth Resources Regulation Branch

106. Land affected by the 250 metre extractive industry buffer as shown on the endorsed plan must not be subdivided or developed without the further written agreement of the Department of Jobs, Precincts and Regions.

Expiry

107. This permit will expire if one of the following circumstances applies:
    a) The first stage of the plan of subdivision has not been certified within two years of the date of this permit.
    b) All stages of the plan of subdivision have not been certified within five years of the date of this permit.

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c) A statement of compliance is not issued within five years of the date of certification of a particular stage of subdivision.

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

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No.C372ggee to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

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2. AMENDMENT C401 – COMMUNITY CARE ACCOMMODATION, 120 RUSSELLS ROAD, MOUNT DUNEED – CONSIDERATION OF SUBMISSIONS

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

Purpose

1. To consider submissions received on Planning Scheme Amendment C401 and recommend all the submissions be referred to an Independent Planning Panel.

Background

2. In March 2019, a Planning Permit application was lodged for a residential alcohol and drug rehabilitation facility and vegetation removal at 120 Russells Road, Mount Duneed. The application was subsequently withdrawn as the proposal falls within the land use term Community Care Accommodation, introduced into planning schemes by the State Government's Amendment VC 152 in October 2018 and prohibited in the Farming Zone.

3. In May 2019, St Quentin Consulting on behalf of Foundation 61 Inc. lodged a planning scheme amendment to allow a Community Care Accommodation facility and associated vegetation removal at 120 Russells Road. The amendment proposes a Specific Controls Overlay and an Incorporated Document.

4. At its meeting of 10 September 2019, Council resolved to support preparation and exhibition of Amendment C401.

Key Matters

5. Amendment C401 was exhibited from 17 October to 25 November 2019. 38 submissions were received. 31 submissions object to, and four submissions support the amendment. Separately, a petition with 130 signatures regarding the proposal was presented to Council at its meeting of 10 December 2019.

6. Key issues raised in submissions include the appropriateness of the location for the facility, safety of users of Mount Duneed Recreation Reserve and local residents, impact on and relationship with the Reserve, facility management and future changes, vegetation removal, traffic, visual impact and impact on historic values.

7. Council officers have considered the submissions and recommend various changes to the Amendment to address issues raised in submissions and other minor matters identified.

8. It is recommended that all submissions be referred to an Independent Panel appointed by the Minister for Planning.

Cr Harwood moved, Cr Murnane seconded -

9. That Council having considered all submissions summarised in Attachment 9 to this report to Amendment C401 to the Greater Geelong Planning Scheme resolves to:

9.1 Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;

9.2 Refer all submissions summarised in Attachment 9 of this report to the Panel; and

9.3 Submit to the Panel its response to the submissions generally as outlined in this report.

Carried.

Attachment 1

Financial Implications

1. There are no significant financial implications to Council.

Community Engagement

2. Exhibition and notice of the Amendment was conducted in accordance with the Planning and Environment Act 1987.

3. Panel hearing dates have been pre-set for this Amendment: Directions Hearing on Tuesday 21 April 2020 and Panel Hearing commencing Wednesday 20 May 2020. Planning Panels Victoria will notify all submitters of the Panel dates and provide the opportunity for submitters to be heard at the Panel Hearing.

Social Equity Considerations

4. The amendment addresses social equity by providing opportunities for vulnerable members of the community to seek treatment for drug and alcohol related issues.

Policy/Legal/Statutory Implications

5. The Amendment supports the following State Policies from the Planning Policy Framework:

    5.1 Clause 12.01-2S Native vegetation management;

    5.2 Clause 12.05-2S Landscapes;

    5.3 Clause 13.02-1S Bushfire planning;

    5.4 Clause 15.01-2S Building design;

    5.5 Clause 15.01-6S Design for rural areas;

    5.6 Clause 15.02-1S Energy and resource efficiency;

    5.7 Clause 15.03-1S Heritage conservation;

    5.8 Clause 15.03-2S Aboriginal cultural heritage; and

    5.9 Clause 16.01-6S Community care accommodation.

6. The Amendment supports the following policies from the Local Planning Policy Framework:

    6.1 Clause 22.05 Agriculture, Rural Dwellings and Subdivision; and

    6.2 Clause 22.64 Discretionary Uses in Rural Areas.

Alignment to Council Plan

7. The Amendment supports strategic priority of improved health and safety of our community in the *Council Plan 2018-2022*.

Conflict of Interest

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

Risk Assessment

9. There are no notable risks associated with implementing the recommendations contained in this report. Issues raised in submissions regarding potential risks to nearby residents and to users of the adjacent Recreation Reserve are addressed in Attachment 2 of this report.

Environmental Implications

10. The proposal requires some native vegetation removal. It is recommended that the Incorporated Document include a requirement to provide appropriate offsets prior to vegetation removal. A revised site plan showing reduced car parking will allow retention of two Sheoaks previously identified for removal.

Attachment 2

Background

1. In March 2019, a Planning Permit application was lodged for a residential alcohol and drug rehabilitation facility and vegetation removal at 120 Russells Road, Mount Duneed.

2. The subject site is a vacant 8094 m^2 parcel of land within the Farming Zone, abutted by the Mount Duneed Recreational Reserve to the east, west and south. An Environmental Significant Overlay – Schedule 1 applies to most of the site, along with land to the south and east within the Recreational Reserve. A Vegetation Protection Overlay – Schedule 1 applies to Russells Road.

3. The subject site is owned by the Uniting Church in Australia Property Trust (Victoria). The site was formerly occupied by the Mount Duneed Wesleyan Methodist Church, constructed in 1857 destroyed by fire in 1944. Limited remains of this building are situated in the north-west part of the site.

4. The planning permit application was subsequently withdrawn as the proposal falls within the land use term Community Care Accommodation, introduced into planning schemes by the State Government's Amendment VC 152 in October 2018. Community Care Accommodation is prohibited in the Farming Zone.

5. In May 2019, St Quentin Consulting on behalf of Foundation 61 Inc. lodged a planning scheme amendment to allow a Community Care Accommodation facility and associated vegetation removal at 120 Russells Road.

6. The amendment proposes a Specific Controls Overlay and an Incorporated Document. The Incorporated Document allows use and development of Community Care Accommodation in accordance with plans in the document, which may be altered with the written consent of the Responsible Authority (Council), and controls set out in the document. The Incorporated Document acts similarly to a planning permit.

7. The facility is proposed to be run by Foundation 61 (a not for profit organisation) as a women's alcohol and drug rehabilitation facility. The same organisation separately operates a men's rehabilitation facility in Williams Road, Mount Duneed, further south within the Surf Coast Shire.

8. The plans in the Incorporated Document are a for a single storey main building located towards the southern boundary of the site, containing several bedrooms, offices, main lounge areas, a courtyard and a gym, arts and craft room and a meeting/classroom. A 6 x 8 m shed is also proposed. The plans delineate an on-site effluent disposal area. The proposed development avoids the site extent of the former church in the north-west of the site. A driveway is proposed from Russells Road; no access to the site is proposed from the Recreation Reserve. **(Exhibited site plan and elevations are in the exhibited Incorporated Document at Attachment 6)**

9. Controls in the Incorporated Document include:

   9.1 a maximum of eight adult residents and five staff on the site at any one time;

   9.2 the requirement for a facility management plan, addressing matters such as protocols for arrival and departure of residents, staff and visitors, ensuring on-site supervision and support of residents at all times, incident management, maintenance and upkeep; and

   9.3 visiting hours limited to 1:00 to 6:00 p.m. on weekends.

   The Incorporated Document does not limit residents to women only.

10. At its meeting of 10 September 2019, Council resolved to support preparation and exhibition of Amendment C401.

Exhibition and submissions

11. Amendment C401 was exhibited from 17 October to 25 November 2019. 38 submissions were received. Of these submissions:

    11.1 31 object to the amendment;

    11.2 one requests changes to the amendment;

    11.3 four support the amendment; and

    11.4 two express no objection.

12. The Department of Environment, Land, Water and Planning (DELWP) submission, among other matters, requests that the Incorporated Document be modified to specify the location and extent of native vegetation to be removed and include a requirement that appropriately specified offsets are provided prior to vegetation being removed. This submission is discussed under the heading Vegetation removal below.

13. A summary of all submissions in table format can be found at **Attachment 9**.

14. The following section of this Attachment provides a theme-based summary of issues raised in submissions and an officer response.

15. A response to issues not fitting within the themes below can be found in **Attachment 9.**

16. A petition with 130 signatures regarding the proposed facility was presented to Council at its meeting of 10 December 2019. 16 of those signing the petition also lodged objecting submissions. The petition read as follows:

    This type of facility is prohibited under the Planning Scheme. This is not a suitable location as any future development for community use and the open and scenic values of Mount Duneed Reserve will be affected and important indigenous vegetation will be destroyed. It could attract an undesirable element inhibiting the enjoyment of the Reserve by the general public.

    We request that the City of Greater Geelong abandon Planning Scheme Amendment C401 and investigate incorporating 120 Russells Road into the Reserve, protecting the natural and scenic values so that the open space will be retained and can continue to be enjoyed by the public in future years.

Submission Themes and Council Officer Response

<u>Appropriateness of location</u>

17. Nearly all objecting submissions contend that the subject site is an inappropriate location for the proposed facility.

18. Reasons cited for the location being inappropriate include:

    18.1 the facility is too close to the adjacent Mount Duneed Recreation Reserve and its various uses including pony club, adult horse riding and cricket;

    18.2 the facility should not be located in the Farming Zone;

    18.3 the site is too remote from public transport, medical facilities, emergency services and schools;

    18.4 the site is too close to the Mount Duneed Primary School;

18.5 the facility does not need to be in a rural area;

18.6 the facility should be located in an urban area;

18.7 the facility is too close to a residential area;

18.8 the facility should be in a less dense, less family-oriented area;

18.9 proximity to a gun club may cause problems;

18.10 inconsistency with the character and semi-rural nature of the area.

Officer response

19. State planning policy recognises the need for and seeks to facilitate community care accommodation. An objective of Clause 16.01-6S is:

To facilitate the establishment of community care accommodation and support their location being kept confidential.

20. Victoria Planning Provisions applying throughout the state generally encourage community care accommodation. The use of Community care accommodation and the development of buildings and works for this use is, subject to certain conditions, exempt from requiring a planning permit in a wide range of residential and rural residential zones. These include the Residential Growth, General Residential, Neighbourhood Residential, Low Density Residential, Township and Rural Living Zones.

21. The wide range of zones in which the use is conditionally exempt from requiring a planning permit reflects a confidence that the use is compatible with adjacent and nearby residential, educational, recreational and other community uses that occur in or adjacent to those zones.

22. Notwithstanding this, Amendment VC 152, which introduced the land use term Community care accommodation into planning schemes in October 2018, did not provide for the use in the Farming Zone. Community Care Accommodation is prohibited in the Farming Zone as it falls within the broader land use term Accommodation under Clause 73.04-1. The appropriateness of the use on the subject site thus still needs to be demonstrated to warrant applying the Specific Controls Overlay to land within the Farming Zone.

23. Although largely decided under earlier planning controls, several VCAT decisions on similar facilities have established support for drug and alcohol rehabilitation facilities in semi-rural areas:

23.1 Myers Planning Group Pty Ltd v Warrnambool CC [2019] VCAT 1153 – land in the Farming Zone;

23.2 Australian Community Support Organisation Ltd v Moira SC (No.2) [2017] VCAT 1133 – land in the Farming Zone; and

23.3 Odyssey House Victoria v Benalla Rural CC & Ors [2003] VCAT 15 – land in the (then) Rural Zone.

24. It has been recognised that a semi-rural location may be of benefit to residents of a community care accommodation facility as compared to a location within an urban area. In *Odyssey House Victoria v Benalla Rural CC & Ors [2003] VCAT 15*, for example, in its decision on a proposed drug and alcohol residential rehabilitation facility located near Benalla, VCAT noted that:

A facility such as this needs to exude a degree of detachment and would not be suited to a downtown location in either Melbourne or Benalla.

It seems to us therefore that a location 12 minutes' drive from town and in a not entirely isolated but yet pleasant rural setting such as Moylullah is entirely appropriate.

25. The proposal does not result in the loss or fragmentation of agricultural land. The subject site is an historic 8094 m^2 parcel of land. Other than grazing, it has not been used for agricultural purposes and it is not located directly adjacent any other land in the Farming Zone with which it could be jointly used for agriculture. It is not considered that the use is likely to adversely impact on farming operations on land in the Farming Zone to the north of Russells Road.

26. Issues raised regarding visual impact, safety and the relationship with and impacts on the adjacent Recreation Reserve are considered separately below. However, the site's location, in the Farming Zone but in relatively close proximity to urban Geelong, is considered appropriate for the use of community care accommodation.

Safety of Reserve users and local residents

27. 27 of the 31 objecting submissions expressed concern for the safety of local residents and/or users of the Mount Duneed Recreation Reserve due to the nature of the proposed use, the residents and their visitors. It is clear from submissions that these fears are sincerely and strongly held.

28. Submission express concern for the safety of Reserve users, emphasising the numbers of children and women who use the Reserve and contending that their safety cannot be guaranteed. Some submitters indicate that should the proposed facility be developed on the site, they will no longer feel safe for them or their children to use the Reserve.

29. Submissions express concern that residents of the facility will access the adjacent Reserve and that children may be exposed to drug affected behaviour. Concern is also expressed regarding visitors to the site, including hostile partners who may try to gain access to the facility. Several submissions contend that the facility will attract unsavoury people to the area and the Reserve and that this will result in antisocial behaviour. Submitters raise the potential for abusive or violent interactions between visitors and Reserve users. One submitter contends that the facility will generate visitors and onlookers to pony club events who have not completed a Working with Children check. Another submitter notes that drug dealing activities already take place at the Reserve.

30. Concern is also expressed regarding property crime and vandalism. Reserve users note previous vandalism problems at the Reserve and that valuable equipment is stored at the Reserve. Risks to the safety of horses, cars and valuables are cited.

31. The relative seclusion of the area is cited as a security concern. It is contended that police or ambulance services will not be able to respond quickly to any incident at or near the facility.

32. To the contrary, one supporting submission notes that the men's facility run by the same organisation proposing the facility on the subject site is well run and secluded, and contends that there is minimal risk to the community from the proposed facility.

Officer response

33. The wide range of residential and rural residential zones throughout Victoria in which use and development of Community care accommodation conditionally requires no planning permit should give some comfort and reassurance that the use is considered compatible with adjacent and nearby residential, educational, recreational and other community uses.

34. Surf Coast Shire's Statutory Planning and Investigations teams advise that they are not aware of any complaints regarding the operation of the men's facility in Williams Road, Mount Duneed, operated by the same organisation proposing the facility on the subject site.

35. The proposed use of the land will be separate from the Recreational Reserve and the activities associated on the subject site will be contained within the subject site itself. The applicant advises that the facility will have permanent 24-hour supervision and staff presence.

36. With respect to the resident patients that the facility will cater for, the applicant has advised as follows:

    Foundation 61 patients are voluntary only, meaning people are not directed by Courts to do mandatory time at a Foundation 61 facility. They are referred to Foundation 61 by a number of ways, including General Practitioners, churches and other community volunteer groups.

    36.1 Patients must be physically capable to look after themselves relatively independently and the facility will not cater for physical, psychiatric or intellectual disabilities; and

    36.2 Although some women may have had previous traumatic relationships with men, the facility will not cater for women who are currently in a violent or abusive relationship. The women who attend the facility, as with Foundation 61's men's facility, will have the support of their family to attend Foundation 61.

37. Controls proposed in the exhibited Incorporated Document also go some way to address security concerns:

    37.1 a maximum of eight adult residents and five staff on the site at any one time;

    37.2 the requirement for a facility management plan, addressing matters such as protocols for arrival and departure of residents, staff and visitors, ensuring on-site supervision and support of residents at all times, incident management, maintenance and upkeep; and

    37.3 visiting hours limited to 1:00 to 6:00 p.m. on weekends.

38. It is in the interests of all parties, the facility's operator, residents and visitors, nearby residents and Reserve users that management of the facility minimises the risk of any adverse outcomes. Including some further requirements for the Facility Management Plan in the Incorporated Document will further ensure that matters of potential concern are adequately addressed. The following additional requirements are based partly on planning permit conditions applied by VCAT in its decision on *Myers Planning Group Pty Ltd v Warrnambool CC [2019] VCAT 1153* to address similar concerns:

    38.1 an Emergency Management Plan detailing how the proponent will prepare for and respond to emergency situations including, among other matters, a protocol with the CFA, Victoria Police and Ambulance Victoria;

    38.2 a risk management plan which:

        38.2.1 identifies the safety and security risks involved in operation of the facility;

        38.2.2 assesses the severity and degree of likelihood of any relevant incident or event occurring; and

        38.2.3 sets out the measures that the facility operator will take to address and, in so far as possible, minimise each identified risk;

38.2.4 provision for dealing with clients who indicate a wish to leave the facility before the end of their scheduled program, including measures to ensure their departure from the facility is planned;

38.2.5 resident rules that prohibit access to any private properties adjoining Russells Road; and

38.2.6 keep a written logbook of all attendees (including residential clients and visitors) to the facility, with the logbook to include details consisting of the names of people, dates and times of attendance and departure to and from the centre; the logbook must be made available for inspection by the Responsible Authority at any time upon request.

Impact on/relationship to Reserve

39. Some submissions express concerns with the potential impact of the proposal on the current use of the Mount Duneed Recreation Reserve. Four submissions raise the potential for conflict between residential use of the subject land and equestrian use of the Reserve, in particular noise from equestrian competitions which can involve early starts and overnight camping. The risk of horses to facility residents who access the Reserve is also cited.

40. Several submissions contend that the site is effectively, and has been perceived to be, part of the adjacent Mount Duneed Recreation Reserve. One states that the subject site is an intrinsic part of the Reserve in all but Title. Other submissions refer to the proposal as being located within the Reserve or intruding into the Reserve.

41. Some submissions raise the history of the subject site in support of the site being considered part of the Reserve. It is argued that the public have not been excluded from the site and that it has long been maintained by Council. One submission argued that "squatters' rights" should apply. Submissions call for the land to be acquired by Council, absorbed into the Recreation Reserve or set aside as a Conservation Reserve. Separately, the petition presented to Council in December 2019 calls for Council to investigate incorporating the site into the Reserve.

42. Several submissions refer to revegetation works, carried out by local residents/volunteers, that include the subject site. The submissions also object to removal of trees in this revegetation area.

Officer response

43. Recreational uses of the Reserve will continue to be subject to noise controls currently applying in the area. The proponent intends that resident patients will not access the Reserve.

44. Notwithstanding any maintenance by Council or public access over time, the subject site is owned by the Uniting Church in Australia Property Trust (Victoria). The applicant has advised that Foundation 61 is negotiating its purchase.

45. A revegetation area planted for conservation purposes in 2003 is located partly within the subject site and partly within the Reserve. The loss of some of this vegetation is unfortunate, particularly given volunteer involvement in its planting. However, Council's Recreation & Open Space unit has advised that if the development is approved it will permit the removal of this vegetation, to the minimum extent required to facilitate the proposed development. The City has undertaken to conduct revegetation works in the Reserve adjoining the development site to offset this loss of vegetation.

Land swap suggestion

46. One submission requests that Council examine feasibility of a land swap within the general area to allow development to proceed while protecting the native grassland patch on the subject site.

47. Council's Environmental Planning unit suggested investigation of a land swap for an equivalent parcel in the north-western corner of the Mount Duneed Recreation Reserve. This suggestion was put to the applicant.

Officer response

48. The applicant has advised that in its view the land swap is not a realistic option and that, on balance, Foundation 61 wishes to proceed with the amendment to facilitate its proposal on the subject site (120 Russells Road).

49. In support of this view the applicant advises:

    49.1 The position of the subject site, which is not contiguous with any other Farming Zone land, has made the use possible;

    49.2 Foundation 61's grants are time sensitive and it would appear that the current site and process will be the most effective option;

    49.3 Foundation 61 has been negotiating purchase of this land for several years and government grants that have been approved have all referenced this site. To change sites at this stage would almost certainly result in loss of government funding;

    49.4 Although there is some vegetation removal proposed, we intend to modify this slightly so that additional vegetation can be retained; and

    49.5 The suggested revised site would not be a panacea to all objections as it would still be adjacent to the Recreation Reserve and the pony club and also closer to a residential property than currently proposed.

50. On the basis of the applicant's response, there is no need to further investigate the possibility of a land swap.

Facility management and future changes

51. Some submissions questioned the proponent's management capability. Submissions contend that:

    51.1 the proponent does not have the capacity to strictly enforce rules;

    51.2 drug and alcohol rehabilitation facilities need to be run, managed or backed by large organisations with a history of continuity, whereas the proponent is not backed by a large organisation that can continue to provide the services contemplated;

    51.3 the men's facility in Surf Coast Shire operated by the proponent is not strictly controlled;

    51.4 a submitter who is a neighbour of the men's facility has interacted with the facility's residents; and

    51.5 residents of the men's facility are often outside unsupervised and at times there is no staff member present to speak.

52. The future of the facility is raised in several submissions. Succession plans for the facility are questioned. Submissions express concern at the potential for expansion and/or significant changes under a different operator in the future. Another submission expresses concern that the facility could close within a year.

Officer response

53. Assertions made regarding the proponent's management capability or the operation of the men's facility run by the proponent in Mount Duneed in Surf Coast Shire have not been assessed. Surf Coast Shire's Statutory Planning and Investigations teams advise that they are not aware of any complaints regarding the operation of the men's facility in Williams Road, Mount Duneed, operated by the same organisation proposing the facility on the subject site.

54. The amendment has been requested on behalf of a specific proponent. The Incorporated Document allows development in accordance with specific site plans and subject to a range of specific controls. However, the Incorporated Document is not specific to the proponent and would remain applicable under the Scheme (in Schedule to Clause 45.12) regardless of the ownership or management of the site and facility.

55. If and when the current amendment is gazetted, any subsequent alteration to the Incorporated Document would require a separate planning scheme amendment. The vegetation and heritage constraints on the site, among other matters, would mitigate against significant physical expansion of the facility.

56. With respect to the future of the site should Foundation 61 cease operation, the applicant has advised:

Whilst, Foundation 61 considers it has a long-term future as an organisation providing services to those in need, questions have been asked about the future of the site and the facility if Foundation 61 should cease operating the facility for any reason.

Ultimately there is an acknowledged need for facilities of this type within our communities; whilst the services and spaces they provide to those in need are limited, there will always be demand for facilities of this nature.

Foundation 61 is a Registered Charity with Public Benevolent Institution status. As such if the organisation was for any reason wound up then the assets of the organisation would be required by law to be transferred to another charity with a similar mission for the continuation of the objectives of the organisation.

Vegetation removal

57. 14 of 31 objecting submitters, including the Geelong Environment Council and the Geelong Field Naturalists Club, expressed concern about the removal of vegetation proposed by the Amendment. DELWP requested changes to the Incorporated Document and indicated that as the Amendment has the effect of removing the permit requirement to remove native vegetation, this component should be assessed as part of the Amendment process.

58. Concerns raised in objecting submissions include:

    58.1 the loss of trees, including two Sheoaks, a *Bursaria* and introduced *Pinus Radiata*;

    58.2 the loss of grassy woodland vegetation patches;

    58.3 regional significance of grassy woodland patches on the site;

58.4 removal of grasslands from the site would diminish the integrity of the larger grassland patch on adjacent land to the east;

58.5 values of particular flora species on the site, including Chocolate Lilies, Milkmaids, Prickfoot, Slender Speedwell, Milky Beauty-heads, Yellow Rush Lilies and Sundews;

58.6 five wildflower species have been identified on the site that were not recorded in an ecological assessment prepared for the amendment;

58.7 the "avoid, minimise or offset" principle in Clause 52.17 of the Scheme should be applied to protect the vegetation on the site;

58.8 loss of *Pinus Radiata* that are a food source for Yellow-tailed Black Cockatoos;

58.9 loss of fauna habitat for a wide range of other birds and other species;

58.10 removal of roadside vegetation; and

58.11 removal of vegetation previously planted on the site by volunteers.

59. The DELWP submission includes the following points:

59.1 The Incorporated Document speaks only generally about vegetation that may be removed and fails to include an offset requirement;

59.2 The Incorporated Document should be modified to be specific about the location and extent of native vegetation to be removed and include a requirement that appropriately specified offsets are provided prior to vegetation being removed;

59.3 As the Amendment has the effect of removing the permit requirement to remove native vegetation associated with the development, this component should be assessed as part of the Amendment process;

59.4 The ecological assessment and native vegetation removal application reports by Okologie Consulting appear to have been prepared without understanding structure of the amendment and refer to need for planning permits;

59.5 The proposal must consider whether the proposal has been sited or designed to avoid and minimise impacts on native vegetation, and whether feasible opportunities exist to further avoid and minimise such impacts. Revised locations for the access, shed and effluent disposal area should be considered before the Incorporated Document is approved;

59.6 Feasible alternative designs or siting are likely to be possible with reduced or no impacts to the patches of native vegetation; and

59.7 The Okologie Consulting reports do not address decision guidelines for Environmental Significance Overlay Schedule 1.

Officer response

60. The subject site is constrained by the remains and heritage values of the former church. The site is listed in the Victorian Heritage Inventory H7721-0534 (Mount Duneed Wesleyan Methodist Church Site). Historic features covered in the Heritage Inventory include not only the remains of the church but also historic cattle yard and ramp and modified basalt outcropping.

61. Siting and design of the proposal has avoided the extent of these heritage values. Given these constraints it is considered that the proposed layout has adequately addressed the principle of avoiding and minimising impact on native vegetation.

62. The applicant has submitted revised site plans **(Attachment 7)** that show a reduced car parking area that will allow retention of two Sheoaks that had been identified for removal on the exhibited site plans. This revision is appropriate and the revised site plans should be included in the Incorporated Document.

63. The DELWP request to modify the Incorporated Document to specify the location and extent of native vegetation to be removed and include a requirement to provide appropriate offsets prior to vegetation removal is supported.

64. The applicant has commissioned a revision of the native vegetation removal report and will provide this to Council and to DELWP when completed. This will be considered by Council officers and by DELWP prior to a Panel hearing on the amendment. It is understood that the revised report will address the points in the DELWP submission outlined above.

65. Removal of trees and shrubs in the revegetation area is addressed under the heading Impact on/relationship to Reserve above. Classified as planted vegetation, these would not currently require a permit to remove.

Traffic

66. Several objecting submissions express concerns with traffic generated by the proposed facility. Submitters contend increased traffic will endanger pedestrians, horses and riders using Russells Road. Concern is expressed regarding maintenance implications of additional traffic on an unsealed road, and at the facility's location near the main entrance to the Mount Duneed Recreation Reserve from Russells Road.

Officer response

67. Russells Road is a 1.3 km long unsealed no-through road, providing access to five rural properties and to the Mount Duneed Recreation Reserve. The amount of additional traffic anticipated to be generated by the development is acceptable on an unsealed road. There should be no traffic conflict with vehicles using the Reserve as the facility will have a separate access from Russells Road to the east of the access into the Reserve and no vehicular access will be allowed from the Reserve.

Visual impact

68. Eleven submissions raise concerns with adverse visual impact of the facility or contend it will detrimentally affect the amenity of the area and Reserve. Submissions contend the facility will represent an urban site in a rural landscape and that it will be inconsistent with the landscape values of the area and Reserve. One submission cited the visual impact on the entrance to the Reserve.

Officer response

69. The visual impact of the proposed building as shown on exhibited site plans and elevations is considered acceptable. The single storey building's size and height will not adversely intrude on the rural landscape. The setback of the building and roadside vegetation along Russells Road will minimise its visual impact from the road.

70. A revised landscape plan has been submitted by the applicant **(Attachment 8)** that provides for perimeter landscape planting (shrubs) that will soften the view of the building from the Reserve along the southern and western boundaries of the site. The revised plan also shows visually permeable fencing. The revised landscape plan should be included in the Incorporated Document.

Impact on historic values

71. Two submissions suggest that the history of the site, including church ruins, will be destroyed. Three submissions raise the possibility of burials on the site.

Officer response

72. The siting of proposed development avoids the extent of identified heritage values – the church remains and other historic features. The Incorporated Document specifies that any works located within the Heritage Inventory area of the site will need a permit from Heritage Victoria.

73. Council is unaware of any evidence of burials on the site. The Cultural Heritage Management Plan prepared for the site outlines procedures to be followed in the event that any human remains were found.

Supporting submissions

74. Four submissions support the Amendment. Supporting submitters contend that:

- the facility will meet a local need and benefit the community;
- the facility would complement the effective men's facility operated by the proponent; and
- the site is well located for the facility, being in a relatively remote rural area yet accessible for staff, clients and families.

Officer response

75. An analysis of demand prepared for the proponent notes that there is significant unmet demand for residential rehabilitation services generally in Victoria and specifically in the Barwon region. It concludes that there is a particular demand for specialised beds for women only in a semi-rural setting, which maximises the opportunity for recovery and rehabilitation.

76. The proposal will provide social and health benefits to vulnerable members of the community.

Authorisation requirement

77. DELWP, under delegation from the Minister for Planning, authorised the preparation of the amendment subject to this condition:

77.1 As the land may have been used for agricultural activities in the past, the council should satisfy itself that the land is not contaminated and is suitable for the proposed use.

78. The land use history of the subject site is addressed in the Cultural Heritage Management Plan prepared for the amendment as well as in a report on the Victorian Heritage Database. These conclude that, after the destruction of the church by bushfire in 1944, the site appears to have been used for stock grazing, with a cattle yard and ramp present in the western part of the site. The proposed facility will be located on a part of the site outside the area of these historic features. Council is unaware of any evidence of any other agricultural activities on the site.

79. Given this land use history and the siting of proposed development, it is considered likely that the land is not contaminated and is suitable for the proposed use.

80. Notwithstanding the above, Clause 5.6.1 (Environmental Audit) of the Incorporated Document specifies a requirement for a Site Investigation Assessment to be submitted to Council prior to the commencement of works, unless otherwise approved in writing by the Responsible Authority. This Assessment is to provide clear advice on whether the environmental condition of the land is suitable for the proposed use and whether an environmental audit is recommended.

Identified changes to Amendment

81. Changes to the Amendment arising from the above themes are as follows:

    81.1 additional requirements in the Incorporated Document for the facility management plan as outlined above in the officer response under the heading Safety of Reserve users and local residents (paragraph 38);

    81.2 replace the site plan in the exhibited Incorporated Document with the revised site plan **(Attachment 7)**;

    81.3 include a revised landscape plan **(Attachment 8)** in the Incorporated Document and remove the requirement for a landscape plan accordingly; and

    81.4 modify the Incorporated Document to specify the location and extent of native vegetation to be removed and include a requirement to provide appropriate offsets prior to vegetation removal.

82. Other changes to the Amendment have been identified:

    82.1 update the Special Controls Overlay number from SCO3 to SCO8 as other SCOs have recently been included in the Scheme;

    82.2 rewrite points in the Incorporated Document that refer to a permit – the Incorporated Document acts similarly to, and removes the need for a planning permit;

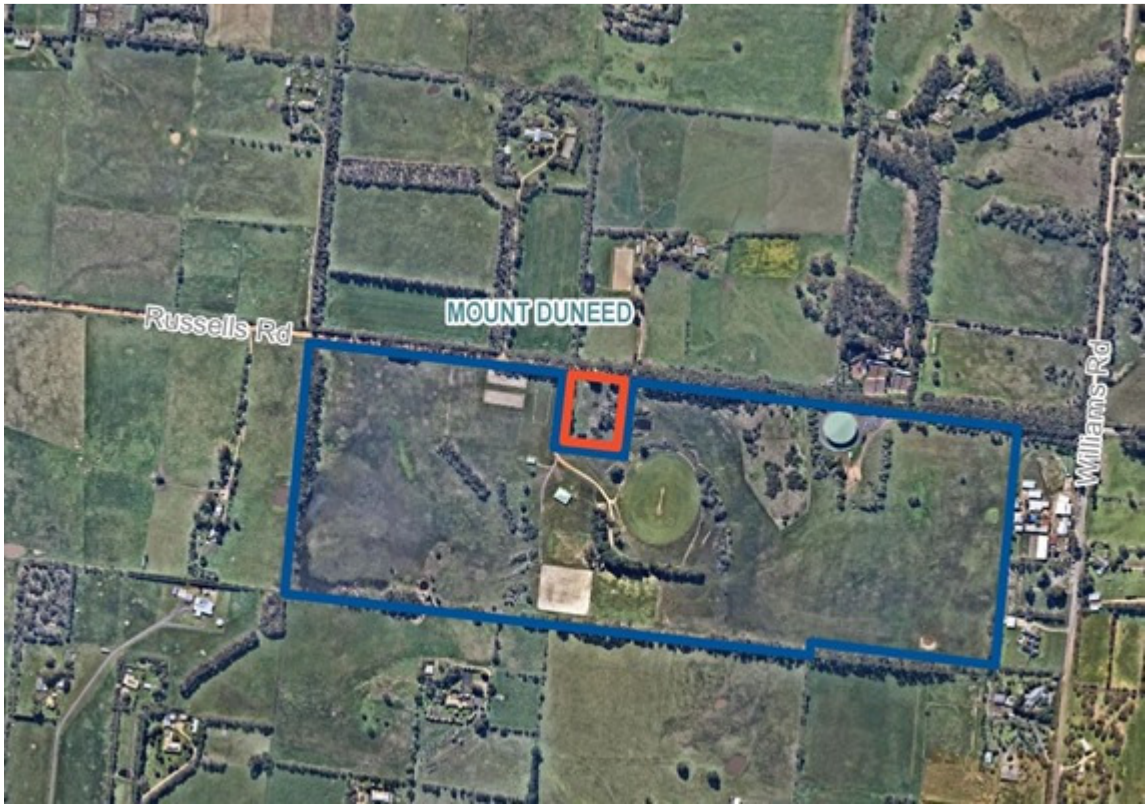
    82.3 rewrite Clause 5.6.1 of the Incorporated Document to list requirements in dot point format;

    82.4 use the Special Controls Overlay map **(Attachment 5)** rather than the zone map at **Attachment 1** of the Incorporated Document; and

    82.5 modify the Explanatory Report's section on Clause 13.02-1 to refer to BAL 19 rather than BAL 12.5.

Attachment 3

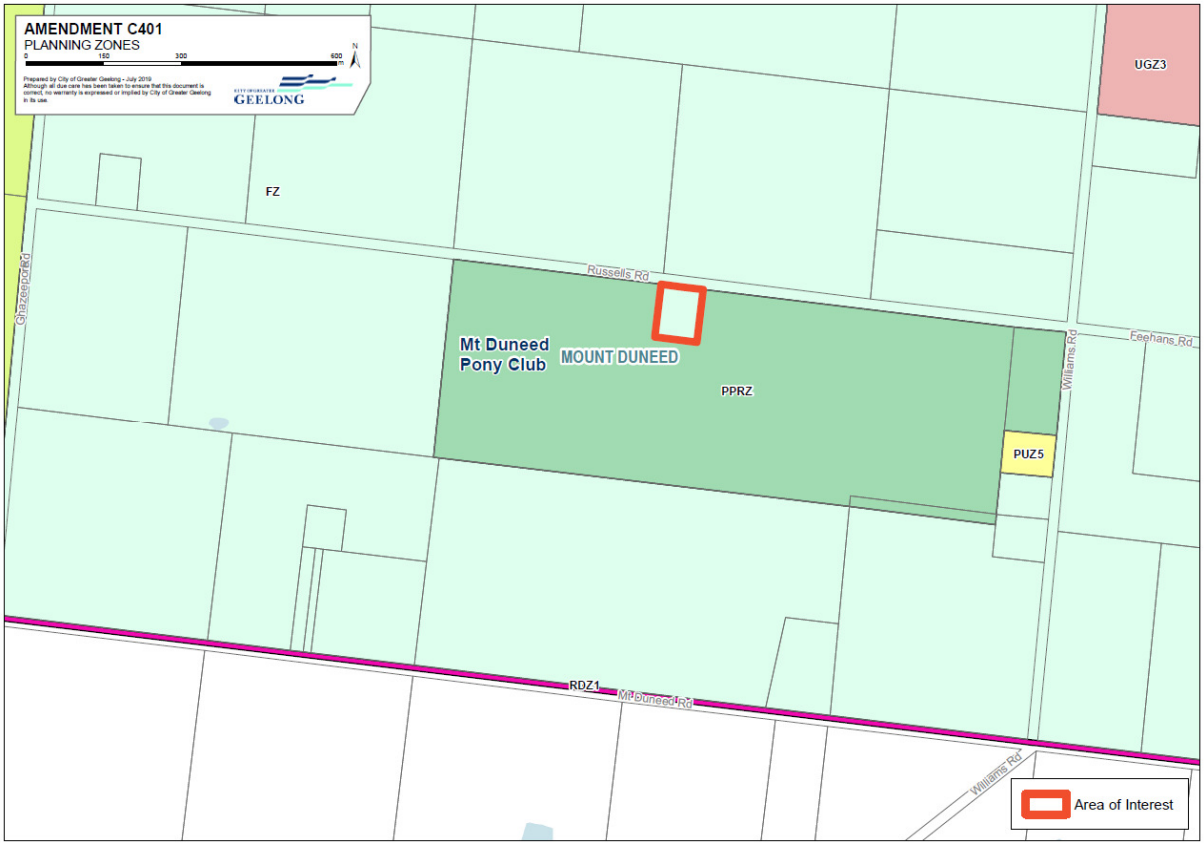
Aerial image

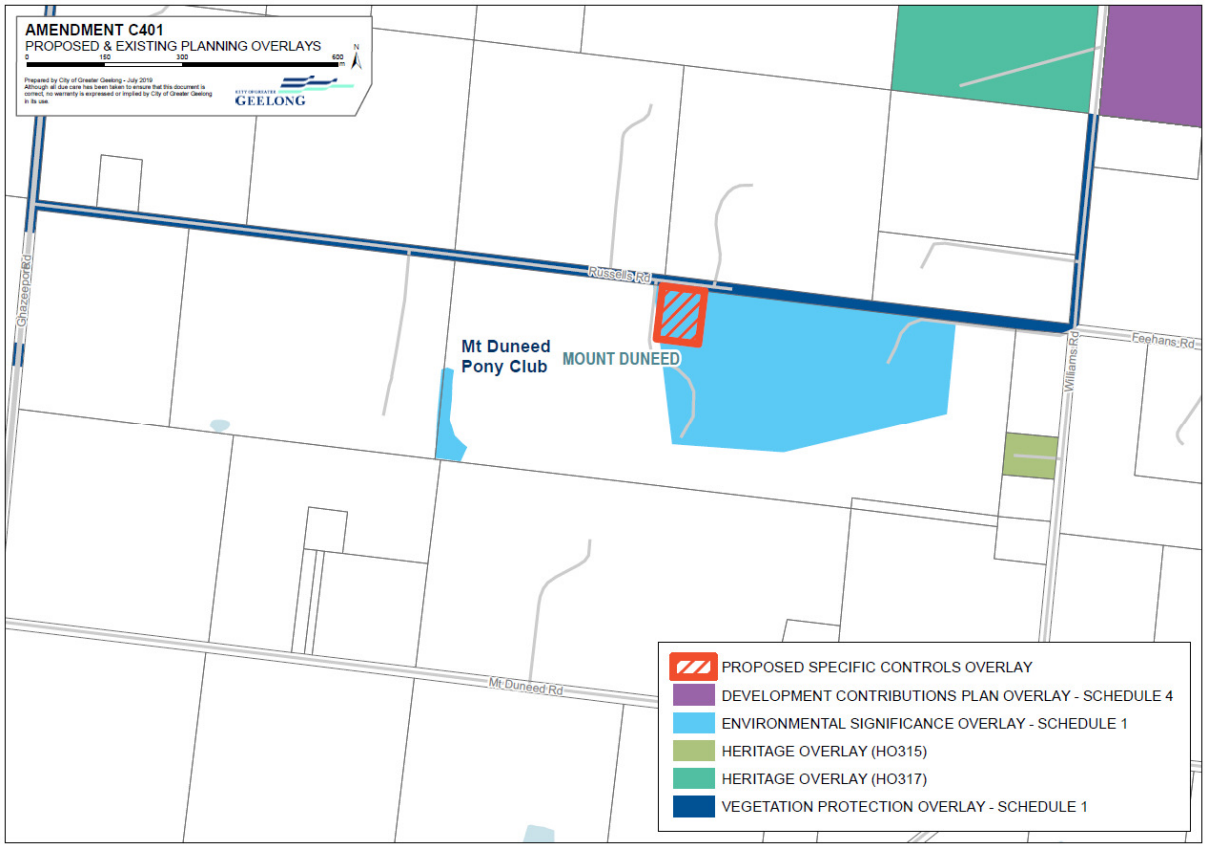


- 120 Russells Road, Mount Duneed outlined in red; and
- Mount Duneed Recreation Reserve outlined in blue.

Attachment 4

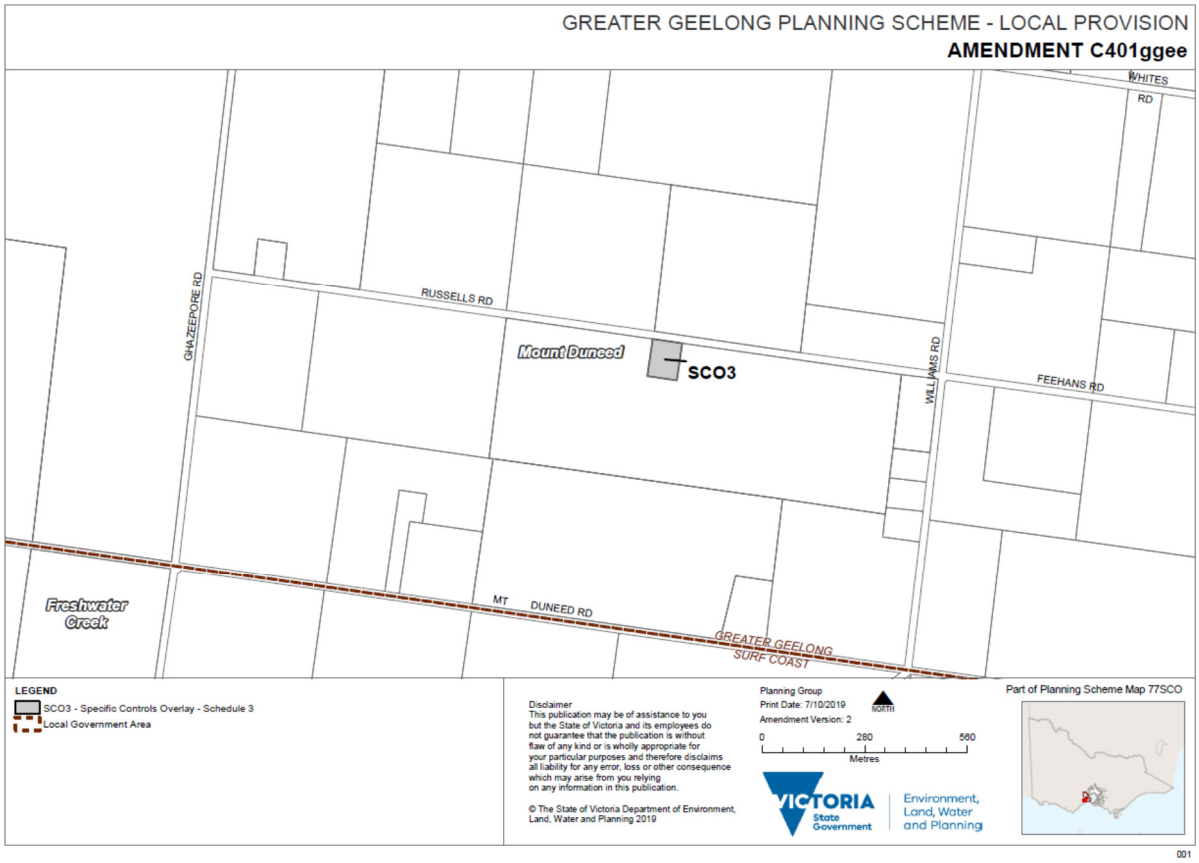
Zoning and overlays maps





Attachment 5

Amendment C401 – exhibited Special Controls Overlay map



Attachment 6

Exhibited Incorporated Document

GREATER GEELONG PLANNING SCHEME
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed

Incorporated Document

August 2019

GREATER GEELONG PLANNING SCHEME

1. INTRODUCTION:

1.1. This document is an incorporated document in the Greater Geelong Planning Scheme (planning scheme) and is made pursuant to section (6)(2)(j) of the Planning and Environment Act 1987.

1.2. The land identified in Clause 3 of this document may be used and developed in accordance with the specific controls listed in Clause 4 of this document.

1.3. The control in this document prevails over any contrary or inconsistent provision in the planning scheme.

2. PURPOSE:

2.1 The purpose of the control in Clause 4 is to facilitate the use and development and the removal of vegetation on the land described in Clause 3 for a Community Care Accommodation Facility (Residential Drug and Alcohol Facility).

2.2 The project includes but is not limited to:

- provide for the use and development and the removal of vegetation for the purposes of a Community Care Accommodation Facility (Residential Drug and Alcohol Facility) generally in accordance with the plans within **Attachment 2**.
- provide for the use and development of a Community Care Accommodation Facility (Residential Drug and Alcohol Facility) on a parcel of land within the Farming Zone which currently prohibits Community Care Accommodation.

3. LAND TO WHICH THIS INCORPORATED DOCCUMENT APPLIES

3.1 The control in this document applies to the land as shown on Map 77 Specific Controls Overlay (SCO3) forming part of the Greater Geelong Planning Scheme. The address of the land is 120 Russells Road Mount Duneed, Crown Allotment L2 Section 21 Parish of Duneed (referred to hereafter as 'the land') as shown in Attachment 1.

4. CONTROL

Exemption from planning scheme requirements

4.1 This document is an incorporated document in the Schedule to Clause 45.12 Specific Controls Overlay and the Schedule to Clause 72.04 of the Greater Geelong Planning Scheme (the Scheme).

4.2 Despite any provision to the contrary in the Scheme, pursuant to Clause 45.12 of the Scheme the land identified in this incorporated document may be used and developed for Community Care Accommodation in accordance with the specific controls contained in this document.

Conditions

4.3 The use and development permitted by this document must be undertaken in accordance with the following conditions:

4.4 Endorsed Plans

4.4.1 The use and development must be undertaken in accordance with the plans in **Attachment 2** which may be altered with the written consent of the Responsible Authority.

4.5 Facility Management Plan

4.5.1 Prior to commencement of the use hereby approved, a Facility Management Plan must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must not be modified without the written consent of the Responsible Authority. The plan must provide details of, but is not limited to:

a) Protocols to ensure the orderly arrival and departure of residents, staff and visitors;
b) Contact details of a Facility Manager responsible for ensuring that the use does not have a detrimental impact on the amenity of the area;
c) Staffing arrangements that ensures on-site supervision and support of residents at all times;
d) Protocols for dealing with any incidents associated with the use that may have a detrimental impact on the amenity of the area;
e) A requirement that the Facility Manager must take immediate ameliorative action in response to any incident associated with the use that may have a detrimental impact on the amenity of the area;
f) Establish and maintain a complaints register to record details of any and all complaints received by the Facility Manager from neighbours, and the action taken by the Facility Manager to address the complaint;
g) Maintenance of the grounds and upkeep of the buildings;

all to the satisfaction of the Responsible Authority.

4.5.2 The facility operator must ensure that the use hereby approved does not cause detriment to the amenity of the area and must ensure that the premises is operated in accordance with the approved Facility Management Plan, to the satisfaction of the Responsible Authority.

4.6 Maximum Resident Capacity

4.6.1 Unless otherwise approved in writing by the Responsible Authority, not more than eight (8) adult residents may occupy the premises at any one time, to the satisfaction of the Responsible Authority.

4.7 Maximum staff

4.7.1 Unless otherwise approved in writing by the Responsible Authority, not more than 5 staff may be present on the premises at any one time, to the satisfaction of the Responsible Authority.

4.8 Visiting Hours

4.8.1 Unless otherwise approved in writing by the Responsible Authority, visiting hours may only occur during the following times:

a) Saturdays 1:00PM-6:00PM

b) Sundays 1:00PM-6:00PM

4.9 General Amenity

4.9.1 The amenity of the area must not be detrimentally affected by the permitted use 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;

All to the satisfaction of the Responsible Authority.

5.0 Landscape Plan

5.0.1 Prior to the works commencing, three (3) copies of a landscape plan prepared by a suitably qualified or experienced, person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:

a) A survey (including botanical names) of all existing vegetation to be retained and/ or removed;

b) Details of surface finishes of pathways and driveways;

c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;

d) Landscaping and planting within all open areas of the site;

f) The use of indigenous plants of the Geelong Region, Zone 8.

g) Offset the driveway and carpark off the boundary alignment in order to retain trees (where appropriate) and plant trees to provide a landscape buffer to the reserve and to improve landscape amenity.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

5.1 Cultural Heritage Management Plan

5.1.1 All works must be in accordance with any conditions set out within the approved Cultural Heritage Management Plan no. 15818.

5.2 Engineering

5.2.1 The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.

5.2.2 Prior to the new use commencing, the developer must:

a) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.

b) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

c) Construct and drain the car park and accessways and common access road within the development in accordance with the endorsed plans.

d) Complete the landscaping in accordance with the endorsed plans.

All to the satisfaction of the Responsible Authority.

Notes

1. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.

2. A Vehicle Crossing Permit must be obtained prior to commencement of works.

5.3 Stormwater Management

5.3.1 The site stormwater system must be designed and installed such that the site stormwater discharge is not increased by the proposed development. An appropriate on-site detention system designed in accordance with the Infrastructure Design Manual may be required all to the Satisfaction of the Responsible Authority

5.4 Recreation and Open Space

5.4.1 There must be no access through or storage on the adjoining council reserve known as/located at Mt Duneed Recreational Reserve at any time during the construction period.

5.4.2 Nominate on the landscape plan the effluent discharge location.

5.6 Environmental Audit

5.6.1 Unless otherwise approved in writing by the Responsible Authority, prior to the commence of works a Site Investigation Assessment must be submitted to Council that assesses the potential level and nature of contamination on the land. Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE. Recommends remediation actions for any contaminated land.

5.7 Environmental Health

5.7.1 An approved septic tank system as defined by the Environment Protection Act 1970 must be installed in accordance with the land capability assessment report or to the satisfaction of the Responsible Authority. All wastewater must be treated and disposed of within the curtilage of the property.

5.8 Powercor

5.8.1 The applicant shall provide an electricity supply to the development in accordance with the Distributor's requirements and standards.

5.8.2 The applicant shall establish easements, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

Notes

1. Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
2. Existing easements may need to be amended to meet the Distributor's requirements
3. Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
	Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd

4. It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySuppy" which can be accessed via the following link:
5. https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator

6. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
7. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
8. Apply for a site visit and permit to work assessment. This can be done via the Powercor website.

9. Keep the easement land clear of any buildings or structures whatsoever.

5.9 CFA

Amended Emergency Management Plan

5.9.1 Unless otherwise approved in writing by the CFA, the applicant is required to provide an amended Bushfire Emergency Management Plan for the site which includes:

a) Details on the type and nature of the various Risks/Emergencies

b) The Fire Danger Rating triggers for the closure of the facility for Bushfire risk.

c) Monitoring and notifying staff and visitors of forecast Fire Danger Rating and any consequential actions.

d) Details of the location/s for emergency assembly, evacuation and shelter-in-place (in the event that evacuation from the site is not practicable).

e) Transport arrangements for staff and visitors

f) The need for any additional arrangements for persons with special needs.

g) Training of staff, visitors and overnight guests on emergency procedures.

h) The nature and frequency of emergency procedure exercises.

i) Emergency procedures (bushfire action statements) including the assignment of roles and responsibilities to staff. This must include assigning responsibility for the:

- Management and oversight of emergency procedures.
- Training of employees in emergency procedures.
- Reviewing the effectiveness of emergency procedure exercises and implementing procedure improvements.
- Accounting for all persons during the emergency procedures.
- Monitoring and review of the Emergency Plans at least annually.

Notes:

Addition changes to the Bushfire Emergency Plan could include: -

1. Page 5 FDR Response table notes that for Code Red and Extreme days guests will be relocated to a place of lesser risk, yet page 7 Evac Action Statement notes guests will be taken off site for Code red only?
2. Page 5 FDR Response table Code Red and Extreme requires a note indicating that duration of relocation will be from no later than 10:00 AM until the FDR drops later that afternoon/evening to that of Severe or below.
3. Page 6 - Bushfire Advice Warnings – Notes guests to contact management for advice on warnings. Needs to be revised that **"Management are advising guests of actions to be taken".**
4. Page 7 Evacuation Procedures – Notes that Planned evacuation site is Mt Duneed Recreation Reserve. Alternate location Torquay Secondary College White St Torquay. **CFA considers that the Recreation Reserve is not an appropriate evacuation location for bushfire**. Primary response should be to shelter in place. People should only leave the shelter of the site buildings if the integrity of the building is compromised by fire (Rec Reserve may be a suitable location in this event).

5.10 Bushfire/Structural Fire Mitigation Measures

5.10.1 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, the building is required to constructed to a Bushfire Attack Level of BAL 19.

5.10.2 The whole of the subject site should be maintained as "defendable space" to the following prescription:

a) Grass must be short cropped and maintained during the declared fire danger period.
b) All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
c) Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
d) Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
e) Shrubs must not be located under the canopy of trees.
f) Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
g) Trees must not overhang or touch any elements of the building.
h) The canopy of trees must be separated by at least 5 metres.
i) There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

5.10.3 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, landscaping and planting out of vegetation on the site should be in accordance with CFA publication Landscaping for Bushfire – Garden Design and Plant Selection.

5.10.4 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, a below ground operable hydrant must be provided at or near the proposed driveway on Russells Rd. The maximum distance between the hydrant and the rear of the building envelope must be no more than 120 metres. The street hydrant shall be identified as per the Fire Services Guideline – Identification of Street Hydrants for Fire Fighting Purposes.

5.10.5 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, the proposed driveway and accessway must meet the following requirements:

a) Curves must have a minimum inner radius of 10m.
b) The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
c) Have a minimum trafficable width of 3.5m of all weather construction.
d) Be clear of encroachments for at least 0.5m on each side and 4m above the accessway
e) Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
f) Incorporate a turning area for fire fighting vehicles close to the building.

5.10.6 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, domestic sprinklers should be installed within the proposed building. Sprinkler installation to be installed to the relevant Australian Standards and Building Regulations.

Bushfire Notes

1. *This property is in a designated bushfire prone area.*
2. *Special bushfire construction requirements apply at the Building Permit stage.*
3. *Any building should consider AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*

5.11 Barwon Water

5.11.1 The developer will be required to apply to Barwon Water for connection during the permit phase. Specific servicing comments below:

a) **Water** – Water is available at the front (northwest) corner of the lot in Russells Road. The main is only a small diameter (DN63mm) and as such pressure and flow is likely to be limited. Due to this, there is a chance that onsite tanks may be required to buffer supply, Barwon Water would assess this on application. In addition, should a fire service be required for the site, they will likely require a self-reliant solution (i.e. tanks and pumps). Exact supply availability to be determined on application.

b) **Sewer** – Reticulated Sewer is not available to this property.

Note:

Water is available at the site however there is limited capacity. The applicant should approach Barwon Water to discuss specific servicing requirements as part of the connection process.

5.12 Heritage Victoria

5.12.1 Any works located within the Heritage Inventory area of the site will need a permit from Heritage Victoria.

5.13 Expiry

5.13.1 This permit will expire if one of the following circumstances applies:

a) The use and/or development is not commenced within two (2) years of the date of this permit.

b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

a) within six (6) months after the permit expires where the use or development has not yet started; or

b) within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

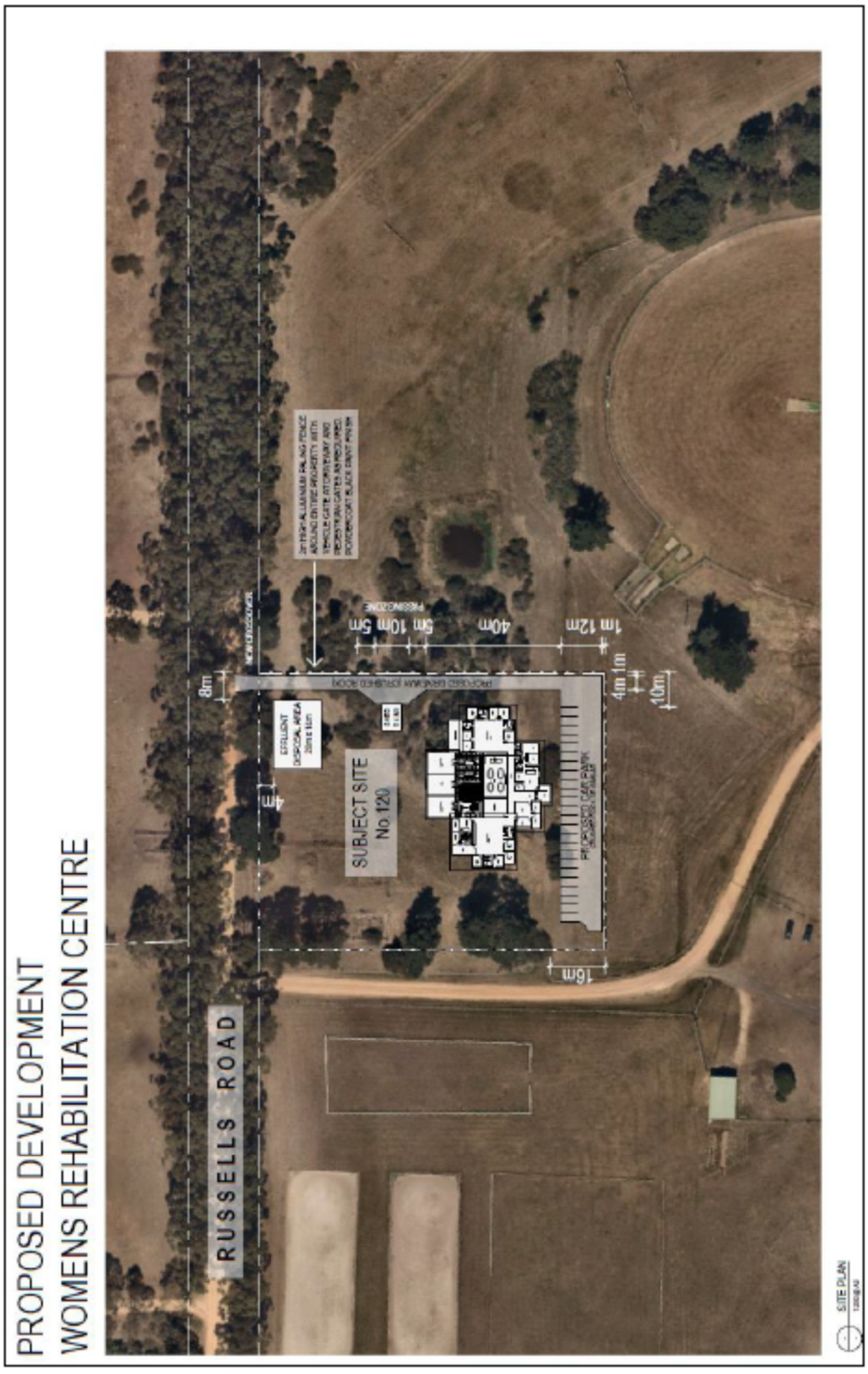
GREATER GEELONG PLANNING SCHEME

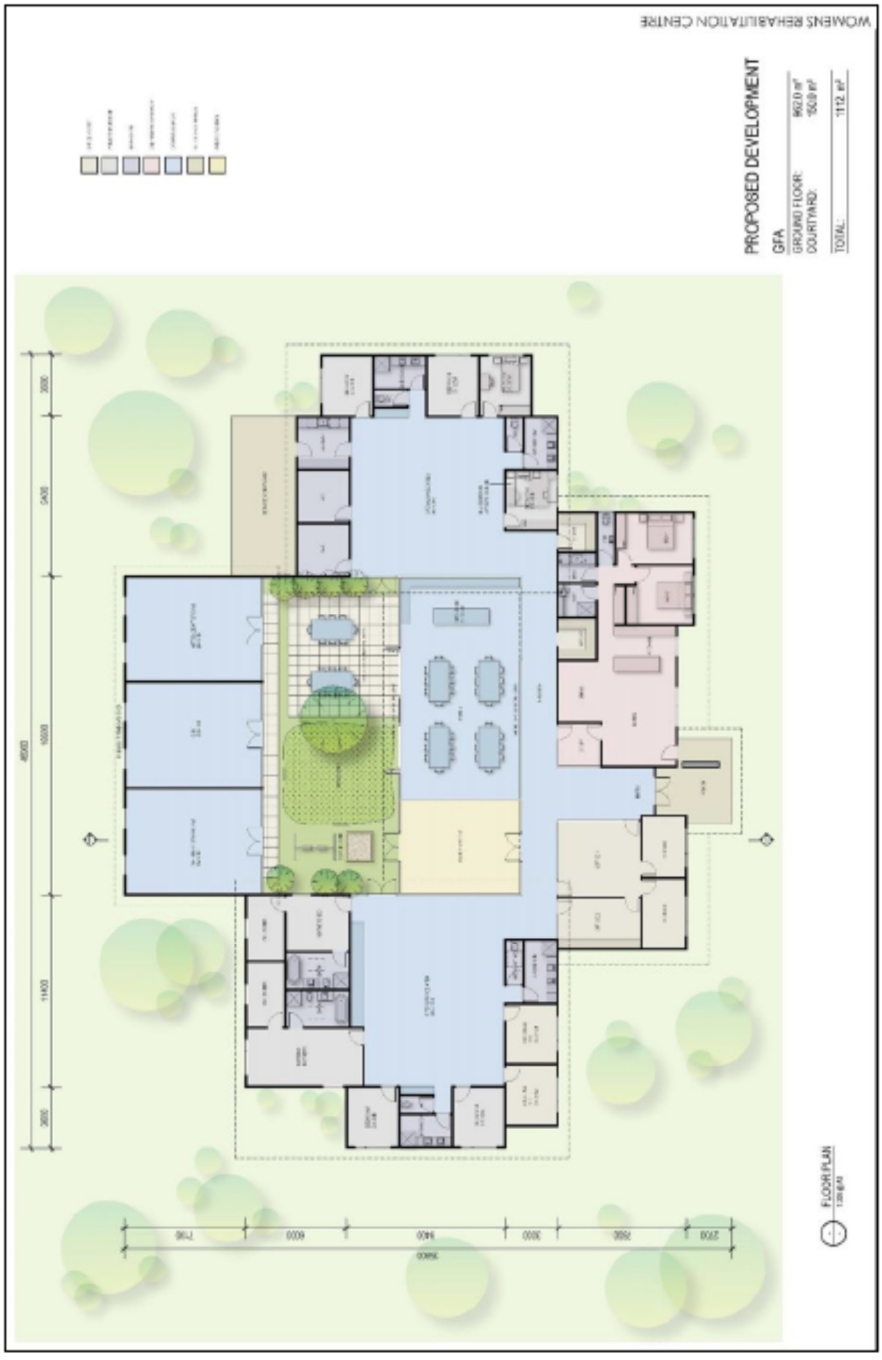
Attachment 1

Zone Map



Attachment 2




WOMENS REHABILITATION CENTRE
PROPOSED DEVELOPMENT
GFA
GROUND FLOOR:
COURTYARD:
TOTAL:
FLOOR PLAN

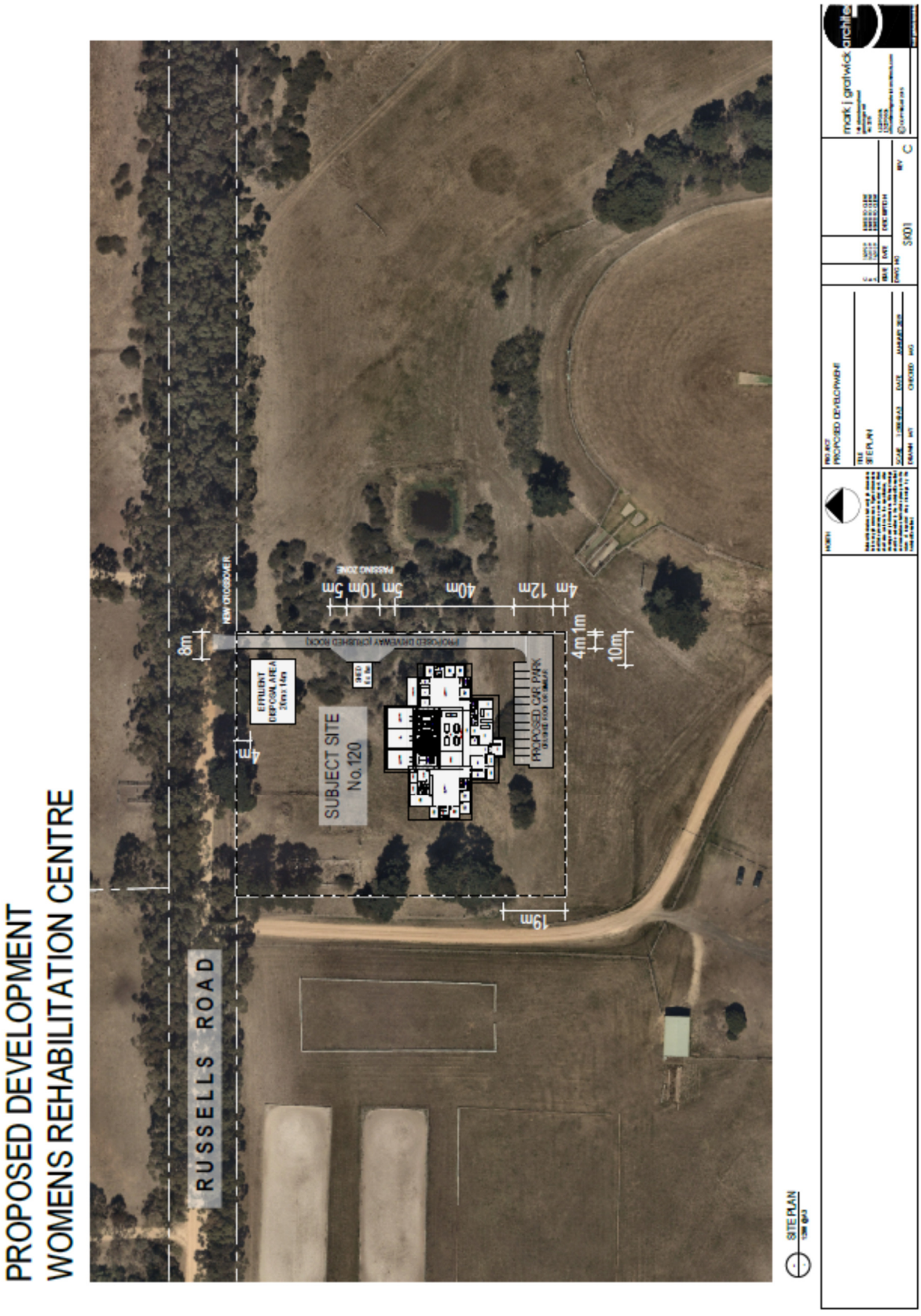

NORTH ELEVATION
EAST ELEVATION



END OF DOCUMENT

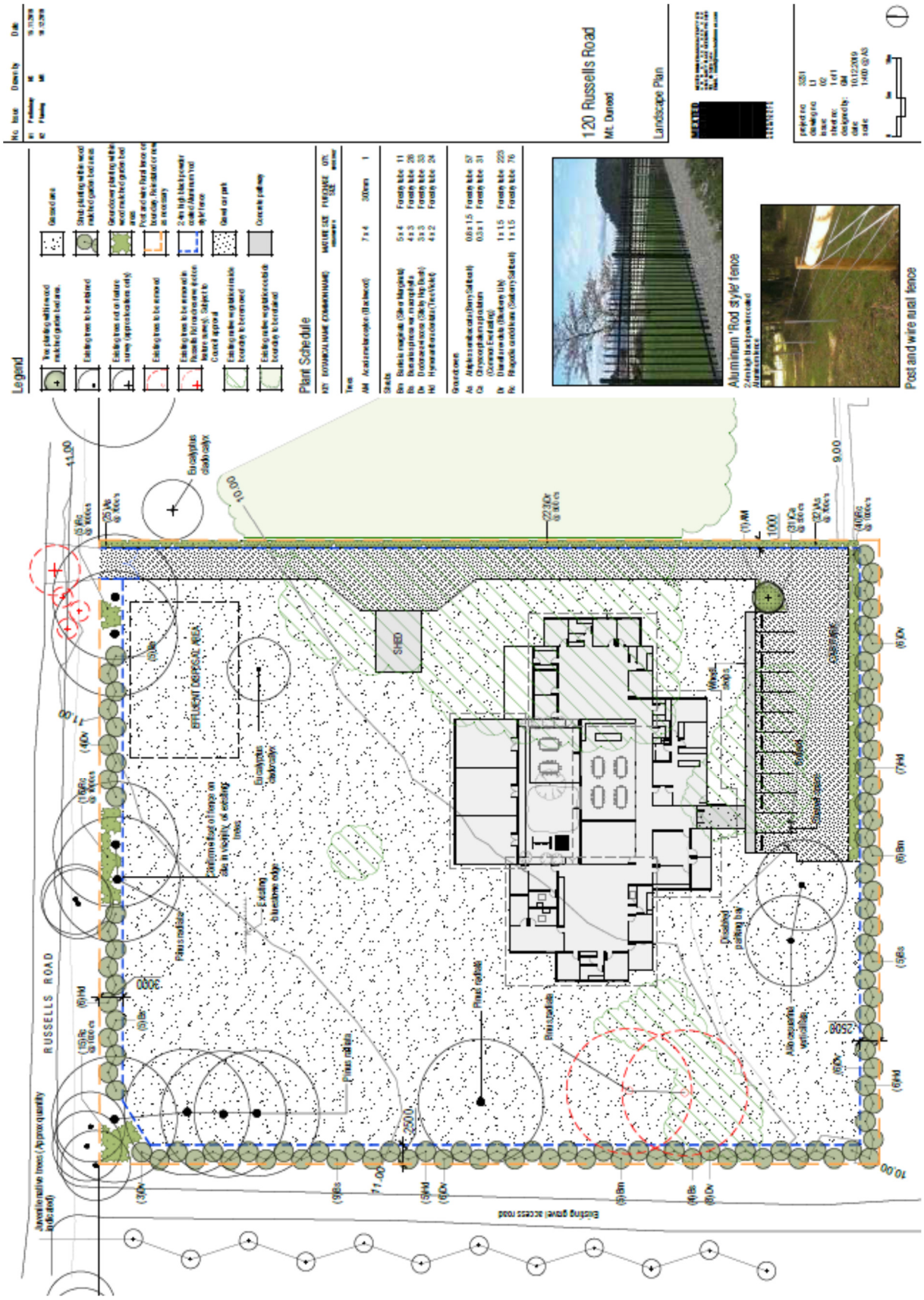
Attachment 7

Revised site plan (February 2020)



Attachment 8

Revised landscape plan (February 2020)



Attachment 9

Amendment C401 Summary of Submissions				
No	**Submitter**	**Address**	**Submission**	**Response**
1	Individual submitter	The Avenue OCEAN GROVE	Geelong needs more of these facilities.	See report – theme: Supporting submissions
			Facility may be used by patients from other areas.	See report – theme: Supporting submissions
			Replant any native vegetation removed.	See report – theme: Vegetation removal
			Preserving nature may enhance patient health.	Noted.
2	Individual submitter	Warralily Blvd ARMSTRONG CREEK	Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			Site is remote from public transport, shops, medical facilities.	See report - theme: Appropriateness of location.
			Site too close to Reserve, sports oval and pony club.	See report - theme: Appropriateness of location.
			Pony club has improved previously vandalised grounds.	See report – theme: Safety of Reserve users and local residents
			Facility may attract unsavoury visitors to Reserve.	See report – theme: Safety of Reserve users and local residents
			There must be other more suitable locations available.	See report - theme: Appropriateness of location.
			Building will destroy native flora and fauna.	See report – theme: Vegetation removal
			Rehabilitation facilities not allowed in the Farming Zone.	See report - theme: Appropriateness of location.
			There is a special overlay to protect such land.	The Amendment does not change the Environmental Significance Overlay.
			With so much urban development nearby, this small piece of unspoilt Reserve should be protected.	See report – theme: Impact on/ relationship to Reserve
3	Individual submitter	Hindle Street GROVEDALE	Object as Reserve used by pony club, young children.	See report – theme: Safety of Reserve users and local residents

			Object due to close proximity to local school.	See report - theme: Appropriateness of location.
			No reason to change long-standing Farming Zone for facility.	The Amendment does not change the zoning of the site.
			Facility can locate in areas not used for children's activities.	See report – theme: Safety of Reserve users and local residents
4	Individual submitter	Ainslie Avenue GROVEDALE	Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			Reserve used by pony club, adult riding club, cricket club.	See report - theme: Appropriateness of location.
			Reserve is adjacent to a primary school.	See report - theme: Appropriateness of location.
			Proposed facility is unsafe for current Reserve users.	See report – theme: Safety of Reserve users and local residents
			Facility at inconvenient location at main Reserve entrance.	See report – theme: Traffic
			Additional traffic on unsealed road already hard to maintain.	See report – theme: Traffic
			Facility may attract unsavoury visitors to Reserve.	See report – theme: Safety of Reserve users and local residents
			Unsavoury visitors a problem at the Reserve in the past.	See report – theme: Safety of Reserve users and local residents
			Current zoning, overlays should not be changed for facility.	The Amendment does not change the zoning or Environmental Significance Overlay of the site.
			Would lose many trees and native vegetation.	See report – theme: Vegetation removal
			Facility will adversely affect amenity of area.	See report – theme: Visual impact
			Lack of public information up until now is unfair.	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
5	Individual submitter	Flaxbournes Road PARAPARAP	Submitter's family are frequent Reserve users.	Noted.
			Proposal would impact submitter's family use of area.	See report – theme: Impact on/ relationship to Reserve
			Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			Oppose facility next to Reserve used by many children.	See report – theme: Safety of Reserve users and local residents
			Oppose rezoning the land for any type of housing.	Noted. The Amendment does not change the zoning of the site.

6	Individual submitter	Dickins Road, MOUNT DUNEED	Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			Risk of abusive and violent interactions with Reserve users.	See report – theme: Safety of Reserve users and local residents
			Location (remote, single access route) does not ensure safety of Reserve users or residents from drug or alcohol affected partners of facility patients.	See report – theme: Safety of Reserve users and local residents
			Demand and service model document does not address how security issues or threats to the public will be dealt with.	See report – theme: Safety of Reserve users and local residents
			Proponent does not have to capacity to strictly enforce rules.	See report – theme: Facility management and future changes
			Proponent acknowledges that women living together can be problematic, even without the complications of drug and alcohol use and current or past domestic violence.	See report – theme: Safety of Reserve users and local residents
			What guarantees are there for safety of Reserve users?	See report – theme: Safety of Reserve users and local residents
			There are already drug dealing activities at the Reserve.	See report – theme: Safety of Reserve users and local residents
			Exhibited documents make statements with little knowledge of the success or failure of the proponent.	See report – theme: Facility management and future changes
			No independent assessment provided of recidivism rates.	See report - theme: Appropriateness of location.
			Such facilities need to be run and managed by organisations with substantial history of continuity and follow up.	See report – theme: Facility management and future changes
			Stand-alone not-for-profits do not last. Proponent is third occupant of Williams Road facility in 20 years.	See report – theme: Facility management and future changes
			Proponent not backed by a large organisation that can continue to provide the services contemplated.	See report – theme: Facility management and future changes
			Stated lack of supply of services is incorrect - Salvo Connect offering 15 beds, 30 further beds being built in Corio.	See report – theme: Facility management and future changes
			Submitter is neighbour of Williams Road facility. Submitter has on occasions interacted with facility's residents. Facility not strictly controlled, residents often out unsupervised, at times no staff member present to speak.	See report – theme: Facility management and future changes
			Location inconsistent with Section 4 of the Planning and Environment Act as it diminishes sense of a safe recreational environment for Reserve users.	See report – theme: Safety of Reserve users and local residents

			Proposal will clear entire site including remnant Grassy Woodland, revegetation works undertaken by volunteers and two significant old sheoaks.	See report – theme: Vegetation removal
			Clearing contradicts stated aim of a peaceful rural setting.	See report – theme: Vegetation removal
			Proposal a highly modified urban site in valued rural landscape.	See report – theme: Visual impact
			Object to amendment as a Reserve user and volunteer in revegetation projects.	See report – theme: Impact on/ relationship to Reserve
7	Individual submitter	Russells Road MOUNT DUNEED	Submitters have lived opposite the Reserve since 1986.	Noted.
			120 Russells Road is an intrinsic part of the Reserve in all but Title.	See report – theme: Impact on/ relationship to Reserve
			120 Russells Road historically used for sheep agistment, pony club and tennis courts, has been mowed and maintained by Council, public has not been excluded.	See report – theme: Impact on/ relationship to Reserve
			Most Reserve users are surprised 120 Russells Road is not part of the Reserve. It should have been absorbed into the Reserve years ago.	See report – theme: Impact on/ relationship to Reserve
			Amendment site is unsuitable for the proposed facility.	See report - theme: Appropriateness of location.
			Facility does not need to be in a rural area.	See report - theme: Appropriateness of location.
			Proponent stated that any increase in success rate when the men's facility moved from Grovedale to Mount Duneed was marginal, still around 50%.	See report - theme: Appropriateness of location.
			Proposal will disrupt the rural feel and lifestyle of the area.	See report – theme: Visual impact
			Area supposed to be protected from developments like this by Scheme provisions, the Farming Zone and Environmental Significance Overlay.	See report - theme: Appropriateness of location.
			Concerned Amendment not advertised by sign at Reserve.	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
			Many Reserve users are women and girls, often riding or walking alone.	See report – theme: Safety of Reserve users and local residents
			Facility associated with drug addiction and abused women may attract undesirable, potentially abusive element (partners of facility residents).	See report – theme: Safety of Reserve users and local residents
			Proponent cannot prevent attempted visits by abusive partners.	See report – theme: Safety of Reserve users and local residents

			Facility puts local residents and Reserve users at risk.	See report – theme: Safety of Reserve users and local residents
			If incident occurred, would take some time for police to attend from Geelong or Torquay.	See report – theme: Safety of Reserve users and local residents
			Grassy Woodland patches on site are regionally important and should be protected.	See report – theme: Vegetation removal
			Chocolate Lilies, Milkmaids and Prickfoot are particularly important. Sundews have also been seen on the site.	See report – theme: Vegetation removal
			A large Bursaria should be protected, and the effluent disposal relocated.	See report – theme: Vegetation removal
			Though an introduced species, *Pinus Radiata* on the site should be retained until alternative planting grows enough to replace them as a food source for Yellow-tailed Black Cockatoos.	See report – theme: Vegetation removal
			Roadside vegetation should be enhanced, not removed.	See report – theme: Vegetation removal
			Remaining areas of volcanic grassy plains of Mount Duneed are significant and their protection should be prioritised.	See report – theme: Vegetation removal
			Additional traffic will triple movements east of Reserve entry.	See report – theme: Traffic
			Many drivers will not be used to unsealed rural roads.	See report – theme: Traffic
			Vehicles driving to facility will put riders, horses and pedestrians at risk. Roadside vegetation makes it difficult to walk on verges.	See report – theme: Traffic
			Excessive parking provision compared to men's facility shows car park can be reduced to protect Sheoaks.	See report – theme: Vegetation removal
			Right to farm concerns – request formal undertaking there will be no complaints about noise, odour, chemicals, sprays and normal farming activities.	The subject site and most of the surrounding area are in the Farming Zone and the Amendment does not change this.
			Wish to know succession plans for facility. If facility changes hands, further extensions may be requested. Will there be enforceable controls over future use of the facility?	See report – theme: Facility management and future changes
			Mount Duneed has been included in Surf Coast Distinctive Areas and Landscapes (DAL) declared area.	At its meeting of 10 December 2019, Council resolved to advise the Minister for Planning that it is does not support the inclusion of the area north of Mount Duneed Road within the Surf Coast Distinctive Areas and Landscapes declared area.
			Ad hoc development such as this do not comply with two of four DAL objectives.	At its meeting of 10 December 2019, Council resolved to advise the Minister for

				Planning that it is does not support the inclusion of the area north of Mount Duneed Road within the Surf Coast Distinctive Areas and Landscapes declared area.
			Amendment should not be allowed as use prohibited in Farming Zone.	See report - theme: Appropriateness of location.
			Amendment should not be allowed as facility will be out of character with the area and intrude into the Reserve.	See report – theme: Impact on/ relationship to Reserve
8	Individual submitter	McCanns Road MOUNT DUNEED	Submitter's business (rehoming retired racehorses) uses Reserve for cross country equestrian use.	Noted.
			Would not feel able to leave staff under 18 years old at Reserve with horses due to safety concerns.	See report – theme: Safety of Reserve users and local residents
			Reserve is frequently used by children.	See report – theme: Safety of Reserve users and local residents
			Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
9	Country Fire Authority		CFA has no issues with the proposed Amendment.	Noted.
10	Individual submitter	Ghazeepore Road WAURN PONDS	Disappointed this has been passed with little community input especially from those who will live next to facility	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
			Waurn Ponds and Mount Duneed full of families.	See report – theme: Safety of Reserve users and local residents
			Don't want children exposed to behaviour of drug affected people.	See report – theme: Safety of Reserve users and local residents
			Proposal needs to be in a less dense, less family oriented area of Geelong.	See report - theme: Appropriateness of location.
			Horrified proposal can go ahead in a residential area.	See report - theme: Appropriateness of location.
11	Individual submitter	Ghazeepore Road WAURN PONDS	Disappointed this has been passed with little community input especially from those who will live next to facility	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
			Waurn Ponds and Mount Duneed are full of families.	See report – theme: Safety of Reserve users and local residents
			Don't want children exposed to behaviour of drug affected people.	See report – theme: Safety of Reserve users and local residents
			Proposal needs to be in a less dense, less family oriented area of Geelong.	See report - theme: Appropriateness of location.

			Horrified proposal can go ahead in a residential area.	See report - theme: Appropriateness of location.
12	Individual submitter	Nobles Road MODEWARRE	Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			Safety concerns as uncertain who may visit facility – could include abusive husbands.	See report – theme: Safety of Reserve users and local residents
			Concerned about facility visitors as riding club has valuable equipment stored in sheds at Reserve.	See report – theme: Safety of Reserve users and local residents
			Facility puts safety of Reserve users at risk.	See report – theme: Safety of Reserve users and local residents
13	Department of Environment, Land, Water and Planning		As the Incorporated Document fails to include a requirement for offsets, the Amendment fails to give proper effect to Clause 12.01-2S	See report – theme: Vegetation removal
			Modify Incorporated Document to be specific about location and extent of native vegetation to be removed and include requirement that appropriately specified offsets are provided prior to vegetation being removed.	See report – theme: Vegetation removal
			As the Amendment has the effect of removing the permit requirement to remove native vegetation associated with the development, this component should be assessed as part of the Amendment process.	See report – theme: Vegetation removal
			Proposal should be assessed similarly to how it would have been assessed if it proceeded via a permit path.	See report – theme: Vegetation removal
			Okologie reports appear to have been prepared without understanding structure of the amendment and refer to need for planning permits.	See report – theme: Vegetation removal
			In accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) the proposal must consider whether: • the proposed use or development has been appropriately sited or designed to avoid and minimise the impacts on native vegetation; and • feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining key objectives of the proposal.	See report – theme: Vegetation removal
			Feasible alternative designs or siting are likely to be possible with reduced or no impacts to the patches of native vegetation.	See report – theme: Vegetation removal

			Okologie reports do not address decision guidelines for Environmental Significance Overlay Schedule 1.	See report – theme: Vegetation removal
			Revised locations for the access, shed and effluent disposal area should be considered before the Incorporated Document is approved.	See report – theme: Vegetation removal
14	Individual submitter	Aintree Road BELL POST HILL	Reserve is an unsuitable place for the facility.	See report - theme: Appropriateness of location. See report – theme: Impact on/relationship to Reserve
			Plants and animals will be taken away by the facility.	See report – theme: Vegetation removal
			Facility will take away the homes of fantail cockatoos, sulphur-crested cockatoos, galahs, red-rumped parrots, rainbow lorikeets, musk lorikeets, royal spoonbills, dotterels, wood ducks, swamp hens, sparrows, teal ducks, white-plumed honeyeaters, finches, superb fairy wrens, red-browed finches and kangaroos.	See report – theme: Vegetation removal
			The need for the property to be a “healthy distance” from the men’s facility in Mount Duneed is because female addicts had often suffered family violence.	See report – theme: Safety of Reserve users and local residents
15	Individual submitter	Aintree Road BELL POST HILL	This is not the correct rural area for the facility.	See report - theme: Appropriateness of location.
			Reserve is quiet and submitter’s daughters can ride their horses in safety.	See report – theme: Safety of Reserve users and local residents
			The facility and change in zone will put out the rural feel of Mount Duneed.	See report – theme: Visual impact
			Proposal will impact wildlife – kangaroos, wallabies, echidnas, hawks, frogs.	See report – theme: Vegetation removal
			Increased traffic on Russells Road will make it unsafe for submitter’s children and others who ride horses or walk dogs along road.	See report – theme: Traffic
			Proposal will make area unsafe.	See report – theme: Safety of Reserve users and local residents
			What about the indigenous flora?	See report – theme: Vegetation removal
16	Individual submitter	St Andrews Drive LARA	Appalled consideration given to facility adjacent to Reserve	See report - theme: Appropriateness of location.
			Security risk to Reserve users	See report – theme: Safety of Reserve users and local residents
			Nature of facility patients/visitors a risk to children’s safety	See report – theme: Safety of Reserve users and local residents

			Isolated location and lack of fire, ambulance, police services and public transport suggest it would be an easy place for undesirable characters that such a facility would attract to frequent.	See report – theme: Safety of Reserve users and local residents
			Risk of vandalism of pony club grounds from undesirable characters	See report – theme: Safety of Reserve users and local residents
			Potential future expansion of facility.	See report – theme: Facility management and future changes
			Potential for facility to complain about noise from equestrian competitions, overnight camping.	See report – theme: Impact on/ relationship to Reserve
			What potential rezoning will occur if this goes ahead?	The Amendment does not change the zoning of the site.
			No proof that a rural setting improves rehabilitation and success rate is low anyway.	See report - theme: Appropriateness of location.
			General ambience of area will be detrimentally changed.	See report – theme: Visual impact
			Site history, trees and outlook will no longer exist.	See report – theme: Impact on historic values
			If security is guaranteed, facility can be built next to existing men's facility.	See report - theme: Appropriateness of location.
			Acknowledge need for facility but not where it compromises children's safety and inconveniences general citizens	See report - theme: Appropriateness of location. See report – theme: Safety of Reserve users and local residents
17	Individual submitter	St Andrews Drive LARA	Building does not fit in with the landscape.	See report – theme: Visual impact
			No guarantee as to type of people who will frequent facility.	See report – theme: Safety of Reserve users and local residents
			Potential future expansion of facility.	See report – theme: Impact on/ relationship to Reserve
			Potential for facility to constrain equestrian competitions and use.	See report – theme: Impact on/ relationship to Reserve
			Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.
			The undesirability of locating next to the men's facility suggests lack of confidence in security of facility.	See report – theme: Safety of Reserve users and local residents
			Concern for safety of young children using Reserve.	See report – theme: Safety of Reserve users and local residents
18	Individual submitter	Dickins Road FRESHWATER CREEK	Unsuitable location for proposed facility.	See report - theme: Appropriateness of location.

			Submitter's family uses Reserve for horse riding and dog walking.	Noted.
			Would not feel safe using Reserve if facility is there.	See report – theme: Safety of Reserve users and local residents
19	Geelong Environment Council Inc.		SCO should not be applied to site. Current Farming Zone and ESO should protect the site from any development threatening indigenous vegetation.	See report – theme: Vegetation removal
			120 Russells Road has been considered part of the Reserve, with revegetation works conducted by local residents extending onto the site.	See report – theme: Impact on/ relationship to Reserve
			Indigenous grasslands on site are regionally important and should be protected.	See report – theme: Vegetation removal
			Indigenous shrubs and trees, chocolate lilies and other understorey plants on the site must be retained and protected.	See report – theme: Vegetation removal
			Pinus radiate on the site are an important food source for the Yellow-Tailed Black Cockatoo and should be retained until an alternative food source can be grown.	See report – theme: Vegetation removal
			120 Russells Road should be purchased and incorporated into the Reserve.	See report – theme: Impact on/ relationship to Reserve
20	Geelong Field Naturalists Club Inc.		Submitter's members are actively involved in observing and recording fauna and protection of many areas of natural environment.	Noted.
			Do not oppose locating the facility within the Mount Duneed area, but proposed site is unsuitable as it contains vegetation of ecological value.	See report – theme: Vegetation removal
			Request Council examine feasibility of a land swap within the general area to allow development to proceed while protecting this important native grassland patch.	See report – theme: Land swap suggestion
			Site contains healthy intact native grassland, designated as Grassy Woodland (EVC175), one of the most threatened plant communities in Victoria.	See report – theme: Vegetation removal
			ESO 4 has been applied to the Volcanic Plains north of the city to protect native vegetation. Such an overlay would grant this site and the Reserve the same protection status.	See report – theme: Vegetation removal
			Recent site surveys show the site contains the best stand of chocolate lilies in Mount Duneed and Armstrong Creek.	See report – theme: Vegetation removal
			Five wildflower species were identified on the site in October 2019 that were not included in Okologie Consulting's report:	See report – theme: Vegetation removal

			Milkmaids, Prickfoot, Slender Speedwell, Milky Beauty-heads and Yellow Rush-lily. All these species are uncommon within the City of Greater Geelong.	
			Removal of grasslands from the site would diminish the integrity of the larger grassland patch on adjacent land to the east.	See report – theme: Vegetation removal
			The site and adjacent Reserve comprising the endangered Grassy Woodland (EVC175) should be protected based on the City's Biodiversity Strategy.	See report – theme: Vegetation removal
21	Individual submitter	Cloudbreak Street LARA	The site contains the best stand of chocolate lilies in Mount Duneed and Armstrong Creek.	See report – theme: Vegetation removal
			Five wildflower species were observed on the site that were not included in Okologie Consulting's report and which are all uncommon within the City of Greater Geelong.	See report – theme: Vegetation removal
			The "avoid, minimise or offset" principle in Clause 52.17 of the Scheme should be applied to protect this vegetation.	See report – theme: Vegetation removal
			Almost all the Grassy Woodland is proposed to be cleared from the site, including all of the best quality areas, and the two Sheoaks and Bursaria, the only remaining indigenous trees.	See report – theme: Vegetation removal
			The ecological assessment failed to identify a large patch of Grassy Woodland in the south-east of the site, comprised of Milky Beauty-heads and Prickfoot, where a car park is proposed.	See report – theme: Vegetation removal
			The City's Biodiversity Strategy discusses the importance of biodiversity assets on private land.	See report – theme: Vegetation removal
			ESO 4 should be applied to the site.	See report – theme: Vegetation removal
			Consider acquiring the site for management as a conservation reserve.	See report – theme: Impact on/ relationship to Reserve
			Proposed development should be located on an alternative site in Mount Duneed where there will be no impact on native vegetation.	See report – theme: Vegetation removal
22	Individual submitter	Bromley Street EAST GEELONG	Oppose proposal as submitter rides their horse there and is worried for their safety.	See report – theme: Safety of Reserve users and local residents
			Submitter should not have to lose their place of recreation because facility patients chose to take drugs.	See report – theme: Safety of Reserve users and local residents
			Submitter agists horse nearby as does not have a horse float and would suffer if their use of the pony club is taken from them.	See report – theme: Safety of Reserve users and local residents
23	Individual submitter	Tracken Terrace GROVEDALE	Oppose proposal.	Noted.
			Pony club is used by children.	See report – theme: Safety of Reserve users and local residents

			Potential conflict between residential use of site and running of equestrian competitions on Reserve, including overnight camping and early starts.	See report – theme: Impact on/ relationship to Reserve
			Unclear what if any security measures would be required.	See report – theme: Safety of Reserve users and local residents
			Would be good to hear from people living, working or recreating near a similar facility and what impacts if any are experienced.	See report – theme: Safety of Reserve users and local residents
24	Individual submitter	Whites Road MOUNT DUNEED	Oppose proposal.	Noted.
			Site is inappropriate for a drug and alcohol rehabilitation facility.	See report - theme: Appropriateness of location.
			Reserve is used daily by pony club, other horse riders, dog walkers and other recreational users. Most horse riders are women and children.	See report – theme: Safety of Reserve users and local residents
			Facility will attract unsavoury people to an isolated area.	See report – theme: Safety of Reserve users and local residents
			There is no nearby public transport.	See report - theme: Appropriateness of location.
			There is no easy access to medical facilities.	See report - theme: Appropriateness of location.
			Site is close to a primary school and residential areas.	See report - theme: Appropriateness of location.
			Site is zoned Farming and should not be changed.	The Amendment does not change the zoning of the site.
			Proposal will destroy local flora and fauna, including endangered flora species.	See report – theme: Vegetation removal
25	Individual submitter	Whites Road MOUNT DUNEED	Object to proposal.	Noted.
			No other commercial business ventures are located in the Russells Road precinct.	See report - theme: Appropriateness of location.
			Site is at end of an unsealed rural cul-de-sac and adjoins and intrudes into the Mount Duneed Recreation Reserve.	See report – theme: Impact on/ relationship to Reserve
			Local residents and Reserve users object to the proposed facility and its location adjacent to the Reserve.	See report - theme: Appropriateness of location.
			Acknowledge need for such facilities, but proposed location is inappropriate.	See report - theme: Appropriateness of location.
			Individuals, clubs, Council, Government and others have accountability and responsibility for the safety of current and future Reserve visitors and users. It cannot be guaranteed that something will not happen. All matters must be clearly	See report – theme: Safety of Reserve users and local residents

			delineated and understood when considering a proposal for a drug and alcohol rehabilitation facility in extremely sensitive community areas.	
			With expanding population in Mount Duneed and Armstrong Creek, the use of the Reserve will increase.	See report – theme: Impact on/ relationship to Reserve
			The Reserve's visual values and range of amenities while located near an expanding residential area is very rare and any adverse impact on the Reserve must be carefully considered.	See report – theme: Impact on/ relationship to Reserve
			Proposed large facility does not integrate into or preserve the environment, serenity or relaxed freedom of the Reserve.	See report – theme: Visual impact
			Locating proposed facility adjacent to Reserve used by large numbers of young children is inconsistent with the intention of a Recreation Reserve.	See report – theme: Safety of Reserve users and local residents
26	Individual submitter	Russells Road MOUNT DUNEED	Facility should not be approved in proposed location.	See report - theme: Appropriateness of location.
			Proposed facility is inconsistent with the character and semi-rural nature of the area.	See report - theme: Appropriateness of location.
			Proposed facility would severely impact visually on the Reserve and its entrance.	See report – theme: Visual impact
			Proposed facility is not in keeping with current and long term uses of the Reserve for horse riding and dog walking.	See report - theme: Appropriateness of location.
			Increased traffic on Russells Road, particularly during construction, would be unsafe for horse riders and pedestrians.	See report – theme: Traffic
			Council is working with the State Government on an environmental overlay for this area of Mount Duneed. It would be ironic and inconsistent to approve the proposed facility during this process.	At its meeting of 10 December 2019, Council resolved to advise the Minister for Planning that it is does not support the inclusion of the area north of Mount Duneed Road within the Surf Coast Distinctive Areas and Landscapes declared area.
27	Individual submitter	Villamanta Street GEELONG WEST	As clinical psychologist with extensive local experience, strongly support Amendment.	See report – theme: Supporting submissions
			Have visited men's facility nearby and it is very well run and secluded.	See report – theme: Safety of Reserve users and local residents
			There is minimal risk to the community from the proposed facility and concerns to the contrary are greatly exaggerated.	See report – theme: Safety of Reserve users and local residents
			Facility will benefit Geelong residents, including development of local expertise.	See report – theme: Supporting submissions

			Applaud and support offering a rehabilitation program for women.	See report – theme: Supporting submissions
28	Individual submitter	Coastside Drive ARMSTRONG CREEK	Wholeheartedly support Amendment.	See report – theme: Supporting submissions
			Facility would benefit the community and help protect vulnerable people.	See report – theme: Supporting submissions
29	Individual submitter	Gibbons Road LARA	Oppose facility on proposed site in a Recreation Reserve.	See report – theme: Impact on/relationship to Reserve
			Submitter and daughter are regular users of the Reserve for horse riding.	Noted.
			Amazing how Council has been so secretive about the proposal and the rezoning request.	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
			Proposal will bulldoze beautiful historic church ruins, old trees and possibly burial sites.	See report – theme: Impact on historic values
			Oppose facility near a school.	See report - theme: Appropriateness of location.
			Can safety of Reserve users, including lots of children, be guaranteed?	See report – theme: Safety of Reserve users and local residents
			Can safety of clubs' facilities in Reserve be guaranteed?	See report – theme: Safety of Reserve users and local residents
			Potential conflict between residential use of site and running of equestrian competitions on Reserve, including very early starts.	See report – theme: Impact on/ relationship to Reserve
			Suggest Council has not completed a safety audit. If so, where are the findings of this audit.	See report – theme: Safety of Reserve users and local residents
			The facility will obviously attract unsavoury visitors to the area, causing antisocial behaviours.	See report – theme: Safety of Reserve users and local residents
			Where is the evidence of the effectiveness/success of these facilities? Has this been considered by Council?	See report - theme: Appropriateness of location.
30	Powercor CitiPower		No objection to Amendment. Powercor conditions have been included in the Incorporated Document.	Noted.
31	Individual submitter	Twitt Street MOOLAP	Area contains an important local remnant of significant local vegetation.	See report – theme: Vegetation removal
			Many species are FFG listed flora as is the vegetation community. Some of these species are very close to local extinction and must be protected.	See report – theme: Vegetation removal
32	Individual submitter	Torquay Road MOUNT DUNEED	Acknowledge need for facility in Geelong but proposed site is unsuitable.	See report - theme: Appropriateness of location.

			Submitter is familiar with how the Reserve has been used by the public and specific user groups over many years.	Noted.
			Site is embedded within a public Recreation Reserve.	See report – theme: Impact on/relationship to Reserve
			Council should protect the open space on the site instead of allowing construction of any private residential facility.	See report – theme: Impact on/ relationship to Reserve
			Site was used by a Wesleyan Church destroyed by fire in 1944. The site was abandoned by the Church at that time. It has been maintained by Council at ratepayers' expense and has been used as and perceived to be part of the Reserve. Council should have long since claimed the site by adverse possession. It is unethical for the Church to now reclaim the site and potentially profit from its sale.	See report – theme: Impact on/ relationship to Reserve
			Proposed structure will adversely affect visual amenity of the Reserve.	See report – theme: Visual impact
			Proposed structure will necessitate removal of trees and native vegetation that are valued and protected by local residents.	See report – theme: Vegetation removal
			Question whether thorough probing of the site for human remains has been undertaken. There were early European burials on the site prior to establishment of Mount Duneed Cemetery. Written records of burials may no longer exist.	See report – theme: Impact on historic values
			There is the potential for agitated and angry men to try to gain entry to the facility. This is a safety risk for Reserve users, including women and children walking or riding horses.	See report – theme: Safety of Reserve users and local residents
			Mount Duneed Progress Association supports residents and Reserve user groups in their opposition to the proposal.	Noted.
			As a private organisation, proponent's governance is not subject to statutory regulatory oversight. Significant changes could be made in the future or the facility sold to another operator. Their men's facility is now double its original capacity.	See report – theme: Facility management and future changes
			Facility should be located in an urban area, not in a rural zone on a site embedded within an isolated Reserve.	See report - theme: Appropriateness of location.
			Existing community use of the Reserve outweighs perceived community benefit to a very few.	See report – theme: Impact on/ relationship to Reserve
33	Individual submitter	Hogan Drive BARWON HEADS	Support Amendment.	See report – theme: Supporting submissions
			Facility is very important and would complement the proponent's well managed and effective men's facility.	See report – theme: Supporting submissions

			Site is ideally suited to such a facility, being in a relatively remote rural location yet accessible for clients, staff and families.	See report – theme: Supporting submissions
34	Individual submitter	Wandana Drive WANDANA HEIGHTS	Submitter and daughter regularly use Reserve as pony club members.	Noted.
			Proposed facility will spoil the quiet, safe Reserve which is used by many families.	See report – theme: Safety of Reserve users and local residents
			Site is remote from facilities – how long would police or ambulance take to get to the facility?	See report - theme: Appropriateness of location.
			Acknowledge the need for facility, but it should be located close to hospitals.	See report - theme: Appropriateness of location.
			If young children live there, how will they get to school and other activities?	See report - theme: Appropriateness of location.
			A gun club located next to the pony club could also cause problems.	See report - theme: Appropriateness of location.
			Don't want land to be rezoned to residential; people move to the country to escape residential stress.	The Amendment does not change the zoning of the site.
			Think the motive for the facility is for the owner to get a new home for free.	The proposal is for Community care accommodation
			Don't want proposal on our beautiful grounds.	See report – theme: Impact on/ relationship to Reserve
			Don't want to lose the trees.	See report – theme: Vegetation removal
			Don't need more traffic on an unsealed road.	See report – theme: Traffic
35	Individual submitter	Pettavel Road FRESHWATER CREEK	Oppose the proposed change to zoning and removal of the protective overlay on the site.	The Amendment does not change the zoning of the site or remove the Environmental Significance Overlay
			Site has been neglected by the Church for many years and has been used by the public over this time.	See report – theme: Impact on/ relationship to Reserve
			Site has been maintained by Council and locals and thus "squatters right" should apply.	See report – theme: Impact on/ relationship to Reserve
			Submitter and family regularly use Reserve and appreciate the amenity, beauty and peacefulness of the area.	Noted.
			Such open space is precious and with all the nearby development and the Surf Coast Distinctive Area and Landscape, must be protected from any development.	See report – theme: Impact on/ relationship to Reserve At its meeting of 10 December 2019, Council resolved to advise the Minister for Planning that it is does not support the inclusion of the area north of Mount Duneed Road within the Surf Coast

				Distinctive Areas and Landscapes declared area.
			Farming Zone prevents any building being built as the land parcel is too small. The overlay protects the amenity of the area to prevent a commercial building, particularly a drug and alcohol rehabilitation facility. The overlay should not be removed.	The Amendment does not change the zoning of the site or remove the Environmental Significance Overlay
			Object to any form of building on this land.	Noted.
			Proposed building is very large and requires removal of native vegetation including important indigenous plants.	See report – theme: Vegetation removal
			Proposed building will detract from the amenity and ambience of the area.	See report – theme: Visual impact
			The proposed use is inappropriate in such close proximity to the Reserve.	See report - theme: Appropriateness of location.
			Use may attract unsavoury characters and is a safety risk to Reserve users, including children.	See report – theme: Safety of Reserve users and local residents
			Horse riding clubs at the Reserve have been inadequately consulted and believed the zoning and overlay would prevent this proposal.	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987. The Amendment does not change the zoning of the site or remove the Environmental Significance Overlay.
			Horse riding clubs have spent money and volunteer hours improving the Reserve and facilities and conducting revegetation work. It would be terrible to remove trees on the site previously planted by Council and local volunteers and then build a large building surrounded by a large fence.	See report – theme: Impact on/ relationship to Reserve
			Proposed facility does not blend aesthetically with the adjacent Reserve.	See report – theme: Visual impact
			There is no proof that a semi-rural location will increase rehabilitation success rates. The proponent has stated that there has been a similar success rate in men's facilities in Mount Duneed and Grovedale.	See report - theme: Appropriateness of location.
			Site is not accessible to health and emergency services.	See report - theme: Appropriateness of location.
			Women's facility should be co-located with the proponent's men's facility. If it is safe to put the facility next to a Reserve used by children, then it should be safe to locate on land already owned by the proponent.	See report - theme: Appropriateness of location.

			Suggest that the zoning and overlay on the land be strengthened to prevent development.	The Amendment does not change the zoning of the site or remove the Environmental Significance Overlay.
36	Individual submitter	Pettavel Road FRESHWATER CREEK	Object to proposal.	Noted.
			Proposal is inappropriate for the area.	See report - theme: Appropriateness of location.
			Little community consultation regarding the proposal.	The Amendment has been exhibited in accordance with the Planning and Environment Act 1987
			Current zoning is in place for a reason and should not be altered.	The Amendment does not change the zoning of the site.
			Proposal will detrimentally affect the amenity of the area.	See report – theme: Visual impact
			Proposal will detrimentally affect the current use of the area.	See report – theme: Impact on/ relationship to Reserve
			Other more appropriate sites have not been fully considered.	See report - theme: Appropriateness of location.
			Lack of local community support for proposal.	See report - theme: Appropriateness of location.
			Proposal will impact safety of the community.	See report – theme: Safety of Reserve users and local residents
			Proposal will cause community to avoid the area due to safety fears.	See report – theme: Safety of Reserve users and local residents
			Proposed use does not have appropriate support structure around it.	See report – theme: Facility management and future changes
			Concern that proposed development will increase in size in the future.	See report – theme: Facility management and future changes
37	Individual submitter	Melaluka Road LEOPOLD	Object to proposal.	Noted.
			Submitter is a member of adult horse riding club using the Reserve.	Noted.
			All adults attending the pony club require a Working with Children check. The facility will generate onlookers and visitors that do not comply with these requirements.	See report – theme: Safety of Reserve users and local residents
			Has a risk assessment audit been done?	See report – theme: Safety of Reserve users and local residents
			Reserve users would not feel safe leaving horses and valuables knowing facility patients could access them.	See report – theme: Safety of Reserve users and local residents

			Horses are dangerous and pose a risk to facility patients who can access the Reserve without any experience or knowledge.	See report – theme: Impact on/ relationship to Reserve
			How will facility patients and visitors be prevented from entering the Reserve, scaring horses or causing problems?	See report – theme: Safety of Reserve users and local residents
			Will Council provide insurance for the riding club facilities and valuables stored on the Reserve and guarantee everything and everyone will remain safe?	See report – theme: Safety of Reserve users and local residents
38	Individual submitter	McCubbin Court POINT COOK	Concerned with location of drug and alcohol rehabilitation facility adjacent to adult horse riding club.	See report - theme: Appropriateness of location.
			As member of horse riding club, concerned for safety of children due to extra unknown people around.	See report – theme: Safety of Reserve users and local residents
			Proposal will damage/destroy native grasses and animals' homes.	See report – theme: Vegetation removal
			The possibility of the church site being a burial site has not been addressed. Are there permits to exhume bodies if any are found?	See report – theme: Impact on historic values
			No evidence such a facility will be successful.	See report - theme: Appropriateness of location.
			Facility may be built on picturesque site only to close in 12 months.	See report – theme: Facility management and future changes
			Acknowledge need for facility but proposed site is unsuitable.	See report - theme: Appropriateness of location.

3. RESIDENTIAL ZONE CHANGES

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

Purpose

1. To establish a Council position to resolve local height schedules that are inconsistent with the zone provisions because of state government changes to the residential zones.

Background

2. In March 2017 the State Government introduced the current suite of residential zones. This included changes to height controls and the introduction of a minimum garden area to the neighbourhood (NRZ) and general (GRZ) residential zones.
3. Local councils were advised that zones with inconsistent local building height variations would have three years to comply with the new zone requirements. The state government recently released guidance for applying the zones.
4. Two zones in the city are impacted:
    4.1 General Residential Zone Schedule 2 (GRZ2) - Incremental Change Area:
        4.1.1 Increases maximum building height by 2m from 9m to 11m.
    4.2 Residential Growth Zone 2 (RGZ2) – Urban Increased Housing Diversity Areas:
        4.2.1 Increases maximum building height by 3m from 10.5m to 13.5m.
5. The Bellarine Peninsula towns are not affected by these changes. Building heights will be considered by the Bellarine Peninsula Distinctive Area and Landscapes project managed by DELWP.

Key Matters

6. A report has been prepared **(Attachment 2)** that considers three options to resolve the local schedule issue based on the practice notes and how they apply to the City's existing housing framework.
7. To maintain the housing framework established in the Housing Diversity Strategy and subsequent housing policy and maintain the building heights as close as possible to the existing height limits the preferred option is:
    7.1 Back zone the General Residential Zone 2 areas in urban Geelong to Neighbourhood Residential Zone:
        7.1.1 maintain the 9m maximum height limit;
        7.1.2 maintain the existing additional open space and landscape requirements will be maintained to differentiate from the other GRZ areas; and
        7.1.3 if this back zoning does not occur the building height limit will increase from 9m to 11m.
    7.2 Back zone the Residential Growth Zone 2 areas to a new General Residential Zone:
        7.2.1 unavoidable small increase in building height limit from 10.5m to 11m;

7.2.2 all other variations in existing zone schedules (open space, site coverage, front setbacks) will be transferred from the RGZ to deliver housing change and diversity in these areas and to differentiate from the other GRZ areas;

7.2.3 exempt the garden area requirement;

7.2.4 if this back zoning does not occur the building height limit will increase from 10.5m to 13.5m;

7.2.5 refer to **Attachment 2** for maps of impacted areas and draft clauses; and

7.2.6 given the level of existing strategic work underpinning these recommendations, including significant community consultation and independent review, no further strategic work is necessary.

Cr Sullivan moved, Cr Mason seconded -

8. That Council:

8.1 Note the State Government requirement to change the Greater Geelong Planning Scheme to align with the Victorian Planning Provisions.

8.2 Support the following zone and policy changes as described in Attachment 2 – Report to Implementing the new Residential Zones:

8.2.1 Back zoning of the General Residential Zone 2 areas in urban Geelong to Neighbourhood Residential Zone and include:

8.2.1.1 a 9m maximum height limit; and

8.2.1.2 maintain the existing additional open space and landscape requirements

8.3.1 Back zoning the Residential Growth Zone 2 areas to a new General Residential Zone and include:

8.3.1.1 all other variations in existing zone schedules (open space, site coverage, front setbacks) will be transferred from the RGZ to deliver housing change and diversity in these areas and to differentiate from the other GRZ areas; and

8.3.1.2 exempt the garden area requirement.

8.4 Write to the Minister for Planning with Council's preferred option and to request that the changes are implemented via GC Ministerial amendment with other impacted Councils.

8.5 Note the Bellarine Peninsula towns are not included in these zone changes. Building heights will be considered by the Bellarine Peninsula Distinctive Area and Landscapes project managed by DELWP.

Carried.

Attachment 1

Financial Implications

1. There are no costs associated with a GC Ministerial amendment. Resourcing is provided by the Department of Environment, Land, Water and Planning.

Community Engagement

2. The recommendations in this report are supported by extensive previous community consultations as part of planning scheme amendments C129 – Housing Diversity Strategy, C300 - Implementation of the New Residential Zones and C334 - Incremental Change Review which were all subject to informal and formal public consultation, independent panel review, Council adoption and Ministerial approval.

3. Due to the extensive consultation already undertaken and the consistency of the proposed zoning regime with existing policy the preferred method of implementing the changes is via a GC Ministerial amendment along with other Councils. The GC amendment is consistent with the practice note on 'Ministerial powers of intervention in planning and heritage matters'. This is the most cost and resource efficient option to implement the changes.

4. The State Government also released housing policy changes under amendment VC110 – Reformed Residential Zones and subsequent planning practice notes: PPN84: Applying the minimum garden area requirement, PPN90: Planning for housing, PPN91: Using the residential zones.

Social Equity Considerations

5. The recommendations in this report support the delivery of housing diversity and the protection of residential areas with identified garden character attributes. This supports the established housing framework of providing a variety of housing types in targeted locations.

Policy/Legal/Statutory Implications

6. The recommendations set out in this report and **Attachment 2** are consistent with the Victorian Planning Provisions, City's Housing Diversity Strategy, Planning Policy Framework; target of achieving fifty percent of new housing through urban consolidation and the protection of residential areas with identified unique character attributes.

7. The detailed report in **Attachment 2** includes assessment of three options:

    7.1 Option 1 – Local height schedules to revert back to the parent zone (Council does nothing):

        7.1.1 Building height limit will increase from 9m to 11m in GRZ2; and

        7.1.2 Building height limit will increase from 10.5m to 13.5 in RGZ2.

    7.2 Option 2 – Request a 20 (4) Ministerial amendment to 'back zone' General Residential Zone 2 to Neighbourhood Residential Zone and update the local policy 22.63 to increase the heights for urban Increased Housing Diversity Areas in the Residential Growth Zone 2:

        7.2.1 Building height limit will be maintained at 9m in GRZ2; and

        7.2.2 Building height limit will increase from 10.5m to 13.5m in RGZ2.

7.3 Option 3 – Request a 20 (4) Ministerial amendment to 'back zone' General Residential Zone 2 to Neighbourhood Residential Zone (new schedule) and Residential Growth Zone 2 to General Residential Zone (new schedule) for the urban Increased Housing Diversity Areas:

7.3.1 Building height limit will be maintained at 9m in GRZ2; and

7.3.2 Unavoidable small increase in building height limit from 10.5m to 11m in RGZ2.

8. Option 3 is the preferred option and recommended to Council. This option balances delivering housing policy and character objectives while achieving, as close as possible, existing building height limits.

9. While option 2 delivers a strong alignment to the zone purpose and our housing framework it would see building heights increase by 3m or one storey which is a significant jump from the current limits. The existing 10.5m height limit was an outcome of community interest during amendment C300 around building heights. As a result, an increase to 13.5m cannot be justified without further consultation and strategic work.

10. Apart from height all other aspects (front setback, site coverage, open space) of the RGZ2 areas can be transferred to the new GRZ schedule to allow more intensive development and deliver housing diversity. This will ensure the Increased Housing Diversity Areas are clearly differentiated from conventional residential areas and that the housing hierarchy is maintained.

11. The City has and will continue to undertake strategic planning and policy work in the area of housing. Several 'place-based' projects are currently underway including the former Saleyards precinct, Pakington Street and Gordon Avenue and South Geelong Station which all consider housing opportunities. These projects have identified specific sites where four or more stories may be appropriate due to their size, current and surrounding uses etc. In these cases the RGZ or other zones such as Mixed Use zone could be strategically applied to achieve more intensive housing outcomes.

12. No other zones are affected by these changes.

13. The Bellarine Peninsula towns are not affected by these changes. Building heights will be considered by the Bellarine Peninsula Distinctive Area and Landscapes project managed by DELWP.

Alignment to Council Plan

14. The proposal aligns with the Planned Sustainable Development strategic priority of the Council Plan including ensuring housing diversity and affordability, facilitating opportunities for infill development and managing the impact of development on neighbourhood character.

Conflict of Interest

15. No Council officers involved in the development of the framework plan and preparation of the report have a direct or indirect interest in the issue to which this report relates.

Risk Assessment

16. The recommended approach offers the lowest risk to Council and the community as the building heights proposed are as close to existing controls as possible whilst maintaining the overall intent of the housing diversity strategy and subsequent housing policy in the planning scheme.

17. If Council does not form a position on this matter and the heights revert to the state standard zones the building heights will increase 2m in GRZ2 areas and 3m in RGZ2 areas. The resulting increases in height could have a negative impact on neighbourhood character and community expectations and would not be consistent with previous community consultation.

Environmental Implications

18. The proposal aims to increase housing diversity and the share of housing provided by urban consolidation thus reducing pressure for outward expansion. It also aims to preserve the garden character of identified areas, maintaining and enhancing canopy cover.



THE CITY OF
GREATER GEELONG

REPORT ON IMPLEMENTING THE NEW RESIDENTIAL ZONES

ATTACHMENT 2

PREPARED BY PLANNING STRATEGY
FEBUARY 2020

Report on Implementing the residential zones in accordance with Planning Practice Notes 90 - Planning for Housing and 91 - Using the residential zones

CITY OF GREATER
GEELONG

EXECUTIVE SUMMARY

The most recent suite of residential zones was introduced in March 2017. The Department of Environment, Land, Water & Planning (DELWP) released two practice notes 'PPN90 – Planning for housing' and 'PPN91- Using the residential zones' in December 2019 to provide information and guidance about how to develop and implement housing policy and the application of residential zones.

The 2017 zones were 'translated' across from the previous 'reformed residential zones' (2014). This has resulted in two local zone schedules with height controls being less than the heights allowed under the zone. The inconsistent schedules are General Residential Zone schedule 2 (GRZ2) - Incremental Change Area which has a local schedule of 9m whereas the zone allows 11m and the Residential Growth Zone 2 (RGZ2) - Urban Increased Housing Diversity Areas which has a local schedule of 10.5m with the zone allowing 13.5m.

The Minister for Planning wrote to Council in late 2019 to advise these local schedules must be bought into line with the zone provisions by March 2020. If the City does nothing the local height schedules will be removed and heights will defer back to the zone. Officers have reviewed the affected schedules to consider what building heights are most appropriate and how they can best be achieved.

This report sets out the history of housing policy and residential zone application in Greater Geelong, a summary of the strategic work that underpins the housing framework, an assessment of how the Greater Geelong Planning Scheme meets the guidelines set out in the practice notes and available options, including a preferred option, to deal with the local schedule height issue and the release of the practice notes.

Officers have considered the Practice Notes released on 24 December 2019 and assessed whether the City's strategic planning in relation to housing is consistent. The City has developed and updated numerous strategies and policies over the years that have informed our existing housing framework and the application of residential zones. While the residential zones have changed a number of times over this period the strategic work that underpins our housing framework remains sound and relevant. The strategic work meets the guidance set out under PPN90.

When the current residential zones are read in conjunction with the newly released PPN91 some changes to zone application are required in order to meet the DELWP guidelines. For the strategic intent of our housing framework to continue to be applied it is recommended:

- the existing General Residential Zone 2 (GRZ2) be 'back zoned' to a Neighbourhood Residential Zone (NRZ) to allow the existing 9m heights to remain in place protecting the identified garden character of these areas. If this back zoning does not occur heights will increase to 11m.
- the existing Residential Growth Zone 2 be 'back zoned' to General Residential Zone (new schedule) for the urban Increased Housing Diversity Areas increasing the height from 10.5m to 11m, including objectives around increasing housing intensity and maintaining all other scheduled items from RGZ2 (front setback, site coverage, open space). The garden area requirement would also be exempt.

These changes only apply to urban Geelong as the application of residential zones on the Bellarine will be considered under the Bellarine Distinctive Areas and Landscape project being managed by DELWP.

A GC 20(4) Ministerial amendment is considered the most efficient way of implementing the recommendations.

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2. TIMELINE OF KEY EVENTS

The following timeline set outs the key events that lead to this report:

March 2017

The Victorian Government announced the reformed residential zones (amendment VC110) to protect the low- scale character of Victoria's suburbs while supporting housing growth in the right locations. This included changes to height controls and the introduction of a minimum garden area in the neighbourhood (NRZ) and general (GRZ) residential zones.

Councils were advised zones with building height variations in zone schedules that are inconsistent with the reformed zones would have three years to comply with the new requirements. During this period transition arrangements were in place which allowed the local zone schedules to remain in place.

September 2019

The Minister wrote to the City to advise that where a maximum building height is lower in the zone schedule than the default zone heights these locally varied schedules would be removed by the end of March 2020.

The zones and schedules directly affected by this change in Greater Geelong include the General Residential Zone schedule 2 (GRZ2) - Incremental Change Area which will increase by 2 metres from 9 meters to 11m and the Residential Growth Zone 2 (RGZ2) - Urban Increased Housing Diversity Areas which will increase by 3 metres from 10.5 metres to 13.5 metres.

October 2019

The City wrote to the DELWP in October 2019 requesting the residential zones on the Bellarine not be translated in March 2020 given the Distinctive Area and Landscape (DAL) process had just commenced and this should be the process to determine appropriate heights. DELWP confirmed the Bellarine would not have local schedules removed in March 2020 and instead the DAL process would determine appropriate heights for the Bellarine.

November 2019

Officers met with representatives from DELWP to discuss the March 2020 deadline. DELWP advised practice notes would be released shortly to assist with housing planning and zone application. Officers advised DELWP the City would form a view on how to proceed once the practice notes had been reviewed. Council were briefed on these matters in December 2019 .

December 2019

On the 24th of December DELWP released two practice notes 'PPN90 – Planning for housing' and 'PPN91- Using the residential zones' which set out how to plan for housing and how to make best use of the Victoria Planning Provisions to balance housing growth with the protection of neighbourhood character.

PPN90 provides information on creating and implementing a residential development framework.

The PPN91 looks at the principles underpinning the residential zones and applying the right residential zone.

The practice notes can be found at: https://www.planning.vic.gov.au/

Based on the directions set out in the practice note some changes to the residential zones is justified to ensure the City's housing framework meets the guidance set out in the practice note.

March 2020

Council to consider options to resolve the inconsistent schedules.

3. STATE AND LOCAL POLICY

Clause11.01-1S Settlement

- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Clause 15.01-5S Neighbourhood character

- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

16.01-7S - Residential aged care facilities

- To facilitate the development of well-designed and appropriately located residential aged care
- facilities

16.01-3S Housing diversity

- To provide for a range of housing types to meet diverse needs.
- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through: A mix of housing types.
- Encourage the development of well-designed medium-density housing that respects the neighbourhood character, improves housing choice and makes better use of existing infrastructure.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.

21.06-3 Urban consolidation

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.

21.06-4 Neighbourhood character

- To manage the impact of urban change on existing neighbourhoods.
- To ensure that new development responds to the existing neighbourhood character.
- To protect areas with a significant garden character.

4. HISTORY AND APPLICATION OF RESIDENTIAL ZONES IN GREATER GEELONG

The following provides a brief overview of the history of residential zones in Greater Geelong.

4.1 Housing Diversity Strategy 2007

The first strategic application of Residential Zones was based on the 'Housing Diversity Strategy' which sought to manage the density of housing change that was expected in different parts of the municipality by defining a hierarchical approach with reference to the general density and type of development that can be expected in different areas.

The Strategy identified the following areas:

- Key Development Areas – these are large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher housing, including mixed use development, generally zoned Residential 2 and Mixed Use;

Increased Housing Diversity Areas – these areas have been identified due to their proximity to activity centres. The strategy aims to provide for a mix of high, medium and conventional density housing in these areas, with the density of development being highest within the commercial core of the area and lower at the edge of the area; generally zoned Residential 1 and 2 and

- Incremental Change Areas – these are residential areas in which new development is in keeping with the municipality's traditional suburban character and zoned Residential 3.

This approach was adopted with the approval of Amendment C129 - Municipal Strategic Statement and Local Policy Review in 2009.

4.2 New Residential Zones 2013

C300 - IMPLEMENTATION OF THE NEW RESIDENTIAL ZONES

In July 2013 new residential zones were introduced into the VPPs via VC8. Council prepared Amendment C300 Implementation of the New Residential Zones to implement the zones.

The new zones - Residential Growth Zone (colloquially known as the go-go zone), General Residential Zone (go-slow zone) and Neighbourhood Residential Zone (no-go zone) - replaced the existing Residential 1, 2 and 3 Zones. Figure 1 below outlines the guidance on zone selection and requirements.

	MUZ MIXED USE ZONE	RGZ RESIDENTIAL GROWTH ZONE	GRZ GENERAL RESIDENTIAL ZONE	NRZ NEIGHBOURHOOD RESIDENTIAL ZONE
				
WHAT IS THE ROLE OF THE ZONE?	Enables new housing and jobs growth in mixed use areas.	Enables new housing growth and diversity.	Respect and preserve urban character while enabling moderate housing growth and housing diversity.	Restricts housing growth in areas identified for urban preservation.
WHERE WILL IT BE USED?	In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	In appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.	In most residential areas where moderate growth and diversity of housing is provided, it is consistent with existing neighbourhood character.	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character or environmental or landscape significance.
DOES RESCODE APPLY?	**Yes** (up to and including 4 storeys)	**Yes** (up to and including 4 storeys)	**Yes**	**Yes**
WHAT SORT OF HOUSING CAN BE EXPECTED?	**High and medium density housing** A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	**Medium density housing** A mixture of townhouses and apartments with underground car parking.	**Single dwellings and some medium density housing** A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	**Single dwellings and dual occupancies under some circumstances**
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	**No** But a maximum building height can be specified.	**Yes, 13.5 metres** But a higher or lower maximum building height can be set by a council.	**Yes, 9 metres** But a higher or lower maximum building height can be set by a council.	**Yes, 8 metres mandatory** Can be varied by council with approval from the Minister for Planning.
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	**Yes** When approved by a council.	**Yes** Except when a higher or lower maximum building height has been set which cannot be exceeded.	**Yes** Except when a higher or lower maximum building height has been set which cannot be exceeded.	**No** Except when a higher or lower maximum building height has been set which cannot be exceeded.

Figure 1 – Extract from DELWPs new residential zones explanations

Council considered a report on 22 October 2013 to prepare a planning scheme amendment to apply the new zones across the municipality. Officer recommendations included applying a 13.5m height control to urban increased housing diversity areas (RGZ1) and a 10.5m height control to coastal increased housing diversity areas (RGZ2).

At this time all general residential zones (GRZ) set a height of 9m. The translation of the former (prior to 2013) Residential 3 Zone meant a 9m height was included in the schedule as part of the transition to the GRZ2. The Residential Zone 1 did not contain a 9m height in the schedule therefore no height was transferred to the GRZ1 schedule.

The amendment was exhibited from 14 November 2013 until 16 December 2013.

Submissions to the amendment were considered by Council on 25 February 2014. As a result of submissions one of a number of changes made by Council included reducing the height in the RGZ1 from 13.5m to 10.5m in urban Geelong. At this meeting Council resolved to refer the amendment to an Independent Panel.

On 22 July 2014 Council considered the report of the Independent Panel received June 2014. In relation to building heights in the urban increased housing diversity areas the following extract has been taken from the Officer report:

> *'For building heights in the Residential Growth Zone Schedule 2 (Urban areas), the Panel does not support the proposed change by Council to include a mandatory maximum building height of 10.5 metres and believes that Council has not provided adequate strategic justification. The Panel concludes that the discretionary 13.5 metres should be retained but did not provide a formal recommendation. Council officers recommend retention of the 10.5 metres maximum building height consistent with previous advice.'*

The overall approach to the implementation of the new zones was supported by the Panel:

> *"The Amendment is broadly consistent with the strategic planning context, including the existing Planning Scheme and the Housing Diversity Strategy that was implemented through Amendment C129. More specifically, the application of the new residential zones is a reasonable response to Practice Note 78 (Applying the Residential Zones) and Advisory Note 50 (Reformed residential zones)."*

The Panel also:

> *"…commends Council for its comprehensive and considered approach to implementing the new residential zones. It has sought to balance various competing interests while planning for Geelong's long term residential growth in a complex environment. This has not been an easy task, and although the Amendment attracted a large number of submissions, the Panel is satisfied that the key elements of the Amendment are sound and that the recommended changes will improve its performance."*

The amendment applied the residential zones generally as outlined below based on the principles set out as part of the Housing Diversity Strategy:

- Residential Growth Zone (11.8% of residential zoned land) - within walking distance of shopping centres and train stations (increased housing diversity areas).
- Neighbourhood Residential Zone (1.2% of residential zoned land) - to Drumcondra, North Shore and parts of Newtown based on regionally significant heritage and sensitive land uses.
- General Residential Zone (87% of residential zoned land) - to all other residential areas.

Each of the above zones had the option for a schedule. The General Residential Zone had Schedule 1 which was similar to the former Residential 1 Zone (conventional residential) and Schedule 2 which was similar to the former Residential 3 Zone (incremental change areas with a garden character).

Council applied the Neighbourhood Residential Zone very sparingly as it was felt the zone was too restrictive, at the time, for areas which were identified for 'incremental' change. The majority of areas with identified specific neighbourhood, heritage, environmental or landscape character values with existing overlays were zoned a more restrictive General Residential Zone (schedule 2).

C334 - INCREMENTAL CHANGE REVIEW

This amendment applied schedule 2 of the General Residential Zone (GRZ2) to areas of Bell Post Hill, North Geelong, Newcomb and Point Lonsdale. This required the provision of larger areas of private open space and secluded private open space for all dwellings and the planting of one canopy tree in the open space of each multi- dwelling. It also applied a mandatory height of 9m, or 10m in the case of a sloping site, to the land being included in GRZ2.

The review commenced in April 2015. The review occurred as a result of Council including a further work requirement to 'undertake further work to review the implementation of areas identified for incremental change in the Housing Diversity Strategy, to consider the application of General Residential Zone Schedule 2' as part of adopting amendment C300.

The review was placed on public exhibition between 2 July and 3 August 2015. Panel Hearing was held on 26 October 2015 to consider submissions, none of the submitters requested to be heard by the Panel. The Panel Report was received on 24 November 2015 and they recommended the amendment be adopted as exhibited. Council adopted the amendment on 27 January 2016.

4.3 Reformed Residential Zones 2017

The new State Government prepared a review report into the application of the residential zones by the previous Government which included the statement:

> *The way the zones have been applied in some suburbs has impacted the ability for Melbourne and Victoria's regional areas to meet our expected housing requirements in a sustainable way.*

Changes were introduced to provide for the protection of the character and liveability that people love about Melbourne's suburbs and support growth in the right areas. The changes strengthened mandatory height controls and replaced the dwelling cap in the Neighbourhood Residential Zone with a mandatory minimum garden area requirement (see figure 2 below).

As noted above Greater Geelong applied the Neighbourhood Residential Zone to only 1.2% of residential areas in comparison to some of the metropolitan councils which applied it to almost 90% of their residential land. The strategic application of the new zones in 2013 has meant Greater Geelong is in a strong position to provide for a range of housing types and increasing housing diversity across the municipality including identifying areas for medium and higher density development.

In March 2017 the State introduced new reformed residential zones. Key changes included:

- Allow councils to define neighbourhood character and design objectives to be achieved.
- Strengthen building height controls in the Neighbourhood Residential Zone and the General Residential Zone.
- Introduce a new mandatory requirement for a minimum garden area to be provided in residential developments in the Neighbourhood Residential Zone and General Residential Zone.
- Remove the limit on the number of dwellings (2) that can be built on land in the Neighbourhood Residential Zone.

These changes were introduced by amendment VC110.

Minimum garden area explanation

The minimum garden area requirement specifies the percentage of a lot that must be set aside to ensure the open garden character of suburbs is protected. A practice note 'PPN84: Applying the minimum garden area requirement' was released in May 2018 to provide guidance on this matter.

When constructing or extending a dwelling or a residential building in the Neighbourhood Residential Zone or General Residential Zone the size of the existing lot determines the minimum percentage of the lot that must be set aside as garden area:

Lot size Minimum percentage of a lot set aside as garden area:

- 400 – 500 sqm - 25%
- Above 500 – 650sqm - 30%
- Above 650 sqm 35%

ZONE EXPLANATIONS

Neighbourhood Residential Zone

The Neighbourhood Residential Zone is applied to land that has been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area.

Figure 2 – Extract from DELWP information on the reformed residential zones

Summary of the reformed residential zones

	Neighbourhood Residential Zone (NRZ)	General Residential Zone (GRZ)	Residential Growth Zone (RGZ)
Maximum building height/number of storeys	Mandatory 9 metres / 2 storeys.	Mandatory 11 metres / 3 storeys.	Discretionary 13.5 metres.
Can these heights / number of storeys be varied in a schedule to the zone?	Yes. Councils can set a mandatory height limit greater than 9 metres / 2 storeys.	Yes. Councils can set a mandatory height limit greater than 11 metres / 3 storeys.	Yes. Councils can set a mandatory height limit that is at least 13.5 metres.
Is there a requirement for a minimum garden area?	Yes – mandatory.	Yes – mandatory.	No.

The maximum height is 9m or 2 storeys (excluding a basement, slightly higher for sloping land). Table 1 below sets out the schedules under the NRZ:

Table 1 – Schedules of the Neighbourhood Residential Zone

Schedule	Description
1	North Shore
2	Urban Preservation Areas*
3	Geelong West
4	Ocean Grove Significant Tree Area *^
5	Ocean Grove Hillside and Coastal Fringe Area*^
6	Barwon Heads Incremental Change Area*
7	Warrenbeen Court Residential Area, Barwon Heads

*Private open space requirement: An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace

^Canopy tree requirement

The Neighbourhood Residential Zone is not affected by the March 2020 deadline.

General Residential Zone

The General Residential Zone is applied to land in areas where growth and housing diversity is anticipated. It is expected that the type of housing provided will evolve over time to provide more diverse forms of housing, but not at the expense of existing open garden character. Table 2 below shows the relevant schedules and height provisions.

The maximum height is 11m or 3 storeys.

Table 2 – GRZ schedules and height provisions

Schedule	Description	Schedule Height
1	General Residential Area	Not specified
2	Incremental Change Area*^	9m
3	Ocean Grove Hillside – Field Street South Area*^	Not specified

*Private open space requirement: An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace

^Canopy tree requirement

The GRZ2 in urban Geelong will be affected by the March 2020 deadline. Heights will increase from 9m to 11m/3 storeys. This zone applies to incremental change areas with a garden character including areas of Newcomb, East Geelong, South Geelong, West Geelong, North Shore, Manifold Heights, Hamlyn Heights, Bell Post Hill, Bell Park, Herne Hill, Highton, Belmont, Wandana Heights, Grovedale, Waurn Ponds (see maps in appendix B).

The GRZ2 heights on the Bellarine will be resolved by the Bellarine Distinctive Area and Landscapes project.

Residential Growth Zone

The Residential Growth Zone is applied to land identified as suitable for increased residential development, such as urban renewal sites, and locations offering good access to services and transport These areas include activity centres and town centres and are designated as Increased Housing Diversity Areas (see maps in appendix B).

Table 3 – RGZ schedules and height provisions

Schedule	Description	Schedule Height
1	Residential Growth Areas	Not specified - 13.5
2	Urban Increased Housing Diversity Areas*	10.5m
3	Coastal Increased Housing Diversity Areas*	10.5m

*A dwelling or residential building should have private open space consisting of:

An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The RGZ schedule 2 will be affected by the March 2020 deadline. The height will increase from 10.5m to 13.5m.

The 'Increased Housing Diversity Areas' in clause 22.63 sets out the areas affected including: Bell Park, Bell Post Hill, Newcomb, Belmont, Corio Shopping Centre, East Geelong, Geelong West, Hamyln Heights, Highton, Lara, Marshall, North Geelong, South Geelong, Waurn Ponds.

There is no change to RGZ3, the coastal 'Increased Housing Diversity Areas' of Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlington and St Leonards at this time. The Bellarine Distinctive Area and Landscapes project will resolve heights for these areas.

4.4 Other Amendments

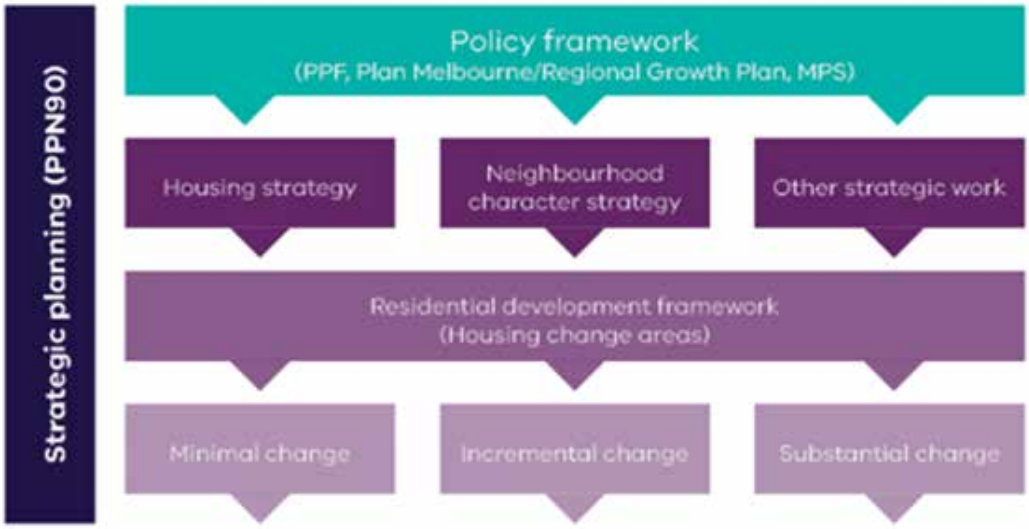
Amendments prepared post VC110 include the Barwon Heads Structure Plan (C375) and Ocean Grove Significant Tree Project (C349). These amendments saw the application of the general and neighbourhood residential zones in accordance with the new zone provisions resulting in larger areas being zoned neighbourhood residential.

4.5 Planning Practice Notes 90 Planning for housing and 91 Using the residential zones

These Practice Notes were released on 24 December 2019 to assist with the implementation of the zone provisions introduced as part of VC110.

Practice Note 90 provides information and guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes. In summary:

Figure 3 – Extract from PPN90 on determining housing typologies



The PPN91 looks at the principles underpinning the residential zones and applying the right residential zone. In summary:

- Neighbourhood Residential Zone – two storeys, generally 9 metres, 10 or 11 metres can be scheduled but dwellings still must not exceed 2 stories.
- General Residential Zone - a maximum building height of 11 metres and three storeys.
- Residential Growth Zone - greater than 13.5m and greater than 4 storeys

Figure 4 – Extract from PPN91 on building heights and appropriate zones

Maximum building height	Best zone	Best height tool	Rationale
Less than 9m or 2 storeys	NRZ	Overlay	A maximum building height lower than the NRZ cannot be specified in a zone schedule. An overlay is required to recognise the special characteristics.
9m (2 storeys)	NRZ	NRZ	The zone mandates this maximum building height and storey control.
Greater than 9m (retain 2 storeys)	NRZ	NRZ schedule	The schedule to the zone enables a greater maximum building height to be specified while maintaining the 2-storey requirement.
11m (3 storeys)	GRZ	GRZ	The zone mandates this maximum building height and storey control.
Greater than 11m (retain 3 storeys)	GRZ	GRZ schedule	The schedule to the zone enables a greater maximum building height to be specified while maintaining the 3-storey requirement.
13.5m (4 storeys)	RGZ	RGZ schedule	The schedule to the zone forces the discretionary maximum building height to be mandatory.
Greater than 13.5m and greater than 4 storeys	RGZ	Overlay	Maximum building height requirements along with other specific design and built form requirements should be in included in an overlay so all built form requirements are included in the one provision.

5. GREATER GEELONG HOUSING FRAMEWORK

In relation to Greater Geelong the following strategic work underpins the housing framework:

State and Regional

- Plan Melbourne
- G21 Regional Growth Plan
- Bellarine Localised Planning Statement

Local

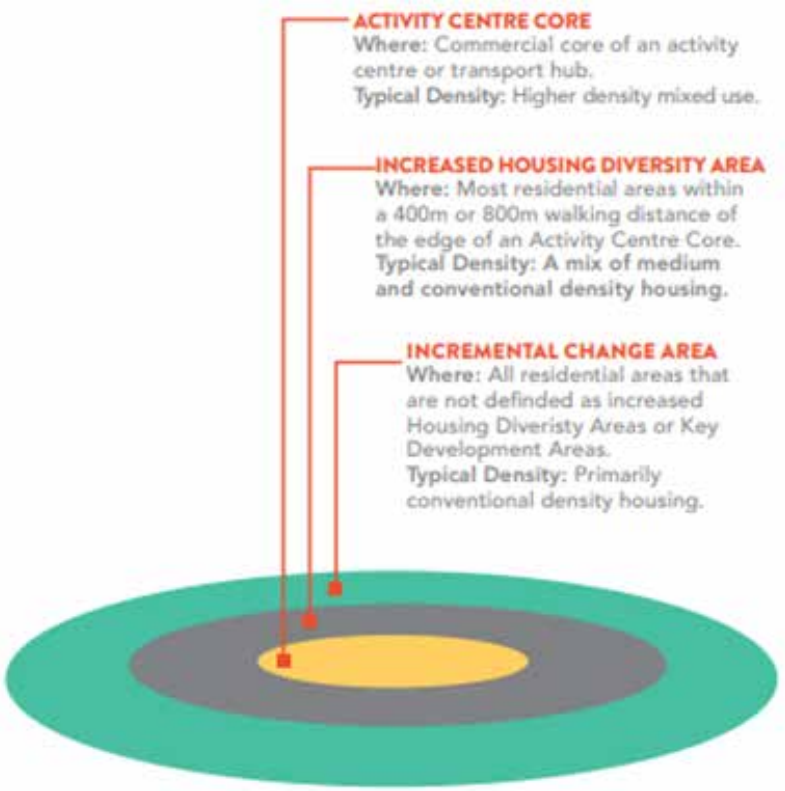
- Settlement Strategy - amendment C395
- Housing Diversity Strategy – amendment C129, C300, C334
- Low Density Residential Zone Review – C309
- Township Structure Plans - Lara C73, Leopold C254, Ocean Grove C346, Barwon Heads C375, Point Lonsdale C165, Drysdale / Clifton Springs C363, St Leonards C312, Indented Head C352, Portarlington C352
- Urban Design Frameworks – Ocean Grove C346, Lara C73, Drysdale C283, Leopold C254, Barwon Heads C375
- Character Studies – Barwon Heads C375, Ocean Grove C349
- Heritage Studies – see clause 22 for comprehensive list

The key principles of the housing framework were established under the Housing Diversity Strategy.

The Strategy identified the following housing hierarchy:

- **Key Development Areas** – these are large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher housing
- **Increased Housing Diversity Areas** – these areas have been identified due to their proximity to activity centres. The strategy aims to provide for a mix of high, medium and conventional density housing in these areas, with the density of development being highest within the commercial core of the area and lower at the edge of the area
- **Incremental Change Areas** – these are residential areas in which new development is in keeping with the municipality's traditional suburban character.

Figure 5 – Explanation of the Housing Diversity Strategy hierarchy



6. PREFERRED ZONING REGIME TO DELIVER THE GREATER GEELONG HOUSING FRAMEWORK

A comparison of our housing framework and the framework articulated in the practice note shows they both set a similar housing hierarchy, albeit with different terminology:

Table 4 – Comparing the framework and practice notes

HOUSING DIVERSITY STRATEGY AND CURRENT ZONE APPLICATION	PPN90 HOUSING CHANGE AREAS AND PREFERRED ZONES
Key Development Areas – Higher density and mixed use development in and around activity centres. Mixed Use, Residential Growth **Increased Housing Diversity Areas –** Provides medium and higher density housing in areas with good access to public transport and activity centres. Residential Growth Zone 1 and 2*	**Substantial Change areas -** Housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas of a municipality. Mixed Use, Residential Growth, General Residential
Incremental Change Areas – Conventional housing General Residential Zone 1	**Incremental Change Areas –** Housing growth occurs within the context of existing or preferred neighbourhood character. Residential Growth, General Residential Neighbourhood Residential
Incremental Change Areas – Conventional housing General Residential Zone 2 & Neighbourhood Residential Zone	**Minimal Change Areas –** Protected because of their special neighbourhood, heritage, environmental or landscape characteristics. Neighbourhood Residential

*considered under the DAL process

General Residential Zone 2 option

When this is read in conjunction with the table above it is clear the Neighbourhood Residential Zone (9m) is the most appropriate zone for 'Minimal Changes Areas' in the Greater Geelong context. This would include the existing General Residential Zone 2 (GRZ2) which has been identified as having a special garden character worthy of protection.

The General Residential Zone 1 (GRZ1) (11m) is most appropriate for the Incremental Change Areas. This zone still has regard to existing/preferred neighbourhood character but contemplates a level of housing growth. Areas zoned GRZ1 have a more typical or conventional housing character without identified special features that would make them 'unique' such as heritage or garden characteristics.

PPN91, in particular the 'Building heights and zone selection' section states:

> *As a general principle, applying a residential zone should align with either existing building heights if they are sought to be maintained, or align with future building heights identified in strategic work.*
>
> *If an area has an existing single and double storey character that is sought to be maintained, applying the GRZ is likely to be inconsistent with this preferred neighbourhood character outcome.*

It is noted both the General Residential and Neighbourhood Residential Zones require section 1.0 'Neighbourhood character objectives' to be included in the schedule.

Residential Growth Zone 2 - Increased Housing Diversity options

Geelong's Increased Housing Diversity areas are equivalent to substantial change areas where housing is maximised in strategically identified areas close to activity centre or public transport. In urban Geelong the Residential Growth Zone (13.5m) may be appropriate. Heights in Increased Housing Diversity Areas (IHDA) should be greater than areas identified for conventional housing (GRZ1 – 11m).

The other option is to apply the General Residential Zone which will see the height increase from 10.5m to 11m. Although this height is the same as our conventional residential areas the objective of achieving greater housing diversity could be achieved through local zone objectives and by applying the other RGZ schedule items such as discretion to increase site coverage and reduce front setback and open space requirements. The garden area requirement could also be exempt. These changes would clearly differentiate the increased housing diversity areas from conventional housing areas, maintaining the established housing hierarchy.

The design and siting guidance provided in local planning policy 22.63 to promote higher buildings close to the activity centre which transition to a more conventional scale at the periphery of the IHDA would remain with the GRZ or RGZ option. The policy will need to be updated to reflect the height change under the RGZ scenario.

These proposed zoning regimes maintain and reinforce the housing hierarchy and framework which will help achieve the fifty percent target of all new housing being delivered in existing areas in the clever and creative vision while protecting areas with unique character.

Uses

There are no use implications with the GRZ reverting the NRZ.

The RGZ reverting the GRZ has the following implications:

Use	Residential Growth Zone	General Residential Zone
Office	Section 2 – permit required • The land must be located within 100 metres of a commercial zone. • The land must have the same street frontage as the land in the commercial zone. • The leasable floor area must not exceed 250 square metres.	Section 3 - prohibited Prohibited (other than medical centre)
Medical Centre	Section 1 – no permit required • the gross floor area of all buildings must not exceed 250 square metres.	Section 1 - no permit requiredw • The gross floor area of all buildings must not exceed 250 square metres. • Medical centre • Must be located in an existing building. • The site must adjoin, or have access to, a road in a Road Zone. • Must not require a permit under Clause 52.06-3.

This would be a satisfactory outcome as consolidating non-residential uses in activity centres will support the viability and vitality of these centres and not impact adversely on predominately residential areas and their amenity.

Summary of History of Zones and Heights in Greater Geelong

Area	Housing Diversity Strategy 2009 (C129)	New Residential Zones 2013 (Amendment C300)	Reformed Residential Zones (VC110 amendment)	Schedule Height deferring back March 2020	Height based on PPN90 & 91
		ZONE WITH MAXIMUM BUILDING HEIGHT			
High character or constrained areas	R3Z 9m	NRZ 9m	NRZ 9m	-	NRZ 9m 2 storeys
Garden character (incremental change)	R3Z 9m	GRZ 9m	GRZ 11m (GRZ2 9m)	GRZ2 11m	NRZ 9m 2 storeys Urban Geelong only
Newer Residential areas (general residential)	R1Z & R2Z 9m	GRZ 9m	GRZ 11m	-	GRZ1 11m
Around Activity Centres – Increased Housing Diversity Areas	R1Z 9m	RGZ 10.5	RGZ 13.5 (RGZ2 10.5) (RGZ3 10.5)	RGZ2 13.5m	RGZ2 13.5m Urban Geelong only

7. OPTIONS TO DELIVER THE PREFERRED ZONING REGIME

7.1 Option 1 – Local height schedules to revert back to the parent zone (Council does nothing)

In urban Geelong the following schedules will defer back to the zone requirements:

Zone	Description	Current Height	March 2020 Height	Change
General Residential Zone 2	Incremental Change Areas (urban Geelong)	9m / 2 stories	11m / 3 stories	+2m
Residential Growth Zone 2	Urban Increased Housing Diversity Areas	10.5 / 3 stories	13.5 / 4 stories	+3m

GENERAL RESIDENTIAL ZONE

While the General Residential Zone 2 (GRZ2) maximum height would increase, it is anticipated most of the housing would remain 1 and 2 storey scale. All existing polices, overlays and Rescode requirements will remain in place. It is noted an 11m maximum height already applies to areas zoned General Residential Zone 1 and development in these areas is typically 1-2 stories. The specific character values that apply to GRZ2 relate to the 'garden character' which can arguably still be provided in the GRZ2.

Based on the practice notes the fact a special character has been identified for the GRZ2 means this area would be better preserved into the future under a Neighbourhood Residential Zone which has a greater emphasis on protecting an identified neighbourhood character. The NRZ is the preferred option for GRZ2 (see option 2 below).

RESIDENTIAL GROWTH ZONE

In Residential Growth Zone - Increased Housing Diversity Areas (IHDA) building heights would increase from 10.5m to 13.5m. Four storey buildings would only be anticipated in areas with policy support including on larger sites where the Rescode provisions can still be met in relation to setbacks, overshadowing etc. Development would also need to have regard for the local policy '22.60 - Increased Housing Diversity Areas' (see below) which states upper stories must be recessed and have regard to the character of an area. Higher buildings would be anticipated in or close to activity centres with heights reducing as the area transitions to more conventional 1 and 2 storey scale housing in the General Residential and Neighbourhood Residential areas. Based on policy 22.63, heights of 13.5m would only be appropriate in particular locations and circumstances within an IHDA. Where it is appropriate, development could achieve real housing diversity in these targeted areas.

It is not appropriate to have areas identified for housing change (IHDA) with the same or lower heights than areas identified for conventional housing (general residential zone 1) as this will not achieve the housing hierarchy. For this reason, the Residential Growth Zone (13.5m) could be considered appropriate for IHDA or 'substantial change areas' as defined under the practice notes.

This is consistent with the Clever and Creative vision and Settlement Strategy's stated objective that 50 percent of new housing construction will be delivered through infill/ urban consolidation within existing urban areas.

Development proposals under the RGZ still need to be assessed on merit with regard to the following considerations:

Policy

The Residential Growth Zone applies to Increased Housing Diversity Areas which has a specific policy at clause 22.63 of the Planning Scheme. In relation to building heights it sets out the following objectives in relation to height:

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

The increase in height would see a small inconsistency with policy given up to four storey development is permissible, but the current policy only refers to three. Ideally the zone schedule would not revert back without this also being addressed. An amendment to the existing policy would resolve this issue, see Appendix B for potential text changes.

Recode

The zones will maintain the existing private open space variations in the schedule to the zone. Rescode requirements relating to length of walls on boundaries, building setbacks, overshadowing, overlooking and open space will remain unchanged.

Overlays

All existing overlays such as heritage, significant landscape, design and development overlays will remain unchanged.

Where the General Residential Zone 2 applies to elevated areas with access to views such as Highton, Belmont, Wandana, Manifold Heights, Herne Hill, Hamlyn Heights and Bell Post Hill the Design and Development Overlay schedule 14 - 'Dwellings over 7.5 metres in areas with access to views' will still apply. This overlay requires a dwelling over 7.5m in height to get a planning permit with consideration given to:

The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).

- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.
- The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.

Other overlays such as Heritage Overlays (Belmont, Geelong West, Newtown, East Geelong), Design and Development Overlays and Significant Landscape Overlays will remain in place. Where a permit is triggered consideration will need to be given to the specific neighbourhood character design objectives set out such as building scale and bulk.

7.2 Option 2 – Request a 20 (4) Ministerial amendment to 'back zone' General Residential Zone 2 to Neighbourhood Residential Zone and update the local policy 22.63 to increase the heights for urban Increased Housing Diversity Areas in the Residential Growth Zone 2.

This option most closely aligns the purpose of the residential zones with our housing framework. It back zones residential areas with a garden character to the NRZ and maintains the RGZ to substantial change or increased housing diversity areas. This would see heights increase from 10.5m to 13.5m or 4 stories in these areas. There is some question as to whether 4 stories would be appropriate in the Geelong context given our existing housing scale.

REZONE GENERAL RESIDENTIAL 2 TO NEIGHBOURHOOD RESIDENTIAL

Rezoning the GRZ2 to NRZ would maintain a 9m height limit. Areas zoned GRZ2 were strategically identified as having a specific garden character that distinguishes them from other residential areas under amendments C300 and C334. This 'back-zoning' is consistent with Geelong's existing housing framework, hierarchy and the practice notes. The other schedule items from the GRZ2 would transfer the replacement NRZ schedule.

The GRZ1 has not had a specific 'character' identified previously. It is conventional residential development that is predominantly one to two storey scale, however, it does not meet the 'minimal change areas' under the practice note given no special character has been identified. It remains an 'incremental change' area. This area will maintain the 11m height control. No changes ware proposed.

A draft NRZ urban garden areas schedule can be found in Appendix C.

MAINTAIN THE RGZ2 AND AMEND THE INCREASED HOUSING DIVERSITY AREA POLICY 22.63

The increase in height from 10.5m to 13.5m would ensure the IHDAs provide maximum opportunity to deliver housing diversity and intensity in strategically identified locations. Logically, the IHDA should allow a greater intensity of development than 'incremental change areas' which have a height of 11m. This means the height of 13.5m could be justified to maintain the housing hierarchy and deliver urban consolidation outcomes.

Under this option the deletion of the local schedule (defaulting back to the zone) should be reflected in an updated version of the IHDA policy at clause 22.63. The policy would need to reflect four storey development guidance instead of the current three. See appendix B for proposed policy changes under this option.

This option is consistent with the existing housing hierarchy established under the Housing Diversity Strategy and subsequent amendments. It also respects this hierarchy as it applies to the Planning Practice Notes on planning for housing and using the residential zones. There remains a question over whether four story buildings are appropriate given it is a change from current controls which were established under a consultative process.

A summary of changes under option 2 can be seen in table 7 on page 18.

Option 3 – Request a 20 (4) Ministerial amendment to 'back zone' General Residential Zone 2 to Neighbourhood Residential Zone (new schedule) and Residential Growth Zone 2 to General Residential Zone (new schedule) for the urban Increased Housing Diversity Areas

This option deals with the GRZ2 as per option 2 above.

In relation to the Increased Housing Diversity Areas (IHDAs) the General Residential Zone (GRZ) not the Residential Growth Zone (RGZ) is applied. In terms of building heights, the GRZ has an 11m / 3 storey height provision. While 11m is 0.5m higher than the current 10.5m the 3 storey building cap remains unchanged. This also means no changes are required to the IHDA local policy at 22.63.

As noted above the zone purpose set out in the RGZ is more aligned to what we are trying to achieve in the IHDAs, however the height change from 10.5m (3 stories) to 13.5m (4 stories) may not be appropriate in the Geelong context. Therefore, the GRZ schedule would need to be used to differentiate the urban increased housing diversity areas from other GRZ areas.

Objectives can be specified in a zone schedule. In this case the 'Neighbourhood Character Objectives' could be:

- Promote a diversity of housing types.
- Acknowledge the character will evolve over time as more intensive development occurs.
- Encourage three storey development on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.

The garden area requirement would be exempt in the GRZ – Urban Increased Housing Diversity Areas given we are trying to promote a denser urban form of housing than currently exists to achieve our housing objectives.

It is recommended the schedule to the GRZ reflect the schedule of the existing RGZ (excluding height). This would also assist with providing opportunities to achieve more diverse housing forms.

The schedule items below are recommended to be transferred from the RGZ. It is recommended the schedule be amended to only apply to category 'B' or multi-dwelling development. This means a single dwelling will not benefit from higher site coverage and lower open space requirements, these requirements only apply to multi-dwellings where housing diversity is being achieved. [this would be a new take on this – thoughts?]

- Standard B6 Minimum street setback - B6 If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. Minimum street A3 and B6 setback. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.
- Standard B8 Site coverage 75%
- Standard A6 and B9 Permeability
- Standard B13 Landscaping
- Standard A10 and B17 Side and rear setbacks
- Standard A11 and B18 Walls on boundaries
- Standard B28 Private open space
- B28 - A dwelling or residential building should have private open space consisting of: B28 An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
- Standard A20 and B32 Front fences

See Appendix D for a draft version of the new GRZ schedule for the urban IHDAs.

A summary of options 2 and 3 are summarised below:

Table 7- Implementing options 2 & 3 - proposed changes

Housing Framework / Hierarchy	**Current implementation**	**PPN91 implementation**	**Preferred zone**
Key Development Areas 21.06	Accommodating medium and high density housing Residential Growth Zone (schedule 1)	Substantial Change	Residential Growth Zone
Increased Housing Diversity 21.06 22.63 (**OPTION 2** *update policy to reflect height increase for urban IHDA)*	high density housing in the activity centres consistent with their primary commercial and retail role; and medium density housing in residential areas with more intensive development being located closest to the core of activity centres. Residential Growth Zone (schedule 1 & 2)	Substantial Change	**OPTION 1 & 2 -** Residential Growth Zone (no change) (schedule 2 - urban IHDA - 13.5m)
Incremental Change 21.06	Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas	Incremental Change	General Residential 1 **OPTION 1 –** General Residential Zone 2 (no change) **OPTION 3 –** Rezone RGZ2 to General Residential (new schedule) for urban IHDAs - 11m
Incremental Change 21.06	Providing for incremental change in the General Residential Zone (Schedule 2) areas.	Minimal Change	Neighbourhood Residential **OPTION 3 –** (Rezone GRZ2 to new NRZ - 9m)
Limited Change 21.06	Limiting change in the Neighbourhood Residential Zone areas.	Minimal Change	Neighbourhood Residential

8. PREFERRED OPTION

Option 3 is the preferred option. This option balances delivering housing and character objectives while minimising the impact on height, especially for the community.

While option 2 delivers a strong alignment to zone purpose and our housing framework and would see building heights increase by 3m or one storey which is a significant jump from the current provision. Given the exiting 10.5m height provision was a result of community concerns (amendment C300) around building heights an increase to 13.5m can not be justified without further strategic work.

Apart from height all other aspects (front setback, site coverage, open space) of the current RGZ – urban increased housing diversity areas can be transferred to the new GRZ schedule to allow more intensive development and deliver housing diversity. This will ensure the GRZ IHDAs are clearly differentiated from conventional residential areas and that the housing hierarchy is maintained.

The City has and will continue to undertake strategic planning and policy work in the area of housing. Several 'place-based' projects are currently underway including the Saleyards, Pakington Street and South Geelong Station which all consider housing opportunities. These projects may identify specific sites where four or more stories may be appropriate due to their size, current and surrounding uses etc. In these cases the RGZ or other zone such as Mixed Use zone could be strategically applied to achieve more intensive housing outcomes. Where sites have not had such a detailed analysis the GRZ is most appropriate at this time in Geelong's housing development.

It is also noted some sites have been strategically identified as part of site-specific amendments and the heights determined through this process should be respected.

9. IMPLEMENTING THE PREFERRED OPTION

Given the level of strategic work that has already been undertaken in relation to settlement and housing planning (by both Council and DELWP), Officers consider no further strategic work is required to implement option 3.

As set out in this report the strategic work prepared by the City can be translated and applied in accordance with the new practice notes. This strategic work has been adopted by Council and implemented via a number of planning scheme amendments which included public consultation and notification, consideration by an independent panel and approval by the Minister for Planning.

A GC Ministerial amendment is the most time and resource efficient way to deliver the proposed changes. This will allow all councils affected by the local schedule issue to be resolved under a single consistent process. It will also expediate the process and ensure the housing framework in Geelong continues to operate strategically. This change will bring Geelong's housing framework in-line with the most recent zone changes and practice notes, essentially making the intent of the provisions clearer and more evident. These matters have been considered previously and the views of affected parties have been considered through previous amendment processes.

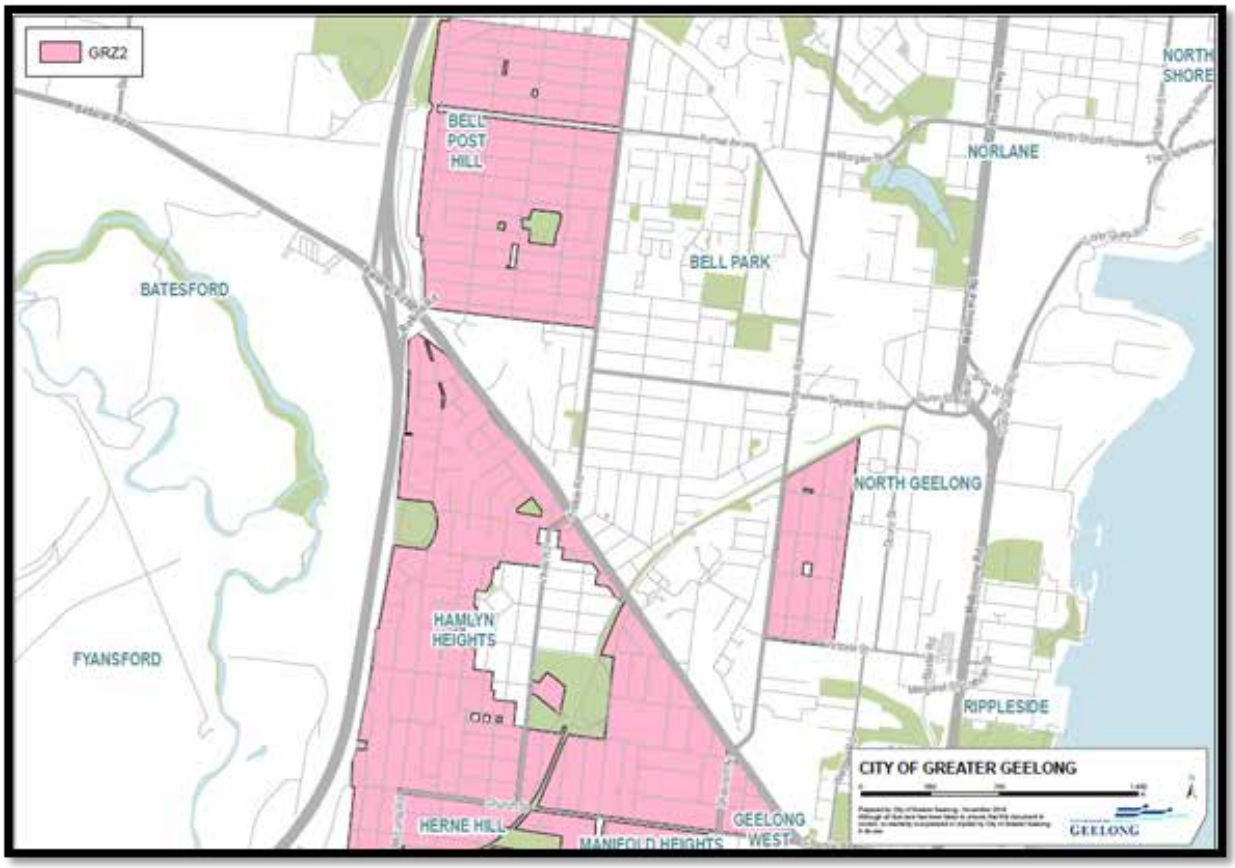
It is recommended Council request the Minister for Planning implement the option 3 recommendations outlined in this report via a GC Ministerial amendment under 20(4) of the Planning and Environment Act 1987. This will allow the Greater Geelong planning scheme to be amended with exemption from notice requirements.

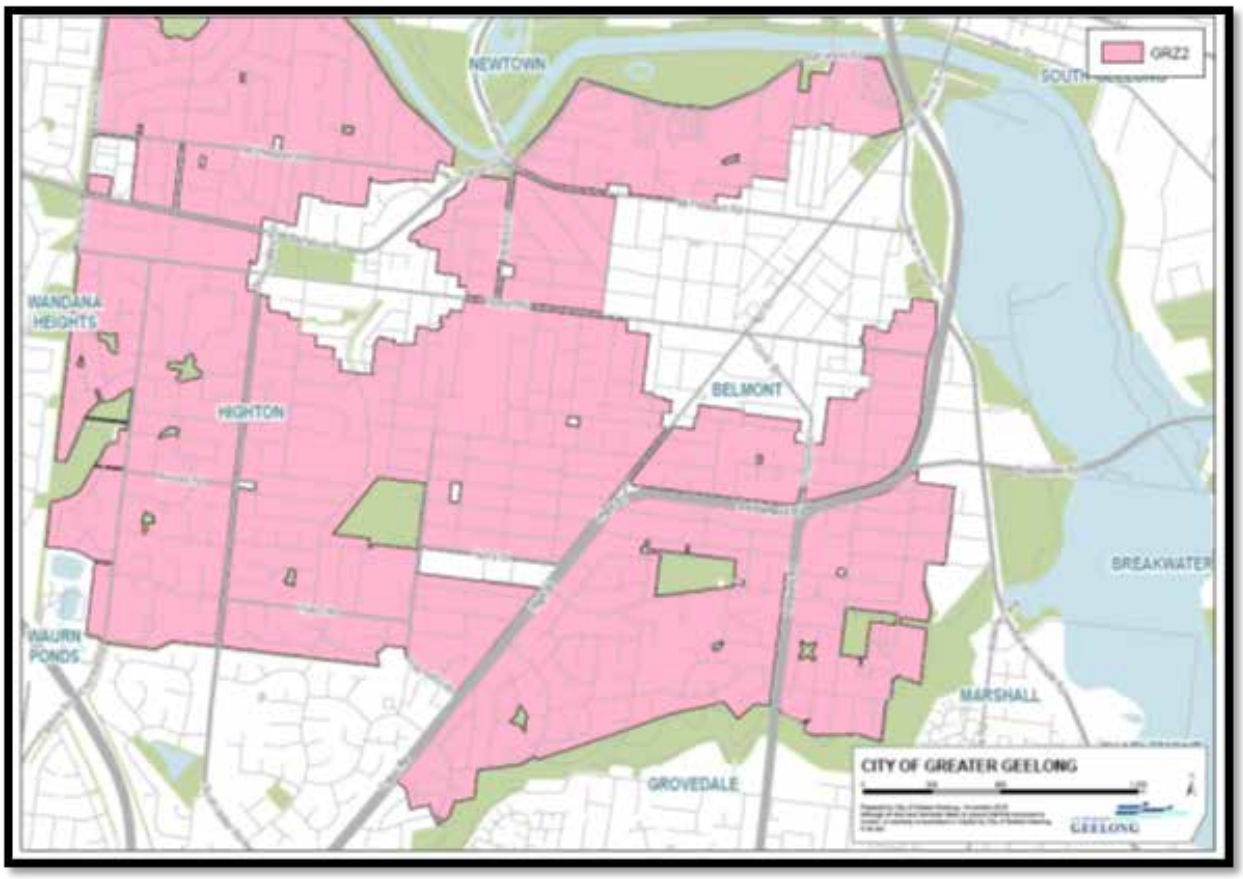
10. CONCLUSION

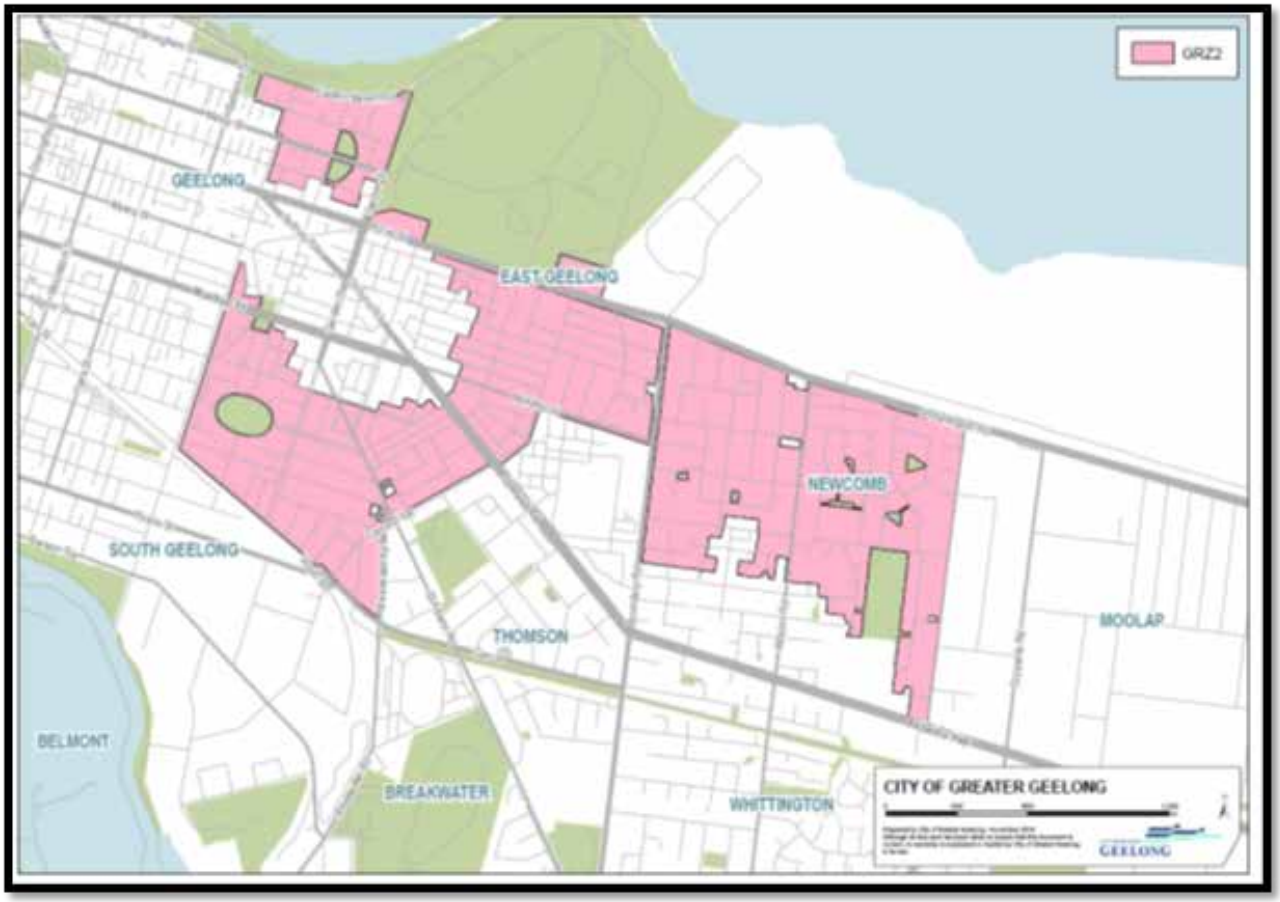
Greater Geelong has and will continue to experience strong growth. It is important our housing policies continue to deliver housing, including a diverse range of housing options in a variety of locations. It is also important to maintain the character of areas with identified special characteristics to maintain the uniqueness of Geelong. Option 3 delivers both these outcomes and it is recommended Council support the implementation of this option via the Ministerial amendment process.

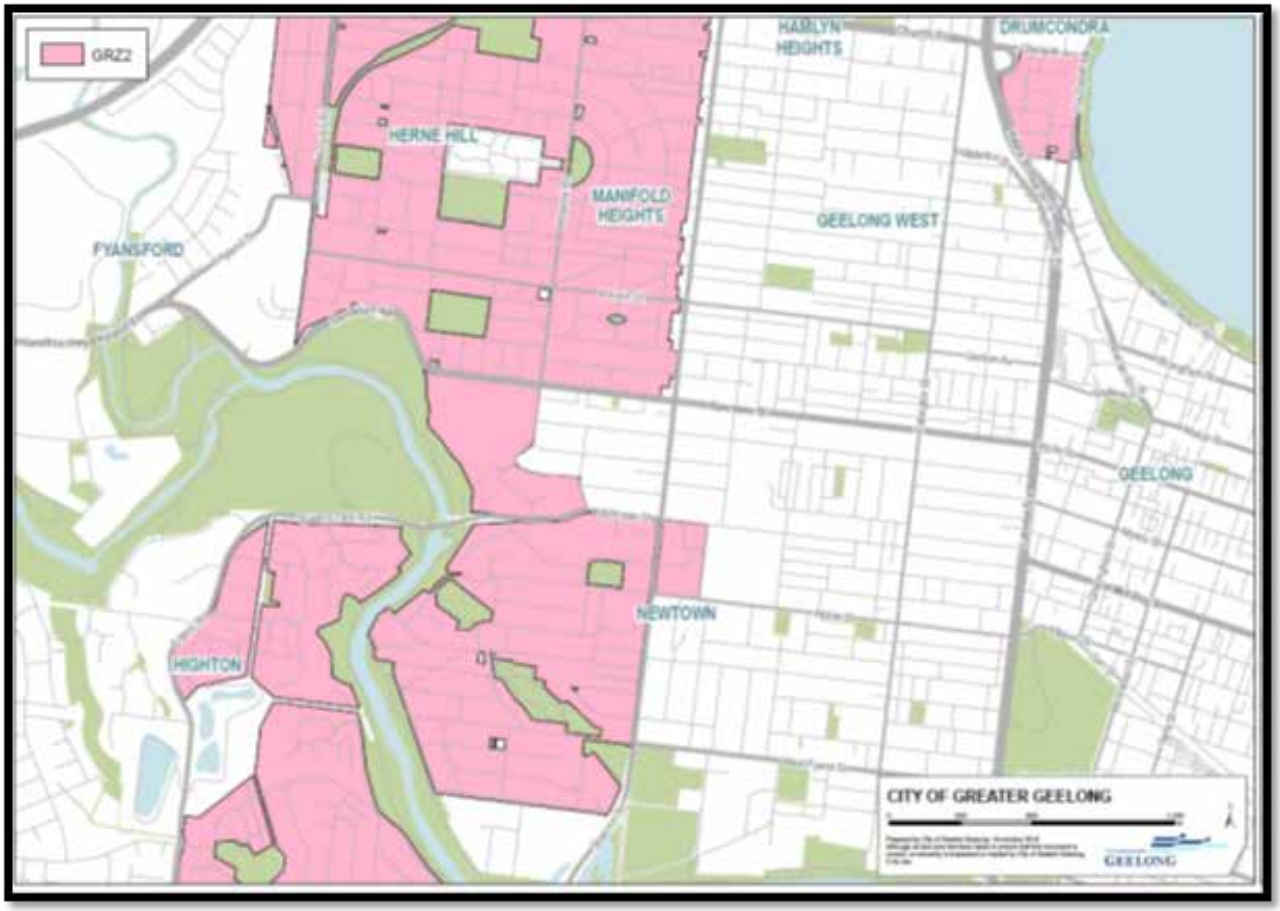
11. APPENDICES

APPENDIX A - EXISTING URBAN GENERAL RESIDENTIAL ZONE 2 (GRZ2) TO BE REZONED NEIGHBOURHOOD RESIDENTIAL ZONE (NEW SCHEDULE)






GRZ2
GEELONG
EAST GEELONG
NEWCOMB
SOUTH GEELONG
THOMSON
MOOLAP
BELMONT
BREAKWATER
WHITTINGTON
CITY OF GREATER GEELONG
GEELONG


GRZ2
KAMLYN HEIGHTS
DRUMCONDRA
HERNE HILL
MANIFOLD HEIGHTS
GEELONG WEST
FYANSFORD
GEELONG
NEWTOWN
HIGHTON
CITY OF GREATER GEELONG
GEELONG

APPENDIX B – DRAFT POLICY CHANGES TO 22.63 INCREASED HOUSING DIVERSITY AREAS (OPTION 2)

GREATER GEELONG PLANNING SCHEME

22.63 INCREASED HOUSING DIVERSITY AREAS

15/07/2019C375ggee

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

POLICY BASIS

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

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

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

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

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

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

OBJECTIVES

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

POLICY

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

GENERAL

This applies to all identified IHDAs.

DESIGN OBJECTIVES

BUILT FORM

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

BUILDING HEIGHT

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

LANDSCAPING AND VEGETATION

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

SUBDIVISION AND CONSOLIDATION

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

CAR PARKING

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

HERITAGE

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

COASTAL

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

DESIGN OBJECTIVES

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

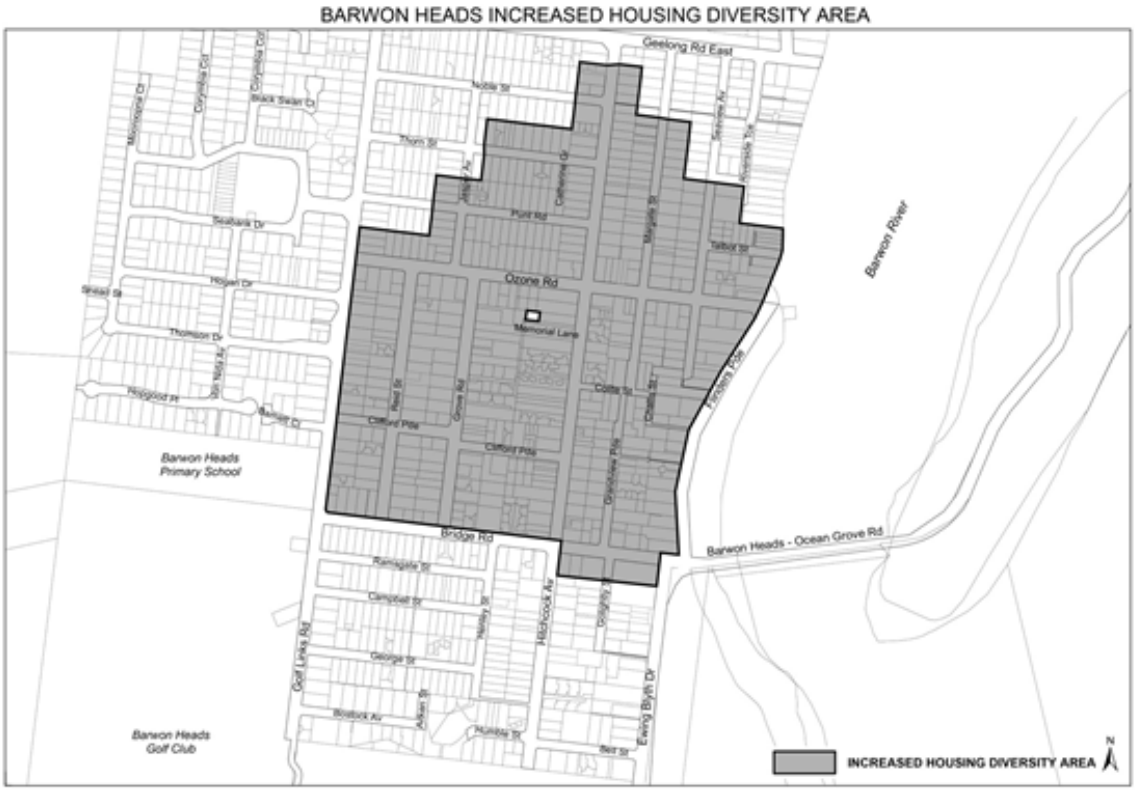
DECISION GUIDELINES

- Before deciding on an application in an Increased Housing Diversity Area, the responsible authority must consider:
- The extent to which the proposal meets the policy and design objectives of this clause. Whether the development provides a high level of amenity for future residents.
- Whether the development unreasonably reduces opportunities for neighbouring sites to reasonably develop.

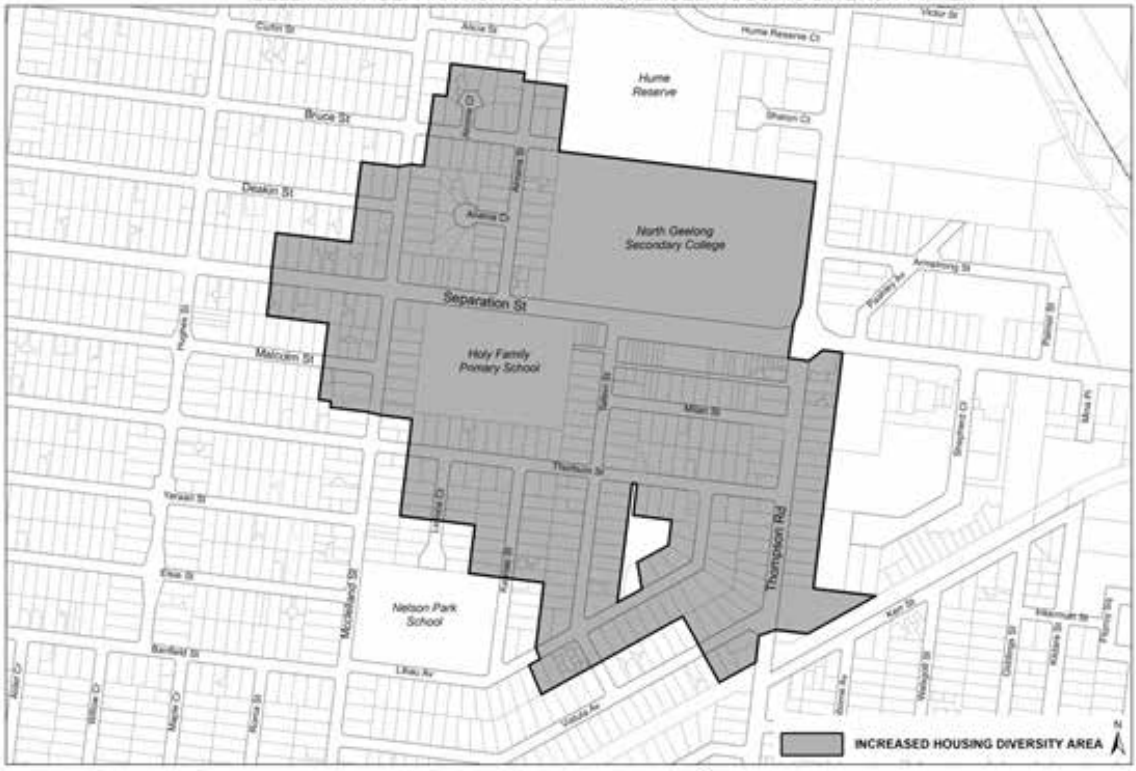
REFERENCE DOCUMENTS

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

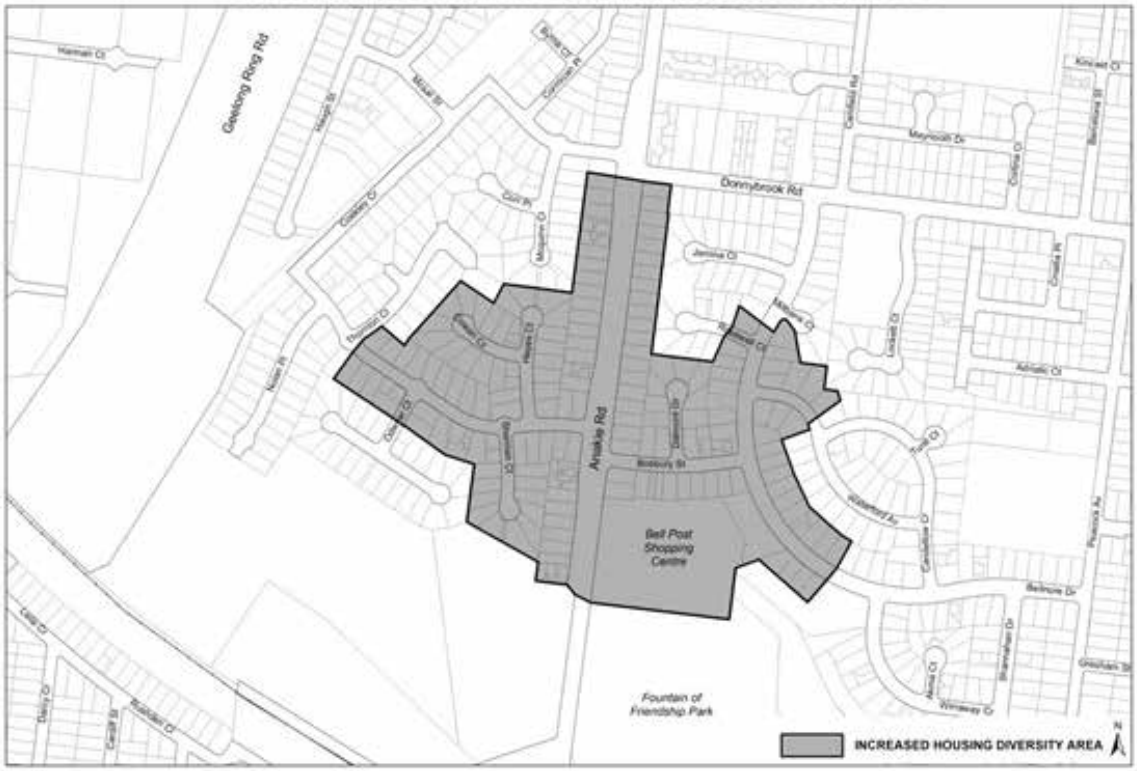
INCREASED HOUSING DIVERSITY AREA MAPS



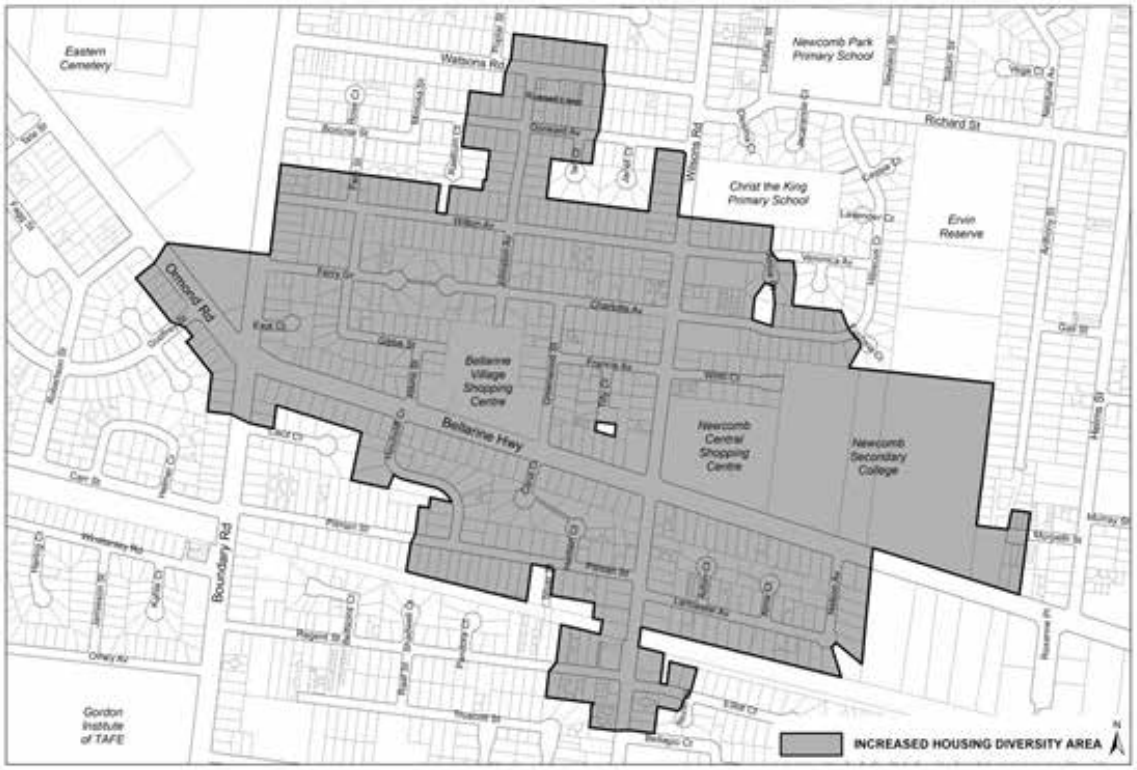
BELL PARK - SEPARATION STREET INCREASED HOUSING DIVERSITY AREA



BELL POST SHOPPING CENTRE INCREASED HOUSING DIVERSITY AREA



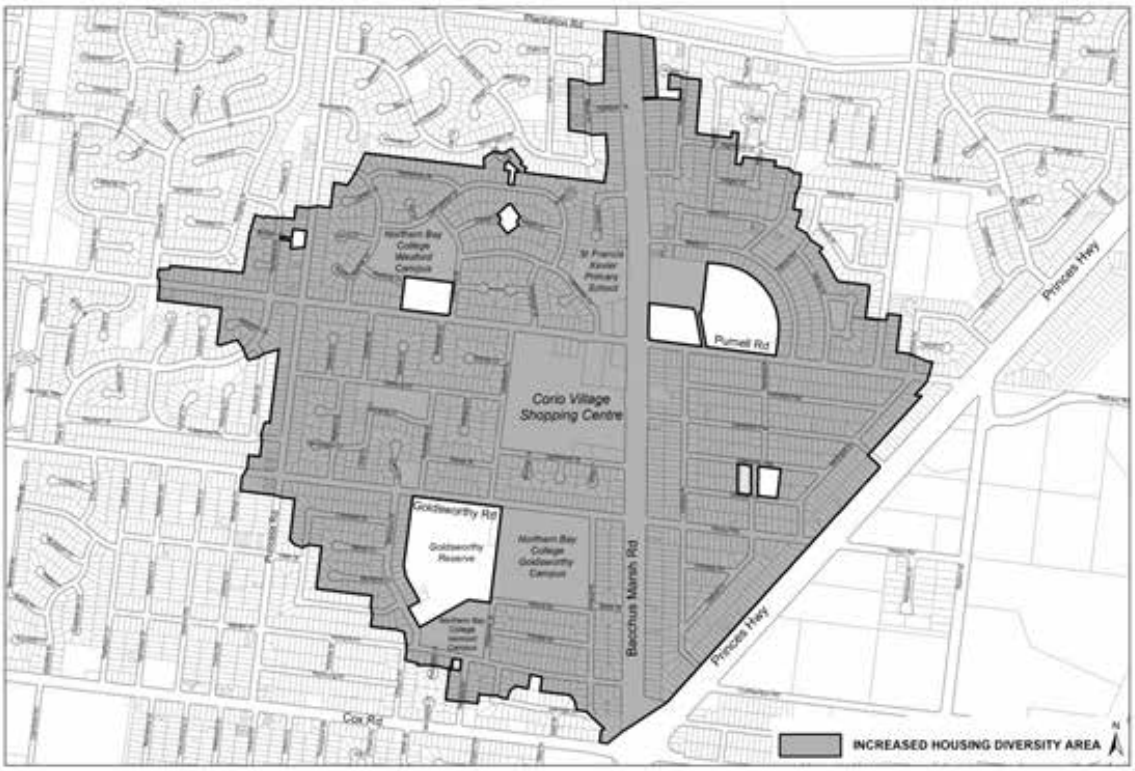
BELLARINE VILLAGE & NEWCOMB CENTRAL INCREASED HOUSING DIVERSITY AREA



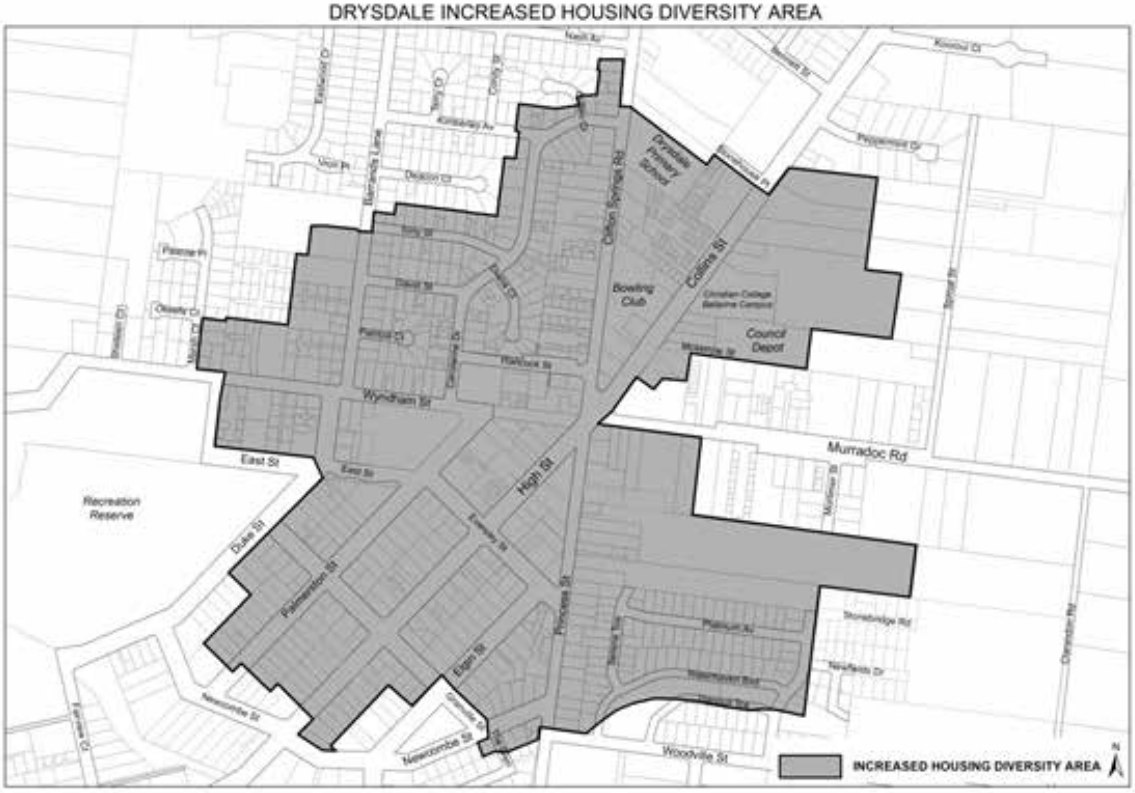
BELMONT - HIGH STREET INCREASED HOUSING DIVERSITY AREA



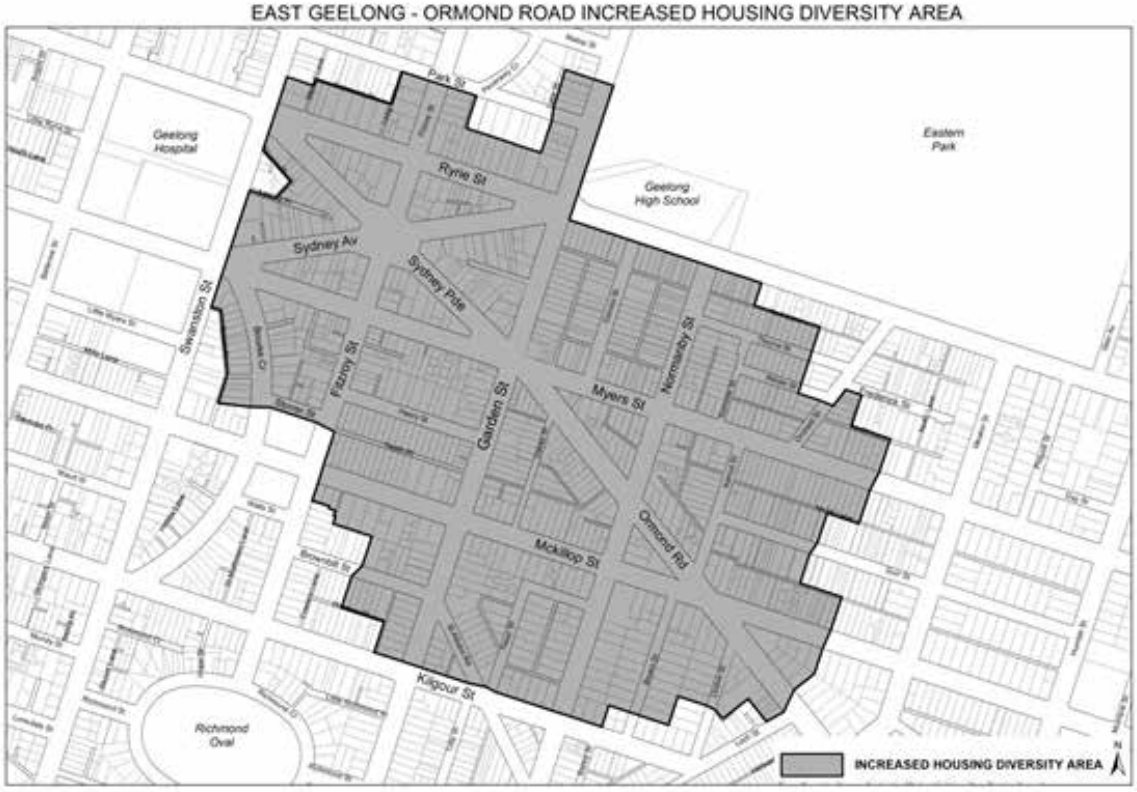
CORIO SHOPPING CENTRE INCREASED HOUSING DIVERSITY AREA



DRYSDALE INCREASED HOUSING DIVERSITY AREA



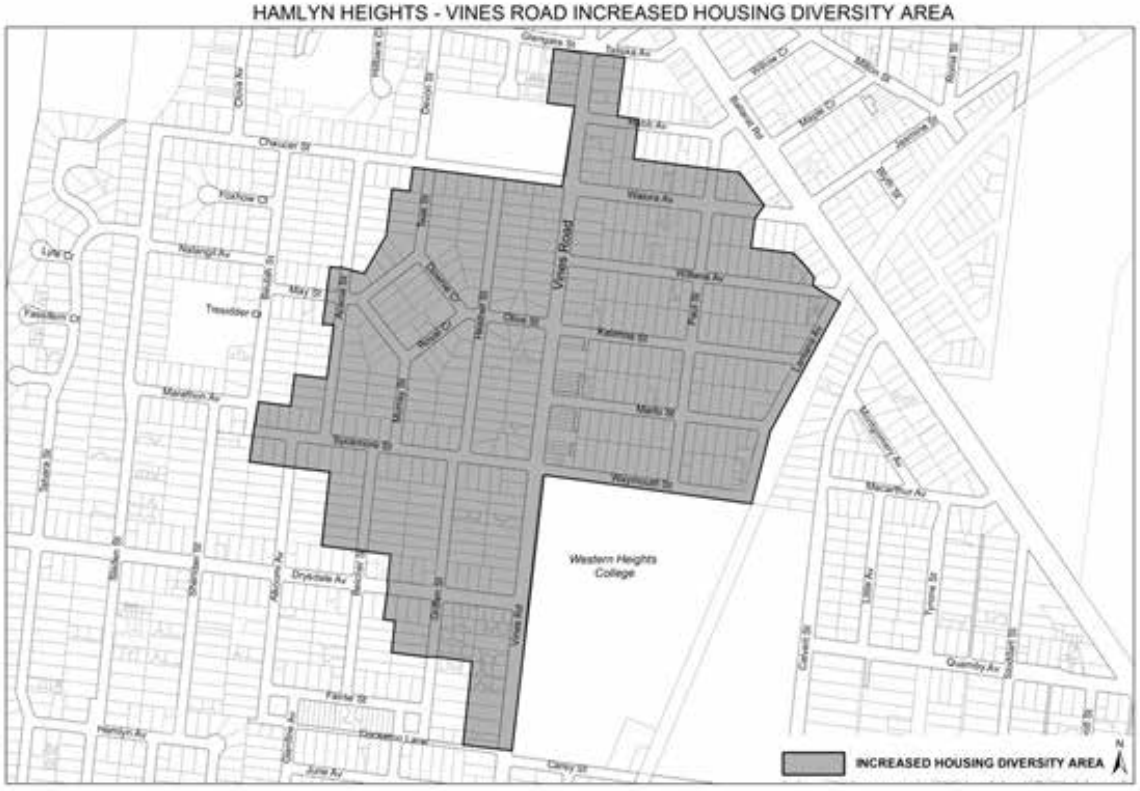
EAST GEELONG - ORMOND ROAD INCREASED HOUSING DIVERSITY AREA



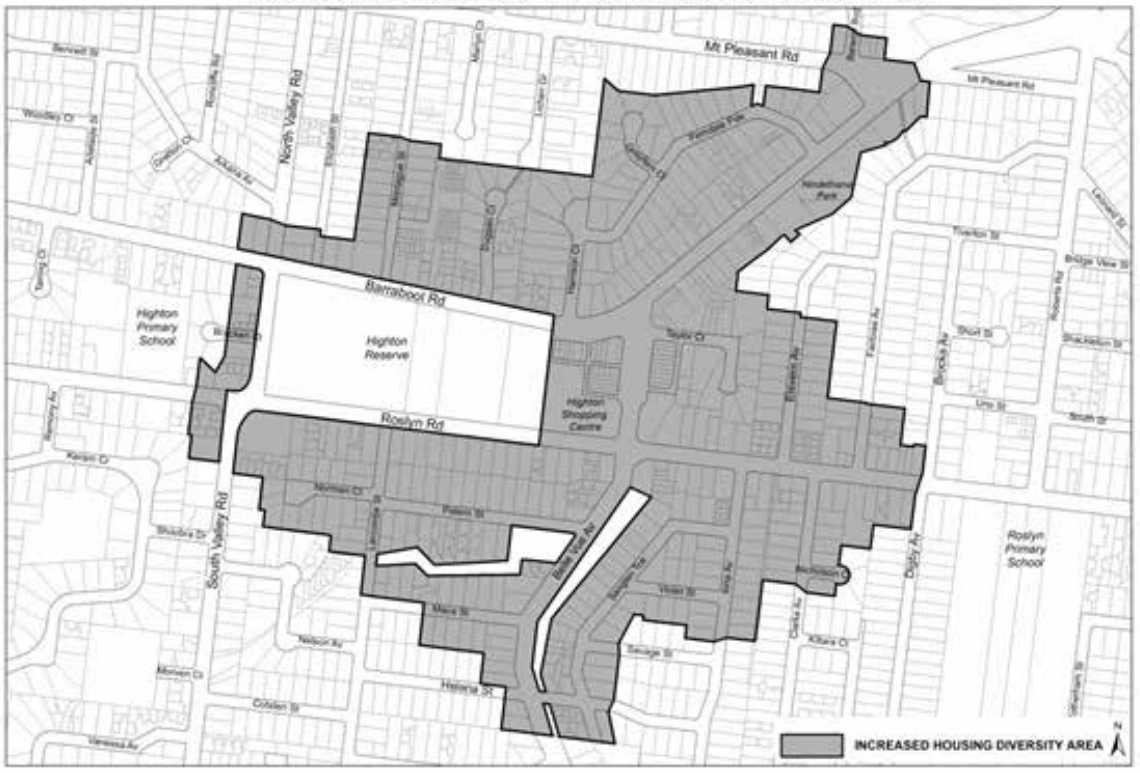
GEELONG WEST, MANIFOLD HEIGHTS & NEWTOWN INCREASED HOUSING DIVERSITY AREA



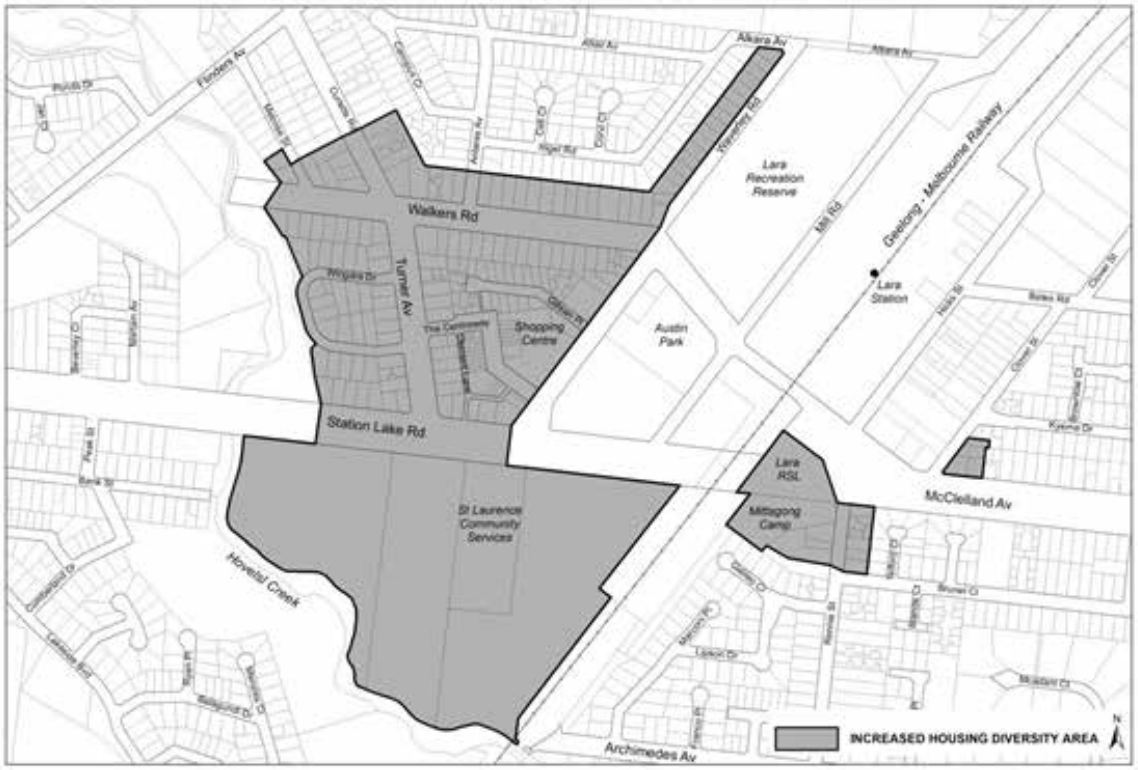
HAMLYN HEIGHTS - VINES ROAD INCREASED HOUSING DIVERSITY AREA



HIGHTON SHOPPING CENTRE INCREASED HOUSING DIVERSITY AREA



LARA AND LARA STATION INCREASED HOUSING DIVERSITY AREA



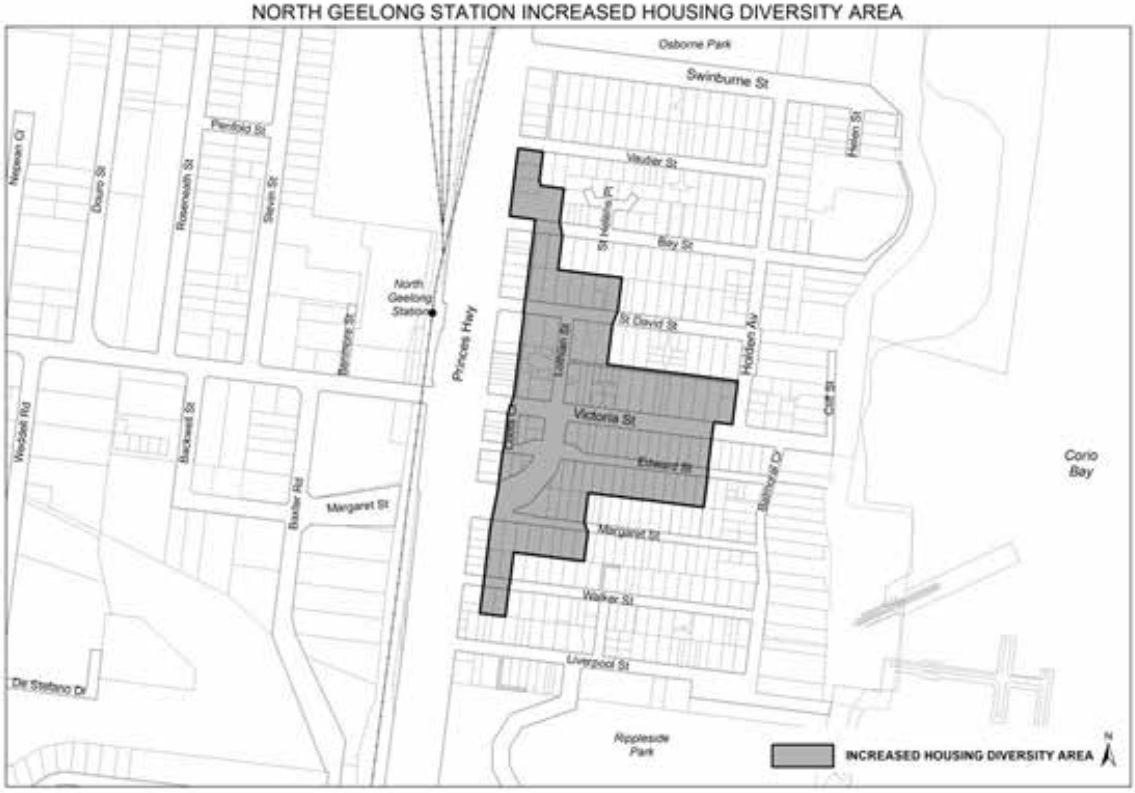
LEOPOLD INCREASED HOUSING DIVERSITY AREA



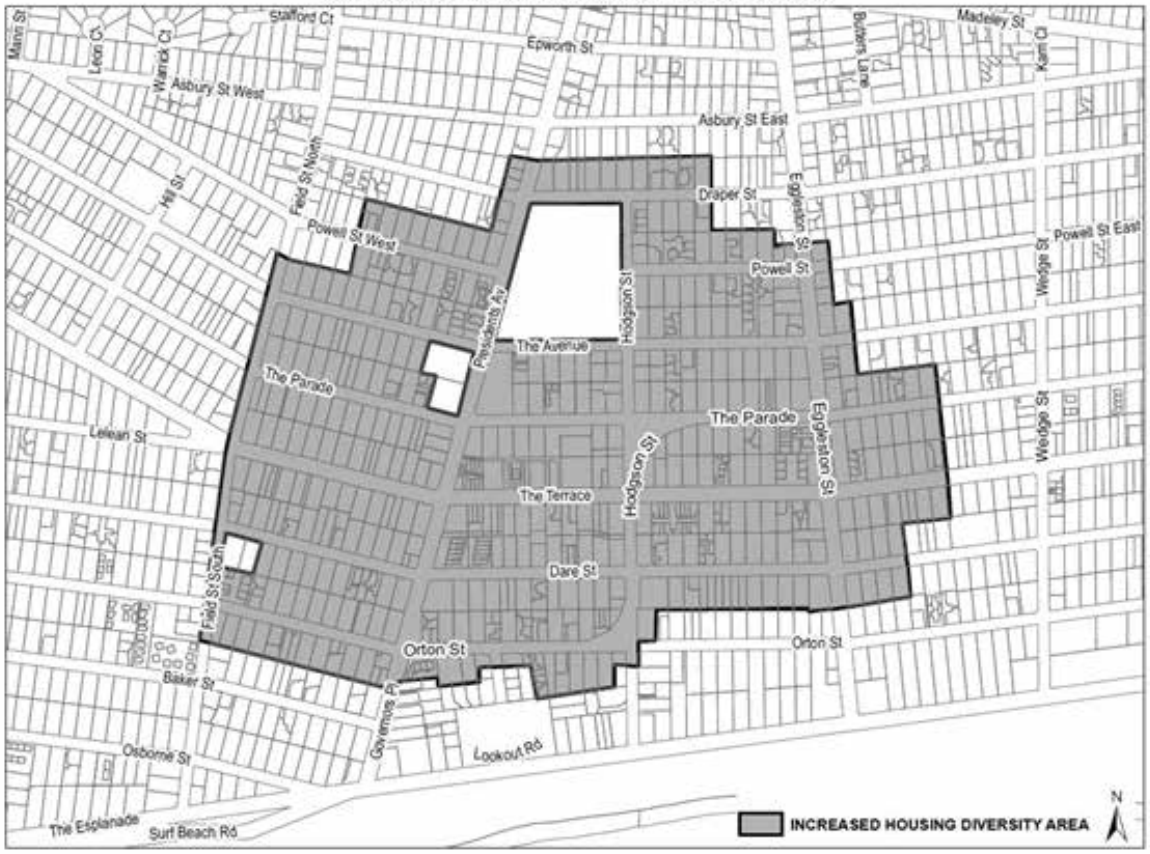
MARSHALL STATION INCREASED HOUSING DIVERSITY AREA



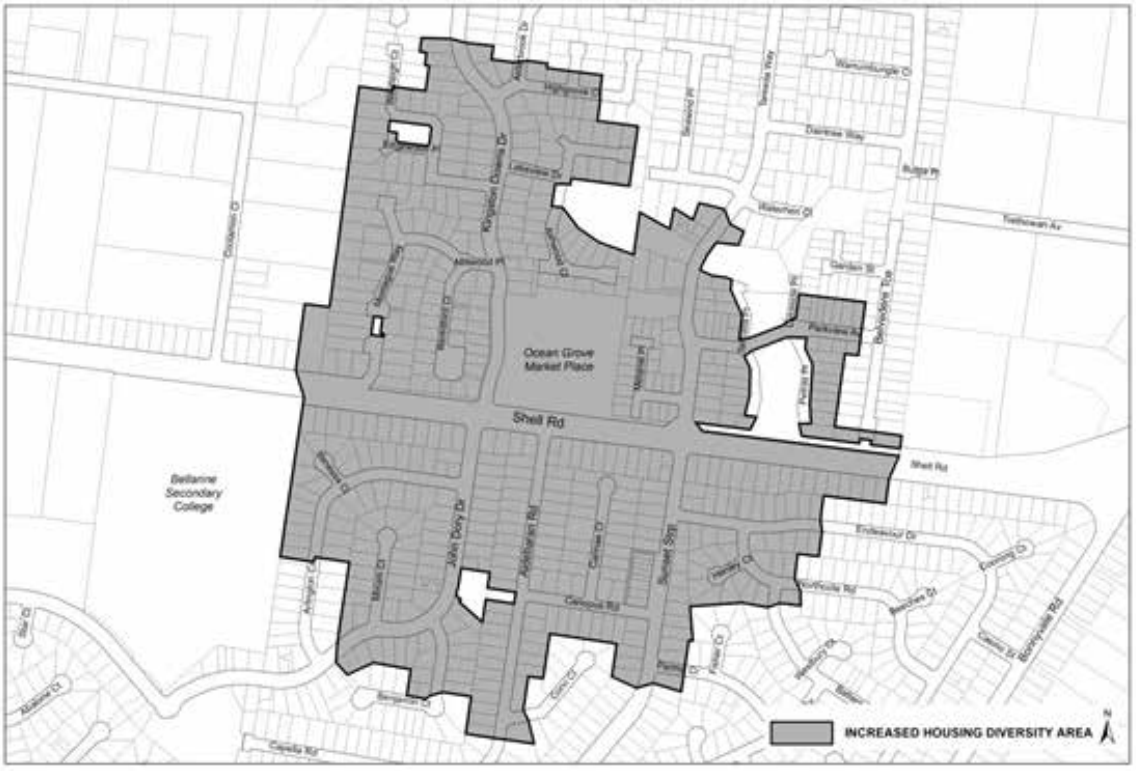
NORTH GEELONG STATION INCREASED HOUSING DIVERSITY AREA



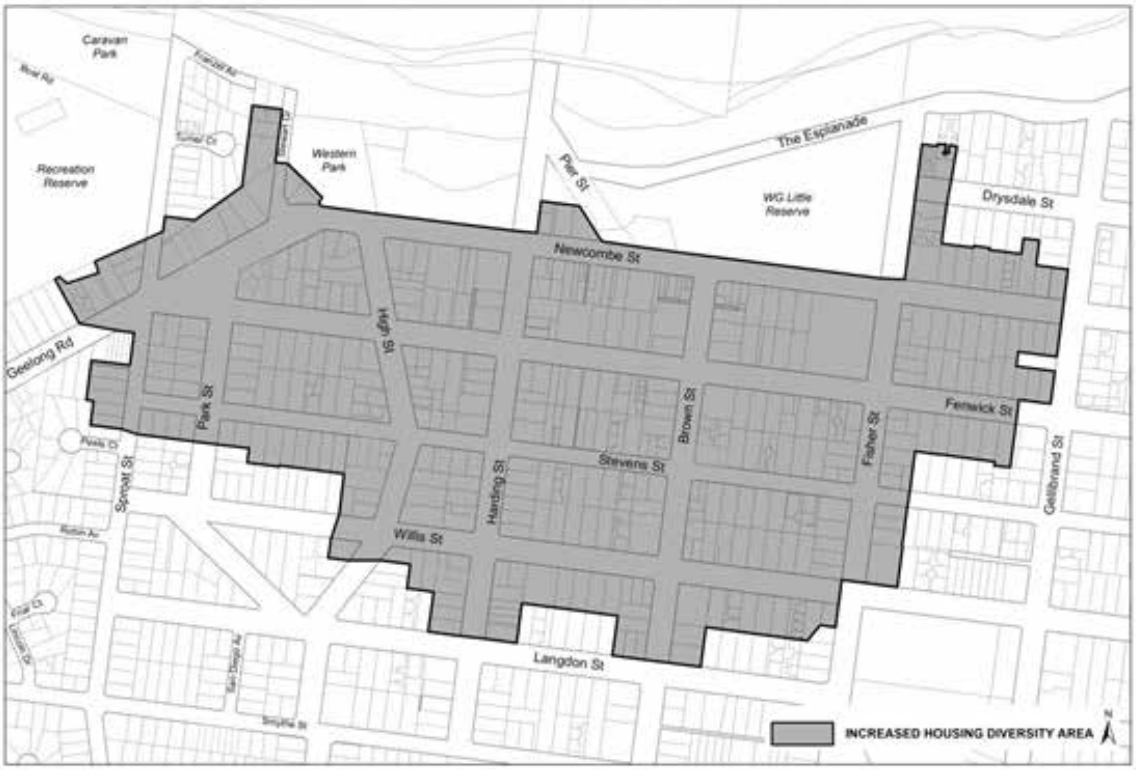
OCEAN GROVE INCREASED HOUSING DIVERSITY AREA



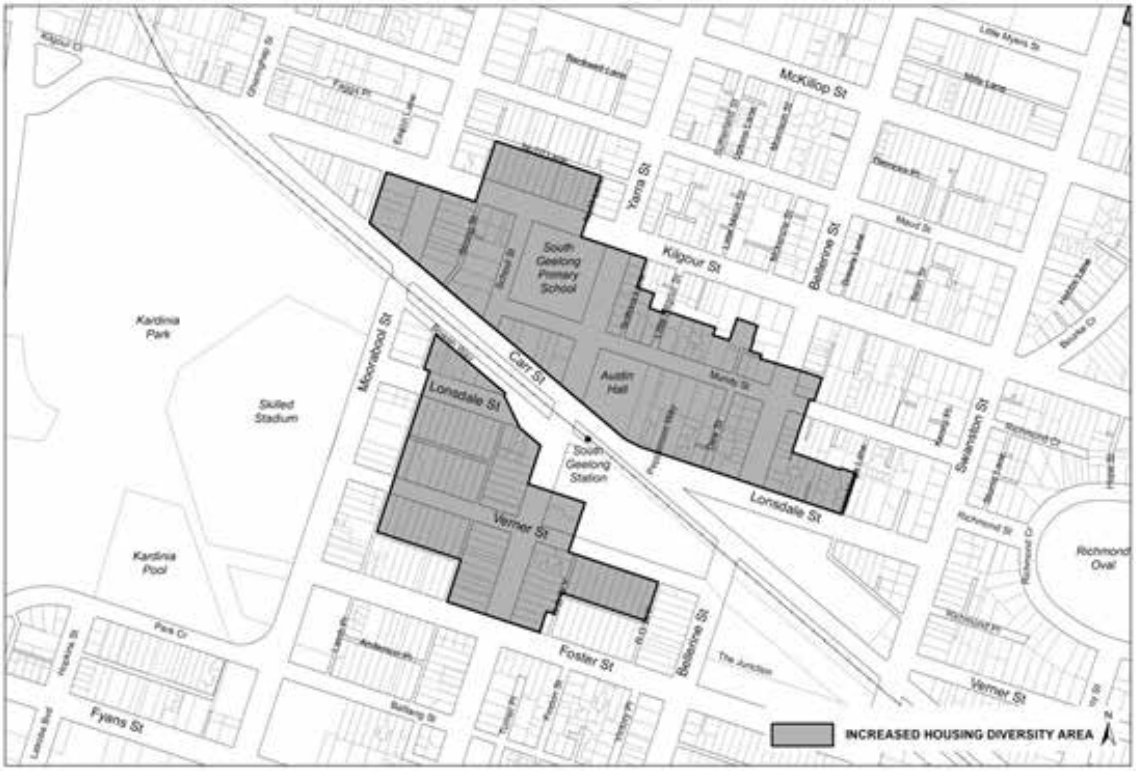
OCEAN GROVE MARKET PLACE INCREASED HOUSING DIVERSITY AREA



PORTARLINGTON INCREASED HOUSING DIVERSITY AREA



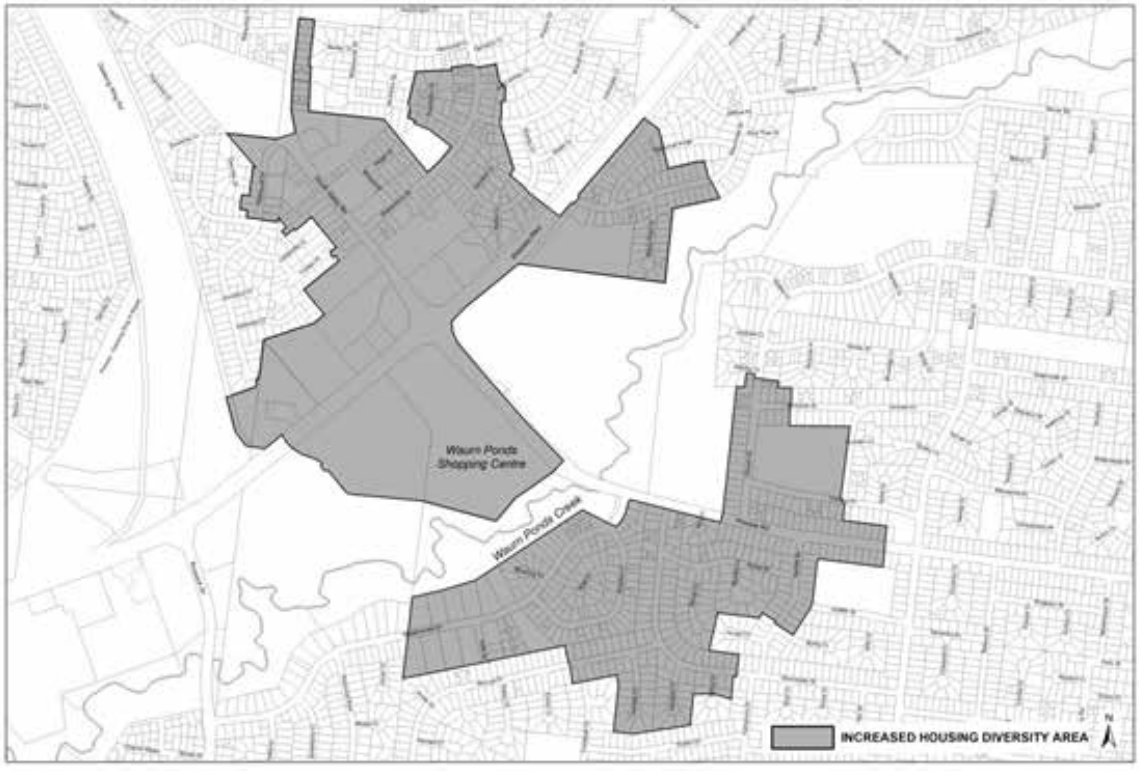
SOUTH GEELONG STATION INCREASED HOUSING DIVERSITY AREA



ST LEONARDS INCREASED HOUSING DIVERSITY AREA



WAURN PONDS INCREASED HOUSING DIVERSITY AREA



APPENDIX C – DRAFT NEIGHBOURHOOD RESIDENTIAL ZONE (NEW SCHEDULE) – INCREMENTAL CHANGE

AREAS (OPTIONS 2 & 3)

DD/MM/YY
YY

SCHEDULE X TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

INCREMENTAL CHANGE AREAS

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed X

- To provide adequate space for garden areas as part of any development consistent with the identified garden character of these areas.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed X

None specified.

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

DD/MM/YYYY
Proposed X

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

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed X

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified.
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per dwelling.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.

	Standard	Requirement
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed X

None specified.

6.0 Application requirements

DD/MM/YYYY
Proposed X

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

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

7.0 Decision guidelines

DD/MM/YYYY
Proposed X

None specified.

APPENDIX D – DRAFT GENERAL RESIDENTIAL ZONE (NEW SCHEDULE) – URBAN INCREASED HOUSING

DIVERSITY AREAS (OPTION 3)

DD/MM/YYYY
Proposed x

SCHEDULE X TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

URBAN INCREASED HOUSING DIVERSITY AREAS (IHDA)

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed x

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.

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

DD/MM/YYYY
Proposed X

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed X

	Standard	Requirement
Minimum street setback	A3 and B6	If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.
Site coverage	A5 and B8	Maximum site coverage 70%
Permeability	A6 and B9	None specified
Landscaping	B13	At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site (parent lot).
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	At least one part of the private open space should consist of secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of an area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed X

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed X

None specified.

6.0 Decision guidelines

DD/MM/YYYY
Proposed X

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works & dwellings

- The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.

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4. SHARED TRAILS MASTERPLAN

Source: **City Services – Engineering Services**
Director: **Guy Wilson-Browne**
Portfolio: **Rural and Coastal**

Purpose

1. For Council to consider and adopt the Shared Trails Masterplan.

Background

2. The Shared Trails Masterplan (the Masterplan) aims to identify and prioritise a connected shared trails network throughout the municipality.

3. The Masterplan is guided by existing Council strategies and plans, including; The City's Municipal Public Health and Wellbeing Plan 2018-21; Shared Path Management Plan 2018; Greater Geelong: A Clever and Creative Future; G21 Region Road Transport Plan 2017-27; and, the Greater Geelong and Bellarine Tourism Development Plan 2019-22.

4. Two phases of community consultation were undertaken during July and August 2019.

5. Eight community pop-up sessions were held throughout the municipality in addition to an interactive online engagement platform. The online engagement platform received over 5400 site visits and collected 1445 comments on a range of shared path related topics.

6. Following further stakeholder input, the Masterplan has now been finalised for consideration by Council.

Key Matters

7. A shared trail can be defined as a path that provides for multiple users (including pedestrians, cyclists, horse riders, dog walkers etc).

8. The Masterplan undertakes a gap analysis of the shared path network under these three classifications:

    8.1 Network Gaps: Gaps between corridors and key attractions that do not currently exist, which require the planning and development for new shared trails;

    8.2 Trail Gaps: Relatively minor gaps between existing trails; and

    8.3 Trail Deficiencies: Deficiencies in the existing network which may include issues with corridor safety, surface condition or geometry and supporting amenities.

9. To inform investment in the shared trails network, a multi-criteria assessment (MCA) was applied, resulting in prioritisation of actions for each of the three classifications. The MCA was informed from community feedback and the following criteria:

    9.1 Catchment: The residential catchment density surrounding the route (current and forecasted);

    9.2 Function: The function the route will serve (recreation, commuter, education, local-access) between origins and destinations;

    9.3 Connectivity: Between major, minor and local paths;

    9.4 Cost: High level measure of cost of implementation, considering flooding risk, environmental risk, cultural and heritage issues and land acquisition;

    9.5 Tourism benefit: A measure of the benefit to passive and active tourism;

9.6 Crash history safety benefit: Consideration of improvements on a route with an existing crash history, or a parallel route which would attract users; and

9.7 Health benefits: Considered levels of physical activity for areas taken from the Municipal Public Health and Wellbeing Plan 2018-21 and their relative activity levels;

10. Priority actions have been identified under each of the three classifications (network gaps, trial gaps and trail deficiencies). Refer **Attachment 2**

11. The Masterplan identified planning and environmental challenges that will need to be addressed when considering route options.

Cr Mason moved, Cr Sullivan seconded -

12. That Council;

12.1 Adopt the Shared Trails Masterplan (Attachment 3);

12.2 Note the actions that are committed and ongoing this financial year (Attachment 1); and

12.3 Refer further priority projects to the 2020-2021 budget; and

12.4 Note that the community will be able to provide feedback on the priority projects as part of the 2020-2021 budget submission process.

Carried.

Attachment 1

Financial Implications

1. The priority actions will be referred to existing and future programs and budgets. Depending on scale, some of these works are in progress within the existing 2019-2020 program, others will require specific budget bids or external funding.

2. From the Shared Trails Masterplan 2019-2020 capital budget, we have committed $200,000 as part of a co-contribution project with Barwon Coast Committee of Management for delivery of a path from the 13th Beach Surf Lifesaving Club to nearby carpark.

3. From the Shared Trains Masterplan 2019-2020 discretionary budget, we have commissioned this Masterplan, and have remaining funds to commence further detailed investigations of priority projects.

Community Engagement

4. A stakeholder workshop was conducted 18 June with representatives from City of Greater Geelong, Regional Roads Victoria, Department of Transport and Bicycle Network to identify key issues surrounding development of the shared trails network throughout the municipality.

5. The City opened an online 'Have Your Say' page, via Social pinpoint, on 1 July 2019 through to 31 August 2019. Hard copies were made available on request and at customer service locations and written submissions could be mailed in.

6. Community feedback provided 1445 comments under the following categories:

    6.1 Gaps & Opportunities;

    6.2 Issues & Comments;

    6.3 Supporting Amenities; and

    6.4 I like this.

7. 8 pop-up sessions were held throughout the region to accommodate community members wanting to speak directly to City officers. A total of 98 people attended the following locations;

    7.1 Ocean Grove, Saturday 13 July, 9am – 1pm;

    7.2 Leopold, Thursday 18 July 9am – 1pm;

    7.3 Armstrong Creek, Thursday 25 July, 9am – 1pm;

    7.4 Geelong, Thursday 1 August, 9am – 1pm;

    7.5 Portarlington, Thursday 8 August, 9am – 1pm;

    7.6 Highton, Saturday 10 August, 9am – 1pm;

    7.7 Lara, Thursday 15 August, 9am – 1pm; and

    7.8 Corio, Thursday 22 August, 9am – 1pm.

Social Equity Considerations

8. The Masterplan supports connections between and within communities providing opportunities to bring people together.

Policy/Legal/Statutory Implications

9. There is no policy, legal or statutory implications arising from the subject of this report.

Alignment to Council Plan

10. Greater Geelong: A Clever and Creative Future: meeting multiple community aspirations including a connected transport network, a destination that attracts local and international visitors, and a healthy and socially connected community.

11. Municipal Public Health and Wellbeing Plan: supporting the community to enjoy the highest standards of health, wellbeing and participation at every age, aiming for the greatest improvements among those who need it most.

12. Social Equity Principals: seeking to make services and facilities more equitable across Greater Geelong.

Conflict of Interest

13. There is no officer direct or indirect interest in the preparation of this report.

Risk Assessment

14. Safer access for trail users will be achieved by completing the network.

15. Through the development of the Shared Trails Masterplan, the Bellarine Rail Trail has been identified as trail that is heavily relied upon providing connections in the east and Bellarine. There is a vulnerability to the broader shared trails network should this trail be removed or reinstated with other transport modes (ie reinstated with rail). Whilst it is not identified in the Shared Trails Masterplan document, should this occur in the future it shall be a requirement that an adjacent or suitably alternate trail be provided.

16. Through the investigations and engagement for this Shared Trails Master Plan, it has highlighted that the formal arrangements of the management of the Bellarine Rail Trail is fragmented. With various arrangements in place with the City, VicTrack and the Geelong Preservation Society a review and consolidation of these arrangements has been identified as a priority. These arrangements need to be formalised and consider the conditions associated with the management and maintenance of the trail surface, supporting infrastructure and vegetation – particularly in relation to appropriate maintenance practices.

Environmental Implications

17. Environmental implications associated with the outcomes of this report include:

    17.1 Engage with the Sparrovale Master Planning process to identify preferred routes between Geelong-Barwon Heads;

    17.2 A path through the Buckley Park wildlife reserve between Ocean Grove and Pt Lonsdale is not a route option to be considered for further development, other route options will be investigated; and

    17.3 A path between Lake Victoria and Buckley Park wildlife reserve between Ocean Grove and Pt Lonsdale is not an option to be considered for further development, other route options will be investigated.

17.4 There is no room to build a shared trail along the Swan Bay Foreshore. This is a significant environmental area subject to sea level rise impacts. This is not an option to be considered for further development, other route options will be investigated.

17.5 Shared paths along Hovells Creek are to be located well away from the riparian zone and not impact environment values.

Attachment 2

Shared Trails Masterplan – Outcomes

1. Following community consultation, 1445 comments were classified as relating to:

   1.1 **Network Gaps:** Gaps between corridors and key attractions that do not currently exist, which require the planning and development for new shared trails;

   1.2 **Trail Gaps:** Relatively minor gaps between existing trails; and

   1.3 **Trail Deficiencies:** Deficiencies in the existing network which may include issues with corridor safety, surface condition or geometry and supporting amenities.

2. Following community consultation and technical assessments were complete, projects were subjected to multi-criteria assessment to produce a prioritised list of actions for each classification as follows;

Network Gaps

Rank	ID	Network Gap	Zone	MCA Score	Recommendations
1	NG07	Eastern suburbs north-south connectivity	Central	48.0	Business case for implementation
2	NG09	Ted Wilson Trail - Bayside Trail	Central	40.0	Investigate following implementation and monitoring of western link corridor
3	NG15	Drysdale - Ocean Grove	Eastern	36.9	Business case for implementation
4	NG14	Drysdale - Portarlington	Eastern	36.5	Business case for implementation on foreshore corridor
5	NG13	Drysale - St Leonards	Eastern	35.4	Investigate in conjunction with St Leonards – Point Lonsdale project
6	NG12	Barwon Heads - Surf Coast	Eastern	34.0	Explore feasibility of Thirteenth Beach Road route via environmental investigations and consultation
7	NG16	Ocean Grove - Point Lonsdale	Eastern	33.6	Business case for implementation on Shell Road corridor
8	NG03	You Yangs - Railway Station	Northern	30.8	Engage with Parks Victoria masterplanning process to identify preferred route
9	NG04	Northern Suburbs east-west connectivity	Northern	30.8	Business case to confirm corridor availability
10	NG11	Geelong - Barwon Heads	Eastern	30.4	Explore feasibility of Lake Connewarre route via environmental investigations and consultation
11	NG10	Geelong - Surf Coast	Southern	26.9	Support implementation via Armstrong Creek Transit Corridor
12	NG17	St Leonards - Point Lonsdale	Eastern	26.8	Explore feasibility of Swan Bay Route via environmental investigations and consultation
13	NG05	Lara east-west connectivity	Northern	25.9	Business case to confirm corridor availability, aligned with development milestones at Lara West
14	NG06	Ted Wilson Trail - Lara	Northern	24.0	Embed within growth area transport infrastructure strategy
15	NG01	Ted Wilson Trail - NWGGA	Northern	22.3	Embed within growth area transport infrastructure strategy
16	NG02	Geelong - Melbourne	Northern	15.2	Consult with City of Wyndham, regarding long term aspirations for trail
17	NG08	Geelong - Golden Plains	Central	14.7	Consult with Golden Plains Shire, regarding long term aspirations for trail

Trail Gaps

Rank	ID	Trail Gap	Zone	MCA Score	Recommendations
1	TG10	Barwon Heads - Surf Life Saving Club	Eastern	37.0	Implement trail in partnership with Barwon Coast Committee of Management
2	TG6	Bay Trail at Rippleside	Central	31.4	Implement path via line marking
3	TG7	Ted Wilson Trail (Fyansford)	Central	28.9	Business case to confirm corridor availability
4	TG4	Railway / Princes Highway crossing	Central	23.0	Business case to confirm corridor availability
5	TG3	Cowies Creek Trail - Bay Trail	Northern	22.9	Consult with landowners to confirm corridor availability
6	TG5	Tom McKean Trail - Cowies Creek Trail	Central	22.9	Implement path via line marking to existing road corridor
7	TG8	Deakin University - Waurn Ponds Station	Southern	22.0	Business case to confirm corridor availability
8	TG2	Bay Trail - North Shore Station	Northern	17.0	Implement via widening to existing footpath
9	TG9	Waurn Ponds Station southern access	Southern	16.9	Engage with Geelong Line Upgrade project to identify preferred route
10	TG1	Hovells Creek Trail - Lara	Northern	16.9	Explore feasibility via environmental investigations and consultation

Trail Deficiencies

Rank	ID	Trail	Zone	MCA Score	Recommendations
1	TD03	Bay Trail	Central	17.9	Rectification works in accordance with the City's Shared Path Management Plan.
2	TD08	Tom McKean Trail	Central	17.3	
3	TD05	Cowies Creek Trail	Northern	16.8	
4	TD06	Hovells Creek Trail	Northern	15.0	
5	TD09	Waurn Ponds Trail	Southern	14.5	
6	TD04	Bellarine Rail Trail	Eastern	14.2	
7	TD07	Ted Wilson Trail	Central	12.2	
8	TD01	Bellarine Bayside Trail	Eastern	12.0	
9	TD02	Barwon River Trail	Southern	11.9	

Rank	ID	Amenity Deficiency	Zone	MCA Score	Recommendations
1	AM2	User education program	General	20.3	Delivery of program
2	AM1	Wayfinding strategy	General	18.5	Preparation of strategy
3	AM8	End of trip facilities (Geelong CBD)	Central	13.5	Implement amenity improvements
4	AM15	Bike repair station (along Bellarine Rail Trail)	Eastern	12.9	
5	AM18	Playground and BBQ (Lake Lorne, Drysdale)	Eastern	12.5	
6	AM7	Secure parking (Geelong CBD)	Central	10.6	
7	AM12	Playground and BBQ (Barwon Valley Park at Gundog Lane, Belmont)	Southern	9.8	
8	AM6	Dog bins and bags (Haines Reserve, Hamlyn Heights; Barwon River at Queens Park Road, Newtown)	Central	9.7	
9	AM16	Toilets (along Bellarine Rail Trail)	Eastern	9.7	
10	AM3	Bench seats (Hovells Creek, Lara)	Northern	9.6	
11	AM9	Drinking fountain (Balyang Sanctuary, Newtown)	Central	9.6	
12	AM5	Toilets (Haines Reserve, Hamyln Heights)	Central	9.4	
13	AM4	Parking (Serendip Sanctuary, Lara)	Northern	8.3	
14	AM13	Toilets (Barwon River at Baum's Weir, Highton; Geelong Baseball Centre, Waurn Ponds)	Southern	8.1	
15	AM10	Dog bins and bags (Queens Park, Highton)	Southern	7.2	
16	AM14	Improve existing toilets (South Barwon Reserve, Belmont)	Southern	5.8	
17	AM17	Bench seats (Lake Lorne, Drysdale)	Eastern	5.6	
18	AM11	Drinking fountain (Barwon Valley Park at Gundog Lane, Belmont; Chenin Mews Reserve, Waurn Ponds)	Southern	5.5	

3. The following projects are underway:

   3.1 Contribution to Barwon Coast Committee of Management for the delivery of path along Thirteenth Beach Road from the existing path at the western car park to Surf Lifesaving Club (Project - TG10).

Attachment 3

Shared Trails Masterplan – March 2020



SHARED TRAILS MASTERPLAN

City of Greater Geelong

March 2020

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EXECUTIVE SUMMARY

The Shared Trails Masterplan was an action of the City's Municipal Public Health and Wellbeing Plan 2018–2021. The City Budget 2018/19 included a commitment to support delivery of the masterplan, and the Council Plan (19-20 Update) included commitments to creating linkages across the region.

The aim of this project is to develop a masterplan for the City's shared trails that will increase physical activity and connections between clubs, schools and social groups. More specifically this includes the following objectives:

- Identify opportunities to improve and expand the shared trails network to improve connectivity to key places where people live, learn, work and play.
- Prioritise when, why, how and in what form, improvements to the shared trails network is appropriate, based on an objective, evidence-based approach.

A shared trail can be defined as a path or corridor which is used concurrently by multiple types of users (including pedestrians, cyclists, horse riders, dog walkers etc).

Consultation

Consultation was undertaken with the community, stakeholders and asset owners to ensure the development of the masterplan was well informed and serves the needs of the community.

The community engagement program included two components: an online map based engagement platform via social pin point; and face-to-face "pop up" sessions held across the City.

In both forums, the community was asked to identify gaps and missing links in the shared trails network, along with feedback on the proposed assessment framework to be used to prioritise improvements.

These responses, along with the outcomes of the stakeholder engagement, were included in the issues and improvement identification process.

Assessment framework

For the purpose of classification, three tiers of network issues, and therefore network improvements, were defined. These classifications relate to the scale, and therefore the likely funding stream associated with implementing improvements.

- **Network gaps (NG):** Gaps between corridors and key attractions which require the planning and development of new shared trails.
- **Trail gaps (TG):** Relatively minor gaps between existing trails
- **Trail deficiencies (TD):** Deficiencies in the existing network which may include issues with corridor safety, surface condition or geometry

Typically, trail deficiencies are viewed as short-term projects, trail gaps as medium term and network gaps as long-term.

A multi-criteria assessment (MCA) was applied, informed by community consultation, to inform future investment in the shared trails network. The outcome of this is the prioritisation of each identified improvement.

Network gap prioritisation

The outcomes of the network gap prioritisation process are summarised below.

Rank	ID	Network Gap	Zone	MCA Score	Recommendations
1	NG07	Eastern suburbs north-south connectivity	Central	48.0	Business case for implementation
2	NG09	Ted Wilson Trail - Bayside Trail	Central	40.0	Investigate following implementation and monitoring of western link corridor
3	NG15	Drysdale - Ocean Grove	Eastern	36.9	Business case to confirm corridor availability
4	NG14	Drysdale - Portarlington	Eastern	36.5	Business case for implementation on foreshore corridor
5	NG13	Drysale - St Leonards	Eastern	35.4	Investigate in conjunction with St Leonards – Point Lonsdale project
6	NG12	Barwon Heads - Surf Coast	Eastern	34.0	Explore feasibility of Thirteenth Beach Road route via environmental investigations and consultation
7	NG16	Ocean Grove - Point Lonsdale	Eastern	33.6	Business case to confirm corridor availability
8	NG03	You Yangs - Railway Station	Northern	30.8	Engage with Parks Victoria masterplanning process to identify preferred route
9	NG04	Northern Suburbs east-west connectivity	Northern	30.8	Business case to confirm corridor availability
10	NG11	Geelong - Barwon Heads	Eastern	30.4	Explore feasibility of Lake Connewarre route via environmental investigations and consultation. Engage with Sparrowvale Masterplan process to identify preferred route
11	NG10	Geelong - Surf Coast	Southern	26.9	Support implementation via Armstrong Creek Transit Corridor
12	NG17	St Leonards - Point Lonsdale	Eastern	26.8	Explore feasibility of Swan Bay Route via environmental investigations and consultation
13	NG05	Lara east-west connectivity	Northern	25.9	Business case to confirm corridor availability, aligned with development milestones at Lara West
14	NG06	Ted Wilson Trail - Lara	Northern	24.0	Embed within growth area transport infrastructure strategy
15	NG01	Ted Wilson Trail - NWGGA	Northern	22.3	Embed within growth area transport infrastructure strategy
16	NG02	Geelong - Melbourne	Northern	15.2	Consult with City of Wyndham, regarding long term aspirations for trail
17	NG08	Geelong - Golden Plains	Central	14.7	Consult with Golden Plains Shire, regarding long term aspirations for trail

Trail gap prioritisation

The outcomes of the trail gap prioritisation process are summarised below.

Rank	ID	Trail Gap	Zone	MCA Score	Recommendations
1	TG10	Barwon Heads - Surf Life Saving Club	Eastern	37.0	Implement trail in partnership with Barwon Coast Committee of Management
2	TG6	Bay Trail at Rippleside	Central	31.4	Implement path via line marking
3	TG7	Ted Wilson Trail (Fyansford)	Central	28.9	Business case to confirm corridor availability
4	TG4	Railway / Princes Highway crossing	Central	23.0	Business case to confirm corridor availability
5	TG3	Cowies Creek Trail - Bay Trail	Northern	22.9	Consult with landowners to confirm corridor availability
6	TG5	Tom McKean Trail - Cowies Creek Trail	Central	22.9	Implement path via line marking to existing road corridor
7	TG8	Deakin University - Waurn Ponds Station	Southern	22.0	Business case to confirm corridor availability
8	TG2	Bay Trail - North Shore Station	Northern	17.0	Implement via widening to existing footpath
9	TG9	Waurn Ponds Station southern access	Southern	16.9	Engage with Geelong Line Upgrade project to identify preferred route
10	TG1	Hovells Creek Trail - Lara	Northern	16.9	Explore feasibility via environmental investigations and consultation

Trail deficiency prioritisation

Trail deficiency improvement works are expected to be funded via the City's ongoing asset maintenance regime. These have been identified and prioritised as summarised below.

Rank	ID	Trail	Zone	MCA Score	Recommendations
1	TD03	Bay Trail	Central	17.9	Rectification works in accordance with the City's Shared Path Management Plan.
2	TD08	Tom McKean Trail	Central	17.3	
3	TD05	Cowies Creek Trail	Northern	16.8	
4	TD06	Hovells Creek Trail	Northern	15.0	
5	TD09	Waurn Ponds Trail	Southern	14.5	
6	TD04	Bellarine Rail Trail	Eastern	14.2	
7	TD07	Ted Wilson Trail	Central	12.2	
8	TD01	Bellarine Bayside Trail	Eastern	12.0	
9	TD02	Barwon River Trail	Southern	11.9	

No trail deficiencies identified for Bellarine Bayside Trail

In addition, a number of amenity related deficiencies were identified and captured, which can be addressed as short-term projects, in conjunction with trail improvement works.

Rank	ID	Amenity Deficiency	Zone	MCA Score	Recommendations
1	AM2	User education program	General	20.3	Delivery of program
2	AM1	Wayfinding strategy	General	18.5	Preparation of strategy
3	AM8	End of trip facilities (Geelong CBD)	Central	13.5	Implement amenity improvements
4	AM15	Bike repair station (along Bellarine Rail Trail)	Eastern	12.9	
5	AM18	Playground and BBQ (Lake Lorne, Drysdale)	Eastern	12.5	
6	AM7	Secure parking (Geelong CBD)	Central	10.6	
7	AM12	Playground and BBQ (Barwon Valley Park at Gundog Lane, Belmont)	Southern	9.8	
8	AM6	Dog bins and bags (Haines Reserve, Hamlyn Heights; Barwon River at Queens Park Road, Newtown)	Central	9.7	
9	AM16	Toilets (along Bellarine Rail Trail)	Eastern	9.7	
10	AM3	Bench seats (Hovells Creek, Lara)	Northern	9.6	
11	AM9	Drinking fountain (Balyang Sanctuary, Newtown)	Central	9.6	
12	AM5	Toilets (Haines Reserve, Hamyln Heights)	Central	9.4	
13	AM4	Parking (Serendip Sanctuary, Lara)	Northern	8.3	
14	AM13	Toilets (Barwon River at Baum's Weir, Highton; Geelong Baseball Centre, Waurn Ponds)	Southern	8.1	
15	AM10	Dog bins and bags (Queens Park, Highton)	Southern	7.2	
16	AM14	Improve existing toilets (South Barwon Reserve, Belmont)	Southern	5.8	
17	AM17	Bench seats (Lake Lorne, Drysdale)	Eastern	5.6	
18	AM11	Drinking fountain (Barwon Valley Park at Gundog Lane, Belmont; Chenin Mews Reserve, Waurn Ponds)	Southern	5.5	

01 INTRODUCTION

The City of Greater Geelong (the City) is seeking to encourage active travel, recreation and tourism as part of an improved and expanded shared trails network. This network forms an important element of providing for the growing population of the municipality and provides associated health and wellbeing benefits across the community.

Background

The Shared Trails Masterplan was an action of the City's Municipal Public Health and Wellbeing Plan 2018–2021. It was part of a place based strategy to increase participation in physical activity by creating healthy places where people live, learn, work and play.

The City Budget 2018/19 included a commitment to support delivery of the masterplan, and the Council Plan (19-20 Update) included commitments to:

- Undertake detailed design to create linkages between shared paths across the region; and
- Support the development of shared trail linkages to create a trail network across the region.

The documents consulted in the development of this masterplan include:

- Municipal Public Health and Wellbeing Plan, 2018–2021
- Shared Path Management Plan, 2018
- Greater Geelong: A Clever and Creative Future
- Climate Change Adaptation Strategy, 2011
- Settlement Strategy for Greater Geelong, 2018
- Greater Geelong Cycle Strategy, 2008
- Bellarine Peninsula Horse Trails Study, 2009
- Domestic Animal management plan, 2018 - 21
- G21 Region Road Transport Plan: 2017-2027
- G21 Regional Growth Plan 2006
- Transport Integration Act 2010
- Integrated Comprehensive Transport Plan 2015
- Cycling Investment Prioritisation Tool, 2015
- Victorian Cycling Strategy, 2018-2028
- Greater Geelong and Bellarine Tourism Development Plan (2019 - 22)

Objectives

The aim of this project is to develop a masterplan for the City's shared trails that will increase physical activity and connections between clubs, schools and social groups. More specifically this includes the following objectives:

- Identify opportunities to improve and expand the shared trails network to improve connectivity to key places where people live, learn, work and play.
- Prioritise when, why, how and in what form, improvements to the shared trails network is appropriate, based on an objective, evidence-based approach.

Scope and extents

The study area extends across the entire municipality. For the purposes of this masterplan, the shared trails network is defined as including:

- Off-road components of the Principle Bicycle Network (PBN) which is comprised primarily of the existing shared trails network.
- On-road and off-road components of the Strategic Cycling Corridor (SCC) network.
- Other trails and paths that form essential parts of the shared trails network but are owned and managed by external stakeholders

02 SHARED TRAILS

What are shared trails?

A shared trail can be defined as a path or corridor which is used by multiple user types (including pedestrians, cyclists, horse riders etc).

Depending on the number of users on some trails, the directions of travel can be divided by physical separation or line marking.

Shared trail users and requirements

There are a number of different users of the shared trail network, each with a unique set of infrastructure requirements and preferences.

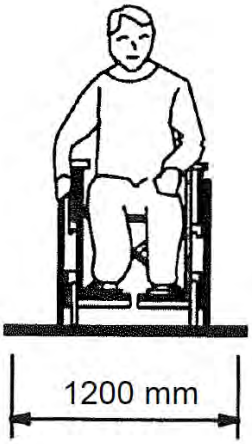
For each of the users, the movement envelope has been defined, which refers to the width required for each user to safely navigate a path.

- Pedestrians: movement envelope of 1.0 metres, regularly spaced benches, waste bins and water fountains.
- People with a disability: movement envelope of 1.2 metres and maximum grades of 5%, DDA compliant path entry locations and water fountains.
- Dog walkers: movement envelope of 1.0 metres (reflecting pedestrian requirements), waste bins, waste bag dispensers and dedicated drinking fountains.
- Cyclists: movement envelope of 1.2 metres and maximum grades of 5%, wayfinding signage, water fountains, bicycle repair stations and end of trip facilities.
- Horse riders: path width of 4 metres, advisory signage, appropriately located horse float storage and parking and appropriate surface (gravel).

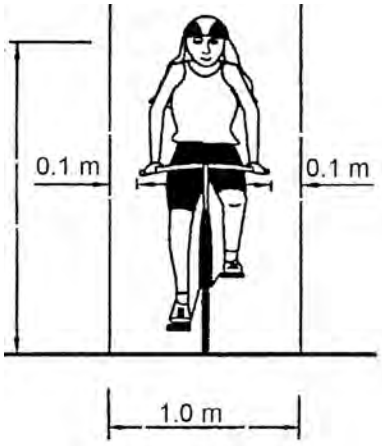
This masterplan seeks to provide increased opportunity for each of these user groups.



Pedestrian movement envelope



People with a disability movement envelope



Cyclist movement envelope

Shared trail functions

The shared trail network can be used for a variety of reasons, depending on location, surrounds and proximity to attractors:

- Recreation and tourism: Travel to recreational or tourism facilities (sporting grounds, beaches, wineries) or alternatively use of the path as a recreational activity in itself.
- Commuting: Movement between home and place of employment or study.
- Local access: Travel to local attractors, including retail, recreational facilities and and larger transport interchanges.

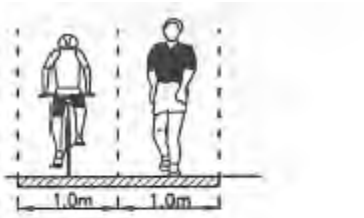
There is also an aknowledgement that each trip on the shared trails network could involve a combination of functions.

This masterplan seeks to provide increased opportunity across each of these functions.

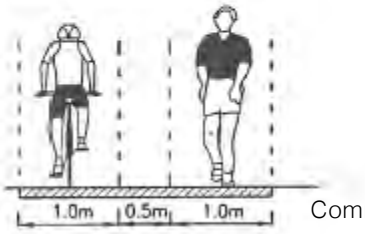
Benefits of shared trails

Shared trails offer a suite of benefits to the community:

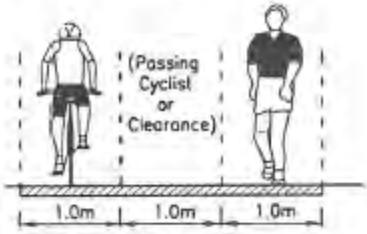
- Health: A goal of the Municpal Health and Wellbeing Plan is "increasing participation in physical activity" in response to a finding that over half of the City's adults do not meet the minimum physical activity guidelines. Shared trails provide all members of the community, regardless of ability, opportunity to participate in phycial activity.
- Social: A key outcome of an expanded shared trails network is improved accessibility and connectivity within and between neighbourhoods. The network should also be appropriate for users of all ages.
- Environmental: A shift of trips from private vehicles towards shared trails has a direct positive impact on vehicle emissions . Higher levels of shared trail use result in a cleaner, less polluted local environment.
- Economic: A shared trail network which connects key tourism destinations, both natural and commercial, will drive increased visitation and economic activity. The Greater Geelong and Bellarine Tourism Development Plan identifies the Bellarine Peninsula as one location which could benefit from shared trail driven visitation.



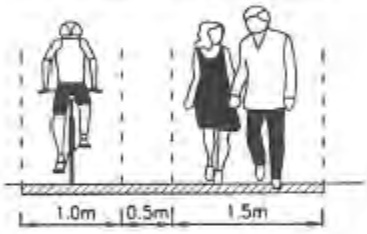
Local access



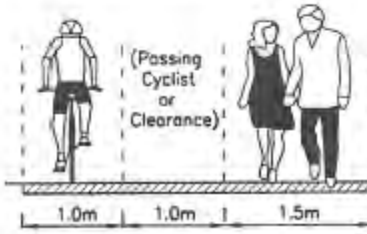
Commuting & local access



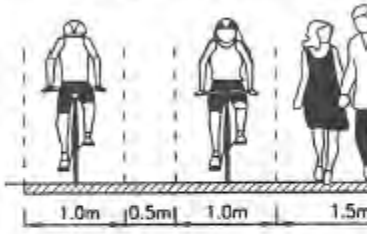
Commuting



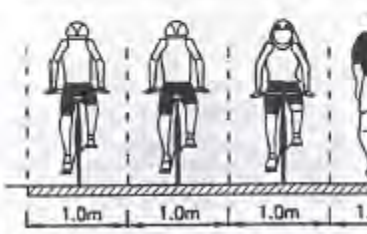
Recreation



Commuting & Recreation



Major Recreation



Major Recreation

03 METHODOLOGY

Improvements to the shared trails network have been planned by building an evidence base to identify issues and gaps in the network. In response to these issues a series of network improvements have been identified and then prioritised using a geographic information system (GIS) based tool.

Existing network

Review performance, condition and coverage of existing shared trail network

Consultation

Engage with key stakeholders and the community to identify network issues and improvements

Network issues

Identify network issues, shortcomings and constraints

Network improvements

Identify improvements which address the identified network issues

Prioritisation

Develop multi-crtieria analysis (MCA) framework to priotiritise network improvements

Assessment classifications

For the purpose of classification, three tiers of network issues, and therefore network improvements, have been defined. These classifications relate to the scale, and therefore the funding stream associated with implementing improvements.

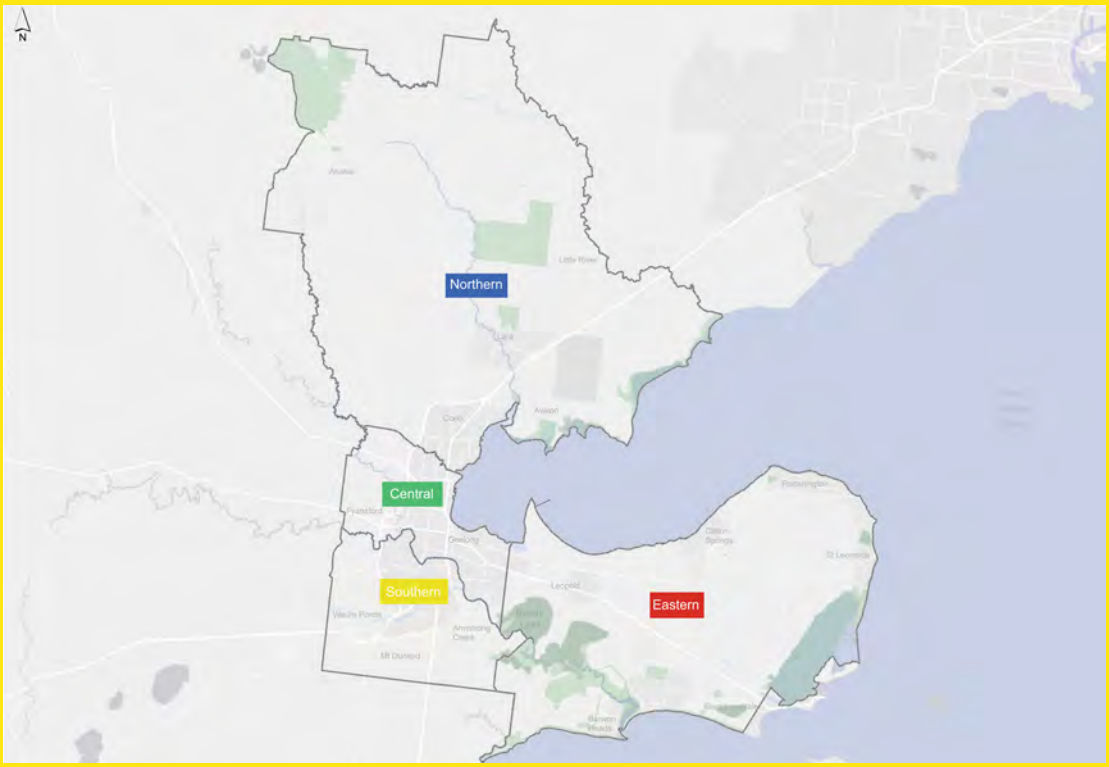
- **Network gaps:** Gaps between corridors and key attractions which require the planning and development of new shared trails.
- **Trail gaps:** Relatively minor gaps between existing trails
- **Trail deficiencies:** Deficiencies in the existing network which may include issues with corridor safety, surface condition or geometry

Typically, trail deficiencies are viewed as short-term projects, trail gaps as medium term and network gaps as long-term.

Geographic classifications

To organise improvements, the study area was divided into zones. This approach was applied in recognition of the different characteristics of each zone (suburban vs regional) and the difference in shared trail network coverage across the City.

- **Northern:** North of Cowies Creek
- **Central:** Bounded by Cowies Creek, Barwon River and Point Henry
- **Southern:** Bounded by Barwon River and Lake Connewarre
- **Eastern:** Bounded by Point Henry and Lake Connewarre



04 EXISTING NETWORK

For the purposes of this masterplan, the shared trails network is defined as all off-road components of the PBN plus on-road and off-road components of the SCC network. The major trails which make up the network are:

- Barwon River Trail
- Bay Trail
- Bellarine Bayside Trail
- Bellarine Rail Trail
- Cowies Creek Trail
- Hovells Creek Trail
- Ted Wilson Trail
- Tomn McKean Trail; and
- Waurn Ponds Creek Trail

Each of these is managed by the City with the exception of Barwon River Trail (Corangamite Catchment Management Authority) and Bellarine Foreshore Trail (Bellarine Bayside Foreshore Committee).

Those trails managed by the City are subject to an inspection regime which is undertaken annually. In the event that paths are considered to be high usage and pose greater risk, inspection frequency will be increased to a six monthly cycle and appropriate rectification works undertaken.

In reviewing the existing network, the following information and data was considered, before it was compiled into the GIS database on which the MCA was undertaken:

- Network usage
- Surrounding road, public transport and on-road cycle network
- Crash history
- Land use and population catchments
- Planning scheme overlays, including environmental, heritage and flooding
- Health data identifying local levels of physical activity

Details relating to this data is included in the Technical Appendix.


EXISTING SHARED TRAILS
Hovells Creek Trail
Ted Wilson Trail
Cowies Creek Trail
BayTrail
Bellarine Bayside Trail
Tom McKean Trail
Barwon River Trail
Bellarine Rail Trail
Waurn Ponds Trail
Other Trails
Lara
Avalon
Corio
Fyansford
Portarlington
Clifton Springs
Drysdale
St Leonards
Leopold
Geelong
Reedy Lake
Connewarre Lake
Armstrong Creek
Mt Duneed
Torquay
Ocean Grove
Point Lonsdale
Port Phillip Bay
N
AECOM
15

05 CONSULTATION

Consultation was undertaken with the community, stakeholders and asset owners to ensure the development of the masterplan was well informed and serves the needs of the community.

The outcomes of this consultation process informed the identification of network issues and network improvements.

Asset owners

Several of the key shared trails across the municipality – and opportunities for the improvements – lie within corridors owned or operated by other owners and authorities. They were consulted to understand the nature of the existing network and to understand the opportunities and constraints associated with the implementation of network improvements.

The following committed shared trail network improvements were confirmed:

- Midland Highway (planning)
- Bellarine Link (planning)
- Drysdale Bypass (under construction)
- Barwon Heads Road (planning)

Stakeholders

A stakeholder workshop was held on 18 June 2019, to brief key stakeholders on the masterplan and seek input into the development process.

Those invited included the Department of Transport, Bicycle Network, Regional Roads Victoria, and broader City of Greater Geelong stakeholders encompassing community engagement, recreation and open space, social planning, health and wellbeing, and asset maintenance.

Stakeholders provided feedback with discussions ranging from short-term operational improvements to long-term network aspirations.

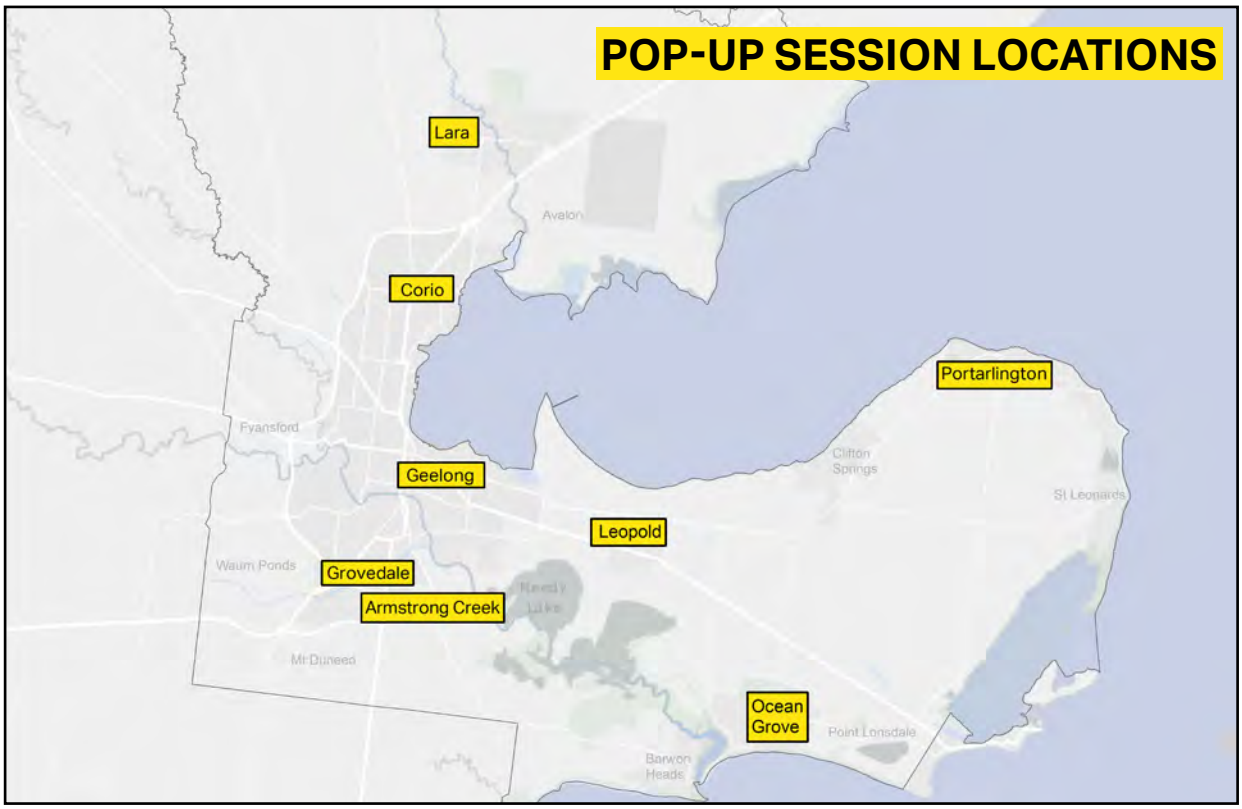
The community

The community engagement program was conducted in July and August 2019 and included two components: an online map based engagement platform via social pin point; and face-to-face "pop up" sessions held across the City.

In both forums, the community was asked to identify gaps and missing links in the shared trails network, along with feedback on the proposed assessment framework to be used to prioritise improvements.

A total of 1,445 responses were received from the community. These responses, along with the outcomes of the stakeholder engagement, were included in the issues and opportunities identification process.

When asked to rank which principles they see as most important in the development of the future network, an additional 291 comments were provided. Respondents ranked "safety for everyone", "connectivity to destinations" and "suitable for all ages" as the most important crtieria.



61 Days

8 Pop-Up Sessions

1,445 Respondents

Social Media Reach

9,628

2,328

3,243

Key themes identified during consultation include:

Safety

- Conflict between various user types due to differences in speed and ability
- Requirement for localised widening, improved drainage and surface upgrades
- Importance of shared trail network providing alternatives to on-road paths

Amenities

- Lack of, and inconsistency in, wayfinding signage
- Need for lighting on some sections of trail utilised by commuters
- General requirement for toilets, drinking fountains, bicycle parking, repair stations and end of trip facilities
- Mixed responses to continued sealing of Bellarine Rail Trail

Dog walking

- Lack of supporting amenities for dog walkers, including bins, waste bags
- Concern with conflict between off-lead dogs and other trail users
- Need for increased number of locations for off-lead dog parks and improved signage
- Improved enforcement ensuring owner's collection of dog waste

Horse riding

- Opportunities that horse riding presents for increased tourism
- Concern with conflict between horses and other trail users and the environment
- Need for separate horse riding paths where a gravel surface is not provided

Access and connectivity

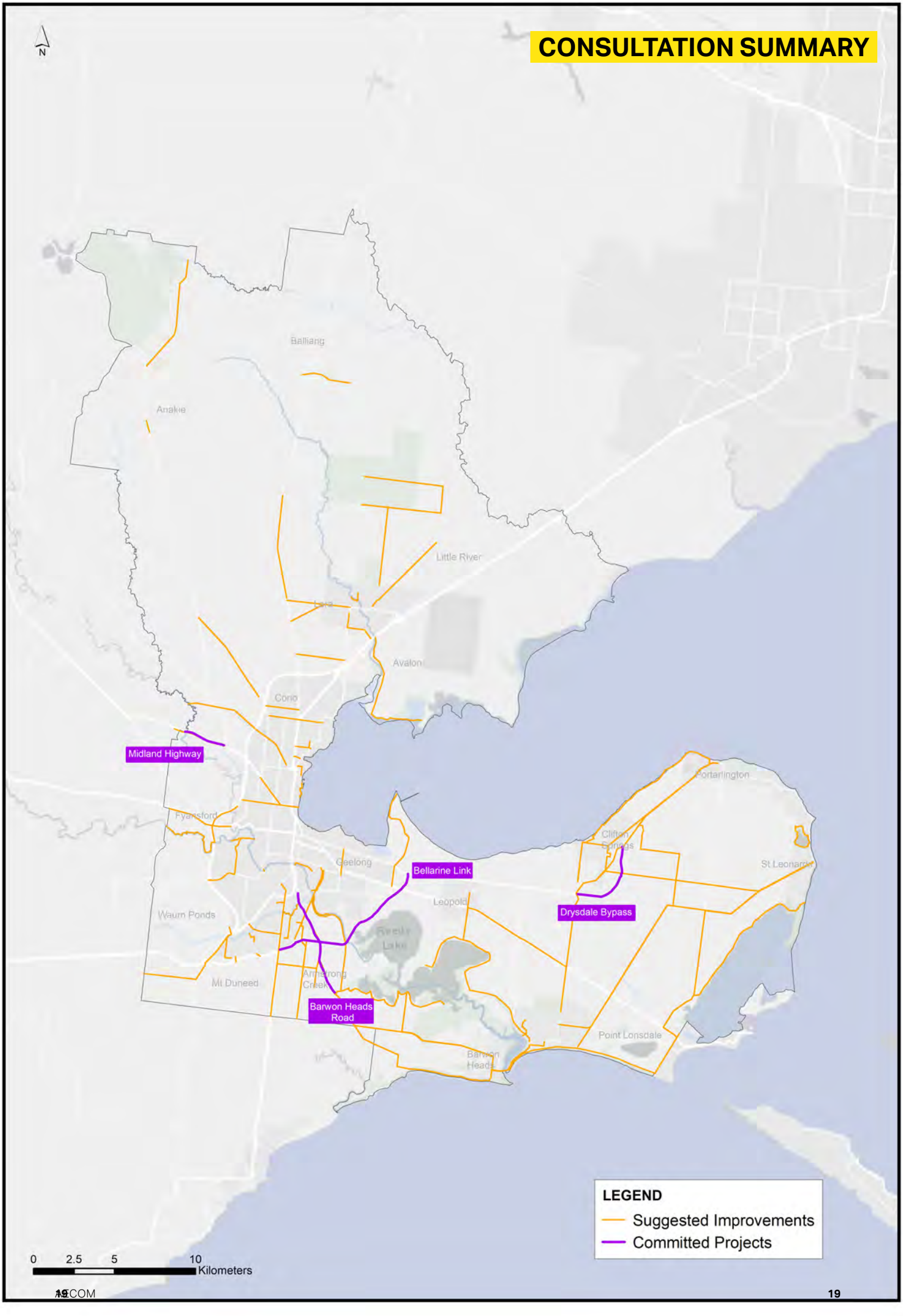
- Connection within and connecting growth areas to Central Geelong (NWGGA, Armstrong Creek, Lara West)
- Opportunity for shared trails to provide for improved tourism offering (You Yangs, Bellarine Peninsula, Barwon River, Lake Connewarre)
- Connectictivity gaps to major transport hubs and railway stations (Lara, North Shore, Marshall, Waurn Ponds)
- Termination of, or small gaps in, existing shared network
- Connectivity between major shared trails
- Connectivity between northern suburbs (Corio, Norlane) and central Geelong
- Lack of general connectivity across Bellarine Peninsula between major centres

Other authorities

- Support for integration with neighbouring municipalities (Golden Plains Shire, Surf Coast, Wyndham)
- Suggestions for integration with other local authorities' facilities (Barwon Water, Parks Victoria)

A summary of the access and connectivity improvements identified during consultation process is provided.

CONSULTATION SUMMARY



06 NETWORK ISSUES

Network issues have been organised according to three classifications:

- network gaps
- trail gap; and
- trail deficiencies

Network issues were identified via an assessment of asset condition and network connectivity; and officer, stakeholder and community feedback. All network issues identified int he masterplan were validated by the City.

The identified network issues have been organised by geographic zone.

- **Northern:** North of Cowies Creek
- **Central:** Bounded by Cowies Creek, Barwon River and Point Henry
- **Southern:** Bounded by Barwon River and Lake Connewarre
- **Eastern:** Bounded by Point Henry and Lake Connewarre

Network issue summaries for each zone are presented in subsequent pages.

Network gaps

Network gaps (NG) have been defined as those which require extension of the network, and subsequently require the planning and development of new shared trails.

Northern zone

NG1 Ted Wilson Trail - NWGGA

Existing network (Ted Wilson Trail) to the proposed North and West Geelong Growth Areas

NG2 Geelong - Melbourne

Lack of off-road alternative to Princes Freeway between Geelong and Melbourne

NG3 You Yangs - Railway Station

You Yangs Regional Park and the nearby railway line (via Lara or Little River)

NG4 Northern suburbs east-west connectivity

Lack of off-road corridor for Norlane and Corio residents to access exisiting network (Hovells Creek and Ted Wilson Trails)

NG5 Lara east-west connectivty

Lack of off-road corridor for Lara residents to access exisiting network (Hovells Creek and Ted Wilson Trails)

NG6 Ted Wilson Trail - Lara

Existing trail (Ted Wilson Trail) to Lara West growth area

Central zone

NG7 Eastern suburbs north-south connectivity

Link between Eastern Gardens, Bellarine Rail Trail and Barwon River Trail

NG8 Geelong - Golden Plains Shire

Existing network (Ted Wilson Trail) to Golden Plains Shire

NG9 Ted Wilson Trail - Bayside Trail

Lack of off-road corridor for estern suburbs to access exisiting network (Bayside and Ted Wilson Trails)

Southern zone

NG10 Geelong - Surf Coast Shire

Existing network (Waurn Ponds Creek Trail) to Surf Coast Shire

Eastern zone

NG11 Geelong - Barwon Heads

Lack of off-road alternative to Barwon Heads Road and access to Reedy Lake and Lake Connewarre

NG12 Barwon Heads - Surf Coast Shire

Lack of off-road alternative to Thirteenth Beach Road

NG13 Drysdale - St Leonards

No integration between Bellarine Rail Trail and Bellarine Foreshore Trail and these centres

NG14 Drysdale - Portarlington

No connection between Bellarine Rail Trail and Bellarine Foreshore Trail and these key centres

NG15 Drysdale - Ocean Grove

No connection between Ocean Gove and Bellarine Rail Trail (and on to Geelong)

NG16 Ocean Grove - Point Lonsdale

No connection between Ocean Gove and Bellarine Rail Trail and lack of off-road alternative to Shell Road via Lonsdale Lakes

NG17 St Leonards - Point Lonsdale

No connection between Bellarine Rail Trail and Bellarine Foreshore Trail and access to Swan Bay

Trail gaps

Trail gaps (TG) have been identified as relatively minor gaps in existing trail corridors which, if addressed, could significantly enhance the overall network.

Northern zone

TG1 Hovells Creek Trail - Lara

Linking central Lara to Hovells Creek Trail via creek alignment

TG2 Bay Trail - North Shore Station

Short gap between existing Bay Trail and North Shore Railway Station

TG3 Cowies Creek Trail - Bay Trail

Gap in existing network via Cowies Creek alignment

Central zone

TG4 Railway Line / Princes Freeway crossing

Gap between Bay Trail and Tom McKean Trail across freeway and railway line

TG5 Tom McKean Trail - Cowies Creek Trail

Gap in existing network across railway line, via industrial estate

TG6 Bay Trail at Rippleside

Gap in the Bay Trail from St Helens Boat Ramp to Rippleside Park

TG7 Ted Wilson Trail (Fyansford)

Gap in Ted Wilson Trail between Moorabool River and Barwon River

Southern zone

TG8 Deakin University - Waurn Ponds Station

Lack of off-road connection between university and its nearest railway station

TG9 Waurn Ponds Station southern access

No direct access to Waurn Ponds Station from the trail alongside Baanip Boulevard, to the south of the railway line.

Eastern zone

TG10 Barwon Heads - Surf Life Saving Club

Lack of off-road connection from Barwon Heads to Surf Life Saving Club

Trail deficiencies

Deficiencies have been identified as those sections of existing trails which satisy either of the following criteria:

- Trail widths that do not satisfy minimum geometry requirements of trails (as shown on page 11)
- Trails that have a surface condition that impedes users (see images below)
- Trails that lack in amenity (water fountains, seating, bins, dog facilities)

A summary of all trail deficiencies, by trail, are presented in the table below.



Example of high and poor quality surface condition

These defiencies have been shown to be concentrated on the following trails (those with greater than 75% of length impacted).

Northern zone

- Hovells Creek Trail

Central zone

- Cowies Creek Trail
- Tom McKean Trail

Southern zone

- Waurn Ponds Trail

Eastern zone

It is acknowledged that the existing network in the eastern zone lacks coverage (particularly across the Bellarine Peninsula). As a result of this lack of existing network, no significant trail deficiencies were identified, and issues have rather been captured as network gaps.

Trail	Total Length	Trail Width Deficiencies		Trail Surface Deficiencies		Total Deficiencies	
		Length	%	Length	%	Length	%
Bellarine Bayside Trail	15.09	0	0%	0	0%	0	0%
Barwon River Trail	19.74	6.33	32%	2.76	14%	6.99	35%
Bay Trail	11.22	3.92	35%	4.49	40%	5.78	52%
Bellarine Rail Trail	30.53	0.38	1%	1.01	3%	1.40	5%
Cowies Creek Trail	5.99	4.00	67%	3.61	60%	4.63	77%
Hovells Creek Trail	8.84	6.57	74%	6.80	77%	7.45	84%
Ted Wilson Trail	11.31	0.10	1%	0.07	1%	0.16	1%
Tom McKean Trail	5.21	4.54	87%	3.71	71%	4.65	89%
Waurn Ponds Trail	6.17	3.82	62%	4.59	74%	5.01	81%
Other Trails	79.66	16.56	21%	17.84	22%	27.37	34%
Total	193.76	46.22	24%	44.89	23%	63.44	33%

No data available for Bellarine Bayside Trail. All lengths in kilometres

In addition, a number of amenity (AM) related deficiencies were identified and captured.

General

AM1 Lack of wayfinding between trails and to local amenities (toilets, drinking fountains etc.)

AM2 Dangerous or inapproriate use of the network by some users, particualry on Waurn Ponds Creek, Barwon River and Bellarine Rail trails

Northern zone

AM3 Bench seats (Hovells Creek, Lara)

AM4 Parking (Serendip Sanctuary, Lara)

Central zone

AM5 Toilets (Haines Reserve, Hamyln Heights)

AM6 Dog bins and bags (Haines Reserve, Hamlyn Heights; Barwon River at Queens Park Road, Newtown)

AM7 Secure parking (Geelong CBD)

AM8 End of trip facilities (Geelong CBD)

AM9 Drinking fountain (Balyang Sanctuary, Newtown)

Southern zone

AM10 Dog bins and bags (Queens Park, Highton)

AM11 Drinking fountain (Barwon Valley Park at Gundog Lane, Belmont; Chenin Mews Reserve, Waurn Ponds)

AM12 Playground and BBQ (Barwon Valley Park at Gundog Lane, Belmont)

AM13 Toilets (Barwon River at Baum's Weir, Highton; Geelong Baseball Centre, Waurn Ponds)

AM14 Improve existing toilets (South Barwon Reserve, Belmont)

Eastern zone

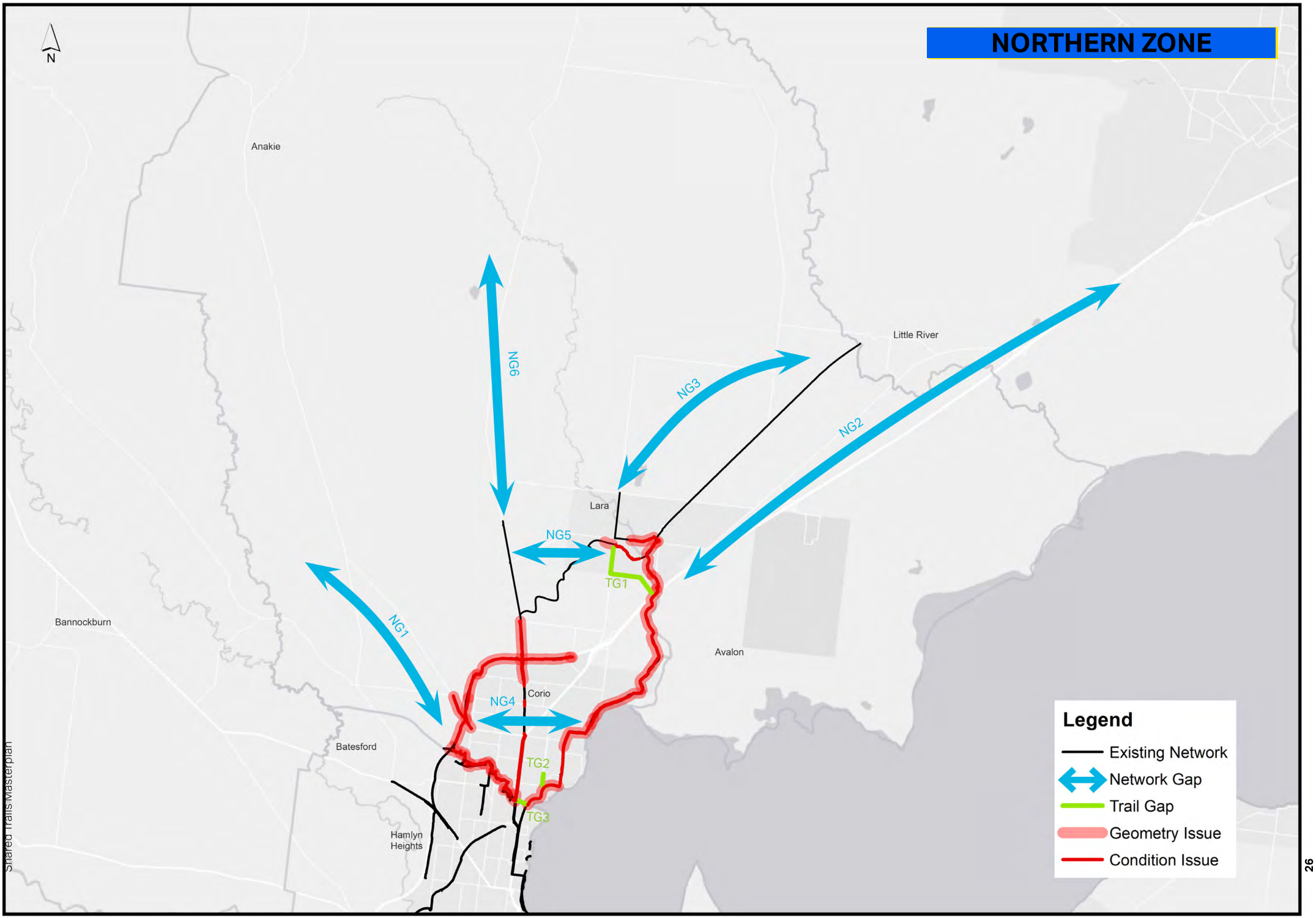
AM15 Bike repair station (along Bellarine Rail Trail)

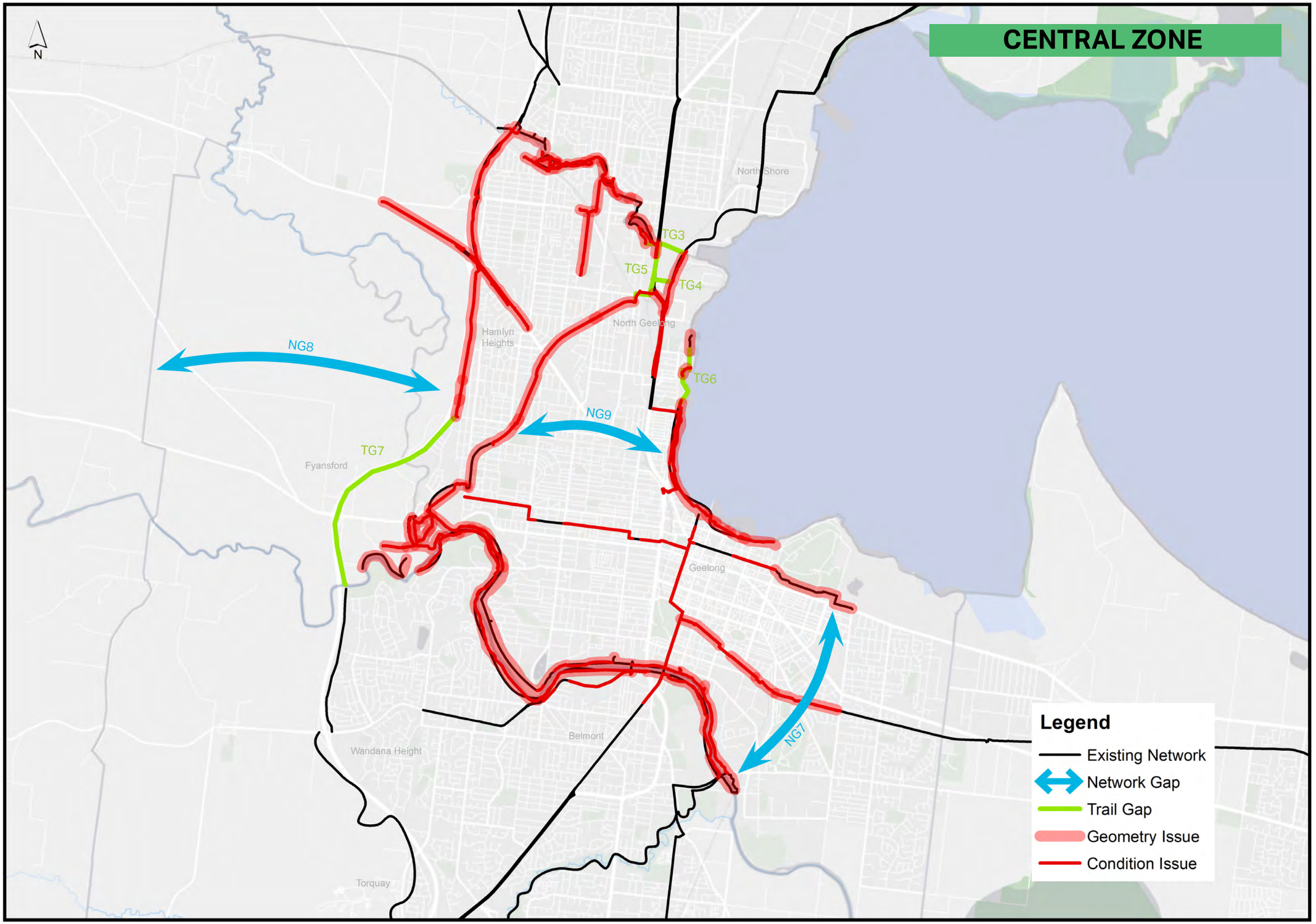
AM16 Toilets (along Bellarine Rail Trail)

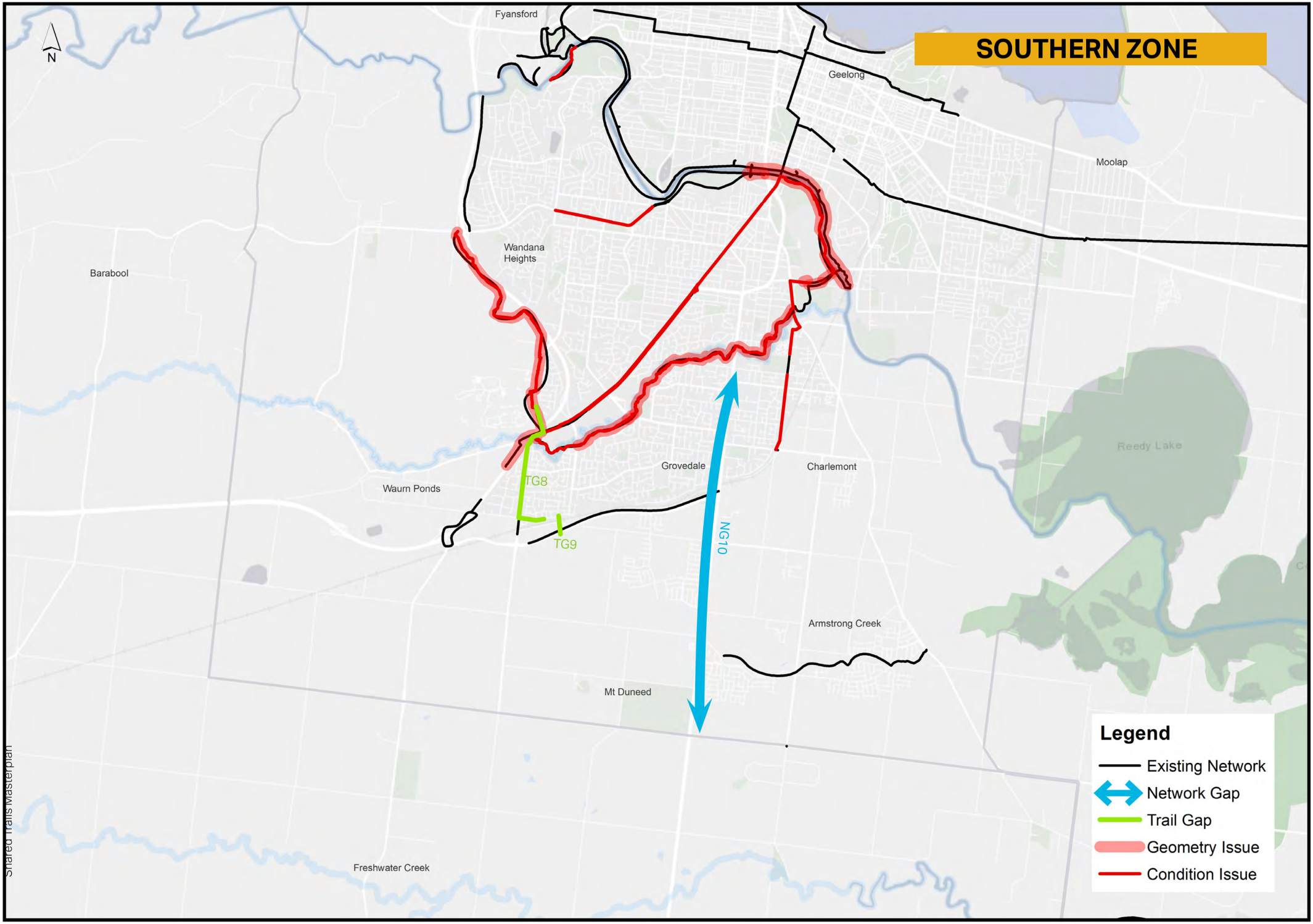
AM17 Bench seats (Lake Lorne, Drysdale)

AM18 Playground and BBQ (Lake Lorne, Drysdale)

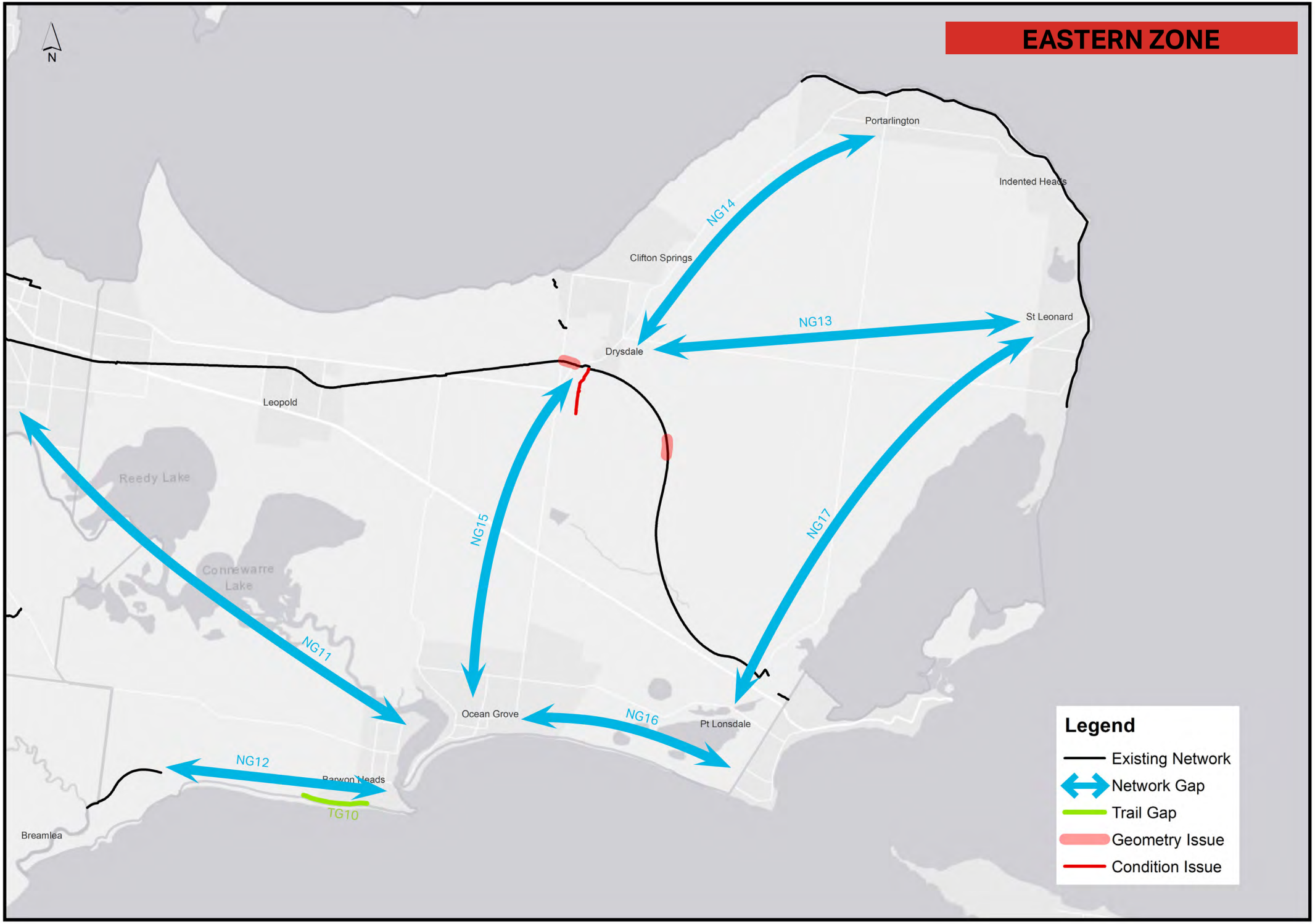



NORTHERN ZONE
N
Anakie
Little River
Lara
Bannockburn
Avalon
Corio
Batesford
Hamlyn Heights
NG1
NG2
NG3
NG4
NG5
NG6
TG1
TG2
TG3
Legend
Existing Network
Network Gap
Trail Gap
Geometry Issue
Condition Issue


CENTRAL ZONE
N
TG3
TG5
TG4
TG6
TG7
NG8
NG9
NG7
North Shore
North Geelong
Hamlyn Heights
Fyansford
Geelong
Belmont
Wandana Height
Torquay
Legend
Existing Network
Network Gap
Trail Gap
Geometry Issue
Condition Issue


SOUTHERN ZONE
N
Fyansford
Geelong
Moolap
Wandana Heights
Barabool
Grovedale
Charlemont
Waurn Ponds
Reedy Lake
TG8
TG9
NG10
Armstrong Creek
Mt Duneed
Freshwater Creek
Legend
Existing Network
Network Gap
Trail Gap
Geometry Issue
Condition Issue

EASTERN ZONE



07 NETWORK IMPROVEMENTS

In response to the identified network issues, and the outcomes of the consultation process, a series of network improvements were considered.

Network gaps

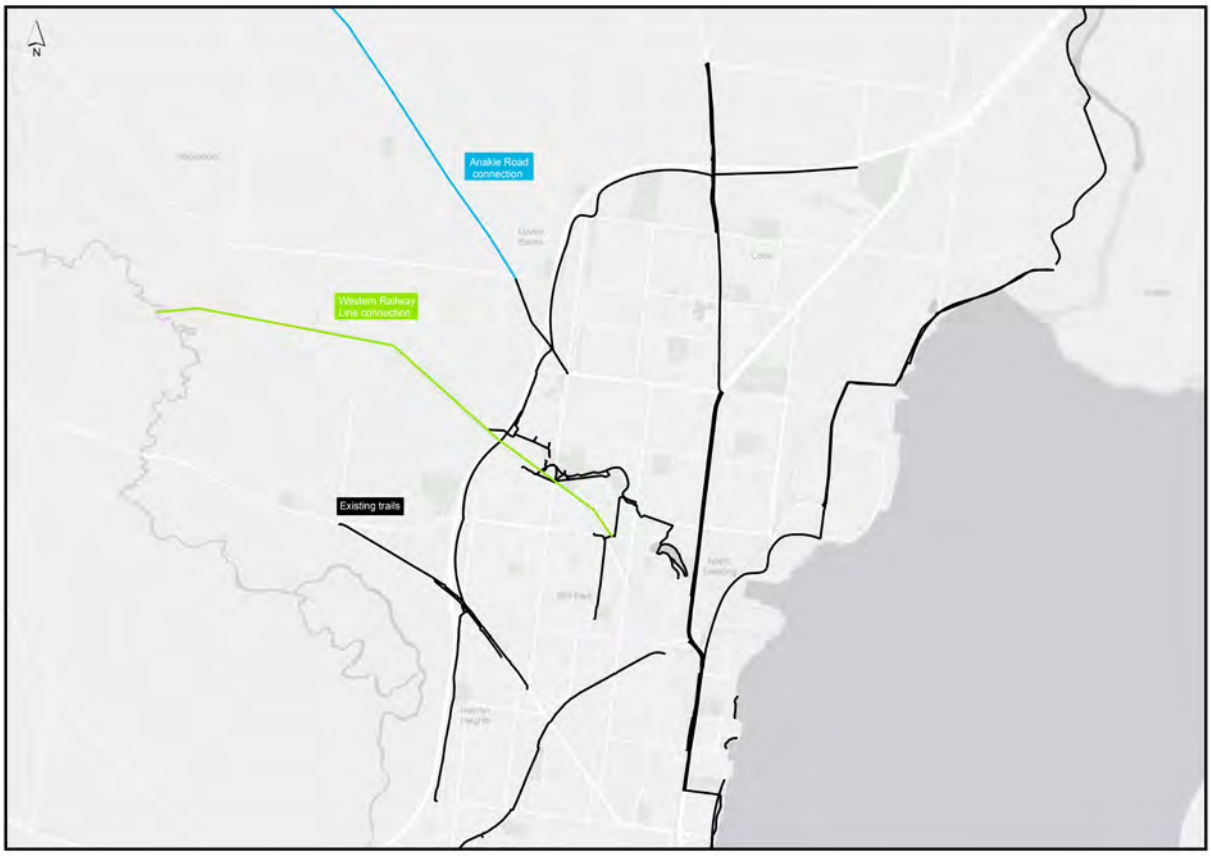
Network gaps relate to larger scale links between destinations, and as a result the trail corridor, rather than a spcific route has been identified. Within each corridor, a number of route options could be pursued, and have been discussed, including any challenges to implementation.

For each of the network gap improvements, a range of information has been summarised. This information informed the multi-criteria assessment process and relates to the proposed use of the trail and the benefits it will provide for its users.

- Extents: description of the full extents of the trail
- Objective: underlying and purpose of the trail
- Function: which of the defined functions (recreation, commuter, education and local access) the trail will provide for.
- Connectivity: Measure of the importance of the trails or destinations the proposed trail will connect
- Tourism Benefit: benefits to tourism that the trail will generate
- Safety Benefit: safety benefits across the network that the trail will generate
- Route Options / Challenges: A discussion of the proposed routes, and challenges associated with their implementation
- Recommendation: Proposed next steps towards implementation
- What we heard from the community: A snapshot of the feedback received during the community consultation relating to the trail gap

The following tables summarise all network gap improvements.

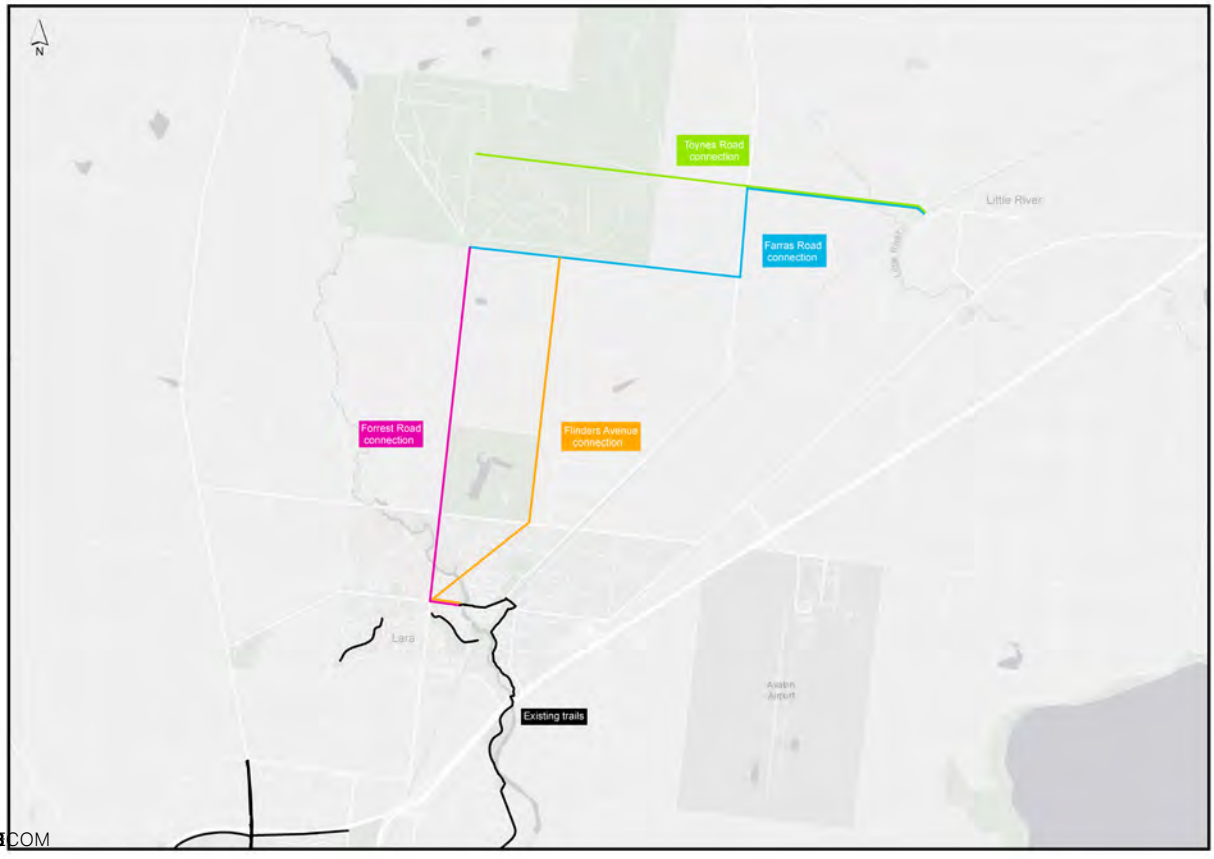
NG1	Ted Wilson Trail - NWGGA							
Extents	Ted Wilson Trail (Geelong Ring Road) to proposed Clever and Creative Corridor						**Approx. Length**	5 km
Objective	Provide a shared path connection between the existing network the proposed Clever and Creative Corridor planned for implementation within the Northern and Western Geelong Growth Areas (NWGGA)							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Ted Wilson Trail) – Minor (Clever and Creative Corridor)							
Tourism Benefit	None							
Crash History Safety Benefit	None							
Route Options / Challenges	**Western Railway Line** The Western Railway Corridor Trail would represent the extension of existing trail infrastructure into the Western Geelong Growth Area, and serve a communing (long term) functionality. **Anakie Road** Anakie Road is an arterial corridor serving the Northern and Western Geelong Growth Areas, and is therefore faced with the expectation of significant growth in traffic over the coming decades.				Design of a cycling trail along this corridor would require acknowledgement of and balancing with the potential for a future return to public transport services to this valuable asset. Arterial roadway may be a disincentive to users if adequate separation is not provided. Current reserve includes extended grass areas on either side of this two-lane road that could potentially be suitable for upgrade into a new shared trail.			
What we heard from the community	"Provide shared path alongside railway line"							
Recommendation	Embed within growth area transport infrastructure strategy							



NG2	Geelong - Melbourne							
Extents	Hovells Creek Trail (Hovells Creek, Lara) to Little River (LGA boundary)						**Approx. Length**	10 km
Objective	Provide an off-road connection between Lara and Melbourne (via City of Wyndham)							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	No	**Local Access**	No
Connectivity	Minor (Hovells Creek Trail) – Minor (Little River)							
Tourism Benefit	Regional – Passive (recreational cyclists)							
Crash History Safety Benefit	None							
Route Options / Challenges	**Princes Freeway** Whilst corridor width is available for the implementation of a shared trail, **Geelong – Melbourne Railway Line** Utilising the railway corridor between Lara and Little River railway stations would provide a relatively direct link towards Melbourne along a relatively flat route. **Avalon Coastal Trail** Whilst not direct, an Avalon Coastal Trail would serve the additional function of a recreation and tourism feature, connecting with multiple parks and recreation areas along the route.				Location (lack of attractors on route) and close proximity to heavy traffic volumes could act as a disincentive to users. Whilst a corridor exists along the existing track maintenance trails, implementation would be subject to consultation and negotiation with VicTrack. The primary challenges would be identification of a corridor through a mix of private and state controlled land and managing the environmental effects typical of seaside trail construction.			
What we heard from the community	"Why not a shared path running parallel to the freeway between Little River Rd and the Werribee exit? This would be much safer than riding the back roads between Little River and Werribee, especially at night'"We should looking at a cycle parth connecting Geelong to Werribee using the land next to the railway line."							
Recommendation	Consult with City of Wyndham, regarding long term aspirations for trail							



NG3	You Yangs - Railway Station							
Extents	You Yangs Regional Park to Railway Station (Little River and/or Lara)						**Approx. Length**	6 km
Objective	The corridor would connect the You Yangs to a transport hub (Lara or Little River Station). A key partner in the implementation of this corridor will be Parks Victoria, who are currently undertaking a masterplan for the park.							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Major (You Yangs Regional Park) – Minor (Railway Station)							
Tourism Benefit	Regional – Passive (recreational cyclists)							
Crash History Safety Benefit	None							
Route Options / Challenges	**Little River via Farras Road – Branch Road** This route is sealed for its entirety, with wide shoulder clear of vegetation providing width for a shared trail. **Little River via Toynes Road** Toynes Road is currently unsealed with low traffic volumes. **Lara via Flinders Avenue** A connection via Lara links Serendip Sancuary with the You Yangs as a combined tourism offering. This route has the additional benefit of connecting with the existing Hovells Creek Trail in Lara and passing educational facilities. **Lara via Forrest Road** Connects Serendip Sancuary with the You Yangs as a combined tourism offering.						No preliminary challenges identified at this time. Entry to the You Yangs is via a minor car park, rather than the major entrance via Branch Road. No preliminary challenges identified at this time. Forrest Road alternatively would require additional connecting routes to ensure it integrated into the existing shared trail network.	
What we heard from the community	"Linking the township to the You Yangs via separate path would encourage more families to safely ride and walk out to the You Yangs, decreasing park car traffic. Better for animals, pedestrians, safer for cyclists."							
Recommendation	Engage with Parks Victoria masterplanning process to identify preferred route							



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NG4	Northern Suburbs east-west connectivity							
Extents	Ted Wilson Trail to Hovells Creek Trail						**Approx. Length**	3 km
Objective	There are limited options for residents of the northern suburbs (Norlane, Corio) to connect to the two major shared trails which bound them (Ted Wilson Trail, Hovells Creek Trail). This corridor seeks to links these existing trails with local residential, education and retail precincts.							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	Yes	**Local Access**	Yes
Connectivity	Major – Minor							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect – minor							
Route Options / Challenges	**Goldsworthy Road** Goldsworthy Road is a key east-west connection from the Ted Wilson Trail to the northern suburbs. The route provides direct access to Goldsworthy Reserve, Northern Bay College and Corio Village. **Cox Road – St Georges Road** This is a significant road corridor, however reallocation of road space may enable a trail upgrade along most of its length. The route does provide direct access to a number of recreational (WaterWorld, Stead Park) and local access use (Corio Library).				Corridor width constraints along Goldsworthy Road. Arterial roadway may be a disincentive to users if adequate separation is not provided.			
What we heard from the community	"It would be fantastic if this could link through to the hovels creek path or get through to the north shore paths somehow. A loop right around would be fantastic!"							
Recommendation	Business case to confirm corridor availability							



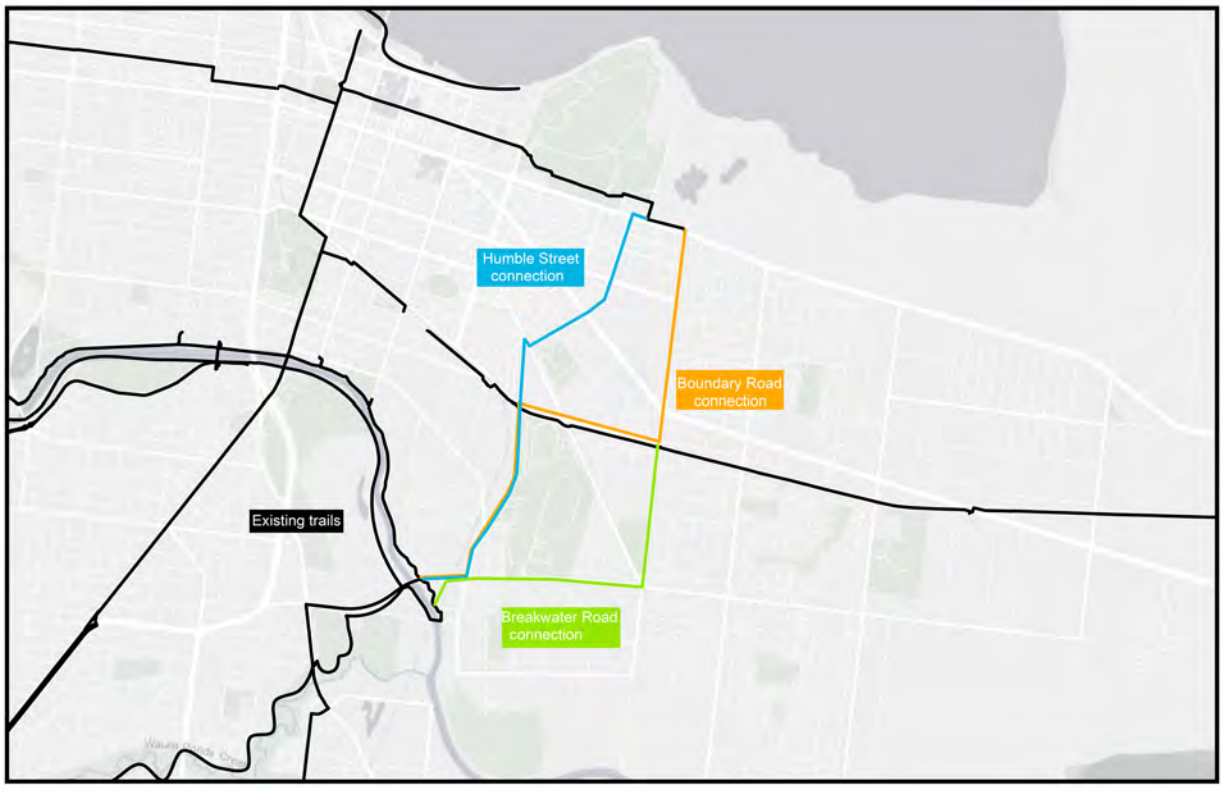
NG5	Lara east-west connectivity							
Extents	Bacchus Marsh Road – Lara						**Approx. Length**	5 km
Objective	Lara is experiencing population growth to its west, which will require integration into the existing network (Station Lake Road) and connection to Lara. It would seek to provide recreational, education and local access functions.							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	Yes	**Local Access**	Yes
Connectivity	Major (Lara) – Minor (Lara West growth area)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect – Minor							
Route Options / Challenges	**Patullos Road** The corridor has ample width between Forest Road and Elcho Road, with the northern side of the corridor most appropriate for a shared trail. The Lara West Precinct Structure Plan includes an off-road shared trail network, which connect to the Patullos Road corridor. **Elcho Road** Elcho Road is of similar width to Patullos Road (west of Elcho Road). The southern side of Elcho Road is more appropriate.				Corridor narrows west of Elcho Road Norther side of Elcho Road has a number of property accesses and telecommunications infrastructure.			
What we heard from the community	"Required to provide safe cycle and pedestrian access to Station rail station and shops, car park at shops and station are already unable to cope with the expansion of Lara"							
Recommendation	Business case to confirm corridor availability, aligned with development milestones at Lara West							



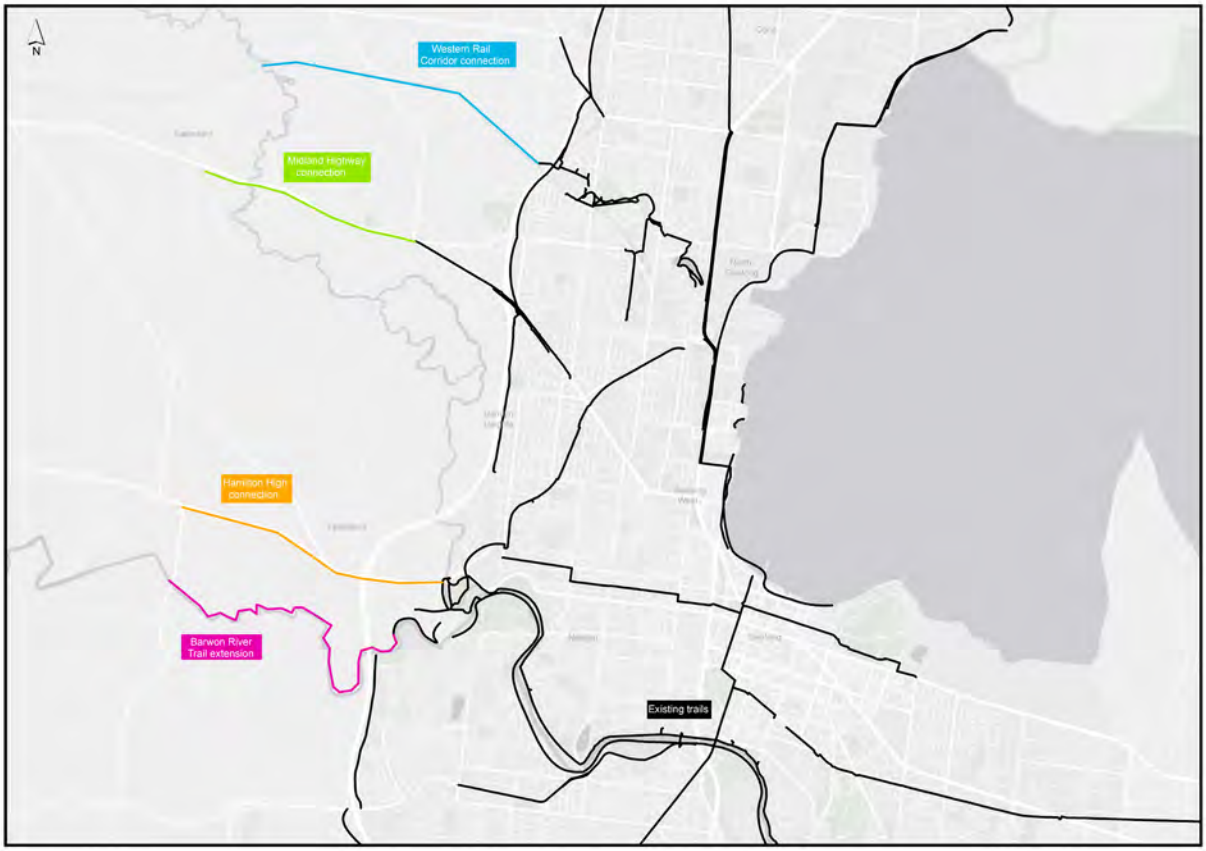
NG6	Ted Wilson Trail - Lara West							
Extents	Ted Wilson Trail (Ring Road) – Lara West (Elcho Road)						**Approx. Length**	4 km
Objective	Lara is experiencing population growth to its west, which will require integration into both Lara (see NG4) and Greater Geelong (Ted Wilson Trail) to the south. This would provide a loop between the Ted Wilson and Hovells Creek Trails via Lara							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	Yes
Connectivity	Major (Ted Wilson Trail) – Minor (Lara West growth area)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect - Minor							
Route Options / Challenges	**Bacchus Marsh Road** Bacchus Marsh Road is the major north-south road corridor providing this connection. There is ample width within the corridor for a shared trail, **Elcho Drain** An alternative to the road corridor, is the use of the Elcho Drain reserve for the implementation of a shared trail. This reserve runs from Bacchus Marsh Road, just north of Heales Road into Lara.				Key locations of constraints exist at major road crossings (Geelong Ring Road and Elcho Road). Utilising this eserve would require additional trains to reach the Lara West growth areas, however provides direct access to the centra of Lara.			
What we heard from the community	"With the extensive development of Lara residential North of Lara, a trail to link in with existing trails connected to Geelong (Ted Wilson and Hovell's Creek) would be ideal for cyclist commuters. It is only 16km to Geelong, a very easy commute, freeing up Geelong roads from vehicular traffic Would need lockable bike stations or space at place of work."							
Recommendation	Embed within growth area transport infrastructure strategy							



NG7	Eastern Suburbs north-south connectivity							
Extents	Portarlington Road to Barwon River Trail via Boundary Road - Bellarine Rail Trail - Breakwater Road or Humble Street – Lomond Terrace - Breakwater Road						**Approx. Length**	4 km
Objective	Providing a north south connection at this location links the Barwon River Trail, Bellarine Rail Trail and Geelong foreshore.							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	Yes	**Local Access**	Yes
Connectivity	Major (Barwon River Trail) – Minor (Eastern Gardens)							
Tourism Benefit	Local – Passive							
Crash History Safety Benefit	Indirect – Serious							
Route Options / Challenges	**Boundary Road** It is however a wide road corridor, with potential to include kerbside trail facilities. **Humble Street – Lomond Terrace** This route provides more direct access to the Breakwater Road section of the corridor, through a predominantly residential environment. There is ample corridor width along the corridor via either the central boulevard or on the southern side of the roadway. **Breakwater Road** An option for implementation is against the Geelong Showgrounds and Racecoure boundary fences, before utilising the railway reserve between Barwon Terrace and the Barwon River.				Boundary Road is heavily trafficked, with a significant proportion of heavy vehicles, presenting a potential disincentive to users. No preliminary challenges identified at this time. Implementation would be subject to consultation and negotiation with VicTrack.			
What we heard from the community	"An off-street link between the Bellerine rail trail and the eastern gardens path is a key missing link for family riding. Add this and a few other off street link, will create a great family ride around Geelong."							
Recommendation	Business case for implementation							



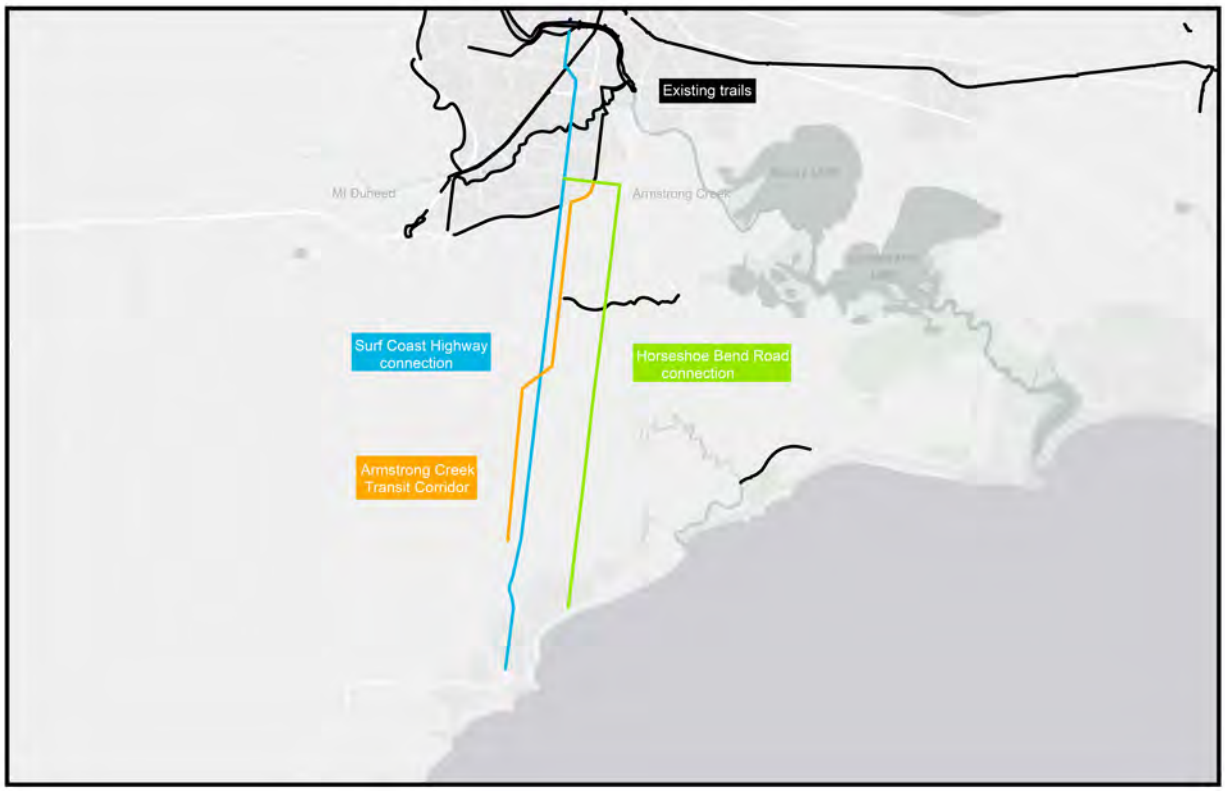
NG8	Geelong – Golden Plains Shire							
Extents	Geelong Ring Road – Golden Plains						**Approx. Length**	15 km
Objective	Provide an off-road connection between Fyansford and Golden Plains Shire (Bannockburn / Inverleigh)							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	Yes	**Local Access**	Yes
Connectivity	Major – Minor							
Tourism Benefit	Local – Passive (recreational cyclists, horse riders)							
Crash History Safety Benefit	None							
Route Options / Challenges	**Western Rail Corridor** This corridor has the dual benefit or serving the proposed NWGGA, before continuing on to Bannockburn (approximately 15 km)				Design would require acknowledgement of and balancing with the potential for a future return to public transport services			
	Midland Highway As part of Regional Roads Victoria's Midland Highway upgrade, a shared trail will be implemented between Geelong and Bannockburn.				No preliminary challenges identified at this time.			
	Hamilton Highway The objective of any trail extension via the Hamilton Highway be connection with Inverleigh.				The grade challenges and overall make this corridor unlikely to be implemented.			
	Barwon River Trail Extension Once again, the objective of any trail extension to the west would be connection with Inverleigh.				The long distances involved (approximately 20 km) and private properties abutting the river			
What we heard from the community	"Suggest a trail from Bannockburn-Batesford-Ted Wilson trail as an opportunity for cyclists to commute and also for leisure pursuit/tourism. Bannockburn is only 22km from Geelong-an easy commute-let's free up Geelong from cars and provide lockable bike stations throughout the CBD."							
Recommendation	Consult with Golden Plains Shire, regarding long term aspirations for trail							



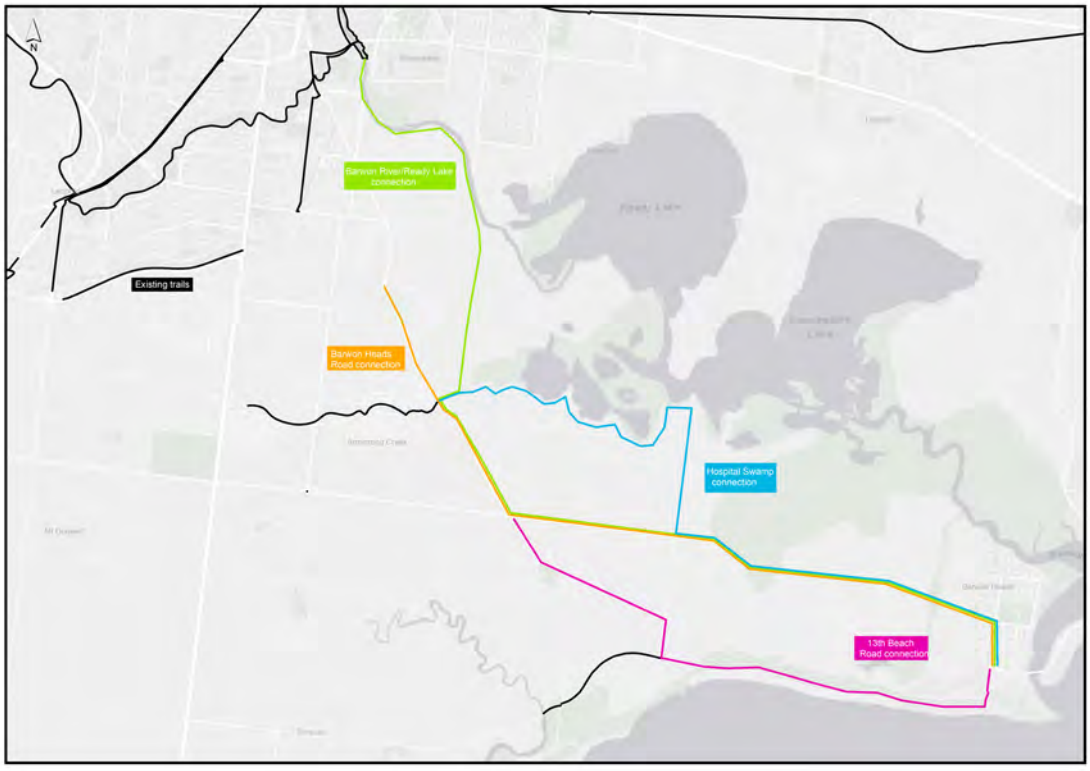
NG9	Ted Wilson Trail – Bay Trail							
Extents	Geelong Ring Road – Bay Trail						**Approx. Length**	4 km
Objective	An east-west connection through Geelong's linking Tom McKean Trail, Ted Wilson Trail and Bay Trail This corridor could be superseded by the proposed Western Link, to be implemented by City of Greater Geelong, which provides a similar function for cyclists.							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	Yes	**Local Access**	Yes
Connectivity	Major – Minor							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect – Serious							
Route Options / Challenges	**Midland Highway** Midland Highway is a traffic route, carrying high volumes of traffic. **Church Street** The route presents a relatively flat alternative to the Midland Highway and connects a number of schools. There are also constraints on corridor width along Church Street.				Arterial roadway may be a disincentive to users if adequate separation is not provided. Corridor width constraints along Church Street corridor.			
What we heard from the community	"Formalised link between Ted Wilson and Bay Trail would be appreciated. "							
Recommendation	Investigate following implementation and monitoring of western link corridor							



NG10	Geelong - Surf Coast Shire							
Extents	Barwon River Trail (Belmont) to Little River (LGA boundary)						**Approx. Length**	10 km
Objective	Provide a north-south connection between Geelong (south of Barwon River Trail) and Surf Coast LGA							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	No
Connectivity	Major (Geelong – Barwon River Trail) – Major (Torquay)							
Tourism Benefit	Regional – Active							
Crash History Safety Benefit	None							
Route Options / Challenges	**Surf Coast Highway** Surf Coast Highway is a key connector into the burgeoning growth area of Armstrong Creek and Mt Duneed and on to Torquay in the south. **Horseshoe Bend Road** This is a strategic connector road between Geelong, its growth areas and the Surf Coast. Currently, this road has soft shoulders that may be upgradeable to formal shared trail facilities. **Armstrong Creek Transit Corridor** The planning of the Armstrong Creek Transit Corridor is currently underway, with the existing growth area framework plans making a provision for a corridor. Initially this corridor could be utilised by a range of public transport alternatives however a shared user trail should be implemented along its length.				Arterial roadway may be a disincentive to users if adequate separation is not provided. This corridor is subject to some flooding overlays which will influence the trail design Long lead time on implementation			
What we heard from the community	"Torquay seems to have been forgotten. While there might be an on-road cycleway along the Surf Coast Highway, this is not attractive to cyclists or walkers. An alternative cycleway to Torquay via Barwon Heads-Ocean Grove from the Bellarine would be very nice!"							
Recommendation	Support implementation via Armstrong Creek Transit Corridor							



NG11	Geelong - Barwon Heads							
Extents	Provide a continuous connection between Geelong (south of Barwon River Trail) and Barwon Heads						**Approx. Length**	18 km
Objective	Provide an off-road alternative to Thirteenth Beach Road between Geelong and Barwon Heads and access to Reedy Lake and Lake Connewarre							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	Yes	**Local Access**	Yes
Connectivity	Major (Barwon River Trail, Geelong) – Minor (Barwon Heads)							
Tourism Benefit	Regional – Passive (recreational cyclists)							
Crash History Safety Benefit	None							
Route Options / Challenges	**Reedy Lakes / Hospital Swamp** The Barwon River Trail is a significant scenic recreational facility and an extension south of the current Barwon River Trail. **Barwon Heads Road** Barwon Heads Road is currently a narrow two-lane traffic corridor which accommodates high speed, high volume traffic. However, soft shoulders on each side should enable the construction of a parallel shared use trail. **13th Beach Road** This connection to Geelong's south east opens up previously unserved areas to commuting access and recreational use.				Route is be subject to flooding and environmental overlays which would influence design and implementation Arterial roadway may be a disincentive to users if adequate separation is not provided. Route is be subject to environmental overlays and would require some level of vegetation removal.			
What we heard from the community	"This trail is a MUST! It would allow Ocean Grove and Barwon Heads residents safe access to Geelong without the life-threatening hazards of cycling on 80-100km/hr roads. It would allow safe commuting to/from work, and reduce the ever increasing problem of more cars on our roads. Equally, it would allow Geelong residents safe access to the coast, and if interconnected paths could be provided, to Torquay and Bellarine Peninsula -a huge tourist attraction & economic boost"							
Recommendation	Explore feasibility of Lake Connewarre route via environmental investigations and consultation Engage with Sparrowvale Masterplan process to identify preferred route							



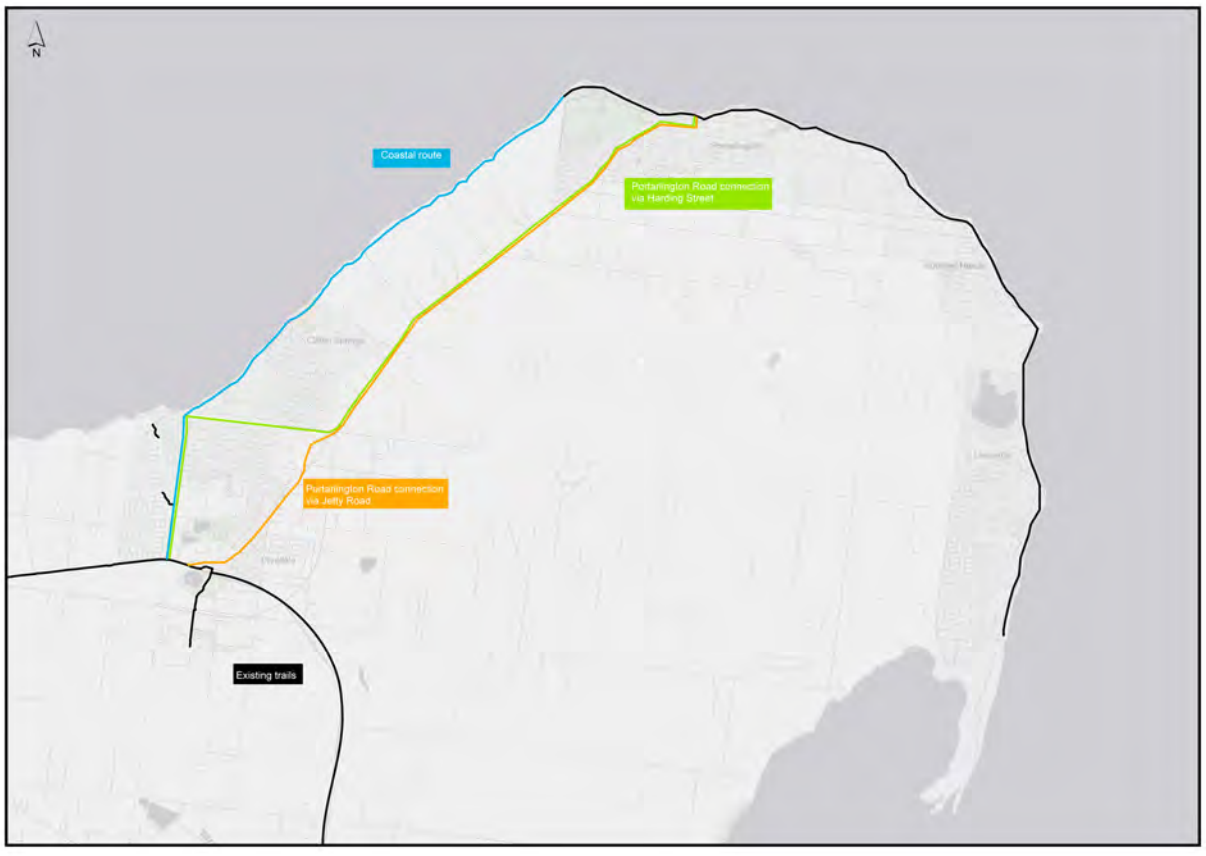
NG12	Barwon Heads - Surf Coast							
Extents	Barwon Heads to Black Road Bike Path (Blackrock Road)						**Approx. Length**	8 km
Objective	Provide a continuous off-road connection between Barwon Heads and Surf Coast Shire (on to Breamlea and Torquay)							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	No	**Local Access**	No
Connectivity	Minor – Minor							
Tourism Benefit	Regional - Active							
Crash History Safety Benefit	Direct - Minor							
Route Options / Challenges	**Thirteenth Beach Road** This route provides obvious scenic and recreation attractions, as it follows the coast line between Barwon Heads and the Black Road Bike Path. It also provides the most direct route. **Barwon Heads Road - Bluestone School Road** An alternative option is via Barwon Heads Road and Bluestone School Road. This route is less direct than Thirteenth Beach Road, and does travel alongside an arterial road (Barwon Heads Road).				The existing road corridor is however narrow, with limited scope for additional facilities. Implementation of any trails would require widening and result in impact to roadside vegetation. The high volumes and speeds may be a disincentive to shared trail users if appropriate separation is not provided.			
What we heard from the community	"13th Beach Rd is a popular cycling route but extremely dangerous and no safe, convenient alternative exists. It provides connection between Ocean Grove/Barwon Heads and the surf coast which has reasonably safe cycling from Lorne to Queenscliff with the exception of this road."							
Recommendation	Explore feasibility of Thirteenth Beach Road route via environmental investigations and consultation							



NG13	Drysdale – St Leonards							
Extents	Bellarine Rail Trail (Drysdale) to Bellarine Foreshore Trail (St Leonards)						**Approx. Length**	12 km
Objective	Provide a continuous shared rail connection between the existing network and townships in the Bellarine							
Function	**Recreation**	No	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Major (Bellarine Rail Trail) – Minor (Bellarine Foreshore Trail)							
Tourism Benefit	Local – Passive (recreational cyclists)							
Crash History Safety Benefit	None							
Route Options / Challenges	**Murradoc Road** This straight east-west connection would be linking Drysdale with St Leonards along Murradoc Road. The existing condition of this road is relatively informal in nature				No preliminary challenges identified at this time.			
	Andersons Road and Manifold Road Andersons Road is a local road providing linkage between the two townships and connects with the Bellarine Rail Trail. and is therefore offering localised access to residential communities and local services along its route. This route option has the potential to be more scenic and safer than Murradoc Road as it accommodates less traffic volumes				No preliminary challenges identified at this time.			
What we heard from the community	"It would be great to see St Leonards connected to the rail trail so riders could get off the dangerous roads between St Leonards and Queenscliff and Drysdale to to Portarlington. That would be a fabulous way of opening up the Bellarine to walkers and riders."							
Recommendation	Investigate in conjunction with St Leonards – Point Lonsdale project							



NG14	Drysdale – Portarlington							
Extents	Bellarine Rail Trail (Drysdale) to Bellarine Foreshore Trail (Portarlington), contributing towards a Bellarine coastal circuit						**Approx. Length**	9 km
Objective	Provide a connection between Drysdale and Portarlington (via Clifton Springs)							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Major (Portarlington) – Minor (Drysdale)							
Tourism Benefit	Regional – Active							
Crash History Safety Benefit	None							
Route Options / Challenges	**Portarlington Road** This route along Portarlington Road would be running south west from Portarlington to Drysdale **Portarlington Road (via Harding Street)** This link continues along Portarlington Road for connection into Drysdale **Coastal Route** This scenic coastal trail along the north west tip of the peninsula would be connecting to existing trails in the vicinity of Portarlington.				This key connection would need to be a high quality and safe pathway as Portarlington Road is a high volume and high speed road. No preliminary challenges identified at this time. Land acquisition may be needed to build this link to an acceptable modern standard, and environmental mitigation may also be required given the proximity to the sensitive coastline.			
What we heard from the community	"There is no safe connection from Portarlington to the Bellarine Rail Trail. The new ferry has great facilities to bring people and bikes from Melbourne but the roads out of Portarlington are a turn off to all but the most fearless cyclists. Getting a safe connection to the rail train at Drysdale should be a priority."							
Recommendation	Business case for implementation on foreshore corridor							



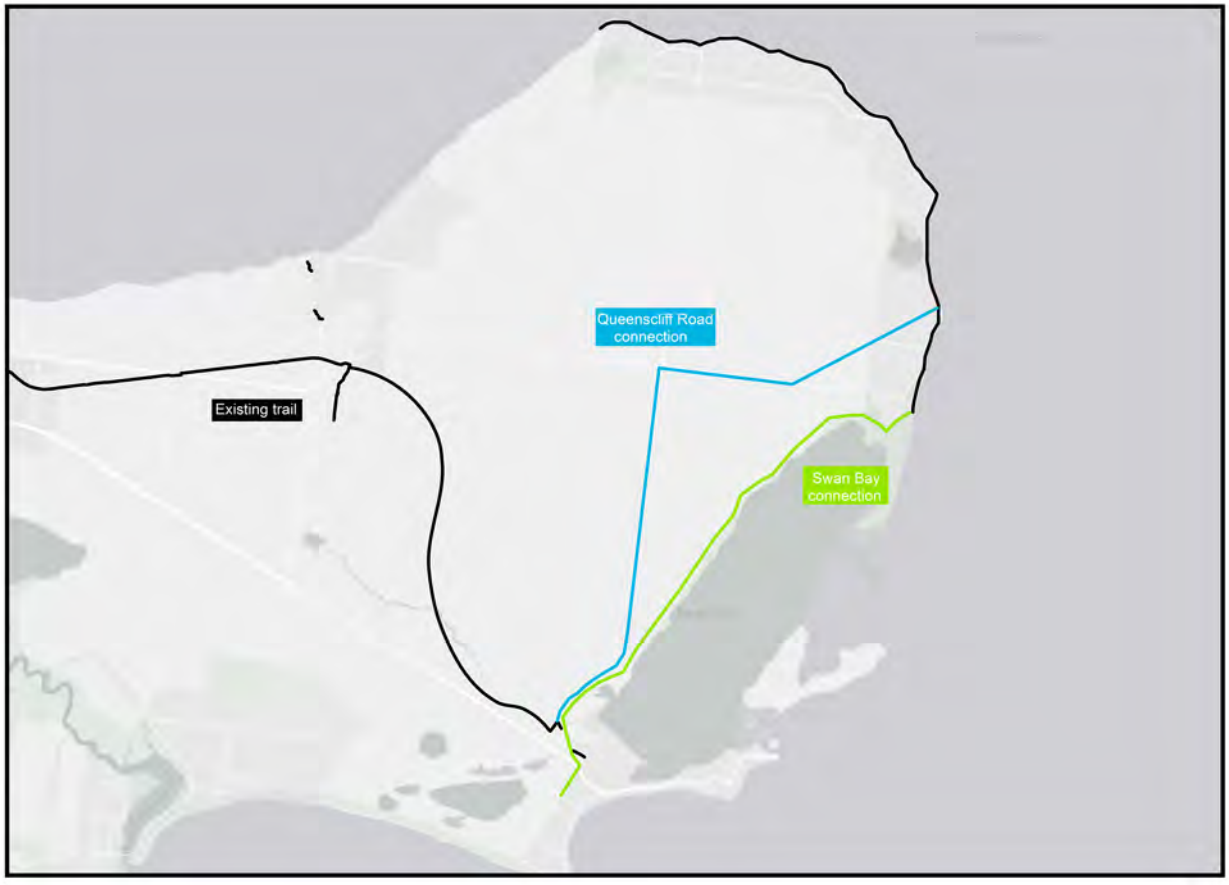
NG15	Drysdale – Ocean Grove							
Extents	Bellarine Rail Trail (Drysdale) to Ocean Grove						**Approx. Length**	11 km
Objective	Provide a north-south connection between Drysdale and Ocean Grove							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	Yes	**Local Access**	No
Connectivity	Major (Drysdale) – Major (Ocean Grove)							
Tourism Benefit	Regional – Active							
Crash History Safety Benefit	None							
Route Options / Challenges	**Grubb Road** Grubb Road which has excess space outside the roadway surface that could potentially be utilised for implementation of a shared trail. The presence of relatively few turning conflicts would support this concept along this corridor. **Banks Road** This route utilises the, existing Bellarine Rail Trail for much of the connection, hence requiring a lower level of new network invetment.				No preliminary challenges identified at this time. This corridor does not present the most direct, when compared with Grubb Road, however takes advantage of an existing asset.			
What we heard from the community	"At present there is no safe north-south access on the Bellarine. Yet there is great potential to link Drysdale/Portarlington in the north to Ocean Grove/Barwon Heads in the south. But please make it a safe cycleway, not part of the busy roads."							
Recommendation	Business case to confirm corridor availability							



NG16	Ocean Grove - Point Lonsdale							
Extents	Barwon River (Ocean Grove) to Fellows Rd (Point Lonsdale)						**Approx. Length**	8 km
Objective	Provide a continuous off-road connection between Point Lonsdale and Ocean Grove, contributing towards a Bellarine coastal circuit							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Major (Bellarine Rail Trail) - MInor (Ocean Grove)							
Tourism Benefit	Regional - Passive							
Crash History Safety Benefit	Indirect - Minor							
Route Options / Challenges	**Collendina Beach** Corridor represents a scenic recreational pathway providing significant environmental and cultural heritage value for Geelong and the Bellarine.			The outcomes of a recent environmental investigation undertaken by CoGG indicate that this type of path and activity would be detrimental to the area and will therefore not be pursued				
	Shell Road Shell Road is a narrow traffic corridor which accommodates high speed, high volume traffic. Soft shoulders on each side should could enable the construction of a parallel shared use trail.			Arterial roadway may be a disincentive to users if adequate separation is not provided.				
	Grubb Road This route utilises the, existing Bellarine Rail Trail for much of the connection, hence requiring a lower level of new network invetment.			Route presents a large detour for a connection between Ocean Grove and Point Lonsdale.				
	Banks Road This route utilises the, existing Bellarine Rail Trail for much of the connection, hence requiring a lower level of new network invetment.			Route presents a detour for a connection between Ocean Grove and Point Lonsdale.				
What we heard from the community	"Given the fantastic paths from Barwon Heads to Ocean Grove and Point Lonsdale to Queenscliff, it is such a shame that Ocean Grove and Point Lonsdale are not linked, avoiding the Shell Rd hill which is unsafe for children."							
Recommendation	Business case to confirm corridor availability							



NG17	St Leonards - Point Lonsdale							
Extents	Fellows Rd (Point Lonsdale) to Bellarine Foreshore Trail (St Leonards)						**Approx. Length**	15 km
Objective	Provide a continuous off-road connection between Pt Lonsdale and St Leonards, contributing towards a Bellarine coastal circuit							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Major (Bellarine Rail Trail) - Major (Bellarine Foreshore Trail)							
Tourism Benefit	Regional - Passive							
Crash History Safety Benefit	None							
Route Options / Challenges	**Queenscliff Rd (via Murradoc Road)** Queenscliff Road is currently a narrow two-lane traffic corridor which accommodates high speed, high volume traffic. **Swan Bay (via Fellows Road)** The alternative option is via the Swan Bay foreshore, This route has considerable advantages from a recreation and tourism attraction perspective. It also provides an off-road alternative to Murradoc Road.				Arterial roadway may be a disincentive to users if adequate separation is not provided. There are however considerable envrionmental sensitivities associated with its implementation and construction costs associated with elevated boardwalks may prove cost prohibitive.			
What we heard from the community	'A separate multi-use trail from the Coastal Trail at St Leonards to the rail trail would remove many recreational riders from this very dangerous road. This new trail being along Sway Bay would make this RAMSAR listed wetland more accessible to the public. It would effectively be an extension of the Coastal Trail from Portarlington and be a valuable enhancement for riders catching the ferry from Docklands, thus increasing tourist numbers and spend.'							
Recommendation	Explore feasibility of Swan Bay Route via environmental investigations and consultation							



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Trail gaps

For each of the trail gap improvements, a range of information has been summarised. This information informed the multi-criteria assessment process and relates to the proposed use of the trail and the benefits it will provide for its users.

- Extent: description of the full extents of the trail
- Objective: underlying objective and purpose of the trail
- Function: function the trail will provide for (recreation, commuter, education and local access).
- Connectivity: Measure of the importance of the trails or destinations the proposed trail will connect
- Tourism Benefit: benefits to tourism that the trail will generate
- Safety Benefit: safety benefits across the network that the trail will generate
- Route: A discussion of the proposed route, its challenges associated with its implementation
- Recommendation: Proposed next steps towards implementation
- What we heard from the community: A snapshot of the feedback received during the community consultation relating to the trail gap

The following tables summarise all trail gap improvements

TG1	Hovells Creek Trail - Lara							
Extents	Station Lake Road to Hovells Creek					**Approx. Length**	750 m	
Objective	An off-street connection between Lara and the Hovells Creek Trail, which provides an alternative to the McClelland Avenue railway level crossing, a continuation of paths along Hovells Creek, and create a "loop" trail around Lara.							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Hovells Creek Trail) – Minor (Station Lake Road)							
Tourism Benefit	None							
Crash History Safety Benefit	None							
Route / Challenges	The route would follow the Hovells Creek alignment, and link to the existing trails north of Station Lake Road. Whilst a viable corridor exists on both the eastern and western sides of the creek, the western alignment would require an additional crossing of Hovells Creek. An additional advantage of the eastern alignment is its linking with the existing Station Lake Road underpass.				A key challenge associated with the implementation of the route is the crossing of the railway line.			
What we heard from the community	"Extend path under railway towards Station Lake Road alongside Hovels creek to avoid railway crossing."							
Recommendation	Explore feasibility via environmental investigations and consultation							

TG2	Bay Trail - North Shore Station							
Extents	Bay Trail to North Shore Station forecourt on Station Street					**Approx. Length**	200 m	
Objective	Provide an off-street connection between the Bay Trail and North Shore Railway Station.							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Hovells Creek Trail) - Major (North Shore Railway Station)							
Tourism Benefit	None							
Crash History Safety Benefit	None							
Route / Challenges	The current Bay Trail runs along The Esplanade and Corio Quay Road corridor. A pedestrian only crossing is provided on the northern side of the Esplanade level crossing, however cyclists and other users are required to navigate route on-road, amongst high proportions of heavy vehicles.				Implementation of this route would require the widening of the existing pedestrian pathway and removal of the cycling restriction on the level crossing. As this route would largely fall within VicTrack land, their approval would be a prerequisite for implementation.			
What we heard from the community	"To get to North Shore road from the bay trail using the path provided you have to cross twelve Vehicle or Train sections. This is a good way to stop people riding or walking. ... Crossing on the other side road is scary... This spot badly needs an path on the South east side linking North Shore road to the esplanade and bay trail."							
Recommendation	Implement via widening to existing footpath							

TG3	Cowies Creek Trail - Bay Trail							
Extents	Cowies Creek Trail (Princes Freeway) to Bay Trail (Corio Quay Road)						**Approx. Length**	500 m
Objective	The Cowies Creek Trail terminates in close proximity to the Bay Trail, which could otherwise provide a continuous off-road link between Bay Trail and Ted Wilson Trail (Ring Road) Addressing this gap will contribute towards the integration of the Cowies Creek and Tom McKean Trail ends with Bay Trail to create a continuous path (when combined with TG3 and TG9)							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Cowies Creek Trail) – Major (Bay Trail)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	The route would follow the alignment of Cowies Creek. The major constraints to this route, are the crossing of the Princes Freeway corridor and corridor availability.				Any form of level crossing would not be feasible due to the volume of traffic, and grade separation (underpass) may proof cost prohibitive. Similarly, the corridor would be subject to negotiation of the land owner of this site.			
What we heard from the community	"Linking these two would be a huge step forward in linking the bike network. Need a safe under street pass crossing for the highway too."							
Recommendation	Consult with landowners to confirm corridor availability							

TG4	Railway / Princes Freeway crossing							
Extents	Bay Trail (Corio Quay Road) – Tom McKean Trail (Duro Street)						**Approx. Length**	500 m
Objective	The Tom McKean Trail terminates in close proximity to the Bay Trail, which could otherwise provide a continuous link Addressing this gap will contribute towards the integration of the Cowies Creek and Tom McKean Trail ends with Hovells Creek Trail to create a continuous path (when combined with TG5 and TG9).							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Bay Trail) – Major (Tom McKean Trail)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	The only existing crossing of the railway line and Princes Freeway is via the freeway overpass, which is narrow and restricts the types of users which can access the route. This corridor remains the only viable route, with widening of the trail required.				Access to the overpass is currently provided via the Separation Street ramps (on the west) and Corio Quay Road ramps (to the east). The level crossing at Separation Street presents a constraint for the route, however ample width exists for the implementation of a dedicated crossing.			
What we heard from the community	"Yes, please connect the Northern end of the Tom McKean Trail from Duoro Street across to the path along the waterfront. Needs a short section of path as well as some improved signage. This would then create a ~20km loop from the city, north beyond St Helens Beach to the industrial area and then south west along Tom McKean path all the way to the Barwon before heading around the Barwon River to South Geelong and then back into the city via Swanston St."							
Recommendation	Business case for localised widening of freeway overpass paths							

TG5	Tom McKean Trail - Cowies Creek Trail							
Extents	Tom McKean Trail terminus (Duro Street) to Cowie Creek						**Approx. Length**	1 km
Objective	The Tom McKean and Cowies Creek Trails terminate in close proximity to each other. Addressing this gap will contribute towards the integration of the Cowies Creek and Tom McKean Trail ends with Hovells Creek Trail to create a continuous path (when combined with TG3 and TG5)							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Tom McKean Trail) – Major (Cowies Creek Trail)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	Edols Street is the nominated route for this improvement. Whilst there is limited scope to provide a trail outside the road corridor, opportunities do exist for an on-road path within the existing road reserve.				The route does pass through an industrial area, with a high proportion of heavy vehciles, which could act as a deterrent to users if a level of separation or delineation is not provided. The level crossing at Separation Street presents a constraint for the route, however ample width exists for the implementation of a dedicated crossing.			
What we heard from the community	"Join up Duoro St along Edols Street to the Cowie Creek Trail. I live in West Norlane and would very much like to be able to cycle to work in the city, but there's a lack of trails joining that part of Norlane to the city. This is an issue because I see a lot of cyclists in the area (several per day go past my house), and I know this would be a useful trail for many people. Norlane needs more healthy infrastructure. The roads that surround Norlane are all busy & it's not safe to cycle on them."							
Recommendation	Implement path via line marking to existing road corridor							

TG6	Bay Trail at Rippleside							
Extents	St Helens Boat Ramp to Rippleside Park						**Approx. Length**	750 m
Objective	Address the existing gap in the Bay Trail, which if addressed would result in an uninterrupted coastal shared trail from Mackey Street in North Geelong to central Geelong and provide an off-road alternative to the Melbourne Road.							
Function	**Recreation**	Yes	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major Gap (Bay Trail)							
Tourism Benefit	Local – Passive (recreational users)							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	Connect existing trail network by providing two short sections of trail. Delineating a dedicated path through the St Helens boat ramp car park, linking to the Bob McGovern Walk. Preliminary reviews suggest this could be achieved via a reconfiguration of the car park, requiring only line marking and minor civil works. Delineating a dedicated path through the Balmoral Quay Marina car park, linking the gap in the Bob McGovern Walk. Preliminary reviews suggest his could be achieved via minor civil works				No preliminary challenges identified at this time.			
What we heard from the community	"There is no formal path through this area - it's a car park without a walking or cycling connection."							
Recommendation	Implement path via line marking							

TG7	Ted Wilson Trail (Fyansford)							
Extents	Church Street to Barwon River						**Approx. Length**	3 km
Objective	Address the existing gap in the Ted Wilson Trail, which if addressed would result in an uninterrupted shared trail from Corio to Waurn Ponds.							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major Gap (Ted Wilson Trail)							
Tourism Benefit	Local – Passive (recreational users)							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	Connect existing trail network by providing two sections of trail. A trail is required from Church Street to the Barwon River Trail at the Hamilton Highway. This would follow the alignment of the Moorabool River on its eastern side. Existing trails would then be used via Fyansford along the northern side of the Barwon River. A trail is also required from Baum's Weir lookout, crossing the Barwon River and re-joining the Ted Wilson Trail.				There are some steep grades, particularly in the first section of trail from Church Street, which will require careful design consideration. The crossing of the Barwon River must also be investigated as it may be cost prohibitive for the trail to be implemented.			
What we heard from the community	"While it is steep, the continuation of this trail around the ringroad would be excellent. Signage could indicate that some steep sections may be best walked."							
Recommendation	Business case to confirm corridor availability							

TG8	Deakin University - Waurn Ponds Station							
Extents	Alfred Deakin Drive (Deakin University) – Sugargum Drive (Waurn Ponds Station)						**Approx. Length**	2 km
Objective	Provide an uninterrupted off-street connection between Deakin University and Waurn Ponds Railway Station.							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	Yes	**Local Access**	No
Connectivity	Major (Deakin University) – Waurn Ponds Station (Major)							
Tourism Benefit	None							
Crash History Safety Benefit	None							
Route / Challenges	Route is Colac Road – Princes Freeway – Hams Road/Sugargum Drive Provide an off-road alternative to the Pigdons Road facilities, potentially via widening the existing pedestrian paths, linking Deakin University to the shared trail on the southern side of Colac Road. A new trail alongside Princes Freeway corridor would provide an off-road alternative to Ghazeepore Road, before continuing along Hams Road – Sugargum Drive.				Engagement required with Deakin University to create the shared alternative to Pigdons Drive and VicRoads regarding the Princes Freeway trail. There is limited corridor width to provide dedicated off-road facilities along the Hams Road – Sugargum Drive corridor.			
What we heard from the community	"Bike path on east side of ring road linking Waurn ponds bike path and Hams rd. Would also provide an off road link between Waurn ponds station and Deakin University."							
Recommendation	Business case to confirm corridor availability							

TG9	Waurn Ponds Station southern access							
Extents	Waurn Ponds Station to Baanip Boulevard shared trail						**Approx. Length**	200 m
Objective	Provide direct access to Waurn Ponds Station from the trail alongside Baanip Boulevard, to the south of the railway line. This would service the residential developments to the south and east.							
Function	**Recreation**	No	**Commuter**	Yes	**Education**	No	**Local Access**	Yes
Connectivity	Major (Waurn Ponds Station) – Minor (Baanip Boulevard)							
Tourism Benefit	None							
Crash History Safety Benefit	Indirect - Minor							
Route / Challenges	The exact location of the railway crossing should be integrated into the planned Geelong Line Upgrade, in which a second platform, pedestrian overpass and extra car parking will be provided at Waurn Ponds Station. There may be opportunities to integrate this trail with the planned overpass.				No preliminary challenges identified at this time.			
What we heard from the community	"Shared path/bridge over railway line to create a direct pedestrian/bike con-nection with Waurn Ponds Station."							
Recommendation	Engage with Geelong Line Upgrade project to identify preferred route							

TG10	Barwon Heads - Surf Life Saving Club							
Extents	Barwon Heads (Golf Links Road) - Barwon Heads 13th Beach Surf Life Saving Club.						**Approx. Length**	2 km
Objective	Provide continuation of existing trail, which run from Barwon Heads to Golf Links Road, to Barwon Heads 13th Beach Surf Life Saving Club.							
Function	**Recreation**	Yes	**Commuter**	No	**Education**	No	**Local Access**	No
Connectivity	Minor - Minor							
Tourism Benefit	Regional - Active							
Crash History Safety Benefit	Direct - Serious							
Route / Challenges	Connection would be provided along Thirteenth Beach Road, along either the northern or southern side of the road corridor. An advantage of the southern route is complete separation from vehicles, whilst the northern route would require users to navigate the accesses to multiple car parks.				Implementation of any trails would require widening of the existing corridor and result in impact to roadside vegetation.			
What we heard from the community	"It would be wonderful to have the missing path between 13th Beach SLSC and the Stephens Parade car park completed. To walk/bike from 13th Beach Estate to Barwon Heads is great exercise, a lovely walk and allows children to get into 'town' without the need to be driven. All of which reduces the cars in Barwon Heads. Currently, the short missing path means joining the narrow 13th Beach Road - busy with the cars often going faster than they should be - which is an accident about to happen."							
Recommendation	Implement trail in partnership with Barwon Coast Committee of Management							

Trail deficiencies

The responses to the trail deficiencies will be rectification works, returning the affected trail to a condition consistent with the City's Shared Path Management Plan. Trail deficiency improvement works are expected to be funded via the City's ongoing asset maintenance regime. These deficiencies have been identified, by trail, and high level cost estimates for improvements have been prepared and summarised in the table below.

ID	Trail	Total Length	Trail Width Deficiencies		Trail Surface Deficiencies		Total Cost
			Length	Cost	Length	Cost	
TD1	Bellarine Bayside Trail	15.09	0	-	0	-	-
TD2	Barwon River Trail	19.74	6.33	$800,000	2.76	$700,000	$1,500,000
TD3	Bay Trail	11.22	3.92	$500,000	4.49	$1,200,000	$1,700,000
TD4	Bellarine Rail Trail	30.53	0.38	$30,000	1.01	$200,000	$230,000
TD5	Cowies Creek Trail	5.99	4.00	$500,000	3.61	$900,000	$1,400,000
TD6	Hovells Creek Trail	8.84	6.57	$900,000	6.80	$1,800,000	$2,700,000
TD7	Ted Wilson Trail	11.31	0.10	$15,000	0.07	$20,000	$35,000
TD8	Tom McKean Trail	5.21	4.54	$600,000	3.71	$1,000,000	$1,600,000
TD9	Waurn Ponds Trail	6.17	3.82	$300,000	4.59	$700,000	$1,000,000

No data available for Bellarine Bayside Trail. All lengths in kilometres

The recommended improvements associated with the amenity deficiencies are the simple provision of infrastructure in the locations at which it is required, with the exception of the general, network wide improvements.

ID	Amenity Deficiency	Zone
AM1	Network wide wayfinding strategy, including localised signage to amenities (toilets, drinking fountains etc.)	General
AM2	User education program encouraging safe use of trail network (focusing on Waurn Ponds Creek, Barwon River and Bellarine Rail trails).	General
AM3	Bench seats (Hovells Creek, Lara)	Northern
AM4	Parking (Serendip Sanctuary, Lara)	Northern
AM5	Toilets (Haines Reserve, Hamyln Heights)	Central
AM6	Dog bins and bags (Haines Reserve, Hamlyn Heights; Barwon River at Queens Park Road, Newtown)	Central
AM7	Secure parking (Geelong CBD)	Central
AM8	End of trip facilities (Geelong CBD)	Central
AM9	Drinking fountain (Balyang Sanctuary, Newtown)	Central
AM10	Dog bins and bags (Queens Park, Highton)	Southern
AM11	Drinking fountain (Barwon Valley Park at Gundog Lane, Belmont; Chenin Mews Reserve, Waurn Ponds)	Southern
AM12	Playground and BBQ (Barwon Valley Park at Gundog Lane, Belmont)	Southern
AM13	Toilets (Barwon River at Baum's Weir, Highton; Geelong Baseball Centre, Waurn Ponds)	Southern
AM14	Improve existing toilets (South Barwon Reserve, Belmont)	Southern
AM15	Bike repair station (along Bellarine Rail Trail)	Eastern
AM16	Toilets (along Bellarine Rail Trail)	Eastern
AM17	Bench seats (Lake Lorne, Drysdale)	Eastern
AM18	Playground and BBQ (Lake Lorne, Drysdale)	Eastern



08 PRIORITISATION

To inform investment in the shared trails network, a multi-criteria assessment (MCA) was applied, the outcome of which is the prioritisation of each identified improvement.

In response to the principles presented to the community during the consultation process, a series of criteria were developed for prioritising network improvements. These criteria are summarised below.

Criteria	Community Consultation Principle	Definition
Catchment	Encouraging people to be active	Measure of residential catchment density in the immediate surrounds of the route. Based on existing (2016) and future (2051) densities.
Function	Connectivity to destinations;; Suitable for all ages	Consideration of the function (or multiple functions) that the route will serve, and the origins and destinations it will link. The functions to be considered include Recreation, Commuter, Education and Local Access functions
Connectivity	Connectivity to destinations	Measure of the level of connectivity of the route between major, minor and local paths
Cost	Cost to construct	High level measure of cost of implementation
Tourism benefit	Tourism opportunities	Measure of the benefit the path will provide to tourism both passive (recreational and non-economic) and active (commercial and economic)
Crash history safety benefit	Safe for everyone	Consideration of improvements on a route with an existing crash history
Health benefit	Encouraging people to be active	Consideration of improvements to local areas which have low levels of physical activity

The five-point scoring, and relative weighting (informed by the community consultation feedback) applied to each criteria is summarised below.

This framework was applied to each of the network gaps, trail gaps and trail deficiencies.

Criteria	Weighting	Score	Definition
Catchment	2	0	Surrounding population density of <500 per sq. km
		1	Surrounding population density of 500 – 1,000
		2	Surrounding population density of 1,000 – 2,000
		3	Surrounding population density of 2,000 – 4,000
		4	Surrounding population density of >4,000
Function	3	0	Route provides for the none of the defined functions
		1	Route provides for the one of the defined functions
		2	Route provides for the two of the defined functions
		3	Route provides for the three of the defined functions
		4	Route provides for the four of the defined functions
Connectivity	3	0	Provides no connectivity between existing paths or destinations
		1	Provides connectivity between two existing local paths (or minor destinations)
		2	Provides connectivity between a major path (or destination) and a local path (or minor destination)
		3	Provides connectivity between two major paths (or major destinations)
		4	Addresses connectivity gap in existing major paths
Tourism benefit	2	0	No tourism benefit
		1	Localised catchment – passive tourism (recreational)
		2	Regional catchment – passive tourism (recreational)
		3	Localised catchment – active tourism (commercial)
		4	Regional catchment – active tourism (commercial)
Crash History Safety Benefit	4	0	No safety benefit
		1	Indirect benefits to route with recorded minor injuries
		2	Direct benefits to route with recorded minor injuries
		3	Indirect benefits to route with recorded serious injuries or deaths
		4	Direct benefits to route with recorded serious injuries or deaths
Health benefit	2	0	>50% of local area meet recommended physical activity
		1	45% – 50% of local area meet recommended physical activity
		2	40% - 45% of local area meet recommended physical activity
		3	35% - 40% of local area meet recommended physical activity
		4	<35% of local area meet recommended physical activity
Cost	1	3	Land aquisition risk
		2	Cultural and heritage risk
		1	Environmental risk
		1	Flooding risk

10 CONCLUSION & RECOMMENDATIONS

For the purpose of classification, three tiers of network improvements have been defined. These classifications relate to the scale, and therefore the funding stream associated with implementing improvements:

- **Trail deficiencies:** Deficiencies in the existing network which may include issues with corridor safety, surface condition or geometry
- **Trail gaps:** Relatively minor gaps in existing trail corridors
- **Network gaps:** Gaps between corridors and key attractions which require the planning and development of new shared trails.

Typically, trail deficiencies are viewed as short-term projects, trail gaps as medium term and network gaps as long-term.

Each of the classifications require prioritisation, as their implementation is subject to project development and capital works funding submissions. In response to this, the masterplan has set out an ultimate vision for the network, and prioritised the corridors which will provide most benefit to the community.

A final key output of this masterplan is the Multi Criteria Assessment tool, which with regular updates, will assist in guiding the continued allocation of funding towards upgrades to the shared trail network.

Network gap prioritisation

The outcomes of the network gap prioritisation process are summarised below.

Rank	ID	Network Gap	Zone	MCA Score	Recommendations
1	NG07	Eastern suburbs north-south connectivity	Central	48.0	Business case for implementation
2	NG09	Ted Wilson Trail - Bayside Trail	Central	40.0	Investigate following implementation and monitoring of western link corridor
3	NG15	Drysdale - Ocean Grove	Eastern	36.9	Business case to confirm corridor availability
4	NG14	Drysdale - Portarlington	Eastern	36.5	Business case for implementation on foreshore corridor
5	NG13	Drysale - St Leonards	Eastern	35.4	Investigate in conjunction with St Leonards – Point Lonsdale project
6	NG12	Barwon Heads - Surf Coast	Eastern	34.0	Explore feasibility of Thirteenth Beach Road route via environmental investigations and consultation
7	NG16	Ocean Grove - Point Lonsdale	Eastern	33.6	Business case to confirm corridor availability
8	NG03	You Yangs - Railway Station	Northern	30.8	Engage with Parks Victoria masterplanning process to identify preferred route
9	NG04	Northern Suburbs east-west connectivity	Northern	30.8	Business case to confirm corridor availability
10	NG11	Geelong - Barwon Heads	Eastern	30.4	Explore feasibility of Lake Connewarre route via environmental investigations and consultation. Engage with Sparrowvale Masterplan process to identify preferred route
11	NG10	Geelong - Surf Coast	Southern	26.9	Support implementation via Armstrong Creek Transit Corridor
12	NG17	St Leonards - Point Lonsdale	Eastern	26.8	Explore feasibility of Swan Bay Route via environmental investigations and consultation
13	NG05	Lara east-west connectivity	Northern	25.9	Business case to confirm corridor availability, aligned with development milestones at Lara West
14	NG06	Ted Wilson Trail - Lara	Northern	24.0	Embed within growth area transport infrastructure strategy
15	NG01	Ted Wilson Trail - NWGGA	Northern	22.3	Embed within growth area transport infrastructure strategy
16	NG02	Geelong - Melbourne	Northern	15.2	Consult with City of Wyndham, regarding long term aspirations for trail
17	NG08	Geelong - Golden Plains	Central	14.7	Consult with Golden Plains Shire, regarding long term aspirations for trail

Trail gap prioritisation

The outcomes of the trail gap prioritisation process are summarised below.

Rank	ID	Trail Gap	Zone	MCA Score	Recommendations
1	TG10	Barwon Heads - Surf Life Saving Club	Eastern	37.0	Implement trail in partnership with Barwon Coast Committee of Management
2	TG6	Bay Trail at Rippleside	Central	31.4	Implement path via line marking
3	TG7	Ted Wilson Trail (Fyansford)	Central	28.9	Business case to confirm corridor availability
4	TG4	Railway / Princes Highway crossing	Central	23.0	Business case to confirm corridor availability
5	TG3	Cowies Creek Trail - Bay Trail	Northern	22.9	Consult with landowners to confirm corridor availability
6	TG5	Tom McKean Trail - Cowies Creek Trail	Central	22.9	Implement path via line marking to existing road corridor
7	TG8	Deakin University - Waurn Ponds Station	Southern	22.0	Business case to confirm corridor availability
8	TG2	Bay Trail - North Shore Station	Northern	17.0	Implement via widening to existing footpath
9	TG9	Waurn Ponds Station southern access	Southern	16.9	Engage with Geelong Line Upgrade project to identify preferred route
10	TG1	Hovells Creek Trail - Lara	Northern	16.9	Explore feasibility via environmental investigations and consultation

Trail deficiency prioritisation

Trail deficiency improvement works are expected to be funded via the City's ongoing asset maintenance regime. These have been identified and prioritised as summarised below.

Rank	ID	Trail	Zone	MCA Score	Recommendations
1	TD03	Bay Trail	Central	17.9	Rectification works in accordance with the City's Shared Path Management Plan.
2	TD08	Tom McKean Trail	Central	17.3	
3	TD05	Cowies Creek Trail	Northern	16.8	
4	TD06	Hovells Creek Trail	Northern	15.0	
5	TD09	Waurn Ponds Trail	Southern	14.5	
6	TD04	Bellarine Rail Trail	Eastern	14.2	
7	TD07	Ted Wilson Trail	Central	12.2	
8	TD01	Bellarine Bayside Trail	Eastern	12.0	
9	TD02	Barwon River Trail	Southern	11.9	

No trail deficiencies identified for Bellarine Bayside Trail

In addition, a number of amenity related deficiencies were identified and captured, which can be addressed as short-term projects, in conjunction with trail improvement works.

Rank	ID	Amenity Deficiency	Zone	MCA Score	Recommendations
1	AM2	User education program	General	20.3	Delivery of program
2	AM1	Wayfinding strategy	General	18.5	Preparation of strategy
3	AM8	End of trip facilities (Geelong CBD)	Central	13.5	Implement amenity improvements
4	AM15	Bike repair station (along Bellarine Rail Trail)	Eastern	12.9	
5	AM18	Playground and BBQ (Lake Lorne, Drysdale)	Eastern	12.5	
6	AM7	Secure parking (Geelong CBD)	Central	10.6	
7	AM12	Playground and BBQ (Barwon Valley Park at Gundog Lane, Belmont)	Southern	9.8	
8	AM6	Dog bins and bags (Haines Reserve, Hamlyn Heights; Barwon River at Queens Park Road, Newtown)	Central	9.7	
9	AM16	Toilets (along Bellarine Rail Trail)	Eastern	9.7	
10	AM3	Bench seats (Hovells Creek, Lara)	Northern	9.6	
11	AM9	Drinking fountain (Balyang Sanctuary, Newtown)	Central	9.6	
12	AM5	Toilets (Haines Reserve, Hamyln Heights)	Central	9.4	
13	AM4	Parking (Serendip Sanctuary, Lara)	Northern	8.3	
14	AM13	Toilets (Barwon River at Baum's Weir, Highton; Geelong Baseball Centre, Waurn Ponds)	Southern	8.1	
15	AM10	Dog bins and bags (Queens Park, Highton)	Southern	7.2	
16	AM14	Improve existing toilets (South Barwon Reserve, Belmont)	Southern	5.8	
17	AM17	Bench seats (Lake Lorne, Drysdale)	Eastern	5.6	
18	AM11	Drinking fountain (Barwon Valley Park at Gundog Lane, Belmont; Chenin Mews Reserve, Waurn Ponds)	Southern	5.5	

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5. 2020-21 GRANTS

Source: **Customer & Corporate Services – Program Integration and Development**
Director: **Michael Dugina**
Portfolio: **Finance**

Purpose

1. To seek Council's approval for changes to the 2020-21 Grant Guidelines in **Attachment 2,** and to advise Council of the key dates for the 2020 grants program.

Background

2. On 26 November 2019 Council resolved to "*request the Chief Executive Officer to engage with Councillors to conduct a review of the existing Terms of Reference to further enhance the development of the Grants Program and report to Council by 31 March 2020".*

3. Council's Election Period Policy prohibits consideration of any decision to allocate community grants from Tuesday 22 September 2020 until Saturday 24 October 2020.

Key Matters

4. The review of the guidelines considers the effect of the 2019-20 changes to allow applications from organisations who operate in facilities not located on Council owned or managed land (referred to as 'private').

5. The guidelines must be available to the community by the last week of March 2020 in order to finalise the assessment and approval processes by Council prior to the Election Period commencing.

6. Community engagement will commence in March 2020. Grants are scheduled to open no later than 27 April 2020 and close on 24 May 2020. Recommendations for funding will be presented to the Council meeting on 25 August 2020 followed by grant ceremonies up until 18 September 2020.

Cr Aitken moved, Cr Kontelj seconded -

7. That Council:

7.1 Approve the changes to the guidelines as shown in the table at Attachment 2 subject to the following changes to the Community Infrastructure Grant program guidelines;

7.1.1 The removal of 'Social Housing an ineligible project type';

7.1.2 The removal of 'Health care providers ineligible to apply';

7.1.3 The removal of 'Primary and secondary schools and tertiary institutions ineligible to apply';

7.1.4 The removal of 'limit the number of applications valued at $250,000 or more to no more than 60% of the total budget'; and

7.1.5 Amending 'make capital projects with total costs in excess of $1.5 million an ineligible project type' to $3.5 million.

7.2 Establish a First Nations Heritage Grants fund in collaboration with Traditional Owners and:

7.2.1 Develop relevant guidelines for the approval of Council; and

7.2.2 Allocate grants during the 2020-21 Financial Year.

7.3 Allocate 50% of the 2020-21 Central Geelong Heritage Grants budget to the First Nations Heritage Grants budget;

7.4 Authorise the Director of Customer and Corporate Services to make administrative changes to the guidelines;

7.5 Note that the grants will open no later than 27 April 2020 and close on 24 May 2020; and

7.6 Note that funding recommendations for all grant categories will be presented to Council for endorsement at its meeting on 25 August 2020.

Carried.

Attachment 1

Financial Implications

1. There are no financial implications for the City in changing the grant guidelines.

Community Engagement

2. The review of grant guidelines has considered feedback from Councillors, previous applicants, assessors and officers.

3. At the debrief workshop following the 2019-20 grant funding round, officers reviewed feedback from applicants received via the SmartyGrants application forms. Applicants are invited to comment on how easy or hard the on-line process is, time taken to complete an application, and to provide a general comment.

4. The debrief workshop also considered feedback gathered from direct contact with community organisations, individuals, business and property owners from phone conversations and meetings.

Social Equity Considerations

5. The grant guidelines prioritise community impact, access and participation.

Policy/Legal/Statutory Implications

6. The provision of grants to the community supports local community organisations and endorses the aims of the *Greater Geelong: A Clever and Creative Future* vision.

Alignment to Council Plan

7. The grants aim to fund projects that assist in achieving goals and outcomes consistent with the strategic priorities of the *Council Plan 2018-22.*

8. Updating the guidelines addresses the 2019-20 priority action '*Implement a new approach for the Community Investment and Support Fund*'.

Conflict of Interest

9. No Council Officer involved in the writing of this report has any conflict of interest to declare.

Risk Assessment

10. Changes to the guidelines are in response to feedback from Councillors, community members and Council Officers.

11. Guidelines for all programs are explained at community information sessions and officers are available to answer questions about individual applications. Guidelines are published on the Geelong Australia website.

12. The key messages of the grants engagement and marketing plan are to raise awareness of the earlier application dates, important changes to guidelines and that Council officers are available for support.

13. Approval of the guidelines in March 2020 is a key requirement of the timeline. The impact of delaying guidelines is either shortened application and assessment times in order to endorse funding decisions prior to the election period or delaying Council's endorsement of funding recommendations until after the election period.

Environmental Implications

14. The guidelines reflect the principles of Council's Sustainability Framework.

Attachment 2

Proposed Changes to the Guidelines

Grant Program	Guideline Change
Community Infrastructure	Make • Social Housing an ineligible project type • Health care providers ineligible to apply • Primary and secondary schools and tertiary institutions ineligible to apply
	Make capital projects with total costs in excess of $1.5million an ineligible project type.
	Limit the number of applications valued at $250,000 or more to no more than 60% of the total budget.
	Make the priority criteria for 2020-21: • All Abilities Access additional 10%. • Social Equity additional 10%.
	Remove "Contribution by organisation will attract a weighting score proportionate to total project cost i.e. 90% contribution attracts score of 9, 20% contribution attracts a score of 2" as a key indicator in the well-planned project assessment criteria
Central Geelong Heritage	Introduce a new category – Category 3 Project Feasibility and Investigation. Maximum of $10,000 to assist with costs of engaging consultants and practitioners to provide technical investigations, planning, project scoping and feasibility for future eligible heritage restoration projects.
	Change eligibility of applicants from: • all business and owners of commercial properties within the CBD. to • owners and occupiers of properties located in Central Geelong.
	Change the assessment criteria from: • Priority Funding 20% Heritage Impacts 40% and Community Benefit 40%. to. • Well Planned Project 40%, Heritage Impacts 30%, and Community Benefit 30%.
	Remove the location constraint of the priority streetscape areas.
	Improve information for applicants to assist them through the steps and requirements of each category.

Grant Program	Guideline Change
Creative Communities	Increase the maximum grant amount from $6,000 to $10,0000 in line with the other community project/festival/event funds.
Healthy and Connected Communities	Increase the maximum grant amount from $6,000 to $10,000 in line with the other community project / festival / event funds.
	Favourably assess applications that provide evidence of intent to increase the social and economic participation of our most vulnerable people and/or enhance a sense of community belonging.
Environment and Sustainability	Increase the maximum grant amount from $6,000 to $10,000 in line with the other community project / festival / event funds.
	Update the guidelines to reflect the principles and actions of Council's Sustainability Framework.
Community Events	Decrease the maximum grant amount from $20,000 to $10,000 in line with the other community project / festival / event funds.
	Include a definition of Community Event and strengthen the explanation of the types of projects supported by the fund and to better direct applicants to the correct project / festival / event fund.

Attachment 3

2020-21 Review of Grant Guidelines – Response to Feedback

Community Infrastructure

Feedback:

- **A lack of clarity on the types of applicants and projects that best suit the purpose of Community Infrastructure grants.**

The eligibility guidelines were changed for the 2019-20 funding round, to allow applications from organisation on private land. This change unintentionally resulted in a lack of clarity on the eligibility of some applicants and the most appropriate type of projects for Community Infrastructure grants. This caused confusion for applicants, officers providing advice and assessment panels. Therefore, some of the applications received and assessed were from large, professional bodies with State and/or Federal Government policy responsibilities.

To address this feedback, it is proposed to change the eligibility criteria to exclude applications from health care providers, primary and secondary schools and tertiary institutions and housing projects.

- **Contributions to large projects**

A small number of applications were received for projects with budgets in excess of $2 million. Feedback indicates a preference for grants to support organisations with limited options to secure funding from other sources and to limit awarding grants to large-scale and complex capital projects.

To address this feedback, it is proposed to make projects with total costs in excess of $1.5 million ineligible to apply.

- **A two-step process for projects with multiple funding sources not secured, to allow approval contingent on receiving other funds.**

The current guidelines require applicants to demonstrate they have secured all sources of funding for their project. This ensures the City is funding projects ready to proceed.

Some larger projects require funding from multiple government and philanthropic sources. Confirmation from one party e.g. Council, can provide leverage and support to assist securing other funding which is a positive outcome for the group.

The risk to Council of providing contingent approval is that funding must be held in reserve until the group has secured all financial support. This could take several months or years or the project may not proceed. In the meantime, other applications could be funded and deliver more immediate impact for the community. This change is not recommended.

- **Viability of limiting the number of larger grants in favour of smaller grants e.g. a maximum of 2-3 grants awarded in the $200,000 - $300,000 bracket.**

In the three years from 2017-2019, the City received 142 applications for Community Infrastructure Grants requesting a total of $15.6 million and funded 70 projects with a total value of $4.9 million.

Of the 142 applications, 78 (55%) requested $50,000 or less and 31 (22%) requested $250,000 or more.

The Community Infrastructure Grants supports a mix of lower and higher value projects and all projects are assessed together regardless of the total grant request.

Limiting the number of larger ($250,000 and above) applications could improve the success rate of the smaller ($100,000 and less) applications, assuming the smaller projects still rate favourably against the assessment criteria.

To address this feedback, it is proposed to limit the number of applications valued at $250,000 or more to no more than 60% of the total budget.

- **Electronic Gaming Machines (EGMs)**

The community infrastructure guidelines currently state that facilities designated for electronic gaming machine operations are not eligible under the community infrastructure guidelines and that proposals for funding where the recipient organisations receive revenue from electronic gaming machines are given a lower priority during the assessment phase

To improve the assessment process all applicants will be asked to provide information on their access to EGM revenue to inform priorities for funding recommendations. This change will be introduced to other grant programs in the Community Investment and Support Fund.

- **Priority criteria**

Council may on an annual basis nominate priority funding themes which will attract an additional score as part of the application assessment. In 2019-20 the priority themes were:

- Gender Equity additional 10%; and
- Social Equity additional 10%

Based on feedback it is proposed the priority criteria for 2020-21 are:

- All abilities access additional 10%; and
- Social inequity additional 10%

Volunteering was considered, however given that the fund supports not for profit community groups, mostly run by volunteers an additional priority for volunteering is not required.

- **Well planned Project - key indicators**

It is proposed to remove '*Contribution by organisation will attract a weighting score proportionate to total project cost i.e. 90% contribution attracts score of 9, 20% contribution attracts a score of 2'* as a key indicator in the well-planned project assessment criteria

The intention of this indicator was to encourage applicants to contribute funds to the project even if they could not meet the required 1/3 contribution ratio, but as it is written it could be misconstrued to favour financially well-resourced clubs. If an applicant cannot meet the 1/3 ratio, they must apply for Financial Hardship.

- **How do we ensure that funded Private facilities remain accessible to the public?**

The City's legal team will consider if it's possible to include a clause in contracts with private clubs to ensure that the facility funded by the City is protected from future change of use or sale, and that it will remain accessible to the public. These contracts are currently under development and are based on the Victorian Government's *Common Funding Agreement*.

Central Geelong Heritage Fund

Expand eligibility to all of municipality not just Central Geelong.

The Central Geelong Heritage Fund was created through the Central Geelong Action Plan (2013) and supports the restoration of heritage building facades in Central Geelong.

The Fund is underpinned by guiding principles in the Action Plan, which seek to attract more people working, living, learning and playing in Central Geelong, along with helping to stimulate private investment and support activity and development in the city centre.

The fund is an important initiative by Council with a dual purpose to assist with improvements to the city's streetscapes and liveability of Central Geelong; and stimulate private investment in Central Geelong.

Allowing applications from across the municipality does not align with the strategic intent and purpose of the Heritage fund and is not recommended. The State Government and the City provides other support for heritage restorations.

State Government provides funding for supporting the restoration of heritage buildings across Victoria. The Living Heritage Program has a $60 million fund which targets significant heritage places that are included on the Victorian Heritage Register, several of which are buildings and outdoor heritage items, such as monuments throughout the City of Greater Geelong.

The City of Greater Geelong also offers a Minor Low Interest Heritage Loan Program to assist owners of recognised heritage buildings to undertake works to retain and enhance their heritage. This program applies across the municipality.

Expand to include indigenous heritage not just European heritage.

The region's cultural heritage continues to further recognise indigenous heritage as an important theme in the development of the City's Arts and Cultural Strategy. The strategic work being undertaken during 2020 will better inform both the City's and the Arts and Culture Department's role in this area.

Changing the guidelines to include indigenous heritage projects in not recommended until the City is clearer on its role and responsibility in this important area.

Improve guidelines to ensure greater success of applications

Feedback included how to attract projects that best suit the purpose of this grant fund and ensure a greater success of applications.

To address this feedback a new category will be created to assist with the costs of planning for future eligible heritage restoration projects and guidelines will include improved information to assist applicants through the steps and requirements of each category. Additionally, the constraint of the priority streetscape areas will be removed allowing all projects in the Central Geelong boundary to be assessed equally.

Creative Communities

Feedback included confusion about the different amount of funding available between grant programs and the timing of rounds.

To address this feedback, all grants will open on the same date and it is proposed to increase the maximum grant amount from $6,000 to $10,000 in line with the other community project, festival and event grants.

Healthy and Connected Communities

Feedback included a lack of clarity around some guidelines, confusion about the different amount of funding available between grant programs, the timing of rounds and how to attract community projects that best suit the purpose of this grant fund.

To address this feedback, all grants will open on the same date and it is proposed to increase the maximum grant amount from $6,000 to $10,000 in line with other community project, festival and event grants.

Applications that aim to increase the social and economic participation of our most vulnerable people or enhance a sense of community belonging will be more favourably assessed.

Environment and Sustainability

Feedback included confusion about the different amount of funding available between grant programs, the timing of rounds and the need to update the guidelines in response to the principles of Council's recently adopted Sustainability Framework.

To address this feedback, all grants will open on the same date and it is proposed to increase the maximum grant amount from $6,000 to $10,000 in line with other community project, festival and event grants. The updated guidelines will reflect the principles of Council's Sustainability Framework.

Community Events

Feedback included confusion about the different amount of funding available between grant programs, the timing of rounds, a lack of clarity on the eligibility of applicants and the types of events that best suit the purpose of program.

To address this feedback all grants will open on the same date and it is proposed to decrease the maximum grant amount from $20,000 to $10,000 in line with other community project, festival and event grants. The definition of events and explanation of the types of projects supported by the fund will be improved to better direct applicants to the correct project, festival or event grant.

THE CITY OF
GREATER GEELONG

COMMUNITY INFRASTRUCTURE GRANTS

GUIDELINES

CITY OF GREATER GEELONG

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

> *Greater Geelong: A Clever and Creative Future* is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative
>
> *Council Plan 2018-22-Putting Our Community First* guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

WHAT ARE COMMUNITY INFRASTRUCTURE GRANTS?

Community Infrastructure includes open spaces, recreation and sports facilities, arts and cultural facilities, community centres and meeting places. This Infrastructure provides places and spaces for building community.

Community Infrastructure Grants support the planning and delivery of projects that aim to upgrade, renovate or construct new or existing community facilities.

Projects must be community-led initiatives which allow groups to provide a better level of service, increased programs or improve how spaces function.

Priority will be given to projects that increase community access and participation, demonstrate collaboration between groups and result in greater use of facilities.

Only facilities located in the City of Greater Geelong are eligible for a Community Infrastructure Grants.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. Incomplete or late submissions of applications will not be accepted.

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Community Infrastructure – Planning	TBC	TBC
Community Infrastructure – Capital Works		

WHO CAN APPLY?

Type	YES	NO
Not for Profit, incorporated bodies or registered under company law who operate on public land managed or owned by Council, or Crown land where the management of the facility is community based and there is access for the broader community (herein referred to as **"PUBLIC").**	✓	
Not for Profit, incorporated bodies or registered under company law who operate in facilities NOT located on Council owned or managed land; or managed or maintained by Council (herein referred to as **"PRIVATE")** which provide access for the broader community.	✓	
Unincorporated bodies with an auspice	✓	

Type	YES	NO
Individuals and sole traders		X
Profit making organisations including commercial entities, businesses and sole traders.		X
Organisations with outstanding debts or arrears to the City of Greater Geelong.		X
Organisations that have not provided a satisfactory Evaluation/Acquittal form for any previous funding received from Council. This includes organisations that have acted as an Auspice body for an unincorporated group.		X
Tenant clubs/organisations that have **not** resolved a breach of the Victorian Code for Community Sport.		X

HOW MUCH CAN YOU APPLY FOR?

The Community Infrastructure Grant offers two levels of funding to choose from as relevant to your project:

CATEGORIES	DESCRIPTION	MAX. GRANT ALLOCATION (PER APPLICATION)
Planning	For costs associated with planning & feasibility activities for future infrastructure projects that demonstrate strong community benefit and align with key priority areas of this program.	$50,000
Capital Works	To assist with cost of ready to go community infrastructure projects. Infrastructure projects must be openly accessible to and have strong community benefits and align with the key priority areas of this program. Not applicable for the purchase of land.	$350,000

- Only one proposal can be considered per applicant organisation per financial year.
- Applicants whose projects involve partnerships with other organisations or agencies will need to provide a support letter with their application.
- Success with a planning application is not a guarantee for funding in subsequent years for delivery of capital works.

YOU WILL HAVE TO MATCH OUR FUNDING

The city will only fund up to two-thirds of your total project cost to the maximum grant funding offered.

You must match our funding with one dollar for every two dollars we grant and provide any remaining funding required. Evidence of matched funding must be provided for all applications.

Matched funding ensures project viability and demonstrates community commitment to finalising the project.

Example of matched funding amounts			
Total Project Cost	City of Greater Geelong Funding (2/3 of total project cost)	Applicant matched funding (one dollar for every two dollars)	Additional applicant contribution (if required)
$45,000	$30,000	$15,000	nil
$525,000	$350,000 (maximum grant)	$175,000	nil
$600,000	$350,000 (maximum grant)	$175,000	$75,000

EXEMPTION FROM MATCHED FUNDING

If you are unable to provide the full amount of matched funding, you may apply for an exemption based on financial hardship. To receive an exemption from matched funding you must:

- apply for financial hardship PRIOR to submitting your Community Infrastructure Grant application
- explain why you cannot match the funding
- provide your organisation's financial statements for the last three years – as already provided to Consumer Affairs Victoria (through myCAV) or to the Australian Charities and Not-for-profits Commission, or in another format the City agrees is acceptable.

Assessment of exemptions will take into consideration:

- financial capacity of application to contribute
- age of group (with a preference to support new and emerging organisations)
- level of disadvantage of applicant's members, community or location

WHAT CAN YOU APPLY FOR?

This table identifies ideas and examples of the types of initiatives and projects that will be considered for funding and the types of projects that will not be considered and under this program.

PROJECT TYPE	YES	NO
• Accessibility improvements of a facility to comply with DDA (Disability Discrimination Act) Standards.	✓	
• Unisex accessible change facilities.	✓	
• Sports lighting that improves participation and safety.	✓	
• General facility improvements that demonstrate an increase in community access, equity and participation.	✓	
• Multipurpose training facilities.	✓	
• Public art projects.	✓	
• Environmental Initiatives.	✓	
• Operational or core funding or recurrent expenses e.g. staff salaries, general administration costs, utilities, services or program delivery.		X
• Programs or activities that could potentially commit Council funding on an ongoing basis.		X
• Projects that have commenced prior to lodging an application		X
• Projects outside the City of Greater Geelong municipality.		X
• Projects that do not align with objectives of the grant program guidelines		X
• Funding for Council services where fees are normally charged e.g. Council rates; waste removal; parking fees, etc. NOTE: building or planning permit fees will only be funded as part of the construction phase of a grant funded project		X
• Costs associated with insurance claims.		X
• Repair works caused by natural disasters such as fire or as a result of vandalism.		X
• Projects that do not meet relevant Australian standards (e.g. lighting projects or netball court dimensions).		X

PROJECT TYPE	YES	NO
• Projects where contributions from funding partners or other grant/funding programs are not confirmed in writing within a timeframe stipulated by Council.		X
• Projects that are deemed by the City of Greater Geelong as not ready to proceed.		X
• Facilities where little or no public/community access is available.		X
• Facilities designated for electronic gaming machine operations.		X
• Bar facilities		X
• Routine or general maintenance works.		X
• Purchasing or maintenance of equipment (except as part of a facility fit out)		X
• Projects previously funded by the City of Greater Geelong. (exceptions may be were demonstration can be made of additional or new uses resulting in increases in participation or program outcomes)		X
• Projects that do not support implementing the principles of Universal Design and Environmentally Sustainable Design.		X
Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.		

HOW IS YOUR GRANT ASSESSED?

Applications are assessed on a weighted average scoring system of the criteria in the table below. Applicants should address these criteria in the online application form.

The Council may on an annual basis nominate **priority funding themes** which will attract an additional score as part of the application assessment. If and when priority themes are nominated the details will be included in the grant guidelines and advertising media.**

ASSESSMENT CRITERIA	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project 30%	• Demonstration that the project is well planned by clearly describing what is included in the project (scope) and that the project is ready to proceed. • Provision of a clear, balanced budget that shows total income equals total expenditure. Budgets must describe and show the total cost of the project including contingency and list any other additional sources of funds that will contribute to the total project income. • If there are no other additional sources of funding, applicants must provide evidence of exemption from matched funding based on financial hardship. • Relevant construction/architectural drawings, permits and approvals. • Demonstrated capacity that the applicant has the necessary expertise to support the delivery of the project. • Written quotes that accurately reflect the complete scope of proposed works as follows: – Project cost up to $25K = one current written quote – Project cost $25K-$150K = three current written quotes – Project cost $150K and above = three current written quote and an independent quantity surveyors (QS) report

ASSESSMENT CRITERIA	
	– Current = within the last six months
Community Impact 55%	• The application provides clear reasons for the project's need, who and how many community members will benefit and what those benefit will be. • Information on where the facility is/will be located and who will have access to it when complete • For PRIVATE applicants, how is long-term ongoing community access to the infrastructure guaranteed. • Demonstration the project will assist to achieve one or more of the following outcomes where the aim is to: – Improve social connections in our community. – Support older people, young people and children in our community. – Improve access to facilities and programs for people with all abilities. – Promote healthy eating and support active living. – Improve safety in our community. Demonstration how the project will assist to achieve one or more of the following outcomes: – Strengthen an organisation or group 's capacity to deliver existing programs. – Provides or generates additional services for the community. – Strengthens the social and economic capacity of community members and volunteer groups.
Environmental Impact 15%	Demonstration how the project enhances our natural environment and addresses climate change and environmental challenges in the following areas: • Protect, enhance and restore our region's biodiversity • Move toward a zero-emission, climate-ready city and region • Create greener community spaces • Contribute to the circular economy by reducing waste
TOTAL 100%	

** The nominated **priority funding themes** for 2020-21 attracting additional scores are:

ASSESSMENT CRITERIA TABLE – PRIORITY THEME 2020-21	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Access for all abilities 10%	• Demonstration that the project will empower people with a disability to be active contributors and participants in our community (TBC)
Social equity 10%	• The outcomes of social equity are intended to result in an increased sense of belonging, universal participation and a level playing field for all.

DO I NEED TO PROVIDE ANY PERMITS AND APPROVALS?

Evidence of permits or approvals may be required with your application. If you are unsure about the type of permits required, please contact the Grants Team.

CONTACT INFORMATION

You will need to discuss your proposed project in detail prior to submitting your application. Please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au for further information, advice and support.

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of grants offered by the City of Greater Geelong. For more information, go to www.geelongaustralia.com.au/grants

CHECKLIST

Information you need for your application

- Discuss your project with the relevant Council Officer by telephoning 5272 4736 or 5272 5039
- Incorporation Number
- Australian Business Number (ABN) (or statement by supplier form)
- Auspice Information (if necessary)
- Financial statement for the last three year, if applying for financial hardship
- Evidence of land owner approval
- Does your project need a commercial builder?
- Quotes as per the guideline requirements
- Report from Quantity Surveyor if required
- Concept designs and/or site plans your application relates to
- A certificate of Currency for public liability insurance with a minimum cover of $10 million for any one occurrence
- Evidence that all other funding sources are secured
- Evidence of support for the proposed work by other tenants or users of the facility

THE CITY OF
GREATER GEELONG

CENTRAL GEELONG HERITAGE GRANTS

GUIDELINES

CITY OF GREATER GEELONG

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

> *Greater Geelong: A Clever and Creative Future* is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative
>
> *Council Plan 2018-22-Putting Our Community First* guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

WHAT ARE CENTRAL GEELONG HERITAGE GRANTS?

The Central Geelong Heritage Fund (formerly known as the Major Heritage Fund) offers grants to undertake restoration works to eligible heritage buildings in Central Geelong.

The program has a key focus on heritage restoration projects which have been identified through heritage studies and/or evidence to support their restoration and will benefit the streetscapes in Central Geelong.

The Central Geelong Heritage Fund offers three categories of funding to choose from as relevant to your project:

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. Incomplete or late submissions of applications will not be accepted.

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Central Geelong Heritage	**tbc**	tbc

WHO CAN APPLY?

APPLICANT TYPE	YES	NO
Owners and/or occupiers of properties located in Central Geelong1	✓	
Owners and/or occupiers of properties located outside Central Geelong		**X**

[1] Central Geelong refers to the area known as the Central Geelong Action Plan Area (see appendix 1).

HOW MUCH CAN YOU APPLY FOR?

CATEGORIES	TITLE	DESCRIPTION	MAX. CONTRIBUTION	MAX. GRANT ALLOCATION
Category 1	**Strategic Projects**	For heritage restoration projects proposing to provide: – Reinstatement of a historic verandah; – Removal of introduced/non-heritage elements (i.e. external paintwork, cladding, and the like); and – Façade reconstruction works. As recommended by the Geelong Verandah Study (2006)[2].	Up to 70% of eligible project costs	$70,000 per property
Category 2	**General Projects**	All other heritage restoration projects in Central Geelong which meet the eligibility criteria.	Up to 50% of eligible project costs	$30,000 per property
Category 3[3]	**Project Feasibility & Investigation**	Costs associated with engaging appropriate consultants and/or practitioners to provide technical investigations, planning, project scoping and feasibility for future eligible heritage restoration projects.	Up to 100% of the eligible project costs	$10,000 per property

WHAT CAN YOU APPLY FOR?

The following checklist provides an overview of which projects which can be considered for funding under the Central Geelong Heritage Fund. Please note that applications seeking funding under the priority projects stream also need to meet the description details previously provided.

Project Type	YES	NO
Projects located within the Central Geelong Action Plan boundary (see appendix 1)	✓	
Projects relating to a building or streetscape with identified historic value, by: – being affected by a heritage overlay; – being within an identified heritage precinct; – being identified as having historic significance in a referenced study or strategic document in the Greater Geelong Planning Scheme; or – being provided with other appropriate evidence of historical significance, to the satisfaction of Council Officers.	✓	
Projects that will be visible to the public and focus on presentation to a street or public space.	✓	
Projects that are of a reconstructive or restorative nature, and can be supported by early building plans, references in studies or other strategic documents, historical photographs, drawings, and other satisfactory evidence.	✓	

[2] For a copy of an extract relevant to your property from the Geelong Verandah Study can be provided to you. Please contact us for more information.

[3] Category 3 (Project Feasibility & Investigation) applications that are successful in obtaining funds are not guaranteed funding in any subsequent round for Category 1 & 2, All future funding will still be required to apply via the competitive grant application process.

Project Type	YES	NO
Projects associated with works that do not seek to restore original historic fabric associated with the building (i.e. painting a building in a colour that historically never existed, installing a verandah on a building that historically did not have a verandah, installing metal windows on a building that historically had timber windows, etc.).		X
Interior works or works which are not easily visible to the public.		X
Works which have been required by a building or emergency order issued by the City of Greater Geelong.		X
Projects for properties where monies are owing to the City of Greater Geelong.		X
Works that have been completed or have commenced at the time of submitting the application.		X

ELIGIBLE PROJECT COSTS

Costs associated with eligible projects must be fully itemised and provided in quote by a suitably qualified practitioner who is capable of carrying out the proposed works. The following checklist provides the eligible project costs which can be funded under the Central Geelong Heritage Fund:

Type of Project	YES	NO
Purchase of materials, labour costs, equipment hire and other reasonable costs associated with the eligible project **(Category 1 & 2 applications)**.	✓	
Costs associated with the preparation of a detailed scope of works, designs and other technical investigations associated with an eligible restoration project **(Category 3 applications only)**.	✓	
Permit fees **(any applications)**		X

APPLICATION INFORMATION REQUIREMENTS

Discuss your application with Council Officer's to discuss eligibility (Highly Recommended). A pre-application meeting can be arranged by contacting the Central Geelong and Waterfront Team on 5272 5059 or jtrowell@geelongcity.vic.gov.au

Applications for the Central Geelong Heritage Fund must be made online at www.geelongaustralia.com.au/grants and must provide the following information:

Category 1 (Strategic Projects) and Category 2 (General Projects) Applications

Essential (must provide)

1. Completed online application form.
2. A current copy of title for the land. A current copy of title can be obtained online at www.landata.vic.gov.au or by visiting the Land Information Centre located at Level 10, 570 Bourke Street, Melbourne.
3. A description of the restoration project prepared by an experienced project manager and/or practitioner, and clearly outlining:
    a. The purpose & need for the proposed works;
    b. The scope of the proposed works & project delivery methods; and
    c. The estimated project costs.
4. A copy of any planning permit and endorsed plans.

Desirable (should provide and will support the assessment scoring)

5. A statement or outline of the heritage skills of the practitioners that will be engaged to undertaken the works, and their abilities (including examples) to undertake traditional work and repairs associated with heritage buildings.
6. A detailed Project Plan outlining the project activities, budget, timelines, project scope, methodology and risks associated with the project (refer to attached template)[4].

Category 3 (Project Feasibility & Investigation) Applications

Essential (must provide)

1. Completed online application form.
2. A current copy of title for the land. A current copy of title can be obtained online at www.landata.vic.gov.au or by visiting the Land Information Centre located at Level 10, 570 Bourke Street, Melbourne.
3. A description of the restoration project and a concept.
4. Any available historical information, plans and/or photographs to support the project.
5. A scope of work to be undertaken by the consultants and/or practitioners to provide technical investigations, planning, project scoping, feasibility, and the like.
6. Quotes from all consultants and/or practitioners that are to be engaged to carry out the work in accordance with the scope.

Desirable (should provide and will support the assessment scoring)

7. A statement or outline of the heritage skills of the practitioners that will be engaged to undertaken the works, and their abilities (including examples) to undertake traditional work and repairs associated with heritage buildings.
8. Confirmation whether the consultant or contractor being engaged is listed on the consultants directory provided by Heritage Victoria at https://www.heritage.vic.gov.au/consultants-directory

ASSESSMENT CRITERIA

All applications must be assessed against the eligibility and assessment criteria. In awarding grants, priority is given to projects which achieve a higher score.

KEY CRITERIA AND WEIGHTING %	KEY INDICATORS (WHAT IS BEING LOOKED FOR IN ASSESSING AN APPLICATION)
Heritage Impacts –30%	The project will result in a positive heritage conservation and restoration outcome.
Community Benefit – 30%	The application will provide a restoration project which will improve the presentation and condition of the heritage place and will enhance the appearance of the streetscape. There is a demonstrated public need for the project based on a net community benefit. The project will act as a catalyst for change within a streetscape that provides significant opportunities for heritage restoration projects.
Well Planned Project – 40%	**Category 1 & 2 Applications** Demonstrated capacity that the applicant (or a project manager or practitioner that has been engaged by the applicant) has the necessary expertise to support the delivery of the project. Provision of a clear, well balanced project budget, detailing the different costs associated with the delivery of the project. Provision of supporting documentation, including plans, photographs and other documents to clearly outline the intended works.

[4] It is recommended that the Project Plan be reviewed by a Council Officer prior to lodgement of the grant application.

KEY CRITERIA AND WEIGHTING %	KEY INDICATORS (WHAT IS BEING LOOKED FOR IN ASSESSING AN APPLICATION)
	Category 3 Applications Demonstrated capacity that the consultants and practitioners proposed to be engaged for project planning have the necessary expertise to support the delivery of the project. Consultants and/or practitioners with demonstrated experience working on similar projects associated with heritage buildings.
Total - 100%	

FREQUENTLY ASKED QUESTIONS

Q. How do I check if my building is considered a heritage building?

A. Council officers can undertake some initial checks on your behalf to determine whether your property is affected by a Heritage Overlay, in a Heritage Precinct, or whether there are any available documents which reference your building as having historic significance.

If these initial checks are inconclusive then you may need to engage a heritage consultant to undertake some further research on your behalf.

Q. Who can I engage to help me with my project?

A. In coming up with the right heritage project for your building, it can greatly assist to have a consultant or contractor who can provide specialist heritage advice or technical assistance.

Whether you decide to engage a heritage specialist may depend on the complexity of your project. A helpful heritage consultants director can be found on the Heritage Victoria website at https://www.heritage.vic.gov.au/consultants-directory

The advice that council officers can provide you with will be limited to considering a finished proposal, and unfortunately we cannot develop this proposal with you. Having said this, we actively try to guide you in the right direction as much as we can.

Q. What timing should I allow to prepare and submit my application?

A. Unfortunately we do receive a lot of applications the night before the closure date, and which are either incomplete, or unclear, and have not been discussed with us prior to lodging.

We strongly recommend that you take the time to research your application well, and to provide as much detail as you can. Your application needs to be able to be understood by people with, and without, any knowledge or understanding of heritage.

A helpful tip is to run your application past someone who is unfamiliar with what you are looking to do. If they can't understand it from the documents that you are going to submit, then it is likely that we won't be able to either.

We can review any application documents prior to lodgement and offer some advice, but again, it is not recommended that this be done in the days leading up to the application closing date.

Q. Will my application be successful if I have obtained a planning permit for my project?

A. Obtaining a planning permit does not automatically mean that your application will be successful under the Central Geelong Heritage Fund. Planning permits are assessed against what is deemed acceptable under the relevant planning controls that affect your site.

This may not necessarily be replicated into what is deemed an eligible project for a grant application.

It is important that you do not confuse discussions with council officers regarding a planning permit application, with discussions relating to an application to be made under the Central Geelong Heritage Fund.

If your application is successful under the Central Geelong Heritage Fund, it will be granted on the condition that you have, or will obtain a planning permit, prior to commencing any works.

TERMS AND CONDITIONS[5]

1. Successful applicants will be required to enter into a legally-binding Funding Agreement with the City of Greater Geelong prior to the receipt of grant funds that sets out the responsibilities of each party.
2. Prior to entering into a Funding Agreement, an inception meeting will be held between the successful applicant and Council Officers to establish key milestones, timeframes and funding expectations and any other requirements.
3. Project activity deliverables as set out in the funding agreement will be required to be met prior to any payments.
4. Applicants will be required to complete the project in accordance with the project milestones and timeframes set out in the funding agreement. For the majority of grants, this timeframe is typically 12 months.
5. Any variations to the funding agreement, including the project activity and expenditure of funds, must only be made by agreement in writing between the Applicant and the City of Greater Geelong.
6. The value of the total grant provided to individual applicants will be assessed on a case-by-case basis determined on its merits relative to the assessment criteria.
7. The Applicant is required (at their cost) to erect a temporary sign on the subject property for the duration of the works stating that these works are being partially funded by the City of Greater Geelong. Details of the signage can be obtained from Council's Central Geelong and Waterfront Unit on 5272 5059.
8. The property will be subject to routine inspection(s) by representatives of Council, fulfilling its responsibilities under the Planning and Environment Act (1987), Building Regulations 2006 and any requirements set out in the Funding Agreement.
9. Projects that do not commence, are discontinued without completion, or are not completed to the satisfaction of the Council, may be required to return all of the allocated grant funds to the City of Greater Geelong, including all funds which have been expended.
10. Successful projects that have been funded must acknowledge the City of Greater Geelong as a funding source on any marketing or publicity material, and include the City's official logo and include the following working: 'This project is supported by the City of Greater Geelong through the Central Geelong Heritage Fund'. Please contact the City's Communications and Marketing Team on 5272 4803 to arrange appropriate logo material to be provided.
11. It is the sole responsibility of the applicant to ensure that all funded projects obtain necessary permits, consents and permissions, including those required from the City of Greater Geelong. A successful application for funding does not equate to the granting of any permits or necessary approvals.

CONTACT INFORMATION

To discuss your proposed project in detail prior to submitting your application please contact;

Central Geelong and Waterfront staff

Joshua Trowell – Senior Business & Industry Engagement Officer

5272 5059

jtrowell@geelongcity.vic.gov.au

For help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPPORTUNITIES

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to: http://www.geelongaustralia.com.au/grants

[5] Additional terms and conditions will be set out in any funding agreement between the Applicant and the City of Greater Geelong.

APPENDIX 1 – CENTRAL GEELONG ACTION PLAN BOUNDARY



Prepared by City of Greater Geelong - 14 Mar 2017
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

THE CITY OF
GREATER GEELONG

CREATIVE COMMUNITIES ARTS GRANTS

GUIDELINES

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

Greater Geelong: A Clever and Creative Future is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative

Council Plan 2018-22-Putting Our Community First guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

The Creative Communities Arts Grants also references Geelong's designation as a UNESCO City of Design https://www.geelongcityofdesign.com.au/

WHAT ARE COMMUNITY ARTS GRANTS?

Community Arts Grants aim to support the initiation, development and delivery of quality arts projects, enriching the cultural fabric of the Geelong region and maximising community participation in local arts activity.

We look for projects that assist the City to build cultural strengths, connect communities through the arts and heritage, and raise the profile of the Geelong municipality as a creative region.

Eligible organisations may apply for activities that will take place within the Greater Geelong municipality, and/or benefit the cultural life of the Geelong community.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. **Incomplete or late submissions of applications will not be accepted.**

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Creative Communities – Arts	TBC	TBC
Creative Communities - Quick Response	1 October 2020– 15 April 2021	Within (approx) four weeks from submission date
Creative Communities - Professional Development	1 October 2020 – 15 April 2021	

WHO CAN APPLY?

If you are receiving external support to write this grant, the applicant must actively participate in developing the ideas and the application process.

Applicants who received funding from this grant program in the previous financial year will be given a lower priority.

ORGANISATION CATEGORY	YES	NO
Not for Profit, incorporated bodies, cooperatives or associations	✓	
Registered charitable organisations – Refer to Australian Charities and Not for Profit Commission.	✓	

ORGANISATION CATEGORY	YES	NO
Government Schools/Learning institutions – only where the project is not curriculum based or where the activity or benefit is not confined to the learning institution but is for the primary benefit of the wider community.	✓	
Unincorporated bodies with an auspice	✓	
Groups that have engaged individual Professional Artist/s to facilitate community arts projects on their behalf. In this instance the organisation is to be the applicant.	✓	
Individuals and sole traders (May be eligible under 'Professional Development' grant stream) *Individuals should partner with an eligible organisation to host the project so that the organisation is the official Applicant.*		X
Profit-making organisations including commercial entities and businesses *(would require an Auspice to be eligible and outcomes must be primarily for community benefit not commercially driven)*		X
Organisations with outstanding debts or arrears to the City of Greater Geelong.		X
Organisations/groups that have not provided a satisfactory Evaluation/Acquittal form to the City of Greater Geelong for any previous funding received from Council from any funding program. This includes organisations that have acted as an Auspice body for an unincorporated group. *(For Acquittal enquiries contact the Arts & Culture Department on 03 5272 4703)*		X
Organisations that have already received funds from Council from this program within the current financial year.		X

HOW MUCH CAN YOU APPLY FOR?

- Community Arts Grants (Arts Project) are amounts of up to $10,000 (TBC).
- A two-year (Biennial) funding option is available, disbursed across two years (max $10,000 per year), for particularly large projects with two distinct phases. For example: planning phase for community consultation and research etc. followed by a delivery phase for production and public outcome.
- Note: Applications that are not considered to have a sufficiently strong case for biennial funding may be considered for single year funding. In this instance an officer will contact you discuss this shift; scoring of your application will not be adversely affected.

NOTE: Contribution to the project by the (Applicant) organisation: It is desirable to ensure that the success of your project does not depend entirely on receiving a City of Greater Geelong grant. Your response to 'contribution to the project' should include comment about how you will proceed if other funding applications are not successful and reference any other external funding or sponsorship you are applying for, as well as all in-kind contributions.

PROFIT

Careful attention should be given to the application budget to ensure it is informative, well scoped and balanced (do not indicate a profit or a loss). A profit indicated in a project budget may result in an equal reduction in the approved grant amount.

WHAT CAN YOU APPLY FOR?

This table provides ideas and examples of the types of initiatives and projects that will be considered for funding. It is not an exhaustive list and is a guide only. Projects funded in previous years can be found at the Geelong Australia website www.geelongaustralia.com.au/grants If you are unsure that your project is suitable, please contract a grants team member to discuss – see contact details on last page.

All projects with an arts and culture focus which occur within the Greater Geelong municipality will be considered. However, the most successful projects are ones that seek to enhance local identity and cultural life.

PROJECT TYPE	YES	NO
Creation and or delivery of original performance works – all disciplines	✓	
Development costs for scripts and publications.	✓	
Preparation of business cases, and business plans for large-scale arts activities.	✓	
Creation and delivery of Workshops, Information Sessions, Seminars and Event Series of an arts, culture or heritage nature that are not the core business of the applicant.	✓	
Activities that encourage collaboration between arts organisations and other (arts or non-arts) communities.	✓	
Non-festival cultural activities (See Community Festival grant guidelines).	✓	
Installations and exhibitions.	✓	
Costs related to arts workshops and community arts events.	✓	
Project-based professional artist fees *(not wages or salaries to existing employed ensemble members/artists)*	✓	
Project specific hire of equipment for example, sound equipment, instruments, mobile staging or technical requirements	✓	
Art making materials	✓	
Project launch costs	✓	
Activities that involve schools/learning organisations but that are non-curricular, conducted outside the school, and primarily for the benefit of the wider community.	✓	
Activities that could be considered core business i.e. those associated with the applicant's normal or day-to-day operation *(including regular projects and activities administration, staff salaries, insurances and permit costs).*		**X**
Programs or activities that could potentially commit Council funding on an ongoing basis e.g. maintenance.		**X**
Requests for retrospective purchases or projects or where activities commence prior to being acknowledged as successful.		**X**

PROJECT TYPE	YES	NO
Activities that take place outside the City of Greater Geelong. (Where activities also have outcome/s that occur outside the Municipality, only the portion taking place within Greater Geelong is eligible).		X
Fundraising events. e.g. Fetes, markets, fun runs, concerts, competitions, and other activities where the main aim is to directly fundraise for a charity or cause.		X
Projects that have already received support from, and/or meet the criteria of another City of Greater Geelong funding program in the same financial year.		X
Prizes, gifts, awards, or sponsorship costs for example, trophies, medals, money, vouchers		X
Some touring shows or performances of previously published works may be considered core business of the application (contact the Arts & Culture Department)		X
Capital Works – includes building, renovations, refurbishments to the inside of outside of a building or to any outdoor spaces such as playgrounds, sporting groups, parks or reserves etc.		X
Purchase (not hire) of equipment for ongoing use including hand tools, pre-made costumes. (See Community Grants equipment program for this.)		X
Professional Development Training for artists and volunteers (may be eligible under the Creative Communities Professional Development Grant category)		X
Activities that may be covered by Federal or State Education Training funding – e.g. school fete activities based on school grounds *(except activities that involve schools/learning organisations but that are conducted in, and primarily and for the benefit of the wider community).*		X
Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.		

Projects that are the same or similar to a previous year's application cannot be assured repeat funding and to ensure that funds distributed equitably, new or one-off projects are our priority.

HOW ARE APPLICATIONS ASSESSED?

Eligible applications are assessed on a weighted average scoring system in the table below. Applicants should address these criteria in the online application form.

It is important to note that meeting all criteria does not guarantee that an application will be successful. Preference is given to innovation, new original work and activities demonstrating significant development in design, quality and/or quantity.

There is no guarantee that activities which have previously attracted funding will be funded again.

ASSESSMENT CRITERIA	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project – 25%	**Project Rationale** • Considers the need and reasons for doing it. Includes estimated number, gender, age and location/region of those participating in the project. • Considers how it fits within City of Greater Geelong strategic directions. **Well Scoped Project and Sound Budget** • Demonstration that project is well planned and scoped. Where relevant, evidence of plans, required permits and approvals should be provided. • Provision of a clear, well balanced budget that details total project costs and all income sources relevant to the project. Where relevant, written quotes should be provided. Demonstrated capacity of the applicant organisation to support delivery of the project. *Note: For fair and equitable distribution of the limited funds, it is expected that applicants will request only what they genuinely need as demonstrated in a carefully prepared budget, rather than automatically requesting the upper limit of the program*
Community Impact – 55%	**To assist to determine the level of community benefit, the following three main elements will be considered:** • Considers how the project provides opportunities that strengthen and express the unique character of the City of Greater Geelong by developing clever, creative activities and ideas. • Considers the artistic merit, cultural and heritage merit of the specific activities that will take place, the degree of involvement of local professional artists (artists/arts practitioners who charge for their work) and non-professional artists who will be engaged on this project. • Considers how the project increases community access, equity, participation and demonstrates collaboration and inter-connection between groups. • Considers how the project will enhance health, wellbeing, diversity and quality of life for Greater Geelong communities by creating new or enhancing existing opportunities and capacities (awareness, knowledge, skills, resources). • Considers how the project encourages healthy environments for physical activity and infrastructure to support healthy living.
Environmental Impact – 10%	• Considers how the project positively impacts on the built and natural environment. • Considers how the project minimises our environmental footprint, including developing waste wise activities. • Considers what genuine effort has been made to explore the factors above and include tangible steps to improve positive effects or minimise harm.
Strategic Impact – 10%	• Considers how it aligns with the community's clever-creative vision and Council Plan priority actions (refer POLICY STATEMENT page 3) For example, this could include activities that are aimed at one or more of the following: • attracting new residents, visitors and/or audiences

ASSESSMENT CRITERIA	
	• contributing towards Greater Geelong being a leading city for tourism, arts, culture and heritage events; • includes estimated value of in-kind/volunteer hours, goods and services including provision or generation of additional services for the community increasing or enhancing volunteering.
TOTAL 100%	

PERMITS AND APPROVALS

Public Art Installation (including street art) – contact Council's Public Art Officer on 5272 4704.

CONTACT INFORMATION

To discuss your project or for help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants

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CREATIVE COMMUNITIES FESTIVAL GRANTS

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

Greater Geelong: A Clever and Creative Future is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative

Council Plan 2018-22-Putting Our Community First guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

The Creative Communities Festivals Grants also references Geelong's designation as a UNESCO City of Design https://www.geelongcityofdesign.com.au/

WHAT ARE COMMUNITY FESTIVALS GRANTS?

- Community Festivals Grants aim to strengthen Community Festival activities across the municipality and in doing so, celebrate the diverse and unique communities within the City of Greater Geelong.
- The program is available to groups seeking to develop small to moderate sized festivals which celebrate local or community identity, provide a diverse range of arts activities in accessible locations, and enrich the cultural life of the Geelong community.
- Eligible organisations may apply for activities that will take place within the Greater Geelong municipality, and which demonstrate benefit to the cultural life of the Geelong community.

IS YOUR EVENT A COMMUNITY FESTIVAL?

It is important to ensure that your event is a Community Festival, not an arts project or other event type.

A Community Festival is

- Primarily focused on meeting the arts, cultural and heritage needs of the local community in preference to the needs of a non-local audience.
- Celebrates local identity and uniqueness of place in preference to an imported, franchised or 'packaged' event.
- Provides opportunities for community arts and/or cultural development.
- Community participation is evident in the planning process.
- Offers a diverse range of cultural experiences and activities.
- Utilises space in a creative or different manner than that intended as its primary purpose e.g. parks or a foreshore.
- Is widely accessible and able to attract a broad range of participation and attendance.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. **Incomplete or late submissions of applications will not be accepted.**

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Creative Communities - Festivals	tbc	tbc

WHO CAN APPLY?

If you are receiving external support to write this grant, you must actively participate in developing the ideas and in the application process.

Applicants who received funding from this grant program in the previous financial year will be given a lower priority.

ORGANISATION CATEGORY	YES	NO
Not for Profit, incorporated bodies, cooperatives or associations	✓	
Registered charitable organisations– Refer to Australian Charities and Not for Profit Commission.	✓	
Government Schools/Learning institutions – (only where the project is not curriculum based or where the activity or benefit is not confined to the learning institution but is for the primary benefit of the wider community)	✓	
Unincorporated bodies with an auspice	✓	
Individuals and sole traders		X
Profit making organisations including commercial entities and businesses *(would require an Auspice to be eligible and outcomes must be primarily for community benefit not commercially driven)*		X
Organisations with outstanding debts or arrears to the City of Greater Geelong.		X
Organisations/groups that have not provided a satisfactory Evaluation/Acquittal form to the City of Greater Geelong for any previous funding received from Council from any funding program. This includes organisations that have acted as an Auspice body for an unincorporated group. *(For Acquittal enquiries contact the Arts & Culture Department on 03 5272 4703)*		X
Organisations that have already received funds from Council from this program within the current financial year.		X

HOW MUCH CAN YOU APPLY FOR?

Community Festivals Grants are amounts of up to $10,000 (TBC)

NOTE: For fair and equitable distribution of the limited funds, it is expected that applicants will request only what they genuinely need as demonstrated in a carefully prepared budget, rather than automatically requesting the upper limit of the program.

For festivals which have operated successfully and been funded by this programme for three or more consecutive years, an invitation only, three year (Triennial) funding option may be considered by the Arts & Culture Department. A higher level of funding may be considered for these events, determined by the scope and capacity of the festival. Triennial applications are based on a business case model and are subject to annual evaluation and review of KPIs. Prospective applicants will be invited to present a submission for consideration.

NOTE: Contribution to the activity by the (Applicant) organisation: It is desirable to ensure that the success of your project does not depend entirely on receiving a City of Greater Geelong grant. Your response to 'contribution to the project' should include comment about how you will proceed if other funding applications are not successful, discuss any other external funding or sponsorship you are applying for and include all in-kind contributions.

PROFIT

Making a profit from your festival activity is acceptable, provided you have used all grant funds strictly for the purpose for which they were approved. Careful attention should be given to the application budget to ensure it is informative, well scoped and balanced.

WHAT CAN YOU APPLY FOR?

This table identifies ideas and examples of the types of initiatives and projects that will be considered for funding and the types of projects that will not be considered and under this program. All festival activities with an arts and culture focus which occur within the Greater Geelong municipality will be considered, however the most successful projects are ones which seek to enhance local identity and cultural life.

PROJECT TYPE	YES	NO
Innovative arts activities not currently being presented as part of your festival.	✓	
Professional Artist fees e.g. Musicians, Artistic Director, etc.	✓	
Expenses incurred for the provision of arts, music, culture or heritage workshops	✓	
Materials for art installations, performance art, etc.	✓	
Venue hire (for the period of the event i.e. not ongoing).	✓	
Equipment rental essential to the festival program.	✓	
Advertising and promotional expenses.	✓	
Cost of development of professional Business Plans pertaining to the development and sustainability for your event.	✓	
Food items, only where provision of this food is integral to the cultural significance of the program e.g. Cross-cultural learning through provision of an indigenous or international cooking class.	✓	
Community engagement activities for research purposes	✓	
Core business costs associated with the daily operations of the festival organisation *(including administration and staff salaries and wages).*		**X**
Festivals whose primary participants or target audience is core business *(e.g. school event, where primary target audience is students/parents).*		**X**

PROJECT TYPE	YES	NO
Festival activities that commence prior to this application being received by Council, or acknowledged as successful *(to ensure that community organisations do not place themselves at financial risk)*.		X
Events that take place outside the City of Greater Geelong.		X
Fundraising events. e.g. Fetes, markets, fun runs, concerts, competitions, and other activities where the main aim is to directly fundraise for a charity or cause.		X
Festivals/events that have already received support from, and/or meet the criteria of another City of Greater Geelong funding program in the same financial year.		X
Prizes, gifts, awards, or sponsorship costs. e.g. Trophies, medals, money, vouchers etc.		X
Capital Works – includes building, renovations, refurbishments to the inside of outside of a building or to any outdoor spaces such as playgrounds, sporting groups, parks or reserves etc.		X
Purchase (not hire) of equipment for ongoing use including hand tools, pre-made costumes.		X
Professional Development Training for artists and volunteers (may be eligible under the Community Arts Professional Development Grant category)		X
Activities that may be covered by Federal or State Education Training funding – e.g. school fete activities based on school grounds *(except activities that involve schools/learning organisations but that are conducted in, and primarily and for the benefit of the wider community)*.		X
Catering costs where provision of food is not considered integral to the cultural nature of the project *(e.g. Food and drink provided at a launch event).*		X
A concert or series of performances to be held in a theatre or outdoor venue. *(May be eligible under Arts Grants Program)*		X
Events that have already received support from, and/or better meet the criteria of another City of Greater Geelong funding program		X
Events that are ongoing, regular activities of a venue ie monthly markets, seasonal sporting events approved under a licence/tenancy agreement.		X
Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.		

HOW ARE APPLICATIONS ASSESSED?

Eligible applications are assessed on a weighted average scoring system in the table below. Applicants should address these criteria in the online application form.

It is important to note that meeting all criteria does not guarantee that an application will be successful. Preference is given to innovation, new original work and activities demonstrating significant development in design, quality and/or quantity.

There is no guarantee that activities which have previously attracted funding will be funded again.

ASSESSMENT CRITERIA	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project – 20%	**Project Rationale** • Considers the need and reasons for doing it. Includes estimated number, gender, age and location/region of those participating in the project. • Considers how it fits within City of Greater Geelong strategic directions **Well Scoped Project** • Demonstration that project is well planned and scoped. Where relevant, evidence of plans, required permits and approvals should be provided. • Demonstrated capacity of the applicant organisation to support delivery of the project. *Note: For fair and equitable distribution of the limited funds, it is expected that applicants will request only what they genuinely need as demonstrated in a carefully prepared budget, rather than automatically requesting the upper limit of the program*
Community Impact – 55%	**To assist to determine the level of community benefit, the following three main elements will be considered:** • Considers how the activity provides opportunities that strengthen and express the unique character of the City of Greater Geelong by developing clever, creative activities and ideas. • Considers the artistic, cultural and heritage merit of the specific activities that will take place, the involvement of local professional artists (artists/arts practitioners who charge for their work) and non-professional artists who will be engaged on this project. • Considers how the activity increases community access, equity, participation and demonstrates collaboration and inter-connection between groups. • Considers how the activity will enhance health, wellbeing, diversity and quality of life for Greater Geelong communities by creating new or enhancing existing opportunities and capacities (awareness, knowledge, skills, resources). • Considers how the activity encourages healthy environments for physical activity and infrastructure to support healthy living.
Environmental Impact – 15%	• Considers how the activity positively impacts on the built and natural environment. • Considers how the activity minimises our environmental footprint, including developing waste wise events.
Strategic Impact – 10%	• Considers how the project aligns with the community's clever and creative vision and Council Plan priority actions (refer POLICY STATEMENT page 3) • Considers how the activity contributes to the City of Greater Geelong goals of a vibrant and prosperous community, including the direct or indirect impact on local economic growth, business and/or organisational capacity. *For example*, this could include activities that are aimed at one or more of the following: • attracting new residents, visitors and/or audiences • contributing towards Greater Geelong being a leading city for tourism, arts, culture and heritage events • strengthening an organisation's governance, structure, and/or financial capacity

ASSESSMENT CRITERIA
• provision or generation of additional services for the community increasing or enhancing volunteering including estimated value of in-kind/volunteer hours, goods and services.
TOTAL 100%

WASTE WISE AND SUSTAINABLE EVENTS

As part of our community-led vision, Greater Geelong: A Clever and Creative Future, the City is committed to reducing the environmental impacts of waste, including from events we run, support or grant permits to.

We highly encourage and prefer events that show consideration for avoiding or reducing waste – especially from single-use plastics – and maximising recycling outcomes in their event plans.

Waste Wise events follow these broad principles:

- Organisers commit to purposefully avoid and minimise waste wherever possible, and manage what is unavoidable responsibly
- Participants and attendees are encouraged to reduce their own waste through education before the event, and with clear signage and bin facilities at the event
- Re-usable, recyclable, compostable or already-recycled products are used wherever possible

You can learn more about making your event waste wise in our Events Planning Guide.

PERMITS & APPROVALS

Grant funding is not automatic approval for the conduct of your event. In many cases, particularly for outdoor venues, you will also require an Events Permit from the City of Greater Geelong.

Once your event is confirmed to proceed, you will need to determine whether you are required to obtain an Events Permit from the City of Greater Geelong. Further information can be obtained from the City's Event Planning Guide at www.eventsgeelong.com.au, or by contacting the Event Services Unit - *events@geelongcity.vic.gov.au / 03 5272 4139.*

Events Permits are coordinated by the City's Event Services Unit and are subject to a separate process, requiring the event organiser to: (as a minimum)

- Review the City's Events Planning Guide (available from www.eventsgeelong.com.au)
- Complete an Event Permit Application Form
- Provide evidence of public liability insurance demonstrating a minimum cover of $20M and providing a principal's indemnity to the City of Greater Geelong
- Submit all relevant plans, including emergency management plans and risk assessments.

You may also be required to participate in the Events Multi-Agency Working Group process, which is an advisory group ensuring the safe and appropriate conduct of events in the region.

CONTACT INFORMATION

To discuss your project or for help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants

THE CITY OF

GREATER GEELONG

HEALTHY AND CONNECTED COMMUNITIES GRANTS

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CITY OF GREATER GEELONG

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

Greater Geelong: A Clever and Creative Future is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative

Council Plan 2018-22-Putting Our Community First guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

Municipal Public Health and Wellbeing Plan 2018-21 outlines the goals and strategies we will pursue to maximise community health and wellbeing. https://www.geelongaustralia.com.au/healthygeelong

WHAT ARE HEALTHY AND CONNECTED COMMUNITIES GRANTS?

Healthy and Connected Communities Grants are for the delivery of responsive community projects, programs, activities and small community forums or events.

The grants aim to improve the health, wellbeing and capacity of our community.

We encourage projects that address areas of need in line with our Municipal Public Health & Wellbeing Plan.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. **Incomplete or late submissions of applications will not be accepted.**

GRANT NAME	APPLICATION DATES	OUTCOMES ADVISED
Healthy & Connected Communities	TBC	TBC

WHO CAN APPLY?

If you are receiving external support to write this grant, you must actively participate in developing the ideas and in the application process.

Applicants who received funding from this grant program in the previous financial year will be given a lower priority.

APPLICANT TYPE	YES	NO
Not for Profit, incorporated bodies, cooperatives or associations.	✓	
Registered charitable organisations– Refer to Australian Charities and Not for Profit Commission.	✓	
Government Schools/Learning institutions – (only where the project is not curriculum based or where the activity or benefit is not confined to the learning institution but is for the primary benefit of the wider community)	✓	
Unincorporated bodies with an auspice	✓	
Individuals and sole traders.		X
Profit making organisations including commercial entities, businesses and sole traders.		X

APPLICANT TYPE	YES	NO
Organisations with outstanding debts or arrears to the City of Greater Geelong.		X
Organisations that have not provided a satisfactory Evaluation/Acquittal form for any previous funding received from Council. This includes organisations that have acted as an Auspice body for an unincorporated group.		X
Organisations that have already received funds from Council from this program within the current financial year.		X

HOW MUCH CAN YOU APPLY FOR?

The Healthy and Connected Communities Grant Program offers two categories to choose from:

CATEGORIES	DESCRIPTION	MAX.GRANT APPLICATION (PER APPLICANT)
Project Grants	For the delivery of responsive community projects, programs, activities and small community forums or events that focus on improving health, wellbeing and capacity building that benefit the broader community.	$10,000 (TBC)
Equipment Grants	To assist with the cost of small equipment purchases that help community groups to either: Deliver services and programs; improve health and safety outcomes; or improve resources that support volunteer groups.	$2,000

- Only one of the above categories can be selected per application and organisation.
- Funding contributions from the applicant organisation towards the cost of the project are strongly encouraged.

WHAT CAN YOU APPLY FOR?

This table provides ideas and examples of the types of initiatives and projects that will be considered for funding. It is not an exhaustive list and is a guide only. Projects funded in previous years can be found at the Geelong Australia website www.geelongaustralia.com.au/grants If you are unsure that your project is suitable, please contract a grants team member to discuss – see contact details on last page

PROJECT TYPE	YES	NO
PROJECT GRANTS		
Initiatives that promote healthy lifestyles such as those that increase community participation in physical activities, recreational pursuits or promote and improve healthy eating.	✓	
Initiatives aimed at improving mental health and wellbeing outcomes in the community.	✓	
Community celebrations or events that mark a specific milestone, significant anniversary or promote community inclusion and social connections.	✓	
Activities that strengthen community relationships and encourage active participation in community life.	✓	
Initiatives that compliment or support existing programs, or strategies that aim to raise awareness or address complex social issues. For example, this could include issues around discrimination, gender equality, family violence or community safety etc.	✓	

PROJECT TYPE	YES	NO
Initiatives that address specific needs of Aboriginal, multicultural and new arrival communities; LGBTQI people; children; young people; seniors, and people with disabilities.	✓	
Projects that aim to increase community knowledge and capacity to use and embrace digital technologies and contribute to lifelong learning.	✓	
Initiatives that provide capacity building and community group governance strengthening and training opportunities for volunteers	✓	
Establishment costs associated with setting up a new community group.	✓	
Development of strategic or business plans to facilitate and assist community groups to identify and achieve goals and objectives consistent with their charter.	✓	
Applications that provide evidence of intent to increase the social and economic participation of our most vulnerable people and/or enhance a sense of community belonging will be assessed more favourably		
EQUIPMENT GRANTS		
Small equipment purchases that help community groups to either deliver services and programs; improve health and safety outcomes or improve resources that support volunteer groups. (Equipment must remain the property of the applicant organisation and be located within the City of Greater Geelong).	✓	
Equipment requiring building permits or permissions for installation		**X**
PROJECT AND EQUIPMENT GRANTS		
Staff salaries and wages (we will consider funding, for the purposes of assisting with specific proposed project, costs to engage an external facilitator, consultant or contractor who can supply and ABN and written quotations)		**X**
Administration costs and insurances (exceptions will be considered if the project is to establish a new community group)		**X**
Existing events, activities services and programs that are ongoing. This includes those that have already commenced. *(Note: we will only fund projects on a one-off basis. If the project will be ongoing or recurrent it cannot rely on its continuing operation on further funding support from the City of Greater Geelong)*		**X**
Requests for retrospective purchases or projects. If you are planning an event/project that is to be held before the results of this funding round are announced, the applicant understands the risk that they are not guaranteed funding.		**X**
Projects that duplicate or do not link with developed strategies of other local service responses (unless evidence of need, coordination and cooperation is demonstrated).		**X**
Fundraising events. e.g. fetes, markets, fun runs, concerts, competitions, and other activities where the main aim is to directly fundraise for a charity or cause.		**X**
Funding for Council services where fees are normally charged e.g. Council rates; waste removal; building or planning permit fees; parking fees, etc.		**X**
Activities aimed at promoting political views.		**X**

PROJECT TYPE	YES	NO
Projects that have already received support from or have received funds for the same project previously will only be considered again after three years and will be based on merit of the organisation and inability to find alternative funding sources.		X
Projects that meet the criteria of another City of Greater Geelong funding program		X
Prizes, gifts, awards, or sponsorship costs. e.g. Trophies, medals, money, vouchers etc.		X
Consumable items such as stationery, replacement of toner cartridges etc.		X
Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.		

DO I NEED TO OBTAIN ANY PERMITS AND APPROVALS?

If you are organising a community event, please refer to the City's Events Planning Guide at http://www.geelongaustralia.com.au/events/planning for further information as you may need an event permit. You can list your event on our web page for free and find out other useful information about planning your event.

HOW ARE APPLICATIONS ASSESSED?

Eligible applications are assessed on a weighted average scoring system in the table below. Applicants should address these criteria in the online application form.

PROJECT GRANTS

ASSESSMENT CRITERIA TABLE	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project – 30%	Demonstration of: • A sound and clear rationale for the project idea: i.e. the reasons for doing, its aim and why the funding is needed and can't be sourced elsewhere. • A project plan or a clear list of actions/tasks and timelines needed to deliver the project. • The capacity of the applicant organisation to undertake and deliver the project. e.g. there are sufficient numbers and skills and knowledge of volunteers and staff resources, timeframes are achievable. • That required permits and approvals have been obtained and are provided with the application (e.g. an event permit or approval to install fixed equipment). • A clear, well balanced budget. Budgets must describe and show the total cost of the equipment and list any other additional sources of funds that will contribute to the total costs. If there are no other additional sources of funding, why this is not possible. • Quotes to substantiate the cost of items that the grant funds are intended to fund.
	The project demonstrates it will assist in achieving outcomes that aim to achieve one or more of the following: • Improve social connections in our community • Support local Aboriginal people to achieve their priorities • Promote gender equity and diversity • Support older people, young people and children in our community

ASSESSMENT CRITERIA TABLE	
Community Impact – 65%	• Foster inclusive communities, multicultural activities and respect for cultural diversity • Improve access to programs for people with all abilities • Promote healthy eating and support active living • Improve safety in our community • Address social and economic vulnerability • *Improve social equity and inclusion *The outcomes of social equity are intended to result in an increased sense of belonging, universal participation and a level playing field for all. Demonstration that project will assist to achieve one or more of the following outcomes: • Strengthen an organisation's governance structure, and/or financial capacity • Strengthen the social and economic capacity of community members and groups • Provide or generating additional services for the community • Increase or enhance volunteering • Foster life-long learning.
Environmental Impact – 5%	Demonstration that the project: • Enhances sustainability and/or will not have a negative impact on the built and natural environment. • Includes consideration has been given to minimising our environmental footprint, including waste wise events.
TOTAL 100%	

EQUIPMENT GRANTS

ASSESSMENT CRITERIA TABLE	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project **15%**	The application includes: • Clear reasons showing why the equipment is needed and what it will be used for • Where it will be located and who will have access to it • Supporting evidence to show that any required permits and approvals have been obtained (this relates for equipment that needs installing or fixing to an existing structure) • A clear, well balanced budget. Budgets must describe and show the total cost of the equipment and list any other additional sources of funds that will contribute to the total costs. If there are no other additional sources of funding, why this is not possible • One current written quote (current = within the last six months)
Community Impact **70%**	Acquiring the equipment will help to achieve one or more of the following: • Improve social connections in our community • Support older people, young people and children in our community • Improve access to programs for people with all abilities • Promote healthy eating and support active living • Improve safety in our community

ASSESSMENT CRITERIA TABLE	
	• Address social and economic vulnerability • *Improve social equity and inclusion. **The outcomes of social equity are intended to result in an increased sense of belonging, universal participation and a level playing field for all.* Acquiring the equipment will assist to achieve one or more of the following outcomes: • Strengthen an organisation or group's capacity to deliver existing programs • Provide or generate additional services for the community • Strengthen the social and economic capacity of community members and volunteers' groups.
Environmental Impact **15%**	The equipment enhances sustainability and/or will not negatively impact the built and natural environment.
TOTAL 100%	

CONTACT INFORMATION

To discuss your project or for help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants

THE CITY OF
GREATER GEELONG

ENVIRONMENT AND SUSTAINABILITY GRANTS

GUIDELINES

CITY OF GREATER GEELONG

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

Greater Geelong: A Clever and Creative Future is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative

Council Plan 2018-22-Putting Our Community First guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

The Environment and Sustainability Grants respond to the City's Sustainability Framework
https://www.geelongaustralia.com.au/news/item/8d7bad67e192cbc.aspx

WHAT ARE ENVIRONMENT AND SUSTAINABILITY GRANTS?

- Environment and Sustainability Grants aim to support the initiation, development and delivery of projects that enhance our natural environment and drive sustainability actions across the Geelong region.
- We look for projects that assist the City to build environmental and sustainability strengths, connect communities and raise the profile of the Geelong municipality as a leader in addressing climate change and environmental challenges in the following areas:
  - -Protect, enhance and restore our region's biodiversity
  - -Move towards a zero-emission, climate-ready city and region
  - -Create greener community spaces
  - -Contribute to a circular economy by reducing waste
- The program is structured to support a wide range of community groups for a varied range of environment and sustainability projects.
- Eligible organisations may apply for activities that will take place within the Greater Geelong municipality, and/or benefit the cultural life of the Geelong community.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. Incomplete or late submissions of applications will not be accepted.

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Environment and Sustainability Grants	tbc	tbc

WHO CAN APPLY?

If you are receiving external support to write this grant, you must actively participate in developing the ideas and in the application process.

Applicants who received funding from this grant program in the previous financial year will be given a lower priority.

ORGANISATION CATEGORY	YES	NO
Not for Profit, incorporated bodies, cooperatives or associations	✓	
Registered charitable organisations - Refer to Australian Charities and Not for Profit Commission	✓	

ORGANISATION CATEGORY	YES	NO
Government Schools/Learning institutions – (only where the project is not curriculum based or where the activity or benefit is not confined to the learning institution but is for the primary benefit of the wider community)	✓	
Unincorporated bodies with an auspice	✓	
Individuals and sole traders		X
Profit making organisations including commercial entities, businesses and sole traders		X
Organisations with outstanding debts or arrears to the City of Greater Geelong		X
Organisations that have not provided a satisfactory Evaluation/Acquittal form for any previous funding received from Council. This includes organisations that have acted as an Auspice body for an unincorporated group		X
Organisations that have already received funds from Council from this program within the current financial year.		X

HOW MUCH CAN YOU APPLY FOR?

CATEGORIES	DESCRIPTION	MAX. GRANT ALLOCATION (PER APPLICATION)
Capital Works	*Minor Environmental Capital Works (e.g. water tanks)	$4,000
Projects	For the delivery of responsive environmental projects, programs and community activities.	$10,000 (TBC)

* For capital works above $4,000, applicants are advised to apply through the Community Infrastructure Grant program.

- Funding contributions from the applicant organisation towards the cost of the project are strongly encouraged.
- Only one of the above categories can be selected per application and organisation.

WHAT CAN YOU APPLY FOR?

This table provides ideas and examples of the types of initiatives and projects that will be considered for funding. It is not an exhaustive list and is a guide only. Projects funded in previous years can be found at the Geelong Australia website www.geelongaustralia.com.au/grants If you are unsure that your project is suitable, please contract a grants team member to discuss – see contact details on last page.

ENHANCE OUR NATURAL ENVIRONMENT	YES	NO
Re-vegetation with indigenous (locally native) plants	✓	
Purchase of re-vegetation materials and equipment	✓	
Pest plant and/or animal control measures	✓	
Creating healthy waterways	✓	
Removal of native vegetation or other environmental assets		X
Re-vegetation with non-indigenous plants		X
Works or equipment for landscaping without positive biodiversity benefits or outcomes		X

SUSTAINABILITY	YES	NO
Saving energy e.g. energy efficiency upgrades to facilities – minor capital works are capped at $4,000	✓	
Saving water e.g. water efficiency upgrades – minor capital works are capped at $4,000	✓	
Sustainable transport e.g. reducing fossil fuels associated with transport, bicycle skills training, end-of-trip facilities, carpooling initiatives	✓	
Reducing waste e.g. reducing waste going to landfill, recycling systems, composting systems	✓	
Greening urban spaces eg urban/rooftop gardens, sustainable food production, community gardens, local food events, connecting people to nature, reducing urban heat.	✓	
Upgrading facilities where the sustainability outcomes or credentials are minimal or incidental		X

CAPACITY BUILDING AND COMMUNITY ENGAGEMENT AND GENERAL REQUIREMENTS	YES	NO
Community events that engage on environmental or sustainability themes	✓	
Development of educational or capacity building materials and resources	✓	
Development of a strategic or business plan, or land management plans for a community group	✓	
Initiatives that build capacity and promote best practice in environment or sustainability e.g. workshops, networking events, training and skill development	✓	
Events or initiatives that do not have a clear focus on environment or sustainability outcomes		X

GENERAL ELIGIBILITY REQUIREMENTS	YES	NO
Activities that could be considered core business i.e. those associated with the application organisation's normal or day-to-day operation (including regular projects and activities administration, staff salaries/wages, insurances and permit costs)		X
Catering costs		X
Programs or activities that could potentially commit Council funding on an ongoing basis		X
Requests for retrospective purchases or projects		X
Activities that take place outside the City of Greater Geelong		X
Fundraising events. e.g. Fetes, markets, fun runs, concerts, competitions, and other activities where the main aim is to directly fundraise for a particular charity or cause.		X
Funding for Council services where fees are normally charged e.g. Council rates; waste removal; building or planning permit fees; parking fees, etc.		X
Activities aimed at promoting political views		X
Projects that have already received support from, or meet the criteria of another City of Greater Geelong funding program		X

GENERAL ELIGIBILITY REQUIREMENTS	YES	NO
Prizes, gifts, awards, or sponsorship costs. e.g. Trophies, medals, money, vouchers etc.		X

Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.

Projects that are the same or similar to a previous year's application cannot be assured repeat funding and to ensure that funds distributed equitably, new or one-off projects are our priority.

ASSESSMENT CRITERIA

Eligible applications are assessed on a weighted average scoring system in the table below. Applicants should address these criteria in the online application form.

ASSESSMENT CRITERIA	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project **25%**	**Project Rationale** • Considers the need and reasons for doing it. Includes estimated number age and location/region of those participating in the project. • Considers how it responds to the community's clever-creative vision and Council Plan 2018-22. **Well Scoped Project and Sound Budget** • Demonstration that the project is well planned and scoped. Where relevant project plans, required permits and approvals should be provided. • Provision of a clear, well balanced budget that details total project costs and all income sources relevant to the project. • Demonstrated capacity of the applicant organisation to support delivery of the project. • One written quote for goods, services and works that are part of project.
Community Impact **20%**	**Considers how the project will:** • enhance health, wellbeing, diversity and quality of life for Greater Geelong communities by creating new or enhancing existing opportunities and capacities (awareness, knowledge, skills, resources). • improve access to programs for people with all abilities. • encourage healthy environments for physical activity and infrastructure to support healthy living. • the direct or indirect impact on local economic growth, business and/or organisational capacity. • how the project contributes to the City of Greater Geelong's goals of a vibrant and prosperous community.
Environmental Impact **55%**	**Considers how the project responds to the objectives of City's Sustainability Framework:** • Reduction of carbon emissions • Build community resilience to the impacts of climate change • Increase the quantity and quality of our protected natural environment • Lead and support our community to adopt sustainable practices to move towards zero-waste

ASSESSMENT CRITERIA	
	• Manage our water efficiently using best practice standards • Green our urban spaces
TOTAL 100%	

DO I NEED TO PROVIDE ANY PERMITS AND APPROVALS?

Evidence of permits or approvals may be required with your application. If you are unsure about the type of permits required, please contact the Grants Team.

If you are organising a community event, please refer to the City's Events Planning Guide at http://www.geelongaustralia.com.au/events/planning for further information as you may need an event permit. You can list your event on our web page for free and find out other useful information about planning your event.

CONTACT INFORMATION

To discuss your project or for help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants

THE CITY OF

GREATER GEELONG

COMMUNITY EVENTS GRANTS

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POLICY STATEMENT

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> *Greater Geelong: A Clever and Creative Future* is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative
>
> *Council Plan 2018-22-Putting Our Community First* guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan
>
> The Community Events Grants references Geelong's designation as a UNESCO City of Design https://www.geelongcityofdesign.com.au/

WHAT ARE COMMUNITY EVENTS GRANTS?

Community Events Grants aim to support moderate sized events which bring economic benefits to the City of Greater Geelong, will strengthen and enrich community, celebrate common interests, showcase local competitive advantages and provide opportunities for local participation.

The program is open to groups and organisations who deliver event(s) that have a strong focus on social connections, creative and cultural benefits and driving the economy for the City of Greater Geelong community.

The program will partner with events that align with the strategic priorities of Council Plan 2018-2022' and support the community's clever -creative vision. Partnerships will include funding, value-add event promotion and may include in-kind support.

The aim of providing these grants is to support a diverse and inclusive annual calendar of events, which generate economic, social and creative benefits for the Geelong community.

Community Events Grants are complimentary and in addition to the Geelong Major Events (GME) Sponsorship program offered by the City of Greater Geelong. GME is designed to support events which significantly maximise economic, tourism, and employment outcomes and infrastructure legacies for the Greater Geelong region.

Festivals and programs that predominantly focus on the cultural life of our community and/or the enrichment of the arts may be better suited to the Creative Communities Festivals Grants and may be deemed ineligible under the Community Events.

If you're unsure which program you should apply for, please contact the Event Services Unit on 5272 4802 or email events@geelongcity.vic.gov.au

WHAT IS A COMMUNITY EVENT?

For this grant program, a community event is a temporary organised activity, open to the general public, where people gather with a common purpose that aims to enhance community life. The activity is held in open spaces, facilities or venues where there will be more people or a different use of the asset, than usually found at that location.

STANDARD GUIDELINES

Applicants must comply with the requirements of the Standard Guidelines, which are common to all grant programs. Standard Guidelines are available on the Geelong Australia website https://www.geelongaustralia.com.au/grants

WHAT ARE THE KEY DATES FOR APPLICATIONS?

Applications will be accepted until 5.00pm on the final day. Incomplete or late submissions of applications will not be accepted.

GRANT NAME	APPLICATION DATES	OUTCOMES ANNOUNCED
Community Events– Round 1	tbc	tbc
Community Events – Round 2	tbc	

The program will allocate 50% of the available funds to each Round.

WHO CAN APPLY?

Important. The organisation applying for funding must be the same entity that applies for any event permits or approvals.

Applicants who received funding from this grant program in the previous financial year will be given a lower priority.

ORGANISATION CATEGORY	YES	NO
Not for Profit, incorporated bodies, cooperatives or associations	✓	
Commercial entities and businesses	✓	
Registered charitable organisations– Refer to Australian Charities and Not for Profit Commission.	✓	
Groups with an eligible auspice or Unincorporated bodies with an eligible auspice	✓	
Individuals		X
Organisations with outstanding debts or arrears to the City of Greater Geelong.		X
Organisations/groups that have not provided a satisfactory Evaluation/Acquittal form to the City of Greater Geelong for any previous funding received from Council from any funding program. This includes organisations that have acted as an auspice body for an Unincorporated group.		X
Generally, organisations that have already received funds from Council in the same financial year. Contact the Event Services Unit to discuss eligibility if this applies to your organisation - events@geelongcity.vic.gov.au 03 5272 4802		X

HOW MUCH CAN YOU APPLY FOR?

Community Events Program funding may be allocated in funding amounts up to $10,000.

Multi-year funding may be offered with a maximum of 3 years.

Program support may include cash funding, value-add promotional support via Events Geelong platforms and in-kind support such as waived venue hire. Any in-kind support already provided by the City to the applicant will be taken into account during the funding evaluation process.

PROFIT

Making a profit from your activity is acceptable. Achieving self-sufficiency and sustainability should be one of your objectives. This program is intended for short-term support, not long-term reliance.

WHAT CAN YOU APPLY FOR?

This table provides ideas and examples of the types of initiatives and projects that will be considered for funding. It is not an exhaustive list and is a guide only. Projects funded in previous years can be found at the Geelong Australia website www.geelongaustralia.com.au/grants If you are unsure that your project is suitable, please contact a grants team member to discuss – see contact details on last page.

PROJECT TYPE	YES	NO
Events to be staged/held after July 1st 2020	✓	
Events with a strong focus on social connections	✓	
Events that are open to the general public and include free components	✓	
Events that contribute to economic growth for the region	✓	
Events that include a State or National title activity	✓	
Events that celebrate diversity and inclusivity	✓	
Events that celebrate common interests	✓	
Events that showcase local competitive advantage	✓	
Events that will strengthen and enrich community	✓	
Events that are complementary to our existing calendar of events in Geelong	✓	
Events that have the potential to attract visitation from other areas outside of Geelong	✓	
Events that promote healthy and sustainable practices	✓	
Events that provide legacy for the local community	✓	
Events that - will not be approved by the City, when the City's permit or approval is required.		X
Events that are the core business of the event venue or the event organiser		X
Events that are primarily focused on arts activities and the cultural life of the community (refer to the Creative Communities – Arts and Festivals Grants)		X
Events that are primarily focused on environment and sustainability outcomes (refer to the Environment and Sustainability Grants)		X
Events that are solely to celebrate or mark a specific milestone or significant anniversary of the event organiser or the venue (refer to the Healthy and Connected Communities Grants)		X
Events that are held prior to the 1st July 2020		X
Events that take place outside the City of Greater Geelong.		X
Fundraising events. e.g. Fetes, markets, fun runs, concerts, competitions, and other activities where the main aim is to directly fundraise for a particular charity or cause		X

PROJECT TYPE	YES	NO
Events that have already received support from, and/or better meet the criteria of another City of Greater Geelong grant program		X
Events that are ongoing, regular activities of a venue ie monthly markets, seasonal sporting events approved under a licence/tenancy agreement.		X

Note: Proposals for funding where the recipient organisations/receive revenue from electronic gaming machines will be given a lower priority.

HOW ARE APPLICATIONS ASSESSED?

Eligible applications are assessed on a weighted average scoring system in the table below. Applicants should address these criteria in the online application form.

It is important to note that meeting all criteria does not guarantee that an application will be successful. Our objective is to support a diverse and balanced seasonal calendar of events, providing benefits across the whole of the municipality.

There is no guarantee that events which have previously received funding will be funded again.

ASSESSMENT CRITERIA	
Key Criteria and weighting %	**KEY INDICATORS – (what we look for when assessing an application)**
Well Planned Project – 40%	**Project Rationale** • Considers the reasons for staging/developing the event. Includes details on its target audience/participants/spectators. • Considers the capacity of the event organiser to deliver a safe, successful and sustainable event. • Demonstration that project is well planned and scoped. The application includes a summary event plan. • Demonstration of an appropriate budget for the event, which indicate the event organiser has a thorough understanding of the costs associated with delivering safe events. • Where relevant, the applicant confirms an understanding of what permits and approvals will be required for the event to proceed. Including evidence that the venue/location is suitable and available for the event i.e. via submission of the City's Event Application Form to the City's Event Services Unit or a Venue Booking Form.
Community Impact – 30%	• Considers how the event will enhance health, wellbeing, diversity and quality of life for Greater Geelong communities. • Considers how the activity supports our community to live sustainably and the environmental impact of the event • Contributes to social equity and inclusion.
Strategic Impact – 30%	• Considers how it aligns with the City's 'Clever and Creative' aspirations and the Council Plan priority areas identified. (see page 3) • Considers how it aligns with the aims of the Community Events program. (see page 3) – Economic benefits – Strengthen and enrich community

ASSESSMENT CRITERIA	
	– Celebrate common interests – Showcase local competitive advantage – Opportunities for local participation – Contributes to a diverse and balanced (seasonal and geographical) calendar of events.
TOTAL 100%	

WASTE WISE AND SUSTAINABLE EVENTS

As part of our community-led vision, Greater Geelong: A Clever and Creative Future, the City is committed to reducing the environmental impacts of waste, including from events we run, support or grant permits to.

We highly encourage and prefer events that show consideration for avoiding or reducing waste – especially from single-use plastics – and maximising recycling outcomes in their event plans.

Waste Wise events follow these broad principles:

Organisers commit to purposefully avoid and minimise waste wherever possible, and manage what is unavoidable responsibly

Participants and attendees are encouraged to reduce their own waste through education before the event, and with clear signage and bin facilities at the event

Re-usable, recyclable, compostable or already-recycled products are used wherever possible

You can learn more about making your event waste wise in our Events Planning Guide.

PERMITS & APPROVALS

CISF program funding is not automatic approval for the conduct of your event. In many cases, particularly for outdoor venues, you will also require an Events Permit from the City of Greater Geelong.

Events Permits are coordinated by the City's Event Services Unit and are subject to a separate process, requiring the event organiser to: (as a minimum)

Review the City's Events Planning Guide (available from www.eventsgeelong.com.au)

Complete an Event Permit Application Form

Provide evidence of public liability insurance demonstrating a minimum cover of $20M and providing a principal's indemnity to the City of Greater Geelong

Submit all relevant plans, including emergency management plans and risk assessments.

You may also be required to participate in the Events Multi-Agency Working Group process, which is an advisory group ensuring the safe and appropriate conduct of events in the region.

Once your event is confirmed to proceed, you will need to determine whether you are required to obtain an Events Permit from the City of Greater Geelong. Further information can be obtained from the City's Event Planning Guide at www.eventsgeelong.com.au, or by contacting the Event Services Unit - *events@geelongcity.vic.gov.au / 03 5272 4139*

CONTACT INFORMATION

For help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

To discuss your eligibility and suitability for this Community Events Program, including the criteria for assessment, please contact our Event Services Team on 03 5272 4802.

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of funding programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants.

RAPID RESPONSE GRANTS

If your event meets the eligibility criteria of the Community Events Fund, however the timelines prevent you from applying within the stated application period, you may be eligible to apply for Rapid Response funding. This program is very limited and requires exceptional circumstances. To discuss Rapid Response funding, please contact our Event Services Team on 03 5272 4802

THE CITY OF
GREATER GEELONG

GRANTS STANDARD GUIDELINES

CITY OF GREATER GEELONG

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POLICY STATEMENT

The City provides grants to community groups for the development of positive and beneficial projects to deliver on the community's clever-creative vision and the Council's priority actions. To find out more please refer to:

Greater Geelong: A Clever and Creative Future is a guide for all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to our city-region. https://www.geelongaustralia.com.au/clevercreative

Council Plan 2018-22-Putting Our Community First guides our resources to deliver infrastructure, services and programs to the community in a sustainable way. https://www.geelongaustralia.com.au/councilplan

Municipal Public Health and Wellbeing Plan 2018-21 outlines the goals and strategies we will pursue to maximise community health and wellbeing. https://www.geelongaustralia.com.au/healthygeelong

Sustainability Framework aims to integrate sustainability principles across all the City's operations. https://www.geelongaustralia.com.au/news/item/8d7bad67e192cbc.aspx

STANDARD GUIDELINES

These Standard Guidelines include important information and requirements that are common to all grant programs. Applicants must refer to the Standard Guidelines and their chosen grant category guidelines when preparing an application.

LIST OF GRANT PROGRAMS

The City's Community Investment Support Fund offers a range of competitive grants for groups and organisations to undertake projects that benefit the local community detailed below.

Individual grant programs have their own objectives, priority areas and criteria.

Grants information and guidelines are available on www.geelongaustralia.com.au/grants

Grant Name	Summary of categories available	*Who Can Apply?	How much per grant?	**When?
Creative Communities	**Arts Programs** Support the initiation, development and delivery of quality arts projects, enriching the cultural fabric of the Geelong region and maximising community participation in local arts activity. *A two-year (Biennial) funding option of is available, disbursed across two years*	Not for profit community organisations	$10,000 TBC	Once per financial year.
	Community Festivals Aims to strengthen community festival activities across the municipality and in doing so, celebrate the diverse and unique communities within the City of Greater Geelong. *A three-year (Triennial) funding option may be considered for events which have operated successfully for three or more consecutive years, by invitation only*	Not for profit community organisations	$10,000 TBC	Once per financial year.
	Professional Development Support selected professional and skill development for artists.	Individual Artists	$1,000	Opens when Community Arts and Community Festivals main grant round is closed
	Program Quick Response Support 'urgent' arts, culture and heritage projects whose timelines prevent the applicant from applying within the major Creative Communities Arts and Festivals Grants Program application period	Not for profit community organisations	$1,500	Opens when Community Arts and Community Festivals main grant round is closed
Healthy and Connected Communities	**Projects** To facilitate community projects and activities that focus on and contribute to an inclusive, diverse, healthy and socially connected community.	Not for profit community organisations	$10,000 TBC	Once per financial year
	Equipment To assist with the cost of small equipment purchases that help community groups to deliver their services and programs and to improve resources that support volunteer groups.		$2,000	Once per financial year
Environment and Sustainability	**Capital Works** Minor works to support environmental outcomes	Not for profit community organisations	$4,000	Once per financial year.
	Projects Support for activities that achieve the goals and outcomes of Council's strategic		$10,000 TBC	Once per financial year.

Grant Name	Summary of categories available	*Who Can Apply?	How much per grant?	**When?
	objectives relating to environment and sustainability.			
Community Infrastructure	**Planning for Capital Works** Costs associated with planning and feasibility activities for future infrastructure projects that demonstrate strong community benefit and align with key priority areas of this program	*Not for profit community organisations *organisations in facilities on public land managed or owned by Council *organisations on crown land where management of the facility is community based with access to the broader community *organisations in facilities NOT located on Council owned or managed land; or managed or maintained by Council and/or not based on a commercial model (for-profit)	$50,000	Once per financial year.
	Capital Works To assist with cost of ready to go community infrastructure projects. Infrastructure projects must be openly accessible to and have strong community benefits and align with the key priority areas of this program. Not applicable for the purchase of land.		$350,000	Once per financial year.
Central Geelong Heritage Fund	**Strategic Projects** For heritage restoration projects proposing to provide: • Reinstatement of a historic verandah; • Removal of introduced/non-heritage elements (i.e. external paintwork, cladding, and the like); and • Façade reconstruction works. As recommended by the Geelong Verandah Study (2006)[1].	Owners and/or occupiers of properties located in Central Geelong2	$70,000 per property Up to 70% of eligible project costs	Once per financial year.
	General Projects Heritage restoration projects within the Central Geelong Central Action Plan boundary.		$30,000 per property Up to 50% of eligible project costs	Once per financial year.
	Project Feasibility & Investigation Costs associated with engaging appropriate consultants and/or practitioners to provide technical investigations, planning, project scoping and feasibility for future eligible heritage restoration projects.		$10,000 per property Up to 100% of the eligible project costs	
Community Events	Support for moderate sized events which bring economic benefits to the City of Greater Geelong, strengthen and enrich community, celebrate common interests, showcase local competitive advantages	Not for profit community organisations	$10,000 TBC	Once per financial year.

1 For a copy of an extract relevant to your property from the Geelong Verandah Study can be provided to you. Please contact us for more information.

2 Central Geelong refers to the area known as the Central Geelong Action Plan Area (see appendix 1).

Grant Name	Summary of categories available	*Who Can Apply?	How much per grant?	**When?
	and provide opportunities for local participation *Multi-year funding may be offered with a maximum of 3 years*			
Geelong Children's Week	Small grants to facilitate events held during Children's Week – This is an international event designated by the United Nations and celebrated annually in the fourth week of October.	Not for profit community organisations	$400	Once per financial year – applications generally open between May and July
Geelong Seniors Festival	Small grants to facilitate events held during Geelong Seniors Festival, held annually during October. It's the largest community celebration for seniors in regional Victoria and a major partner of the state-wide Victorian Seniors Festival.	Not for profit community organisations	$450	Once per financial year – generally open between May and July

*Not for Profit entitiies must be incorporated under the Associations Incorporation Act OR supported by an Incorporated Association that is deemed to be non-profit, as classified by the Australian Taxation Office (section 103A(2) (c) of the Income Tax Assessment Act 1936).

**Subject to funding not being fully expended in any grant program in the first round, consideration will be made to offer a further funding round.

APPLYING FOR A GRANT – KEY DATES

Applications will be accepted until 5.00 p.m. on the final day. Incomplete or late submissions will not be accepted.

Please Note: Council Officer support with your application will only be available until TBC

GRANT	GRANT APPLICATION DATES	OUTCOMES ANNOUNCED
2020-21 Financial year	tbc	TBC

APPLICATION PROCESS:

Blue steps are mandatory – three steps

Green steps are voluntary and as required by individual applicants, but highly recommended.



Individual Grant Guidelines are available at www.geelongaustralia.com.au/grants

Applications must be submitted online. The City of Greater Geelong uses an online grant application service powered by SmartyGrants. If you already have a SmartyGrants account then simply use that to start your application, if you have never used SmartyGrants then you will need to create an account by visiting the website https://geelong.smartygrants.com.au/applicant.

Ensure that you have answered all questions and attached all necessary documents before submitting. All applications must be submitted by the closing date. Late applications will not be accepted.

HELP WITH YOUR APPLICATION

Information Sessions: All applicants are strongly encouraged to attend an information session before applying. These sessions will provide detailed information and advice, including the online application process. They are also an opportunity to discuss your application with staff at the City of Greater Geelong.

Grant Writing Workshops: Applicants who require help with how to plan and write a grant application are encouraged to attend a workshop.

The Grants Team are also available for assistance and can be contacted on either 5272 4736 or 5272 5039 or email: communitygrants@geelongcity.vic.gov.au

If you need more help using the application form, download Help Guide for Applicants[3] or check out Applicant Frequently Asked Questions (FAQ's)[4]

GENERAL REQUIREMENTS

Applicants must offer a project within the City of Greater Geelong municipality.

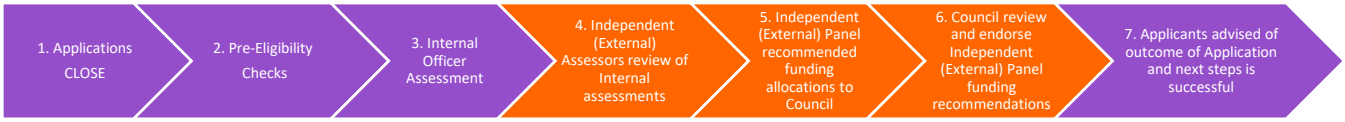
Applicants must have fully acquitted previous successful (funded) applications and have no outstanding debts to the City of Greater Geelong.

Each specific grant program has its own set of objectives, priority areas and criteria and applicants are required to address the respective grant program's specific guidelines requirements when applying.

3) Full web link to Help Guide for Applicants: https://applicanthelp.smartygrants.com.au/help-guide-for-applicants/

4) Full web link to Applicant Frequently Asked Questions (FAQ's): https://applicanthelp.smartygrants.com.au/applicant-faq's/

ASSESSMENT PROCESS



Applications are assessed against the general grant guideline and assessment criteria.

Eligible applications are then assessed against the respective grant guidelines, assessment criteria and priority areas as detailed in the respective grant guidelines.

Internal Officer assessment of applications (applicants may be contacted by officers during the assessment process for further clarification about their project).

The Independent (External) Assessment panel reviews Internal Officer assessments and recommends funding allocations to the Council in a Council report.

Council reviews funding recommendations and endorses a final list of successful applications

Applicants are advised of the outcome of their applications as well as next steps if successful.

A list of grant funding allocations will be published on the Geelong Australia website www.geelongaustralia.com.au/grants

GRANT ALLOCATION INFORMATION

A single project, event, activity or program will only be funded in one grant program category within a given financial year. This means we will not fund part of a project in one grant program and part in another.

Applications can be made across multiple grant programs for relevant and distinct projects or programs.

Priority will be given to applicant organisations that did not receive funding in the previous financial year.

Projects or programs that have already commenced prior to the application submission may not be eligible under some grant programs, please refer to individual grant guidelines or contact the Grants team for clarification.

Grant amounts allocated are specific to the specific grant category as detailed in each individual program guidelines.

Grant amounts offered to successful applicants are based on outcomes determined during the assessment process and in line with budget limitations.

As it is a competitive process, not all applications will necessarily be funded. In some cases, applicants may also be offered partial funding to run a reduced or modified project.

PERMITS AND APPROVALS

Evidence of permits or approvals (if required) must be provided with your application if you are requesting funds. Each grant program specifies the type of approvals or permits required.

BUDGET

The budget section in the application form is provided in two parts. List ALL project costs and attach quotes from suppliers/contractors where possible. (add extra rows if needed).

Part (a) Income and Expenditure - MUST:

- Be balanced i.e. the Total Income must be the same figure as Total Expenses.
- Show specifically what grant funds will be spent on.
- Show the Applicant contribution to the project cost
- Other items you may wish to include in your budget

Part (b) In-kind Contributions - refers to FREE labour, goods or services received or anticipated.

- The suggested figure to estimate voluntary labour is $20 per hour.
- Provide details of the in-kind e.g.: donated equipment; assistance from volunteers.

- Information should be as accurate as possible.

AUSPICE INFORMATION

If your group is a not-for-profit organisation but is not incorporated or is not one of the other types of legal entities as listed in the individual grant guidelines under “Who can apply?” you will need to find another organisation that meets the eligibility status.

You must obtain approval from that organisation to act as an ‘Auspice’ for your grant application. If this application is successful, grant funds will be paid to the Auspice organisation for distribution to the Applicant.

The Applicant must obtain advance approval from the organisation before listing them as Auspice. The Applicant must keep the Auspice fully informed of the details of the application and all project aspects and progress.

In some instances, an applicant might request that the Auspice provide Public Liability Insurance (PLI) for their project. Should this occur, the Applicant must obtain a PLI Certificate of Currency from the Auspice for inclusion with this application. A policy statement or receipt is NOT acceptable.

Some Auspice organisations may charge an Auspice fee, at their discretion.

LEGAL AND TAXATION REQUIREMENTS

If required, you must arrange Public Liability Insurance to cover the activity detailed in the grant application.

All applicants must possess an Australian Business Number (ABN) or provide a Statement by a Supplier Form available from the ATO website https://www.ato.gov.au.

If you do not provide either an ABN or a “Statement by a Supplier” form Council may be required to withhold the top marginal tax rate (i.e. 46.5%) from your grant payment.

A Tax Invoice will be required prior to releasing any grant funds, the Grants Team will contact successful grant applicants to arrange this at the appropriate time.

Allocated funds must be expended within 12 months of receiving the grant, unless otherwise negotiated.

Allocations for which Council has not received a Tax Invoice will be automatically withdrawn at end of the financial year.

FUNDING AGREEMENTS

Successful grant applicants will be required to enter into Funding Agreement that will establish the terms and conditions of funding and set out the activity details, the deliverables and schedule of payments.

ACKNOWLEDGEMENT, PROMOTION AND MARKETING

Successful grant applicants must acknowledge The City of Greater Geelong as a funding source on marketing and publicity material, you will need include the City’s official logo and include the following wording: ‘This project is supported by the City of Greater Geelong through its Community Investment and Support Fund program.

A logo will be supplied via email to successful applicants. Please contact the City’s Communication and Marketing team on 5272 4803 to arrange for approval of proofs of all materials before production.

Unauthorised use of the City of Greater Geelong logo or inappropriate attribution may result in the Funded Applicant being ineligible to apply for further grants.

ACQUITTAL, EVALUATION AND REPORTING

The acquittal, evaluation and reporting requirements will be confirmed with successful applicants as relevant to individual grant programs and be reasonable and commensurate with the purpose and amount of funding.

An online acquittal, evaluation template form will be provided to the funding recipient.

Where progress payments form part of the funding allocation arrangement, an online Milestone Progress Report template will be provided for the funding recipient to complete to demonstrate the agreed deliverables have been achieved prior to the release of the next scheduled payment.

Council officers may request meetings with the Applicant to check progress or undertake an independent audit of the books and records of the Applicant as they relate directly to the grant.

Accurate financial records of the recipient organisation must be maintained and made available to Council in the event of any further audit by Council into the use of the grant.

Organisations that do not submit a completed acquittal/evaluation form, including provision of an accurate statement of actual expenditure of funds will be ineligible to apply to City of Greater Geelong for future grants.

VARIATION TO FUNDED PROJECTS

Projects are funded for delivery as described in the Funding Agreement. You must seek approval in writing from the City if changes need to be made. This includes delays to the original completion date or the ability to fully expend the grant funds within the agreed timeframes.

If a project is discontinued or the grant funds are no longer required, all funds must be repaid to the City.

Please contact the Grants Team to discuss any changes to your project.

PRIVACY INFORMATION

The personal information on Grant Application Forms is collected by Council for the primary purpose of processing your grant application. Should you wish to access this information, you may contact Council on 5272 5272.

Council will publicly report grants awarded on an annual basis.

CONTACT INFORMATION

To discuss your project or for help and support in accessing the online application form, please contact our Grants Team on 5272 5039 or 5272 4736 or email communitygrants@geelongcity.vic.gov.au

OTHER CITY OF GREATER GEELONG FUNDING OPTIONS

There are a variety of fund programs under the Community Investment and Support Fund. For more information, go to www.geelongaustralia.com.au/grants

6. BELLARINE PENINSULA 50M OUTDOOR POOL SCOPING STUDY

Source:	**Community Life – Leisure & Recreation Services**
Director:	**Robyn Stevens**
Portfolio:	**Sport and Recreation**

Purpose

1. To present the *Bellarine Peninsula 50m Outdoor Pool Scoping Study (February 2020).*

Background

2. Participation in sport, recreation and leisure activities is an important contributor to community health and wellbeing.

3. In April 2019 the federal government announced an election commitment of $10 million funding for a 50m outdoor pool in the north Bellarine.

4. The City commissioned a scoping study **(Attachment 2)** to explore the costs and benefits of investing in a 50m outdoor pool in the Drysdale catchment area, including consideration of potential locations, capital costs and financial performance.

Key Matters

5. The scoping study identifies the north Bellarine as a catchment where there is currently not equitable access to aquatic services when compared to almost all other areas within the municipality.

6. The scoping study identifies that while investment in a 50m outdoor pool will provide community benefits and go some way to providing more equitable access to aquatic services on the north Bellarine, noting the future development of additional aquatic facilities such as warm water pools and water play should also be considered, particularly with projections that the Bellarine Peninsula will grow by 40 per cent to approximately 70,000 residents by 2041.

7. The scoping study estimates the capital (construction) cost for a 50m outdoor pool will be between $13.7 million and $15.8 million in excess of the $10 million to be provided by the federal government, with the operating costs ranging between $1 million and $100,000 per annum, depending on the operating model applied to a 50m outdoor pool.

8. The scoping study included a desktop analysis of several sites for location of a 50m outdoor pool. The final study identifies two locations as the most viable being the Drysdale council depot site and the (proposed) Drysdale Regional Sports Precinct.

9. A preliminary and high level site review has been undertaken and this is included in **Appendix 2** of the scoping study. This site review considers each location regarding the sustainability for future expansion of aquatic services and facilities as the population grows; accessibility from a range of locations across the north Bellarine along with the opportunity for integration with other local facilities and services.

Cr Sullivan moved, Cr Mason seconded -

10. That Council:

10.1 Note the *Bellarine Peninsula 50m Outdoor Pool Scoping Study (February 2020);* and

10.2 Refer the estimated capital and operating costs (Attachment 2) for consideration as part of the 2020-21 budget deliberations and long-term financial plan.

Cr Murnane left the meeting room at 8.22pm
Cr Murnane re-entered the meeting room at 8.24pm

Carried.

Attachment 1

Financial Implications

1. In 2019 an election commitment of $10 million was announced for funding the construction of a 50m outdoor pool in the north Bellarine.

2. At this stage no funding agreement has been entered into with the federal government.

3. Initial cost estimates from an independent quantity surveyor for a generically designed 50m outdoor pool at each of the two preferred sites is:

    3.1 Drysdale Sporting Precinct - $13,788 million; and

    3.2 Drysdale Maintenance Depot - $15,281 million.

4. Significant assessment of site conditions and a detailed, customised design response for the preferred site(s) will be required to refine the cost plan and provide a more accurate final cost, that could vary from the estimates provided in this report.

5. The operational projections for the pool were based on a review of the performance of 20 outdoor pools. The review projected the following for three different operational models:

Item	Option 1 All Year-Round Outdoor Pool	Option 2 Seasonal Outdoor Heated Pool	Option 3 Seasonal Outdoor Non-Heated Pool
Total Visits	34,298	30,487	11,433
Average Visits per Day	97	127	114
Net Performance	**($1,019,211)**	**($581,077)**	**($101,904)**
Average Income per Day	$582.97	$762.18	$685.96
Subsidy per Visit	($29.72)	($19.06)	($8.91)
Subsidy per Day	($2,887)	($2,421)	($1,019)

Community Engagement

6. Community consultation for the City's draft *Social Infrastructure Plan* in 2018 provided some insight into community demand for improved aquatic provision on the Bellarine Peninsula.

7. In a community survey 12 per cent (117) of total survey respondents (individuals n=971) indicated a need for improved access to aquatic spaces. However, for residents of the Bellarine 27 per cent (104) of total survey respondents (individuals n=384) indicated a need for improved access to aquatic spaces.

8. 47.7 per cent (51) of residents in Clifton Springs / Curlewis / Drysdale / Bellarine (individuals n=107), indicated a need for improved access to aquatic spaces, and 30.8 per cent (16) of total survey respondents in Portarlington / St Leonards / Indented Head (individuals n=52), indicated a need for improved access to aquatic spaces.

9. The directional data obtained through community engagement for the draft *Social Infrastructure Plan* indicates there is a high level of community demand for improved access to aquatics in Clifton Springs, Curlewis, Drysdale, Portarlington, St Leonards and Indented Head when compared with other suburbs in the City of Greater Geelong.

Social Equity Considerations

10. The principles from the draft *Social Infrastructure Policy* (2019) have been applied to assessing social equity.

11. When applying the principles of 'accessibility' and 'equity' the north Bellarine, including the suburbs or towns of Drysdale, Curlewis, Clifton Springs, Portarlington and St Leonards have poorer equity of access to aquatic services compared to other areas within the municipality.

12. The scoping study indicates that a 50m outdoor pool will improve access to aquatic facilities and provide a level of community benefit for residents in the north Bellarine area. However, consideration should also be given to aquatic services and facilities able to meet the range of needs within the community that would benefit from additional aquatic services that a 50m pool by itself may not be able to provide for the future (i.e. warm water, learn to swim etc).

Policy/Legal/Statutory Implications

13. All legal and statutory requirements would be identified and met in the design and delivery of an aquatic facility.

Alignment to Council Plan

14. The *Council Plan 2018-2022* identifies 'informed social infrastructure and planning' as one of the City's strategic priorities, with key priorities being 'providing more quality spaces that support active lifestyles' and 'delivering accessible and attractive community infrastructure, based on community need'.

Conflict of Interest

15. No Council officers or contractors who have provided advice in relation to this report are known to have a conflict of interest in regard to this matter.

Risk Assessment

16. The City may be at risk of not providing adequate aquatic facilities and services for residents and visitors if future growth projections, such as in the Drysdale catchment area, are not planned and accounted for.

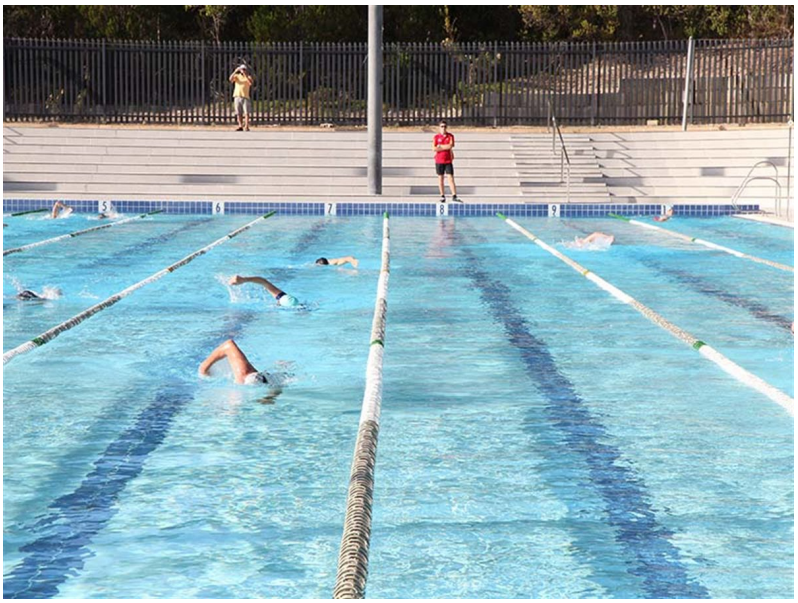
17. There is a financial risk should Council commit to the signing of a funding agreement with the federal government at this time, until the detailed design and investigation is undertaken and the costs of constructing a 50m outdoor pool are better understood.

Environmental Implications

18. All environmental requirements would be identified and met in the design and delivery of an aquatic facility.

Attachment 2

BELLARINE PENINSULA 50M OUTDOOR POOL SCOPING STUDY



CITY OF GREATER GEELONG

MARCH 2020

sport&leisure SOLUTIONS

WARRENGREENCONSULTING

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1. EXECUTIVE SUMMARY

A potential budget of $10 million in Federal Government funding is available for the development of a 50-metre outdoor swimming pool in the vicinity of Drysdale, Clifton Springs and Curlewis. Council has undertaken this scoping study to explore the need for aquatics in the *Drysdale Catchment Area,* the potential site locations, capital costs and financial performance.

This study has referenced and considered the five guiding principles identified in the 2017 CoGG Aquatic and Leisure Infrastructure Strategy Plan

- Enhancing Community Health, Well-Being and Social Connection
- Equitable Access to Facilities
- Sustaining High Quality Facilities
- Affordable Development and Sustainable Operation
- Maximise Use of Existing and Future Assets

In 2019 the Council adopted the draft Social Infrastructure Policy that proposes the adoption of the following principles in the future planning and design of social infrastructure, being Equity, Accessibility, Sustainability, Adaptability and Integration.

During the course of the study Council identified four initial site options as potential locations for the outdoor pool. During the early phases of the study consideration was also given to ease of access for the north Bellarine catchment population, ownership and deliverability, along with considerations for future expansion.

As a result, this report identifies the two most feasible options for development of a 50M outdoor pool being the (proposed) Drysdale Regional Sport precinct and the existing Council Depot site in Drysdale.

Community Need and Accessibility – Bellarine Aquatic Services

Industry benchmarking suggests that the majority of users will travel approximately 10 minutes by car to use an aquatic centre. To facilitate travel data analysis is was assumed that it takes approximately 10 minutes to travel 10 kilometres in most areas within CoGG. Therefore a 10-kilometre range was identified as a reasonable travel distance to a centre and was used to assess comparative accessibility to aquatic facilities.

The travel data analysis identified that the suburbs with the lowest comparative access to an aquatic centre were:

- Armstrong Creek/Mount Duneed
- Clifton Springs
- Curlewis
- Drysdale
- Portarlington
- St Leonards

Drysdale Catchment Area

This data was supported by user data analysis that highlighted that residents in the Drysdale Catchment Area were low users of aquatic services in comparison with residents Ocean Grove and Barwon Heads. Travel data analysis for Leisurelink users further supported the finding that as travel distance increases, usage decreases.

These factors combined with the inability of BASC to meet current demand in some areas of aquatic service provision and the projected growth in the population of the Bellarine from 54,000 to 75,000 in 2041 indicates that there is a need for additional aquatic provision in the region.

The provision of an outdoor swimming pool in the Drysdale Catchment Area will mitigate to some extent inability of BASC to meet the demand for aquatic services. However, given that more than 50% of the future population will reside in the Drysdale Catchment Area (38,000 in 204l, and although it is not within the scope of this study or available federal funding, it would be prudent to explore the need for additional aquatic centre services, including indoor health and fitness activity areas and indoor aquatic facilities (warm water exercise pool, learn to swim pool and water play), to complement the outdoor pool.

Cost Implications – Capital and Operating

An independent quantity surveyor was engaged to provide a high level preliminary estimate of the potential cost of a future 50-metre outdoor pool. Prior to any final decision on a specific site further detailed site analysis would be required to develop a more accurate estimate of overall cost.

To assist with the cost estimate of the 50-metre outdoor pool, the project architect developed a generic pool design. The generic design informed the cost plan and facilitated testing the capacity of the potential sites to accommodate the proposed 50-metre outdoor pool footprint.

The variability of each site was taken into account when completing the cost estimate; however, it is important to recognise that more significant assessment of site conditions and a detailed, customised design response for the preferred site(s) will be required to refine the cost plan in the next planning phase for the outdoor pool.

The cost estimate for each site is below:

Option 1 - Drysdale Sports Precinct - $13,788,000

Option 2 - CoGG Drysdale Maintenance Depot - $15,281,000

(It should be noted that the costing for option 3 excludes any allowance for relocating existing depot operations and provision of a new depot site).

Operational Projections

To understand the participation and financial implications of the outdoor pool, the consulting team completed a review of the performance of twenty outdoor pools. From this review, the consulting team developed the operational implications of three operating models. The table below highlights the financial and participation projections for the models.

Item	Option 1 All Year Round Outdoor Pool	Option 2 Seasonal Outdoor Heated Pool	Option 3 Seasonal Outdoor Non-Heated Pool
Total Visits	34,298	30,487	11,433
Average Visits per Day	97	127	114
Net Performance	**($1,019,211)**	**($581,077)**	**($101,904)**
Average Income per Day	$582.97	$762.18	$685.96
Subsidy per Visit	($29.72)	($19.06)	($8.91)
Subsidy per Day	($2,887)	($2,421)	($1,019)

2. INTRODUCTION

2.1 Scoping Study – Background

The Bellarine Peninsula is located approximately 90 kilometres from Melbourne and approximately 12 kilometres to the east of the urban area of Geelong. The Peninsula covers coastal, riparian and rural areas and includes Barwon Heads, Drysdale, Clifton Springs, Curlewis, Indented Head, Leopold, Ocean Grove, Point Lonsdale, Portarlington, Queenscliff, St Leonards and Wallington. Except for Point Lonsdale and Queenscliff, which fall within the Borough of Queenscliff, all suburbs are within the City of Greater Geelong (CoGG).

Two CoGG aquatic centres currently serve the residents of these suburbs. The majority of residents use the Bellarine Aquatic and Sports Centre (BASC) in Ocean Grove, while residents in Leopold tend to use the Splashdown Leisure Centre in Newcomb.

A potential budget of $10 million is available for the development of an outdoor 50-metre pool in the vicinity of Drysdale, Clifton Springs and Curlewis. For this scoping study, the term 'Drysdale Catchment Area' will be used to identify the potential catchment for the provision of a new centre.

This study considers community need, site locations, capital costs and financial performance implications for the development of an outdoor aquatic facility on the Bellarine Peninsula. The preliminary potential site locations included the Council depot in Drysdale, the Drysdale Sporting Precinct, Portarlington and Clifton Springs Primary School. However, following completion of the desktop review the Portarlington and Clifton Springs Primary School were removed from future consideration due to not meeting some of the project objectives around servicing the catchment and deliverability.

The study has used the preliminary community feedback obtained by the Council in late 2018 as part of developing its Social Infrastructure Policy and Plan. It also references previous aquatic facility planning undertaken in the Aquatic Infrastructure Strategy (2017).

This scoping study regularly references the term aquatic centre. This is a generic term that relates to either an indoor aquatic centre or outdoor pool. Where a distinction between the two is required the centre will be detailed as either an *indoor aquatic centre* or an *outdoor pool*.

2.2 Framework for Future Development and Operation – Aquatic and Leisure Facilities

Five guiding principles were developed to inform the 2017 CoGG Aquatic and Leisure Infrastructure Strategy Plan and by extension, guide the future provision and operation of aquatic infrastructure. The principles were developed through extensive Council officer consultation and with reference to a range of Council strategies including:

- City Plan 2013-2017
- Geelong Public Health and Wellbeing Plan 2013-2017
- Greater Geelong Open Space Strategy 2015
- Indoor Recreation Facilities Strategy 2014
- Geelong Infrastructure Guidelines 2010

The guiding principles, listed below, have been applied to this scoping study to provide a clear strategic framework for the assessment of the proposed 50-metre outdoor pool.

2.2.1 Guiding Principles

- Enhancing Community Health, Well-Being and Social Connection

- Equitable Access to Facilities
- Sustaining High Quality Facilities
- Affordable Development and Sustainable Operation
- Maximise Use of Existing and Future Assets

These principles are consistent with the planning principles developed in the draft COGG Social Infrastructure Policy (2019)

3. BENEFITS OF AQUATIC CENTRES

3.1 Industry Research

Three relatively recent industry reports highlight identifiable benefits of aquatic centres and provide support to the role they can play in delivering community outcomes in health and wellbeing. These findings provide a basis for viewing centres as contributors to broader health and wellbeing outcomes within the community they serve rather than as a cost or financial burden, and that this a variable to be considered in any cost-benefit analysis.

3.1.1 'Economic Benefits of Australia's Public Aquatic Facilities' (Royal Life Saving 2017)

This study investigated the economic benefits of an individual aquatic facility visit by measuring the links between an increase in physical activity from an average pool visit and reduced risk of mortality, morbidity and healthcare expenditure, as well as reduced workplace absenteeism.

The study found that a weekly visit to a pool is enough to take most people out of the 'physically inactive' category. The resulting health benefits from this mean that every aquatic facility visit creates economic benefits worth an average of $26.39 – in addition to the leisure value gained by users. The study found that the average Australian visits a public aquatic facility 4.4 times a year, with the average aquatic facility creating $2.72 million a year in value to the community.

In addition to measurable economic benefits, there are intangible benefits, including patron enjoyment, social capital, developing a sense of community, and access to water safety education.

3.1.2 Community Benefits of Victorian Aquatic and Recreation Centres (Victoria Uni. 2014)

The study undertaken by Victoria University in 2014 assessed the social and economic benefits associated with local government authority aquatic centre provision. The key findings from this study were:

- aquatic centres are important local economic entities through programs for residents, and employment for residents and local contractors. The value of their operations needs to be better recognised by the wider community and political decision-makers.
    - aquatic centre activities are important contributors to the local community. Users value their visit to the centre at almost $48 per visit, and the centres provide an average $38 million of benefits. (assessed through the Travel Cost Method).
    - Centres generate a return of $7.60 value for every dollar of expenditure (excluding capital cost).
- Centre users participate in a variety of physical activity that exceeds the activity levels of most Australians, which makes an important contribution to the health of users.
- Aquatic centres contribute to local social capital. However, facility managers may need to review programs offered and the interaction with customers to facilitate stronger community connections.
- Many current facility users are committed to physical health and wellbeing; however, there is value in the development and marketing of program initiatives to attract a wider range of users, especially from disadvantaged sectors of the community.

3.1.3 Swim England – The Value of Swimming (2017)

Swim England commissioned robust research to demonstrate the value of swimming to individuals and society. The findings show how swimming positively contributes to physical and

mental wellbeing, to individual and community development, and helps to reduce the burden in health and social care system. Key findings include:

- Weekly swimming participation in England saves the National Health Service and the social care system more than £357 million a year ($695 million AU).
- Swimmers report feeling on average 6.4% healthier than non-swimmers – this is comparable to feeling 12 years younger.
- Swimming reduces anxiety and depression.
- Swimming outdoors more than doubles the happiness of swimming indoors.
- Compared to non-swimmers, open-water swimmers say they feel 8.9% happier, while indoor swimmers feel 4.3% happier.
- Participation in swimming activities more than doubles self-confidence in women and girls.
- Swimmers are more likely to be socially connected and have more friends.

3.2 Consulting Team Observations

Industry experience also suggests that aquatic centres deliver the following broad benefits:

Opportunities for competition and elite sport

The traditional role of swimming pools to provide training and competition for young swimmers is as valid today as it has ever been. Moreover, while most swimming pools will not service elite training squads to Olympic level, pools are still an important part of the pathway from learn-to-swim (LTS), to the local swim club, all the way to state and national representation.

Local swimming clubs are extremely valuable in keeping young people involved in healthy activities. They also provide opportunities for connection with a broad cross-section of the community in a relatively safe environment.

Low-cost family activities

Aquatic centres, particularly those with toddler pools and water-play attractions, provide families with low-cost entertainment. This has resulted in families using local facilities more often than in the past, providing increased opportunities for physical activity and social connection.

Aquatic education – water awareness and confidence

Indoor centres provide purpose-built facilities for the year-round development and practice of water awareness, water confidence and swimming skills. Pool depth and the relatively warm water enable the development of water confidence in a safe and comfortable environment.

General health and wellbeing

Aquatic centres provide a safe and controlled environment for people to undertake regular exercise activity to improve their health, fitness and wellbeing. Using the local aquatic centre can become part of a weekly routine that is critical to helping many people maintain and improve physical and mental wellbeing.

Safe environment

Anecdotally, a perception of safety is a determinant in the willingness of older adults and females to exercise. Community aquatic centres provide an extremely safe environment for all forms of activity and consequently encourage more members of the community to participate in health and fitness activities.

Sense of community pride

In our work with councils in planning the design and development of aquatic centres, "creating a sense of community pride" is playing an increasing role in determining the scope and quality of facilities. Councils recognise that by investing in quality aquatic centres, they can develop facilities that generate a significant sense of pride among the local community, enhance the liveability of the community and in turn, create a positive community view of the services provided by the council to that community.

4. INDUSTRY OVERVIEW

4.1 Victorian Swimming Pool History – Snapshot

- Between 1950 and 1980, Victorian councils built around 200 swimming pools. The major phase of swimming pool construction occurred in the 1950s and 1960s when around 120 pools were built.[1] A key driver of this phase was the 1956 Olympics held in Melbourne.
- The operation of pools, especially in inner Melbourne, came under close scrutiny and was subsequently challenged by the Kennett government during its implementation of local government amalgamations in 1994.
- During those local government amalgamations and not infrequently since that then, several Councils have recommended the closure of both country and metropolitan pools. The attempted closure of the Fitzroy Pool, which failed due to community protest, and the thwarting of other closures through community activism, is a reminder of the importance of outdoor pools to local communities.
- Since the 1980s, the industry strategy to aquatic provision has moved towards indoor aquatic centres that incorporate health and fitness areas such as strength training and group fitness. Designed to operate all year round, indoor aquatic centres service a broader cross-section of the community and deliver improved financial performance.
- Residents benefiting from the transition to indoor facilities included older adults, people living with a disability, members of culturally and linguistically diverse (CALD) communities and people with low-level swimming skills. Many of these residents had found that they were ill-suited to using outdoor facilities on all but the hottest days due to a lack of universal access to aquatic spaces, pools being too deep and low water temperature.
- The growth in activity by older adults and people experiencing disability has seen demand for warm water exercise pools (WWEP) with new facilities providing WWEPs significantly larger than were provided even five years ago.
- While there has been a clear movement away from outdoor pools to indoor centres, some newer centres have incorporated both indoor and outdoor swimming spaces. The provision of outdoor pools in aquatic centres has facilitated increased lap swimming provision at a lower capital cost and provided a place for the community to cool off and connect on hot days.

4.2 Strategic Industry Issues – Integrating Health & Wellbeing Plans & Aquatic Operations

There is little doubt that councils are becoming more aware of the opportunity to improve community health and wellbeing through aquatic centres. The introduction of programs targeted at physical and mental health and wellbeing, and a revision of concession pricing models to remove price as a barrier to use, will see continued growth in use by people from all sectors of the community regardless of age, race, gender, physical ability or socio-economic background. Patronage by such a broad cross-section of the community is transforming indoor aquatic centres into community hubs and resulting in improved social cohesion and inclusion, and a reduction in the number of people experiencing social isolation.

A presentation from Phil Saikaly, Director of Sport and Recreation Victoria made in 2018 suggested further development and evolution in this area. It states that indoor aquatic centres should transition from the traditional focus of health and wellbeing towards becoming "preventative hospitals", thus reinforcing the much broader role indoor aquatic centres can play in preventative health.

[1] Ian McShane, *The past and future of local swimming pools*

4.2.1 Facility Development Trends – Response

Integration of community health and wellbeing plans into the planning and operation of aquatic centres is a critical step in delivering improved local health and wellbeing outcomes. In response to this, several design trends have emerged over the past ten years. While these trends are not necessarily relevant to the proposed 50-metre outdoor pool, they are relevant in terms of understanding the strategic approach that has been broadly taken by the industry to encourage greater use of facilities by a broader cross-section of the community.

4.2.1.1 Warm Water Exercise Pools

With an ageing population and the awareness of the benefits of aquatic exercise increasing, demand for centres to deliver aquatic therapy spaces has grown. To meet community demand, most aquatic facilities developed during the last decade have incorporated WWEPs.

The broad benefits of WWEPs include:

- accessibility and service provision for the whole community
- equitable provision of facilities for people of all abilities
- provision of facilities that contribute to improved health and wellbeing
- provision of a platform promoting social connection

4.2.1.2 Dedicated Learn to Swim Pools

Dedicated learn-to-swim (LTS) pools are in most new and redeveloped facilities. LTS pools provide a better learning environment than traditional lap swimming pools for two key reasons:

- The shallower depth removes the fear factor experienced by some children learning in larger, deeper aquatic spaces.
- The warmer water ensures user comfort for the duration of the lesson and has assisted with retaining students in the colder months.

The broad benefits of LTS pools include:

- financial sustainability – net revenues offset costs of non-commercial activities
- increased physical activity of children
- enhanced water safety skills throughout the community

4.2.1.3 Water Play Areas – Leisure Water

The provision of all-year-round 'leisure water' has been a highly visible development trend in facility design over the past ten years. Leisure water features include sprays, tipping buckets, fountains and major water slides. Water play equipment is highly interactive, transforms centres into entertainment destinations and increases activity levels in children aged 2–14 years. Recent installation costs of splash pads and water slides have ranged from $400,000 to $3.0 million.

The broad benefits of LTS pools include:

- Improved accessibility and services for the whole of the community through the enhanced provision of services for children and teenagers.
- Financial sustainability – water play facilities are complementary to LTS enrolments and cafe services.

4.3 Common Challenges for Local Governments in the Aquatic Centre 'Business'

In working with councils over the past 20 years, the consulting team has identified a range of issues consistently raised when discussing aquatic centres. These discussions provide some

guidance as to the challenges and pressures that shape the development and operation of centres.

- Rate capping and the high cost of aquatic development has caused councils to question the role, scale and value of aquatic centres. Some councils are designing centres to meet budget parameters rather than community needs.
- Recognition that concession pricing policy is virtually non-existent and better utilisation of concession pricing could increase accessibility for disadvantaged groups.
- Asset maintenance, more often than not, has been inadequate in the past and has led at best to a drop in patronage and revenue and at worst, catastrophic asset failure. (There are currently three centres the consulting team has worked with that have closed lap swimming pools due to a history of poor maintenance leading to major asset failure).
- Councils have increased the review processes and accountability levels of centre managers to identify issues affecting financial performance and service provision. Cost of overall service provision is still a major factor for council executives.
- There has been a significant increase in electricity and gas costs over the last two to three years with some facilities indicating an increase of 50% in their overall energy costs.

5. COMMUNITY NEED AND DEMAND

5.1 Bellarine Peninsula Aquatic Provision

Accepted industry data suggest that the majority of users will travel approximately 10 minutes to use an aquatic centre. Residents in rural and regional areas may be prepared to travel a little farther if there is no suitable alternative within an acceptable distance.

The key assumption of this analysis is that it takes approximately 10 minutes to travel 10 kilometres by car in most areas within the CoGG municipality. By using a 10-kilometre range as a measure of reasonable travel distance to a centre, comparative accessibility to centres within the CoGG can be reviewed and understood. That travel at sometimes of the day in inner suburban areas might take longer than 10 minutes is acknowledged.

A central point was chosen in each suburb from which to measure the distance to an aquatic centre. This approach means that there will be some residents in each suburb that will travel both farther and less to attend an aquatic centre.

Table 1: Suburb Travel Distance to an Aquatic Centre provides travel distance data from CoGG suburbs to an aquatic centre. It highlights that residents in the majority of CoGG suburbs have reasonable access to an aquatic centre. Residents in Highton, Newtown and Geelong central have reasonable access to four aquatic centres, while residents in Grovedale, East Geelong, Geelong West, Belmont, Whittington, Norlane and South Geelong have reasonable access to three aquatic centres. Those that live in the suburbs of Waurn Ponds/Ceres, Hamlyn Heights, St Albans Park, Herne Hill, Marshall/Charlemont, North Geelong/Rippleside, Bell Post Hill, Bell Park, Corio, Newcomb/Moolap and Lara have access to two centres. Residents in Leopold, Barwon Heads, Lovely Banks and Ocean Grove have reasonable access to one aquatic centre.

The table also highlights that there are six suburbs in CoGG where residents have comparatively low levels of accessibility, in that they must travel more than 10 kilometres to access an aquatic centre. These suburbs include:

- Armstrong Creek/Mount Duneed
- Clifton Springs
- Curlewis
- Drysdale
- Portarlington
- St Leonards

All these suburbs, apart from Armstrong Creek/Mount Duneed, are suburbs on the northern side of the Bellarine Peninsula. From the analysis, it is reasonable to state that residents in the northern suburbs of the Bellarine Peninsula have lower levels of accessibility to an aquatic centre than the majority of residents in other CoGG suburbs.

It is noted that parts of both Ocean Grove and Leopold may fall within or adjacent to the 10km catchment. Although already serviced by BASC and Splashdown respectively, some residents from towns on the fringes of the 10k catchment (ie: Ocean Grove and Leopold), may also access and utilise a 50M pool in the north Bellarine, as such a facility is not currently provided as part of BASC or Splashdown.

Geelong Suburb Lists	Leisurelink	BASC	Splashdown	Waterworld	Kardinia	Lara Swimming Pool	< 10 km to outdoor pool	< 10 km to indoor aquatics	Closest facility
St Leonards	39	22	30	41	34	49	0	0	22
Portarlington	36	21	28	38	31	45	0	0	21
Clifton Springs	28	14	21	31	25	40	0	0	14
Drysdale	25	12	18	29	22	36	0	0	12
Armstrong Creek/Mount Duneed	12	20	13	19	11	27	0	0	11
Curlewis	25	11	17	28	21	35	0	0	11
Leopold	16	13	8	20	11.5	28	0	1	8
Waurn Ponds/Ceres	2	28	11	19	8	25	1	1	8
Barwon Heads	23	7	23	30	22	40	0	1	7
Hamlyn Heights	12	29	12	7	7	15	1	1	7
Grovedale	6	24	8	15	6	24	1	2	6
St Albans Park	10	20	1.5	15	6	23	1	1	6
Herne Hill	10	27	10	8	5.5	17	1	1	5.5
Lovely Banks	19	36	19	5	15	13	0	1	5
Marshall/Charlemont	5	23	8.5	15	6.5	23	1	1	5
North Geelong/Rippleside	12	27	10	5	5.5	13	1	1	5
Bell Post Hill	14	30	13	4.5	8	12.5	1	1	4.5
Bell Park	15	29	12	4	7	12.5	1	1	4
Highton	4	26	9	13	5	22	1	3	4
East Geelong	9	23	4.5	11	3.5	19	1	2	3.5
Geelong West	10	25	8.5	6.5	3.5	15	1	2	3.5
Newtown	8	25	8	8	3	16	1	3	3
Belmont	4	25	7	12	2.5	20	1	2	2.5
Geelong	9	24	6.5	8	2	16	1	3	2
Ocean Grove	25	2	18	33	26	40	0	1	2
Whittington	9	19	2	13	5	21	1	2	2
Corio	16	32	15	1.5	10	8	1	1	1.5
Newcomb/Moolap	11	19	1.5	14	6	21	1	1	1.5
Norlane	15	30	13	1	9	9	2	1	1
South Geelong*	6.5	23	6	10	0.5	18	1	2	0.5

Table 1: Suburb Travel Distance (in km) to a CoGG Aquatic Centre

5.2 Membership Data Review

5.2.1 BASC and Splashdown Members by Area

Table 2: Member Data Analysis highlights combined membership data for BASC and Splashdown. The data include all categories of membership. However, it does not include casual visits, as casual participant addresses are not known. Key findings of the analysis include:

- 19% of Ocean Grove residents have a membership at BASC, whereas only 3% of St Leonards and 4% of Portarlington residents have a membership.
- The identifiable suburbs in the northern part of the Bellarine Peninsula (Drysdale, Curlewis, Clifton Springs, Portarlington and St Leonards) have lower participation rates than those in closer proximity to a centre.
- The 0–11 age group represents the main target market for LTS with enrolments representing 38% of the 0–11 population in Ocean Grove. The participation rate in Barwon Heads is 25% while participation rates in Drysdale, Clifton Springs and Barwon Heads are around 20%.
- In the over 55 age group, 10% of Ocean Grove residents have an Over 55 Membership. In Barwon Heads, the figure is nearly 5%. In other areas, the membership ranges from 0.8% in St Leonards to 3% in Leopold.
- Approximately 15% of Ocean Grove residents who are 20 years or older are members of BASC compared with much lower numbers in suburbs that are farther from the centre: St Leonards 2%, Portarlington 2.3%, Clifton Springs 4.4%, Curlewis 3.7 and Drysdale 5.14%.

5.2.2 Implications of Analysis

The analysis indicates that participation decreases significantly as travel distance and time increase. The suburbs with the highest participation rates as a percentage of the population are Ocean Grove and Barwon Heads. These two suburbs are the closest and have the best accessibility to an aquatic centre (BASC).

The suburbs with a lower rate of participation as a percentage of suburb population are Portarlington and St Leonards. Residents in these suburbs have the farthest to travel and consequently, the poorest access to an aquatic centre.

Participation in the middle-distance suburbs of Curlewis, Clifton Springs and Drysdale is consistently lower than Ocean Grove and Barwon Heads residents.

Suburb	Current population	Distance to the closest aquatic centre (km)	% of the population as members	LTS enrolments as a % of 0–11 population	Over 55 members as a % of 55+ years population	Adult members as a % of 20+ years population
Ocean Grove	16,226	2	19	38	10.0	14.9
Barwon Heads	5,032	7	11	25	4.7	8.0
Leopold	13,387	8	8	18	3.0	5.8
Drysdale	5,517	12	7	21	2.1	5.1
Curlewis	3,328	11	7	19	2.0	3.7
Clifton Springs	8,076	14	6	20	2.6	4.4
Rural Bellarine/Wallington	3,460		5	11	2.4	4.2
Portarlington	4,046	21	4	17	1.1	2.3
St Leonards	3,995	22	3	11	0.8	2.0

Table 2: Member Data Analysis

A larger proportion of residents travel for swimming lessons than for other activities such as weight training and group fitness classes. Swimming lessons are seen as an important life skill and generally require a single weekly visit.

5.2.1 Leisurelink Members by Area

A brief review of membership data for suburbs in the Leisurelink catchment (*Table 3: Member Data – Leisurelink Catchment*) highlights a similar situation to that of the Bellarine Peninsula.

Centre usage decreases as the distance to a centre increases, particularly for adult members. Armstrong Creek/Mount Duneed is the farthest from the centre and has the lowest membership numbers as a percentage (3.3%) of the 20-plus adult population in the suburb. In contrast, 11.4% of the adult population of Waurn Ponds are members of Leisurelink. Waurn Ponds residents live approximately two kilometres away from Leisurelink, whereas those in Armstrong Creek/Mount Duneed live approximately 12 kilometres from the centre.

Consistent with the Bellarine Peninsula analysis, the distance travelled to an aquatic centre appears to have less impact on the percentage of the target population that participates in swim lessons. The highest is Waurn Ponds with 21% of the 0–11 population and the lowest Armstrong Creek/Mount Duneed with 16%.

Of interest is the high level of participation by Ocean Grove residents in comparison with other suburbs reviewed. Nineteen per cent of Ocean Grove residents are members compared with 13% of Waurn Ponds residents. Similarly, swim school enrolments represent 38% of the 0–11 population compared with 21.4% in Waurn Ponds.

Suburb	Distance to the closest centre	Population	% of the population as members	Number of LTS enrolments as a % of 0–11 population	No of Over 55 members as a % of 55+ years population	No of adult members as a % of 20+ years population
Waurn Ponds	2	5,301	13.3	21.4	8.9	11.4
Highton / Wandana Heights	4	23,578	11.4	15.9	6.0	9.3
Belmont	4	14980	10.1	19.0	5.1	8.0
Grovedale	6	15,235	11.2	20.6	5.3	8.7
Armstrong Creek/Mount Duneed	12	13000	6.6	16.4	3.0	3.3

Table 3: Member Data – Leisurelink Catchment

Note on current population data numbers.

Future population numbers in each age category were calculated using base data obtained from the id.com.au website, reviewing the current projected population and then applying the overall population growth to each category. Consequently, the data is directional rather than absolute. A detailed demographic analysis would be required to identify exact category populations which is beyond the scope of this project.

5.2.2 Future Outdoor Pool Population Catchment Analysis

Table 4: Bellarine Suburb Travel Distance provides travel distance information to current and potential aquatic centres within the Bellarine Peninsula from all identified suburbs in the region. It highlights the fact that of the current centres, all suburbs are in closer proximity to BASC – except for Leopold, which is closer to Splashdown. The table also highlights potential travel distances from suburbs to a potential site in Drysdale. The proposed site in Drysdale will significantly reduce the travel time to an aquatic centre for residents in St Leonards, Portarlington, Drysdale, Clifton Springs and Curlewis.

Bellarine Approximate Travel Distances (km)			
Location	**BASC**	**Splashdown**	**Potential Drysdale Site**
St Leonards	22	30	13
Portarlington	21	28	10
Drysdale	12	18	1
Clifton Springs	14	21	3
Curlewis	11	17	3
Ocean Grove	2	18	12.5
Rural Bellarine/Wallington	7	13.5	13
Barwon Heads	7	23	17
Leopold	13	8	12

Table 4: Bellarine Suburb Travel Distance

Analysis of current centre membership data, (*Table 5: Comparative Membership Data – Bellarine Residents*), supports early data analysis that identified that the aquatic centre in closest proximity to a suburb has a far higher rate of membership. For instance, 18% of Ocean Grove residents are members of BASC but less than 1% at Splashdown. Similarly, 6% of Leopold residents are members of Splashdown, but less than 2% are members at BASC.

Percentage of suburb population that are members of either BASC or Splashdown		
Suburb	**Splashdown**	**BASC**
Ocean Grove	0.6	18.8
Leopold	6.0	1.9
Barwon Heads	0.3	10.4
Clifton Springs	1.5%	4.9
Point Lonsdale	0.6	15.7
Drysdale	1.3	5.9
Curlewis	2.0	5.0
Rural Bellarine/Wallington	0.6	4.3
Queenscliff		
Portarlington	1.1	1.1
St Leonards	0.4	2.5

Table 5: Comparative Membership Data – Bellarine Residents

5.2.3 Population Growth Analysis

The population analysis focuses on all suburbs within the Bellarine Peninsula region except for Leopold. Travel data analysis suggests that Leopold residents preferred to use Splashdown and that travel distance to an aquatic centre in Drysdale would discourage the majority of potential users. Consequently, while the impact of population growth in Leopold is likely to have an impact on demand at Splashdown, it is likely to be limited for a new centre in the Drysdale Catchment Area.

Table 6: Population Growth indicates that the population of identified suburbs will grow from the current population of approximately 50,000 to approximately 70,000 by 2041 (Source forecast.id.com). Additionally, if the future population included the suburbs of Point Lonsdale and Queenscliff, the total population would be approximately 75,000.

Population Projection – Bellarine Peninsula	Population projection 2020	
Suburb	**2020**	**2041**
Clifton Springs	8,076	10,246
Curlewis	3,328	8,669

Drysdale – Bellarine	5,517	7,989
Portarlington	4,046	5,083
ST Leonards/Indented Head	3,995	6,122
Ocean Grove	16,226	21,316
Rural Bellarine/Wallington	3,460	4,752
Barwon Heads	5,032	6,029
CoGG Suburbs	**49,680**	**70,206**
Point Lonsdale	2,684	2,700
Queenscliff	1,415	1,500
Total	**53,779**	**74,406**

Table 6: Population Growth

5.2.4 BASC Capacity Issues

Annual visits to BASC in 2018/19 were 560,000 which represents 20 visits per head of the primary catchment population. Recent benchmarking undertaken by the consulting team found that the industry average was approximately ten visits per head of the catchment population.

Previous analysis and recent discussions with the BASC centre management team identified that the centre currently cannot meet demand in the following key areas:

- health and fitness – weight training and group fitness
- learn to swim
- gentle exercise for older adults and people experiencing disability or mobility issues
- lap swimming during peak operating periods
- aquatic access for clubs and swim squads during peak operating periods
- lack of adequate car parking

If there is no additional aquatic infrastructure development in the Bellarine Peninsula catchment area, BASC will need to service an additional population of approximately 20,000.

5.2.5 Future Population – Drysdale Catchment Area

A review of population growth shows that significant growth will occur in Clifton Springs, Curlewis, Drysdale, Portarlington and St Leonards/Indented Head. These suburbs would be the primary catchment area for a centre in the Drysdale Catchment Area. (*Table 7: Population Growth – Drysdale Catchment Area*).

The population of the Drysdale Catchment Area is predicted to grow to nearly 40,000 by 2041, which represents an increase of more than 50%. A review of the suburbs within the BASC catchment *(Table 8: Population Growth – BASC Catchment Area)* highlights that the future catchment population for BASC will be slightly smaller than that of the proposed centre in the Drysdale Catchment Area.

Population Projection - Drysdale Catchment Area	**Population projection**	
Suburb	**2020**	**2041**
Clifton Springs	8,076	10,246
Curlewis	3,328	8,669
Drysdale – Bellarine	5,517	7,989
Portarlington	4,046	5,083
ST Leonards/Indented Head	3,995	6,122
Total	**24,962**	**38,109**

Table 7: Population Growth – Drysdale Catchment Area

Population Projection - BASC Catchment	Population projection 2020	
Suburb	**2020**	**2041**
Ocean Grove	16,226	21,316
Rural Bellarine/Wallington	3,460	4,752
Barwon Heads	5,032	6,029
Point Lonsdale	2,684	2,700*
Queenscliff	1,415	1,500*
Total	**28,817**	**36,297**

Table 8: Population Growth – BASC Catchment Area

*No forecast data was available for Point Lonsdale and Queenscliff. The consulting team rounded up figures to reflect that small growth that has occurred in the past and may continue in the future.

5.2.6 Aquatic Infrastructure to Service the Future Population

The future population of the Bellarine Peninsula will increase to 75,000 and will exacerbate the current inability of BASC to meet community demand and need. The provision of an outdoor 50-metre swimming pool in the Drysdale Catchment Area will mitigate to some extent the lack of capacity to meet lap swimming demand in the region.

Given the magnitude of expected population growth and the estimated size of the future population, it would not be unreasonable to explore the development of a centre with a range of facilities such as indoor health and fitness activity areas and indoor aquatic facilities, in addition to an outdoor pool. These additional services will ensure that more residents will have access, and use, a future aquatic centre.

5.3 Community Consultation

Consultation undertaken in the development of the draft CoGG Social Infrastructure Policy (2018) under the *Our Community Places and Spaces Engagement (2018)* process, provided some insight into community demand for improved aquatic provision on the Bellarine Peninsula.

Feedback on aquatic provision was through the following question:

"Is there a place, space or service that is not currently provided that you need or you can't easily access at the moment?"

The findings were:

- 12% (117) of total survey respondents (individuals n=971) indicated a need for improved access to aquatic spaces. However, for residents of the Bellarine 27% (104) of total survey respondents (individuals n=384) indicated a need for improved access to aquatic spaces.
- 20.7% (35) of total survey respondents in - Barwon Heads - Connewarre - Breamlea - Ocean Grove – Rural Bellarine (individuals n=169) indicated a need for improved access to aquatic spaces.
- Only 3.6% (2) of total survey respondents in Leopold (individuals n=56), indicated a need for improved access to aquatic spaces, whereas 47.7% (51) of residents in Clifton Springs – Curlewis – Drysdale – Bellarine (individuals n=107), indicated a need for improved access to aquatic spaces, and 30.8% (16) of total survey respondents in Portarlington - St Leonards - Indented Head (individuals n=52), indicated a need for improved access to aquatic spaces.

- The need for improved access ranged from warm water exercise, capacity at existing aquatics spaces, travel accessibility, and transport issues. Five respondents specifically mentioned the need for access to an outdoor pool.
- The survey data suggest that residents in Clifton Springs, Curlewis, Drysdale Portarlington, St Leonards and Indented Head see improved access to aquatic facilities as important. A need for improved access to aquatic spaces was indicated by 42% of survey respondents in these suburbs (individuals n=159). When these responses are removed from the overall data, of the remaining survey respondents (n=812), only 5% of all respondents (n=40) indicated a need for improved access to aquatic spaces. That is, of all survey respondents that live outside the Drysdale Catchment area (n=812), only 5% respondents (n=40), indicated a need for improved access to aquatic spaces.

In reviewing the survey responses, travel distance analysis and associated membership data analysis, it is not unreasonable to conclude that in suburbs that are relatively close to an aquatic centre, the need/demand for improved access is low, compared with suburbs such as those in the Drysdale Catchment Area where access to aquatics is comparatively poor.

Based on these data, it is not unreasonable to state that the survey data supports the broad conclusion that access to aquatics in northern suburbs of the Bellarine Peninsula is worse than in the majority of CoGG suburbs.

It is important to note that advice from CoGG planning staff was that the survey results do not reflect a representative sample of the community and therefore should be used in conjunction with other community and social indicators.

5.4 Summary Findings

The key findings of the analysis of community demand and need for increased aquatic provision are:

- The usage data indicates that Bellarine residents who have to travel farther use aquatic centres in lower numbers than those in closer proximity to an aquatic centre. This factor is consistent with industry experience and analysis.
- When population growth is considered in the context of current capacity issues at BASC, it is reasonable to conclude that demand for aquatic spaces in the Bellarine Peninsula will continue to exceed current provision and that there is a need for additional provision of aquatic facilities.
- The directional data obtained through community engagement indicates that there is a high level of community demand for improved access to aquatics in Clifton Springs, Curlewis, Drysdale, Portarlington, St Leonards and Indented Head when compared with other CoGG suburbs.

6. STRATEGIC REVIEW

6.1 Strategic Framework – Guiding Principles

The following guiding principles were developed in preparing the 2017 City of Greater Geelong Aquatic and Leisure Infrastructure Strategy Plan (ALISP), which was to provide a framework for the future development and operation of aquatic infrastructure in the Geelong Region.

Enhancing Community Health, Well-Being and Social Connection

- Participation in sport, recreation and leisure activities has long been recognised as an important contributor to community health and wellbeing. These benefits include improved physical and mental health and higher levels of community connectedness.
- To enhance whole-of-community use and maximise community wellbeing, our centres must provide services and places that encourage community interaction, social connection and a sense of belonging.

Equitable Access to Facilities

- Facility provision across the Geelong Region should ensure that all members of the community have a similar opportunity and ability to access aquatic facilities.
- From a functional perspective, existing and future facilities should also meet the broad principles of universal design to maximise whole-of-community access regardless of age, race, gender, ability or socio-economic background.
- In terms of travel time and accessibility, the majority of residents in future growth areas should be as close to an aquatic facility as those in established suburbs.

Sustaining High Quality Facilities

- The quality of existing and new aquatic facilities should be of a consistent standard across the Geelong Region meeting industry best practice design standards and engendering a sense of civic pride.

Affordable Development and Sustainable Operational

- Planning for the development of existing and future facilities should consider capital and ongoing operational costs. Funding for developments should take into account the competing demands for infrastructure and the Council's ability to finance any development.
- Operationally, facilities need to have a balanced approach to the range of services offered, including sufficient commercial activities to reduce the funding requirements for annual operations.

Maximise the Use of Existing and Future Assets

- A complementary, whole-of-catchment approach to facility provision should be taken so that facility improvements and developments are considered in the context of overall provision and can be targeted to deliver maximum benefits across the whole community. For efficiency and effectiveness, and to support the principle of affordability, this may result in some centres providing specialised activities and programs with less focus on these activities at other centres.

6.2 Broad Approach to the ALISP

The ALISP did not recommend the addition of new aquatic spaces, although the replacement of the current Waterworld centre was recommended. This approach related to the need to address the principles of *Affordable Development and Sustainable Operational* and *Maximise the Use of Existing and Future Assets*. At the time, the minimum cost for a modest indoor aquatic centre was more than $30 million. Further, the report covered a 10-year window and did not review longer-term population requirements of the Bellarine Peninsula, whereas the analysis in this report has considered population growth over the next 20 years.

Of primary concern in the 2017 report was the affordability of future aquatic infrastructure developments. The report recommended nearly $100 million of required works to deliver on the principles.

The development of an additional aquatic centre on the Bellarine Peninsula was not identified due to the 10-year window of the strategy and the population data available at the time. However, several recommendations were made to expand and improve aquatic provision in the region through redevelopment work at BASC, including:

- development of a WWEP
- expanded health and fitness area
- additional administration areas

The addition of the WWEP would deliver several benefits to aquatic provision, including:

- Meeting the exercise needs of people experiencing disability and/or mobility issues and older adults.
- Increased space for swim lessons.

Both these outcomes could potentially reduce the usage of the 25-metre pool during peak periods, thus freeing up space for lap swimming, swim squads and swim clubs.

The ALISP also did not consider travel accessibility to aquatic on the Bellarine Peninsula nor arrive at a reasonable benchmark for travel. The consolidation of all aquatic infrastructure at BASC does necessarily address this issue.

6.2.1 Guiding Principles – Updated Review of Aquatic Provision on the Bellarine Peninsula

In reviewing current aquatic provision on the Bellarine Peninsula, the consulting team initially focused on the principles of Sustaining High Quality Facilities and Equitable Access to Facilities. The others are equally important; however, they relate more to the future development of aquatic infrastructure and will be addressed in the review of the proposed outdoor 50-metre pool development.

Sustaining High Quality Facilities

Facility quality across the network is inconsistent. While BASC is comparable with industry-leading aquatic facilities in terms of facility quality and condition, Splashdown is in comparatively poor condition and lacks some facility elements included in contemporary aquatic facilities.

Provision for people living with disabilities and/or mobility issues is poor across the network, and there is no WWEP on the Bellarine Peninsula. There are issues of non-compliant change room provision and layout, an inadequate number of change rooms and a lack of compliant access ramps to aquatic spaces.

Equitable Access to Facilities

Analysis of travel distance and user behaviour suggests that residents in Drysdale, Curlewis, Clifton Springs, St Leonards and Armstrong Creek do not have lower levels of access to aquatic facilities than residents in other CoGG suburbs

There is poor provision of warm water aquatic space throughout the municipality. There is currently one WWEP in the municipality. WWEP provision equates to one WWEP per 250,000 residents.

In comparison, there are four 50-metre lap swimming pools (three seasonal outdoors) and three indoor 25-metre lap pools. The WWEP at Leisurelink cannot meet demand and there appears a need for additional WWEP at BASC.

There is no dedicated all-year-round 50-metre pool, with the Leisurelink pool frequently configured as two 25-metre pools. This has the potential to impact on accessibility for swimming clubs and swim squads.

Aspects of BASC are at capacity leading to overcrowding, customer dissatisfaction and the inability of residents to access the services and facilities they need.

6.3 Implications of additional Aquatic Provision in the Bellarine Peninsula

6.3.1 Additional Provision – Strategic Implications

The provision of an additional aquatic centre on the Bellarine Peninsula may necessitate a review of the ALISP in terms of the principle Access and Equity, which implies the majority of residents should have similar access to an aquatic centre.

A 50-metre outdoor pool in the Drysdale Catchment Area could result in Armstrong Creek and Mount Duneed residents having lower levels of access to an aquatic centre than all other CoGG residents when in the past, accessibility to a centre was not dissimilar to residents in Drysdale, Curlewis and Clifton Springs. Consequently, if a new aquatic centre were to be developed, it would be prudent for COGG to review its aquatic provision strategy in the context of equity of access to an aquatic centre for COGG residents.

6.3.2 Guiding Principles – Implications

Enhancing Community Health, Well-Being and Social Connection

The development of a 50-metre outdoor pool will provide opportunities for physical activity, improved community health, and social connection.

Lap swimmers, swim squad participants and swim clubs will derive significant benefits including:

- access to a quality, purpose-built facility
- better lane availability due to the larger pool and a lack of competing demands from people undertaking gentle exercise and swimming
- lower water temperature designed for lap swimmers
- improved long-course training in the 50-metre pool

Regular lap swimmers will develop community connections through squad and club activities as well through developing familiarity with other users and centre staff.

The broader community will also benefit by using the centre for cooling off on hot days. On hot days, outdoor pools can become a community hub and provide significant opportunities for social connection. User data indicate that the level of usage of outdoor pool facilities exceeds that of indoor facilities at 25 degrees Celsius or warmer. Industry data also indicate that when

the temperature reaches 30 degrees Celsius, twice as many people use an outdoor pool than on a 20-degree day.

For the period from 1 November 2019 to 31 January 2020, there were 33 days of temperatures above 25 degrees Celsius in Geelong. Based on long-term averages, Geelong only has 20 days over 30 degrees Celsius each year.

Community sectors that are unlikely to regularly use an outdoor pool, include older adults, people living with disability and/or mobility issues, and people with low-level swimming skills – including both children and adults. Factors that impact usage by these cohorts include colder water temperature, the outdoor environment in colder months, larger water space and deeper water. Similarly, those people that prefer dry-land exercise activities such as group fitness and strength training are unlikely to use an outdoor pool regularly.

In broad terms, regular users of an outdoor pool will represent a narrower cross-section of the community compared with users of an indoor centre. Therefore, the impact on Community Health, Well-Being and Social Connection will for a smaller group of users when compared with an indoor aquatic centre.

Equitable Access to Facilities

Development of aquatic services including a 50-metre outdoor pool in the Drysdale Catchment Area will enhance Equitable Access to Facilities in the region. It will reduce travel times for aquatic users in the region and encourage greater use of aquatics, particularly by people interested in lap swimming. However, for community members for whom a 50-metre outdoor pool does not meet their needs, accessibility to the aquatic services they require will not improve.

Sustaining High Quality Facilities

The development of a 50-metre outdoor pool on the Bellarine Peninsula will contribute to improving the overall quality of CoGG aquatic facilities. For those in the region, a new centre is likely to engender a sense of civic pride.

Sustaining a high-quality facility in the long term will require a lower funding commitment by Council due to the lower capital costs and fewer annual visits, causing less asset deterioration than would occur at larger centres.

Affordable Development and Sustainable Operational

The development cost of a 50-metre outdoor pool will be significantly more affordable than for an indoor facility. The potential cost of a 50-metre outdoor pool in the Bellarine will range from $13.8 million and $15.3 million. Latest benchmarking by the suggests a modest indoor aquatic centre would cost between $45 million and $50 million.

The average annual costs of asset renewal at approximately 2% of the capital cost will be significantly lower at around $200,000, compared with $800,000 for a $40 million facility. Any loan finance costs associated with an indoor aquatic centre would also be significantly higher.

From an operational perspective, a seasonal 50-metre outdoor pool on the Bellarine Peninsula will likely incur annual operating losses in the vicinity of $600,000 (See Section 8 for more detail). Currently, BASC returns $345,000 to Council – excluding depreciation costs and corporate overheads.

Maximise the use of Existing and Future Assets

At one level, the development of an outdoor pool in the Bellarine meets the requirement of this principle. That is, activities will be focused on lap swimming, thus removing some of the need for the construction of lap swimming facilities either BASC or Splashdown. However, the lack of commercial activities means that the annual cost to Council will be quite high.

6.4 50-metre Outdoor Pool Development Advantages and Limitations

Advantages

The development of a 50-metre outdoor pool in the Drysdale Catchment Area has several advantages:

- It represents low-cost provision of aquatic facilities and services – some $30-plus million less costly than an indoor aquatic centre.
- Improves community access to aquatics within the region.
- Improves lap swimming provision within the region and will remove some of the demand for lap swimming space at BASC.
- Is a purpose-built training venue for swim club members and squad participants, thus reducing the disadvantages of competitive swimmers from the Bellarine currently experience due to travel distance to a training venue.
- Is an ideal location for local school and club swimming carnivals.
- Is a valuable community meeting place that provides opportunities for social connection and the reduction of social isolation, particularly on hot days.
- Low-cost opportunities for all community members to participate in recreation and physical activities.

Disadvantages

While the development of an outdoor 50-metre pool represents a significant increase in service provision for participants in lap swimming, it is important to recognise that it will have limitations in addressing all aquatic needs for residents in the Drysdale Catchment Area.

- Health benefits for certain cohorts such as other adults, people with mobility issues and people with disabilities that need water exercise spaces will be limited.
- The 50-metre outdoor pool is unlikely to address the need for LTS space as outdoor pools have limitations in terms of servicing LTS customers, including pool depth and temperature, particularly for young children and those new to swimming.
- The preferred temperature for lap swimming is approximately 27 degrees Celsius or lower compared with multipurpose leisure pools, LTS pools and WWEPs, which have temperatures that range from 30–34 degrees Celsius. Low water temperatures offers minimal encouragement for use by non-lap swimmers except on days when the air temperature is over 30 degrees and there is a need to cool off.
- Outdoor pool usage is traditionally much lower than indoor aquatic centres. For example, annual attendance at the Ballarat Aquatic Centre is approximately 600,000 per annum or 50,000 people per month. In comparison, annual attendance at the Eureka Pool in Ballarat is approximately 50,000 per year for a five-month summer season. Similarly, attendance at Leisurelink is approximately 960,000 per year or 80,000 per month. In comparison attendance at Kardinia Swimming Pool is approximately 90,000 for a five-month season. The Queens Park Swimming Pool in Moonee Ponds has summer season attendances of approximately 30,000 compared with average monthly attendances at the Ascot Vale Leisure Centre of 45,000 or 540,000 per annum.

6.5 Design Considerations – Enhance Whole of Community Use

While outdoor pools provide less capacity to meet the needs of the whole of the community, there are some design initiatives that can be adopted to enhance overall provision and participation.

Pool Depth

A shallow depth profile of 1–1.5 metres will provide safer access for children, water walkers and users who have lower levels of swimming skills and confidence. Shallower water will facilitate opportunities for the 'hot-day bobbers' to safely use the facility. Hot-day bobbers do not swim laps, preferring to use an outdoor pool to cool off when the weather is hot.

Shallower depth will also enhance overall safety supervision and minimise overall safety risks at the centre.

Pool depth of 1–1.5 metres will not disadvantage lap swimmer as it provides sufficient depth to tumble turn at the shallow end of the pool. There may be some restrictions on diving at the shallow end during competitions. However, this would only impact 50-metre relays, which do not form part of elite competition programs. At this depth, the pool would not be suitable for water polo activities, which require a minimum depth of two metres.

There is any number of pool depth configurations that could be implemented depending on the objectives of the centre. If the use of the centre by a broad cross-section of the community is a key objective, then shallower pool depths need to be considered in the design response.

Water Play Provision

The other opportunity to enhance community usage is the provision of water play equipment outside the 50-metre pool. Much of the water play zone can be zero-depth making it accessible to toddlers and young children for whom the 50-metre pool is unsafe to use.

Water play equipment can range from simple splash pads and fountains to major installations incorporating slides and interactive water features. Water play equipment will be extremely attractive for families looking for opportunities to cool down on hot days in a safe and controlled environment.

Without the provision of water play areas, including a toddler pool, use by families with young children will be limited even on the hottest days.

7. INDUSTRY BENCHMARKING

7.1 Benchmarking Introduction

A comprehensive approach to benchmarking has been undertaken using 15 outdoor pools. For commercial in confidence reasons, the facilities will not be named. However, a further overview of the 15 pools is as follows:

- All facilities are in Victoria.
- Twelve are regional and 3 are Melbourne metropolitan facilities.
- Five are managed in-house while 10 are outsourced.
- Seven have heated pools while 8 were unheated.
- Eleven of the facilities have outdoor 50-metre pools.
- One is are open all year round with one other opened for approximately six months of the year. The remainder were seasonal pools with the opening duration varying from 93 days to 167 days.

As part of the detailed research undertaken, the key metrics obtained about these facilities included: location, opening periods, financial performance (2018/19) and visitation numbers (2018/19). Further analysis was also undertaken on the 10-minute drive-time catchment for each site which has been used for catchment analysis purposes. In relation to the financial information obtained, it was noted that some variations occurred in financial reporting available and this predominately related to maintenance and utility costs. Relevant notes include:

- The maintenance costs were generally borne directly by Council (particularly for outsourced managed facilities) hence these costs were not included for the majority of sites. As a result, for consistency maintenance costs have been excluded from the financial benchmarking analysis.
- The reporting of utility costs also varied with these costs not reported for 8 facilities. For consistency, cost estimations for these 8 sites have been included in the financial performance (based on benchmarks); hence in these instances, the financial reports have been adjusted by the consulting team.

Annual visitation numbers were not provided for seven of the facilities and it is assumed that in some instances these are not accurately recorded. For the purposes of the analysis, annual visitation numbers for these facilities were estimated based on income levels and the benchmarked average income per visit from other facilities.

7.2 Benchmarking Analysis

The table below provides a summary of the key findings from the benchmarking analysis undertaken. The averages for four outdoor pool groups are provided: all 15 outdoor pools, pools open for more than 180 days, outdoor heated pools and outdoor non-heated pools.

Group	Average All Outdoor Pools (includes Heated and Non Heated Pools)	Average for Facilities Open More than 180 Days	Average Outdoor Heated Pools (Exclude Non Heated Pool)	Average Outdoor Non Heated Pools
Opening Days for Outdoor Pool per Annum	154	270	204	110

Average Max Temperature December to March (°C)	25.7	25.4	24.8	26.6
Aquatic Visits per Season (excluding Spectators)	30,212	90,000	57,714	6,148
Total Income	$179,300	$527,000	$341,857	$37,063
Total Expenses	$409,033	$1,144,667	$708,929	$146,625
Net Performance (excluding Maintenance)	($229,733)	($617,667)	($367,071)	($109,563)
Income per Day	$1,163	$1,949	$1,673	$336
Subsidy per Aquatic Visit (excluding Maintenance)	($7.60)	($6.86)	($6.36)	($17.82)
Subsidy per Day (excluding Maintenance)	($1,490)	($2,285)	($1,797)	($994)
Average Visits per Day	196	333	283	56
10 minute Drive-time Catchment @ 6 pm Mon (based on 2016 Census)	46,898	103,626	75,239	22,099
Annual Visits per 10 Min Drive-time Catchment	0.6	0.9	0.8	0.3

Table 8 – Outdoor Pool Benchmarking Analysis

COGG currently operates two outdoor 50-metre pools: Lara Aquatic Centre (LAC) and Kardinia Aquatic Centre (KAC). Despite significantly higher user numbers and associated revenue the KAC incurs a larger annual loss than the. The higher loss at KAC is mostly the result of high utility cost required to heat two outdoor pools, the additional lifeguards to supervise the second 50-metre pool and the longer season (212 at KAC and 151 days at LAC). For consistency depreciation costs and council corporate charges have been removed expenditure calculation, consequently the figures in the table below may vary from Council's profit and loss statements.

Group	Lara Aquatic Centre	Kardinia Aquatic Centre
Opening Days for Outdoor Pool per Annum	151	212
Average Max Temperature December to March (°C)	23.6	23.6
Aquatic Visits per Season (excluding Spectators)	34,000	103,000
Total Income	$153,000	$473,000

Total Expenses	$269,500	$1,183,000
Net Performance (excluding Maintenance)	($111,500)	($672,000)
Income per Day	$1,013	$2,231
Subsidy per Aquatic Visit (excluding Maintenance)	($3.28)	($6.52)
Subsidy per Day (excluding Maintenance)	($738)	($3,170)
Average Visits per Day	225	486
10 minute Drive-time Catchment @ 6 pm Mon (based on 2016 Census)	24,498	91,447
Annual Visits per 10 Min Drive-time Catchment	1.4	1.1

Table 9 – COGG Outdoor Pool Performance

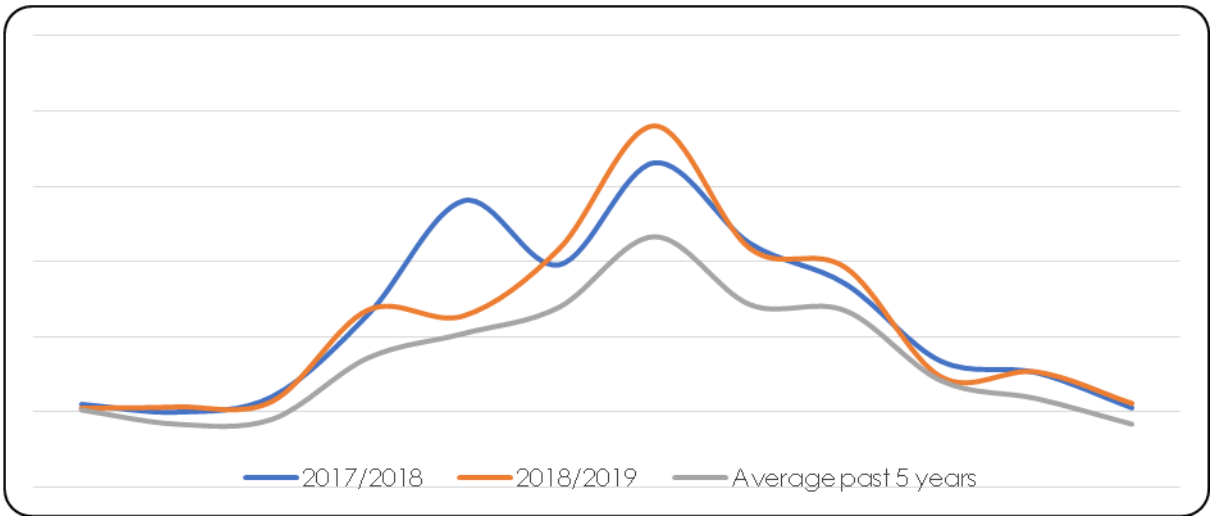
7.3 Benchmarking Findings

Based on the analysis undertaken the following key findings are identified:

- There are significant differences in the overall performance of outdoor pools when different operational models are considered (i.e. heated, non-heated and facilities open for more than 180 days per annum). As a result, any projections for a "greenfield" development must consider the implications of these different models.
- The highest visitation number per head of 10 minute drive-time catchment is 0.9 which is for pools open more than 180 days. No delivery model contributes to an annual visitation number that is greater than the 10 minute drive-time catchment. The lowest visitation number is for non-heated pools which have only 0.3 visits per head of the 10 minute drive-time catchment.
- It is noted that facilities that are open for longer periods (i.e. more than 180 days per annum) have a significantly larger 10 minute drive-time catchment population with an average of 103,000 and also significantly higher visitation numbers of 90,000 per annum on average. These facilities also have a very high operational deficit average of $618,000 per annum and higher average annual income of $527,000 per annum. As a result of the relatively high annual visit numbers (and catchment), the subsidy level per visit of $6.86 is still comparable with the 15 site average subsidy per visit of $7.60.
- To reduce operational costs, it is noted that several pools, particularly those that are unheated, have reduced seasons (i.e. 100 days per annum) and are also only open based on certain temperatures. As an example, some pools only open when the temperature forecast is over 22°C and also close during the day when the temperature drops below 25°C. Due to this, many outdoor pools are not open every-day for the full season and this contributes to a reduction of the overall cost. It is highlighted that if an outdoor regional pool was open on all days during a season and for fixed times that the operational deficit would be significantly greater than that indicated in the analysis table.

- In 2018/19 Kardinia Aquatic Centre was opened for approximately 212 days (with reduced hours in October and April) and had 103,000 visitations. The overall operational deficit was $672,000 (excluding internal charges and major maintenance) with an income of $511,000. The Centre has a relatively large 10 minute drive-time catchment of 91,000 and therefore had 1.1 visits per annum of the 10 minute drive-time catchment.

Additional research for an outdoor pool in the Melbourne metropolitan area has also been undertaken with the graph below highlighting the seasonality of usage. This pool is very popular for regular "bolted on" lap swimmers, tri-athletes and swimming squads hence has a relatively high usage all year round. Even so, 50% of the usage of this outdoor pool occurs over the 4 months from December to March. In facilities that do not attract the same level of participation from "bolted on" users, it is not uncommon for these same 4 months to account for 75% of overall annual visitations.



Graph 1 – Seasonal Outdoor Pool Usage by Month

In summary, the benchmarking undertaken indicates that a number of critical factors have a very significant impact on the overall performance of outdoor pools. These drivers include: the duration of the season, operational hours and decisions regarding closure (i.e. daily temperatures), pool heating or non-heating, catchment populations, type of users (e.g. the number of "bolted on" users for all year round operations), water volumes and supervision requirements. Given the impact of these factors, consideration should be given to them as part of the planning process for new facilities.

8. FINANCIAL PROJECTIONS

8.1 Key Assumptions

In undertaking the analysis of the financial projections for an outdoor pool in the Drysdale Catchment Area, the following key assumptions have been made:

- The pool could be operated under different options and these are:
  - Option 1 - A year-round heated pool.
  - Option 2 - Heated seasonal pool opening for approximately 240 days per annum.
  - Option 3 - Unheated seasonal pool with reduced operational hours based on a temperature forecast of over 22°C.
- The key findings identified as part of the benchmarking analysis have been used as the basis for major assumptions.
- All projections exclude maintenance works.
- All values are in 2019/20 prices.
- The facility design is as per the design details provided.
- That the catchment is as per the details provided in Table 7 which indicates a total catchment of 24,962 in 2020 and 38,109 in 2041. As a guide only, the catchment area is as per the map below.



Map 1 – Indicative 10 minute Drive Catchment Area

8.2 Performance Projections

The information below provides an overview of the indicative financial projections for three different operational options for the years 2020 and 2041 in 2019/20 values.

8.2.1 Option 1 - All Year Round Operation

The table below provides a summary of the financial projections for a facility operating all year round with a heated pool.

Item	Year 2020	Year 2041
Income		
Total Income	$134,795	$205,789
Expenditure		
Salaries and Wages	$679,000	$679,000
Electricity	$85,000	$85,000
Gas	$105,000	$105,000
Water	$60,000	$60,000
Chemicals	$36,000	$36,000
Other Expenses	$260,000	$260,000
Total Expenses	$1,225,000	$1,225,000
Net Performance	($1,090,205)	($1,019,211)

Table 10 – Indicative Projections All Year-Round Operation

8.2.2 Option 2 - Seasonal Heated Pool

The table below provides a summary of the financial projections for a seasonally heated pool opened for approximately 240 days per annum.

Item	Year 2020	Year 2041
Income		
Total Income	$119,818	$182,923
Expenditure		
Salaries and Wages	$409,000	$409,000
Electricity	$56,000	$56,000
Gas	$70,000	$70,000
Water	$40,000	$40,000
Chemicals	$30,000	$30,000
Other Expenses	$159,000	$159,000
Total Expenses	$764,000	$764,000
Net Performance	($644,182)	($581,077)

Table 11 – Indicative Projections Seasonal Heated Pool

8.2.3 Option 3 - Seasonal Non-Heated Pool

The table below provides a summary of the financial projections for a seasonal non-heated pool opened for a maximum of 100 days per annum. The pool would be opened when the forecast is for the temperature to be 22°C or more.

Item	Year 2020	Year 2041
Income		
Total Income	$44,932	$68,596
Expenditure		
Salaries and Wages	$75,000	$75,000
Electricity	$6,000	$6,000
Gas	$500	$500
Water	$21,000	$21,000
Chemicals	$8,000	$8,000
Other Expenses	$60,000	$60,000
Total Expenses	$170,500	$170,500
Net Performance	($125,568)	($101,904)

Table 12 – Indicative Projections Seasonal Non-Heated Pool

8.3 Projected Performance Benchmarks in the Year 2041

The table below provides a summary of indicative benchmarks for the 3 outdoor pool options outlined in the year 2041.

Item	Option 1 All Year Round Outdoor Pool	Option 2 Seasonal Outdoor Heated Pool	Option 3 Seasonal Outdoor Non-Heated Pool
Total Visits	34,298	30,487	11,433
Average Visits per Day	97	127	114
Net Performance	($1,019,211)	($581,077)	($101,904)
Average Income per Day	$582.97	$762.18	$685.96
Subsidy per Visit	($29.72)	($19.06)	($8.91)
Subsidy per Day	($2,887)	($2,421)	($1,019)

Table 13 – Indicative Benchmarks for Year 2041

As a result of the catchment size of the North Bellarine location, it is noted the projected performance for Options 1 and 2 results in a greater subsidy per visit than the benchmark average. By comparison, the non-heated pool option has a lower subsidy per visit than the benchmark average.

9. DESIGN AND SITE OPPORTUNITIES

9.1 Overview

Mantric Architecture was engaged by CoGG to develop a generic design for a 50-metre outdoor to assist with capital cost analysis and future operational cost forecasts. The generic design was also used to complete a high-level analysis of the potential sites for a future 50-metre outdoor pool.

9.2 Generic Design – 50-metre Outdoor Pool

The generic 50-metre outdoor pool concept (see drawing xxx) included the following elements:

- 50-metre pool and shading
- change rooms including changing places, accessible and group change rooms
- multi-purpose and swim club room
- administrative spaces
- storage
- filtration plant
- kiosk
- Community storage space
- Car parking

The concept plan is driven through a design framework focused primarily on efficient internal planning, customers accessibility, entry and control, and safe pool operations. While it is not intended for this concept to be delivered at any of the sites, it has served a meaningful purpose in the review and provides a sound basis for the next phase of project feasibility and planning when detailed plans can be tested for identified sites as required.

9.3 Other Design Considerations

While this scoping study is focused on the implications of a 50-metre outdoor pool, there are other facility options that could be considered in assessing the potential site in the context of the future aquatic and health and fitness needs. These include:

- Provision of zero-depth outdoor water play areas to enhance service provision for families and children
- Indoor aquatics to encourage year-round use by a broad cross-section of the community. Facility elements could include a learn to swim pool, warm water exercise pool and ancillary services such as a sauna, spa and steam room.
- 'Dry side' activity areas including strength training, cardio and group fitness areas. These facility elements and associated programs provide health and fitness opportunities to residents that prefer non-aquatic-based activities, as well as enhancing centre viability

These design options and others could be explored through a broader needs analysis of future population and associated feasibility study.



Drawing 1 – Generic 50-metre Outdoor Pool

9.4 Site Options

CoGG initially considered a range of sites capable of accommodating the required 50 m outdoor pool. These sites were;

- The (proposed) Drysdale Sports Precinct (Currently in the Master Plan Phase)
- Clifton Springs Primary School
- CoGG Drysdale Maintenance Depot
- Portarlington Recreation Reserve

During early phases of the review of sites, the Portarlington site was excluded from further consideration due to its more disconnected location and very small catchment population. The Clifton Springs Primary School site was also discounted from future consideration due to its ownership by the State Government and the complexities this will present to delivery and any future expansion. As a consequence these were not pursued with the Department of Education or the school.



Diagram 1 – Site Options Overview

9.5 Site Review

A high-level review of each site was undertaken to highlight the key issues for consideration in the future planning process. Once a preferred site(s) is identified the following further investigations should be undertaken to assist with refining the understanding site conditions and to inform the total project cost:

- Geotechnical & Contamination testing
- Available Site Services
- Land Ownership confirmation
- Planning Controls
- Cultural Heritage Enquiries
- Land Surveying and Services Locating

9.5.1 Option 1 - Drysdale Sports Precinct

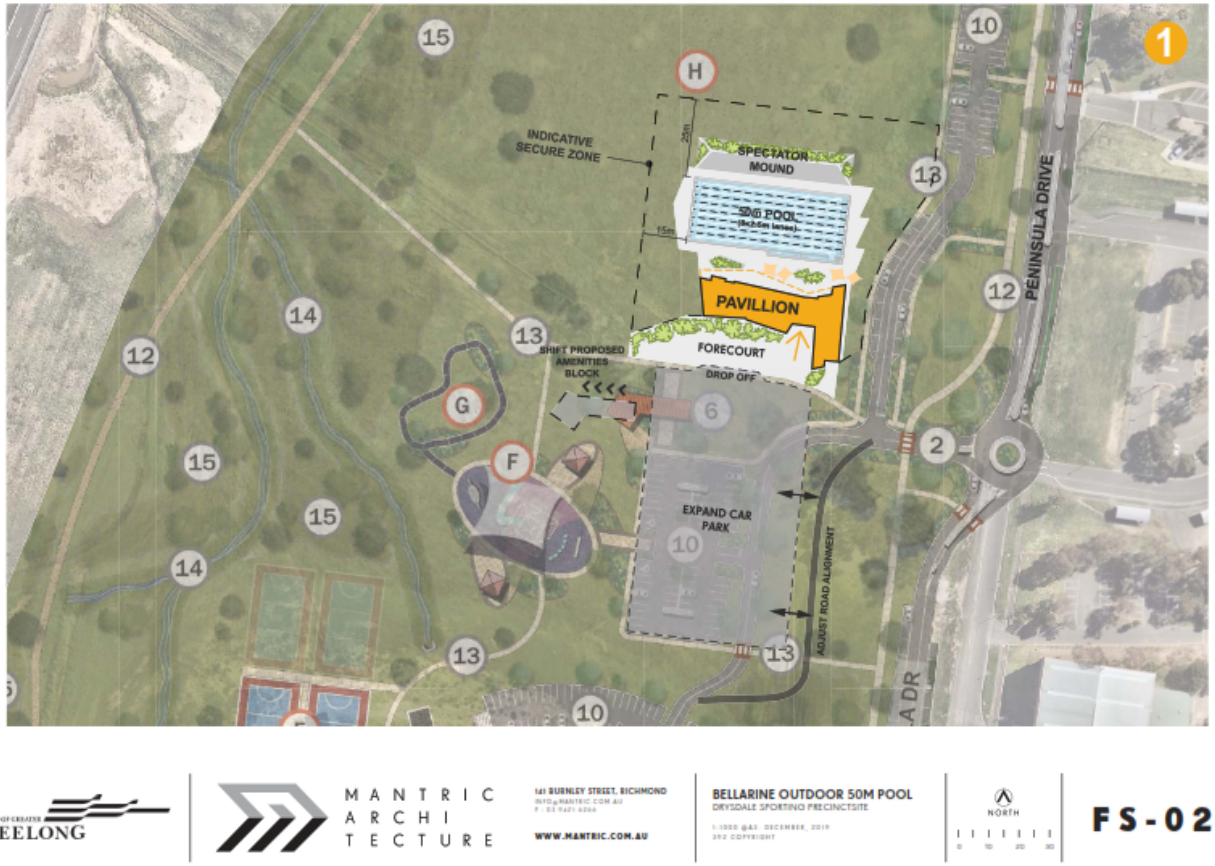


Diagram 2 – Drysdale Sports Precinct

Key site issues

- The generic 50-metre pool and car parking can be accommodated on the site.
- There is synergy with other sport and recreation uses of the site, which will enhance the precinct and encourage the use of the pool.
- The proximity of the schools to the site will encourage use and will enhance accessibility for before and after school activities
- There is good vehicle access to the site and traffic management issues can be managed through future planning processes
- Pedestrian access to the site is poor due to its distance from residential areas. Access will predominantly be via motor vehicle.
- There is a smaller requirement for additional car parking due to car parking provision identified on the masterplan.
- There appear to be good building orientation opportunities on the site. Consequently, a north-facing facility should be easily achieved with spectator mounding facing south.
- A separate school entry point should be possible with links to the existing road network.
- Access for chemical deliveries can be provided with limited cross over in public parking areas.
- There appears capacity for future expansion

- Overall costs at $13,788,000 are the lowest of the three options.

9.5.2 Option 2 - CoGG Drysdale Maintenance Depot



Diagram 4 – Drysdale Depot Site

Key site issues

- The proposed generic 50-metre pool and car parking can be accommodated on the site
- The site is centrally located within the catchment area and will provide high levels of accessibility for local residents
- The site has good accessibility for pedestrians in local business and residential areas
- The proximity of the school to the site will encourage use and will enhance accessibility for before and after school activities
- It is a flat site with no topographical encumbrances
- There is potential surplus land, which could accommodate complimentary public facilities or additional public open space
- There appears capacity for future expansion
- Traffic management issues will need to be considered and addressed due to central location
- The depot will need to be demolished and relocated to another site. Demolition costs are approximately $250,000. No cost for relocation has been included.
- The depot site is in the middle of town and occupies a relatively narrow site in the context of the proposed outdoor pool. This could impact operational functionality and customer experience

- The external break out spaces are constrained, and will likely rely on additional space being provided to the east some 70 metres plus form the pavilion.
- To fit the facility components on this narrow site, the pavilion will most likely have an east/west orientation with the 50-metre pool running perpendicular to the pavilion.
- There is limited street frontage on Collins Street, preventing a strong visual presence within the precinct. Therefore, effective and substantial signage will be essential.
- Given the long term use as a depot, there may be contamination issues to identify and resolve.
- There are light-industrial properties immediately to the south. This will warrant the inclusion of a landscaped buffer zone to improve the visual amenity of the venue.
- This option is the most expensive of the options at $15,281,000

10. ESTIMATED CAPITAL COSTS

10.1 Overview

ZINC Cost Management was engaged to develop independent, preliminary cost estimates for the generic concept at each of the three sites. The cost estimates are based on high-level design documentation which did not include engineering service and structural information.

The cost plan includes an allowance of 5% for ESD initiatives and 5% each for design and contract contingencies.

The detailed cost plans are in Appendix 1. The summary cost estimates are:

Option 1 - Drysdale Sports Precinct - $13,788,000

Option 3 - CoGG Drysdale Maintenance Depot - $15,281,000

The cost plan is based on costs as at February 2020, and includes an allowance for 24 months for cost escalation to February 2022.

10.2 Site Variability Impacts

The variability in the cost estimates relates to the unique aspects of each site being incorporated into the cost estimating process. The issues for each site are listed below:

Option 1 - Drysdale Sports Precinct

- A minimal requirement for car parking due to proposed provision within the draft Drysdale Sports Precinct Masterplan.
- The need for additional earthworks due to site topography

Option 2 - CoGG Drysdale Maintenance Depot

- Allowance for 100 additional car spaces
- Allowance for the demolition of the existing buildings
- Allowance for landscape buffers on car park site boundary due to the proximity of adjacent sites
- Allowance site security initiatives including precast fencing, electronic security fence and CCTV monitoring
- A $400,000 allowance for low-level contamination based on the current and past site use and the need to convert the land to public pool use.
- Allowance for existing building demolition - $250,000

The table below provides high- level detail of each option.

Item	Option 1	Option 2	Option 3
Building Works	$6,624,000	$6,624,000	$6,624,000
External Works and Services	$2,916,000	$3,306,000	$3,982,000
Sub-Total (excl. GST)	$9,540,000	$9,930,000	$10,606,000
ESD Initiatives (5% of construction)	$477,000	$497,000	$530,000

Contingencies and Cost Escalation	$1,910,000	$1,988,000	$2,123,000
Non-Construction Costs	$1,861,000	$1,920,000	$2,022,000
TOTAL END COST (excl. GST)	**$13,788,000**	**$14,335,000**	**$15,281,000**

Table 14 – Estimate Costs of Options

Non- Construction Inclusions

The cost plan includes the following non-construction cost allowances:

- Consultant fees – 10% of Total Construction Cost
- Client costs – 1% of Total Construction Cost
- Authority / headwork's charges – 1.0% of Total Construction Cost
- Substation / incoming mains power – allowance of $250,000
- Audiovisual equipment – allowance of $30,000
- Furniture, fittings and equipment – allowance of $150,000

Risks to Future Cost

There are several risks to cost that need to be considered, including:

- Scope creep
- Asbestos / hazardous material removal
- Existing services and infrastructure
- Abnormal ground conditions, site decontamination, remediation, etc.
- Market conditions / cost escalation
- Resolution of non-construction costs (

Cost Plan Exclusions

The cost plan specifically excludes any allowances for the following:

- Pool boom
- Waterslides, water play features, splash pads, etc.
- Road works outside the site boundary
- Asbestos / hazardous material removal
- Relocate or upgrade of existing services and infrastructure
- Works outside site boundary
- Abnormal ground conditions (i.e. rock groundwater, filling, etc.)
- Site decontamination and remediation
- Cost escalation beyond February 2022
- Council costs
- Decanting or relocation
- Temporary accommodation and services
- IT equipment
- Artwork

- Planning permit
- Finance, legal, letting costs, etc.
- Land and acquisition costs
- Open space levy
- Staging of the works
- Goods and Services Tax

Appendix 2

Bellarine Aquatic Centre – Site Review

The site review below provides an overview of the key issues associated with the development of an Aquatic Centre at the Drysdale Depot Site and Drysdale Sport Precinct. The review has been framed using policy drivers developed for the Social Infrastructure Policy and Plan.

The two sites are approximately 3.5 km apart via road and 2.5 km apart as "the crow flies". Each site has strengths and weaknesses. However, without ranking the policy priorities in importance there is no single preference for the site of a potential aquatic centre.

To assess the capacity of each site to cater for future expansion the following elements were considered in the site review:

- 50m outdoor pool (Existing scheme)
- Warm Water Program Pool
- Aquatic Education Pool
- Internal Leisure Water & Leisure play equipment
- Spa, Sauna Steam
- Change and ancillary
- Occasional Care/Crèche
- Reception
- Management Offices

With consideration to future expansion, it is unusual to provide indoor aquatic elements without also providing a range of health and fitness elements including gymnasium (strength and cardio) and group fitness rooms. The addition of health and fitness elements increases the reach of services into the community by meeting the needs of people that do use aquatic services, and provides a better platform for financial viability.

Appendix 2

Bellarine Aquatic Centre – Site Review		
Review Criteria	**Depot Site Commentary**	**Drysdale Sport Precinct Commentary**
POLICY DRIVERS		
ACCESSIBILITY - Equal Travel distances to residents in the catchment		
• Is the site accessible for residents by car, public transport, bicycle and walking? • Is the site difficult for people to use if they do not have access to a car or public transport? • Can the site allow easy access for people with disabilities? • Is the site accessible to large groups (ie: buses etc)?	• The site is centrally located within the catchment area and will provide high levels of accessibility for residents in the Drysdale township using all modes of transport • The proximity of the site to the current residential populations and the immediate business area makes it more accessible for people who do not have access to public transport or a car. However, as the population grows the percentage of residents that will be able to walk to the centre will be much lower • Disability access will be included in the design response. • The location within the CBD and the relatively narrow site will make bus accessibility problematic compared with the Sports Precinct. This may impact accessibility for large groups. • Peak use of the aquatic centre could potentially create increased traffic in the CBD and negatively impact ease of access and traffic flow. A detailed traffic management plan would need to be developed to identify the impacts.	• Pedestrian access to the site is relatively poor due to its distance from residential areas. • Access will predominantly be via motor vehicle or possibly public transport. • Future provision of public transport services could address this issue and thus improve accessibility. • Disability access will be included in the design response. • The site layout can be designed to cater for the parking and turning needs of buses and therefore has good capacity to service large groups

Appendix 2

EQUITY - Are the various lower socio-demographic populations equally served by a facility at this location?		
• The location ensures equity of travel distance for residents across the catchment? • In regard to other facilities does the site ensure long term equity to aquatic services?	• The central location of the site and its closer proximity to the existing residential populations makes it more accessible in terms of travel distance than the sports precinct site. • Accessibility is unlikely to change as the population grows in the region with the majority of residential development planned in the Clifton Springs and St Leonards areas which are closer to the Depot site.	• Whilst this site is not as centrally located to existing and future population, provided public transport opportunities are provided, it will only be marginally less accessible and equitable than the depot site • The Drysdale bypass enhances access for the whole of the community including Ocean Grove and Barwon Heads residents in terms of vehicle travel time and ease of access.
SUSTAINABILITY - is the land of sufficient to meet future expansion building and car parking requirements		
• Is the site suitable for future expansion? • Will the site continue to be a suitable location that can service the catchment as the Bellarine grows into the future? • Are there encumbrances with regard to planning or land controls, topography, in ground issues?	• There is capacity for future expansion to meet the requirements of future aquatic provision, but with limited capacity to cater for potential future development of health and fitness elements and the requisite car parking needs, which is critical to access, usage and viability. • The site is flat with no topographical encumbrances • Given the long term use of this site as a depot, there may be contamination issues to identify and resolve. • The depot will need to be demolished and relocated to another site. The depot relocation costs could potentially be a constraint for development at this site • Traffic management issues will need to be considered and	• There is significant space for expansion to cater for additional aquatic services. There site also appears to have capacity to meet the needs of additional health and fitness facility elements including gymnasium, group, fitness and other program spaces and the required car parking. It should be noted that any expansion will reduce open space. • There is a smaller requirement for additional car parking due to car parking provision identified on the masterplan. This will reduce construction costs • Site topography will require some additional

Appendix 2

	addressed due to central location	earthworks.
INTEGRATION - How well does this site ensure integration with other existing or proposed services??		
• Does the site provide for high levels of integration with other Council facilities and services? • Is the site centrally or well integrated with other ancillary services (ie: local town centre businesses and facilities)?	• There appears to be limited opportunity for integration with other Council facilities and services • The central location provides opportunities for integration with retail and business services provided by the private sector within the Drysdale central business district. • The proximity of the secondary school to the site will encourage use and will enhance accessibility for before and after school activities.	• There is synergy with other sport and recreation uses of the site, which will enhance the sporting precinct and encourage the use of the aquatic centre. • The proximity of the schools to the site will encourage use and will enhance accessibility for before and after school activities • A separate school entry point should be possible with links to the existing road network.
ADAPTABLE - does the configuration and size of the site facilitate good design?		
• Does the site provide flexibility? • Is its configuration conducive to good design?	• The Depot Site is in the middle of town and occupies a relatively narrow site in the context of the proposed outdoor pool. This could impact operational functionality and customer experience • The external breakout spaces will be constrained and will likely rely on additional space being provided to the east some 70 metres plus form the pavilion. • To fit the facility components the narrow site, the pavilion will most likely have an east/west orientation with the 50-metre pool running perpendicular to the pavilion as opposed to	• The "Greenfield" nature of the site provides the opportunity to design a building layout that maximises customers experience and operational functionality. For example, access for chemical deliveries can be provided with limited cross over in public parking areas. This may not be possible at the Depot site • There appear to be good building orientation opportunities on the site.

Appendix 2

	the preferred north south orientation • There is limited street frontage on Collins Street, preventing a strong visual presence within the precinct. Therefore, effective and substantial signage will be essential.	Consequently, a north-facing facility should be easily achieved with spectator mounding facing south. • There is good vehicle access to the site and traffic management issues can be managed through future planning processes

7. AUDIT AND RISK COMMITTEE SUMMARY REPORT

Source:	**Governance, Strategy & Performance**
Director:	**Rebecca Leonard**
Portfolio:	**Leadership and Governance**

Cr Mason moved, Cr Grzybek seconded -

That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this matter which the Council considers would prejudice the Council or any person, be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

NOTICE OF MOTION – Cr Asher

GEELONG COUNCIL TO DEVELOP LOCAL COMMUNITY AND ECONOMIC SUPPORT PACKAGES

1. The COVID-19 Pandemic we are now all suffering from within the City of Greater Geelong is a once in a lifetime event and will have significant impact on our community and our economy.
2. Council acknowledges we have limited financial capacity to develop supports for our community and economy, however Council acknowledges that is an unprecedented crisis and the community is looking and demanding for local leadership on this issue.
3. Based on advice and information received to date, we understand the COVID-19 pandemic life cycle to be a minimum of six months with community and economic impact likely to be much longer than this.
4. This motion calls on Council to work with the CEO and develop two support packages for Geelong: one for the remainder of the 2019-20 financial year and a separate package for the 2020-21 financial year.
5. These packages are unfunded in financial forecasts or future budgets, therefore Council is considering a fiscal policy of deficit to fund these support packages for our local community and local economy.
6. While Council does not have a financial ceiling for the cost of the packages, we do believe these packages should neither impact on the longer-term financial sustainability of the City of Greater Geelong nor create an unsustainable burden for current and future rate payers.
7. We will lobby and work with the State and Federal Government for economic stimulus support from these larger and more financial able tiers of government. The local packages we intend to develop are additional to and to supplement any support from the State and Federal Government.

Cr Asher moved, Cr Aitken seconded -

8. That Council:

8.1 Recognises that the COVID-19 Pandemic is a one-in-100 year event that will have significant and widespread community and economic impacts within the City of Greater Geelong;

8.2 Calls for an immediate review lead by all Councillors and the CEO to develop:

8.2.1 A short-term package of Community and Economic Supports to be funded in the 2019-20 financial year; and

8.2.2 A medium to longer-term package of Community and Economic Supports to be funded in the 2020-21 financial year.

8.3 In addition to the above reviews, endorse the following immediate support measures:

8.3.1 Development of a Council COVID-19 financial hardship policy including consideration of rates;

8.3.2 Waiver of rent/fees for community and sporting groups within City owned land/grounds and buildings for six months from 1 March 2020;

8.3.3 Reduction of rent by 50% for eligible commercial tenants in City buildings or on City land for or six months from 1 March 2020;

8.3.4 Refund of Alfresco Dining permit fees for 12 months;

8.3.5 Refund of A frame permit fees for 12 months;

8.3.6 Refund of food premises registration fees for three months of the 2019-20 financial year;

8.3.7 Refund of health premises fees for three months of the 2019-20 financial year;

8.3.8 Development of Business Support Portal for local businesses;

8.3.9 Development of Small Business Expert Support Program utilising local businesses;

8.3.10 Geelong Business Concierge Service Expansion to support business program development; and

8.3.11 Free casual on and off street parking in Central Geelong until 30 June 2020.

8.4 That the development of the final 2019-20 Community and Economic Support Package must be completed and presented to Council no later than the April 2020 Council Meeting; and

8.5 That the development of the final 2020-21 Community and Economic Support Package must be completed by June 2020.

Carried.

NOTICE OF MOTION – Cr Asher

REVISED MAYOR AND COUNCILLORS' MEDIA & ENGAGEMENT POLICY

Background

On 12 November 2019, Council adopted the revised Mayor and Councillors' Media Engagement Policy (the Policy). The Policy sets guidelines for media engagement and public speaking roles undertaken by the Mayor and Councillors whilst recognising the Mayor is the Council's principal spokesperson.

The Policy provides guidelines for the use and editorial rights of social media for the Mayoral accounts as well as the City of Greater Geelong's corporate accounts.

Social media is now the most used method of communicating directly with the community in real time, and it is becoming more important not only to share Council and City stories via social media, but also to address inaccurate and misleading comments made in relation to Council and City matters that are posted on key local social media accounts. The following amendments are proposed to the Policy in response to the changing use of social media:

1. The Mayor will have administration rights to the Mayoral social media accounts (including Twitter, Facebook, LinkedIn and Instagram) and will use the accounts to promote relevant activities of Mayor and Council. The strategic focus of these social media channels will be on the activities and priorities of the Mayor and Council, and not on City's activities which will be promoted on the City's corporate social media accounts;

2. With the permission of Councillors, the City will tag private social media accounts of Councillors in social media posts; and

3. The City will take reasonable steps to proactively respond to inaccurate and misleading comments posted on key mainstream local social media accounts, including but not limited to:

    3.1. Geelong Advertiser;

    3.2. KRock; and

    3.3. Bay FM.

Cr Asher moved, Cr Grzybek seconded -

That the Notice of Motion be deferred.

Carried.

HE CITY OF
GREATER GEELONG

MAYOR AND COUNCILLORS' MEDIA ENGAGEMENT COUNCIL POLICY

VERSION: 6

Approval Date:

Approved by: Council

Review Date: February 2021

Responsible Officer: Director Governance Strategy and Performance

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

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Introduction

PURPOSE

To ensure the Council and City officers abide by the requirements of the *Local Government Act (Vic) 1989* by specifying the roles of the mayor, deputy mayor and other councillors whenever they engage with media on behalf of the City of Greater Geelong (the City) and its Council.

SCOPE

This policy applies to all internal and external engagement with Media involving the mayor, deputy mayor, and other councillors, such as: photo or video shoots, and other similar Media opportunities; attendances at public events, launches, etc; and the City's internal and external corporate communication run via City-operated Communication Channels (namely: print, radio and TV, online/web and social media).

Definitions

This section defines the key terms used in this policy.

ACT

The *Local Government Act (Vic) 1989*.

CEO

Is the Chief Executive Officer of the City.

CITY

The City of Greater Geelong organisation, led by the CEO.

CLEVER AND CREATIVE VISION

The local community's 30-year strategic vision for the Geelong city-region.

COMMUNICATION CHANNEL(S)

The channels the City uses to convey information to (and receive information from) its various audiences and stakeholders, such as in print (paid and earned), radio, TV, online/web and social media – but not email or mail.

COMMITTEE(S)

Council Committees, or external committees, boards, associations and forums, to which Council appoints councillors to represent its interests.

COUNCIL

The City of Greater Geelong Council comprised of elected councillors and led by the mayor.

COUNCIL PLAN

The four-year plan that outlines the Council's strategic direction and priorities during its term of office.

CORPORATE COMMUNICATIONS AND MARKETING SERVICES

Means the Manager, Corporate Communications and Marketing Services or their delegate or team members.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

ISSUE

Means activities, policies or decisions the City or Council generate that could create significant public interest – and affect the City's or Council's reputation.

MAYOR & COUNCILLOR SUPPORT UNIT

Means the Coordinator, Mayor & Councillor Support or their delegate or team members.

MAYORAL MEDIA ENGAGEMENT RESPONSIBILITIES

Mayoral Media Engagement Responsibilities are determined by the Mayor and Councillors' Support Unit, and generally meet at least one of these criteria:

- key City announcements regarding:
    - Clever and Creative Vision;
    - Council Plan and Council Plan updates;
    - the City's annual budget and rate notices, and

    - the City's Annual Report;
- announcements or commentary relating to premier events, major projects or key community infrastructure the City is planning or undertaking;
- any matter involving the City (or one of its committees) that could generate state, national or international level dialogue;
- controversial matters that could impact the reputation of the municipality, its Council, or the City as an organisation;
- the outcomes of any Council decisions (made at Council Meetings or Special Meetings);
- civic and ceremonial duties involving the City or Council, as determined by custom, history or practice (ANZAC Day, Christmas program, or citizenship awards);
- a City or Council event or activity involving the prime minister, premier or other senior leaders or dignitaries – including interstate and overseas guests or visitors;
- a significant natural or human-induced emergency – local, state or international; and
- any issue where the community would reasonably expect to hear from the City's primary Council spokesperson.

MEDIA ENGAGEMENT

Means how the City, mayor, deputy mayor and councillors engage with the community via the Media, to disseminate news, views, ideas and information regarding their responsibility to develop, implement and deliver the City's strategic vision, policies, programs and services.

MEDIA

Means any accredited organisation whose primary activities focus on the dissemination of news and information to the public using various Communication Channels.

MEDIA RELEASE

Means any information the City or Council proactively provides to Media, including via the City's Communications Channels.

MEDIA/RESPONSE STATEMENT

Means any information the City or Council provides to Media in response to a specific opportunity, request or inquiry.

PORTFOLIO

Means any of the suite of Portfolios Council has introduced to allow councillors to maintain effective oversight of key strategic focus areas for the Council.

STAKEHOLDER

Means any individual, group or organisation who could be affected by a City or Council decision, or who might have an interest in or influence over a pending City or Council decision.

WARD

The four representative areas (or wards) that together comprise the City of Greater Geelong municipality, as set by the Victorian Electoral Commission: Bellarine, Brownbill, Kardinia, and Windermere.

Policy

THE MAYOR'S ROLE AS THE PRINCIPAL COUNCIL SPOKESPERSON

Pursuant to the Act, the functions of the mayor are to:

a) chair all meetings of Council at which he or she is present, to lead its decision-making process;
b) act as the principal spokesperson for Council – to represent its views, and those of the community; and
c) carry out the civic and ceremonial duties of the mayor and councillors.

This policy recognises the mayor as the principal Council spokesperson to be quoted in all reactive or proactive engagement with Media, relating to the Mayoral Media Engagement Responsibilities.

DEPUTY MAYOR'S ROLE AS SPOKESPERSON

When serving as acting mayor, the deputy mayor becomes Council's principal spokesperson.

DELEGATION TO OTHER COUNCILLORS

The mayor, or in his or her absence, the deputy mayor, can delegate the Mayoral Media Engagement Responsibilities to any other councillor. Without this delegation, no other councillor can engage with Media on behalf of Council.

BRIEFING OTHER COUNCILLORS AND THE CITY'S CHIEF EXECUTIVE OFFICER ON MAYORAL MEDIA ENGAGEMENT

The Mayor and Councillors' Support Unit will inform all councillors and the City's CEO in a timely manner of any Media Engagement the mayor performs on Council's behalf.

ATTENDANCE OF ALL COUNCILLORS AT MEDIA ENGAGEMENT EVENTS

All councillors are welcome to attend any official City or Council Media Engagement opportunity or event involving the mayor.

INVOLVEMENT OF OTHER COUNCILLORS AT MEDIA ENGAGEMENT EVENTS

The mayor can invite other councillors to participate in any Media Engagement opportunity, especially if it relates to that councillors' Ward, Portfolio or Committee appointment.

Such Media Engagement may be conducted jointly with the mayor and other eligible councillors, and could typically involve:

- a public, Media or event spokesperson role (as an MC, or to deliver a speech);
- participation in a staged Media opportunity or event (a photo shoot, radio or TV interview);
- being quoted in a proactive City Media Release or Media Response (approved by the mayor);
- and being included in any other relevant proactive City Media Engagement – including all social media, print and online.

ASSIGNING ORDER OF REPRESENTATION FOR COUNCILLORS

If the mayor invites a councillor (or councillors) to participate in a City-organised Media Engagement, the mayor will generally:

- speak first on behalf of Council
- be the focus of any City-organised Media Engagement
- and be first quoted in any City Media Release or other content (including *Community Update* and the City's social media, if appropriate).

If several councillors attend a Media Engagement event then the mayor will determine which order these councillors might speak and/or appear, if at all (including on the City's social media).

MEDIA ENGAGEMENT DECISION MATRIX

The Mayor and Councillors' Support Unit will advise the mayor, councillors and CEO of potential Media Engagement opportunities by referring to the Media Engagement decision matrix (see **Attachment 1**):

- As a general guide the Mayor and Councillors' Support Unit will propose Media Engagement opportunities to relevant councillor(s).
- Where a Media Engagement opportunity clearly focuses on a ward-based matter, the mayor and Councillors' Support Unit will offer all councillors from that ward the opportunity to participate.
- If multiple councillors from that ward accept the offer, then they will collaboratively determine who speaks first; if they cannot, the mayor will decide.
- Where a Media Engagement opportunity clearly focuses on a portfolio-based matter, the mayor and Councillors' Support Unit will offer the relevant portfolio chair (or, in their absence, the deputy chair) the opportunity to participate.
- Where a Media Engagement opportunity clearly focuses on a Committee-based matter, the mayor and Councillors' Support Unit will offer the relevant Committee-member councillor the opportunity to participate.

COMMUNICATION SUPPORT FOR MAYORAL MEDIA ENGAGEMENT RESPONSIBILITIES

The Mayor and Councillors' Support Unit will offer the mayor support to perform the Mayoral Media Engagement Responsibilities.

Any councillor invited by the mayor to officially represent the City or Council in a Media Engagement opportunity (for their Ward, Portfolio or Committee) will receive similar support.

All support requests should be made to the Mayor and Councillors' Support Unit as early as practicable to ensure quality delivery by deadline.

LIMITS OF MAYORAL MEDIA ENGAGEMENT RESPONSIBILITIES

The Chief Executive Officer is responsible for managing any Media Engagement regarding the City's day-to-day operations (under Section 94A of *The Act*).

The CEO will involve the mayor and councillors in accordance with the Media Engagement decision matrix in relation to operational Media Engagement matters.

The mayor and councillors must promptly refer on any Media inquiries they receive directly to the Mayor & Councillor Support Unit.

RESPECTING THE MEDIA'S EDITORIAL INDEPENDENCE

Media representatives attending a City-organised Media Engagement will make their own editorial decisions as to which councillors they invite (or do not invite) to appear in any staged presentation, event, photo, video or similar activity.

It is inappropriate for any councillor – including the mayor – to influence or determine the Media's editorial needs or decisions.

KEY PRACTICE GUIDELINES

Official City statements issued by the mayor or other councillors – including those prepared and/or issued on their behalf by the Mayor and Councillors' Support Unit – must:

- be consistent with the City's current policy and position;
- support the reputation of the City, its staff, its Council, and its councillors;
- be respectful of the mayor, other councillors, the City's Chief Executive Officer, City officers, and all members of the public;
- not commit the City or its resources to a course of action without prior Council discussion and/or resolution
- not be in breach of any laws (such as privacy, defamation, racial vilification, or equal opportunity), or the Councillor Code of Conduct; and
- avoid any admission of legal liability.

If a councillor chooses to express a personal opinion or view that differs from the Council's agreed position, the councillor must clearly identify their opinion or view as their own. In that case, the City's resources will not be available for their communication or engagement requirements.

All councillors quoted in City-generated Media content will have an opportunity to approve their comments in a timely manner, prior to an advised deadline.

Staff from the Mayor and Councillors' Support Unit will use their professional judgement to determine what constitutes a Mayoral Media Engagement Responsibility.

The City's CEO will ultimately determine the interpretation and/or application of this policy.

Under the City's Publication Policy, the City's CEO delegates to the Manager, Corporate Communications and Marketing Services the editorial control for the content and publication of all City-organised Communication Channels.

SOCIAL MEDIA

Corporate Communications and Marketing Services oversees the management of all City-owned social media accounts and holds all passwords.

The Mayor & Councillor Support Unit (MCSU) oversees the management of the mayoral social media accounts and holds all passwords.

The mayor will have administration rights to the mayoral social media accounts (including Twitter, Facebook, LinkedIn and Instagram) and will use these accounts to promote relevant activities of the mayor and council. The strategic focus will be on the mayor and council, and not on City of Greater Geelong activities, which will be promoted on the City's corporate social media accounts.

At the mayor's request, and with approval of the City's CEO, authorised City officers will use the mayoral social media accounts to help promote activities and opportunities listed in this policy under Mayoral Media Engagement Responsibilities. This will be focused on mayor and councillor activities, not City activities, and strategically directed by the mayor whose name and brand is associated with the social media accounts.

The City will not solicit or pay for any followers (or similar) on any City-owned social media accounts.

The mayor and councillors are wholly responsible for maintaining any private social media accounts they might hold, create or operate under their own name, and accept all legal responsibilities for such accounts. The City and the mayor may tag the private social media accounts of councillors in its and their social media posts, with the permission of the councillors. This will serve to amplify messages delivered via social media.

All councillors should inform the Mayor and Councillors' Support Unit of any existing private social media accounts they operate, or any they create, during their term of office.

City officers shall not assist any councillor with the creation or operation of any private social media account – unless approved by the CEO.

All councillors should operate any private social media accounts in strict accord with the Councillor Code of Conduct.

The social media support provided by the City will include providing timely factual responses to inaccurate and misleading comments about the Council or City matters posted on key local mainstream social media accounts, notably the Geelong Advertiser, KRock and Bay FM. The City should take reasonable steps, where appropriate, to post responses to inaccurate and misleading comments made on these key local mainstream social media accounts within 24 hours and should include factual information addressing any false or inaccurate information about the Council or City matters.

Implementation of this Policy

Media Engagement opportunity	Spokesperson: order of delegation						
	Mayor	**Deputy Mayor**	**Ward Cr(s)**	**Portfolio Chair**	**Portfolio Deputy Chair**	**Committee, board, assoc. or forum Cr**	**CEO or snr delegate**
Media has asked for an interview or comment on an issue that meets the criteria of a **Mayoral Media Engagement Responsibility**	Primary speaker	N/A	N/A	If delegated by the mayor	N/A	N/A	At the CEO's discretion – in consultation with the mayor
Media has asked for an interview or comment on an issue that does *not* meet the criteria of a **Mayoral Media Engagement Responsibility** – but clearly relates to a specific **ward**.	Secondary speaker	If delegated by the mayor.	Primary speaker	N/A	N/A	N/A	At the CEO's discretion – in consultation with the mayor
Media has asked for an interview or comment on an issue that does *not* meet the criteria of a **Mayoral Media Engagement Responsibility** – but clearly relates to a specific **portfolio**	Tertiary speaker	If delegated by the mayor.	N/A	Primary speaker	Standby speaker – if delegated by the Portfolio chair.	N/A	At the CEO's discretion – in consultation with the mayor
Media has asked for an interview or comment on an issue that does *not* meet the criteria of a **Mayoral Media Engagement Responsibility** – but clearly relates to both a specific **portfolio**, and a specific **ward**.	Tertiary speaker	If delegated by the mayor.	Secondary speaker	Primary speaker	Standby speaker – if delegated by the Portfolio chair.	N/A	At the CEO's discretion – in consultation with the mayor
Media has asked for an interview or comment on an issue that does *not* meet the criteria of a **Mayoral Media Engagement Responsibility** – but clearly relates to a **Committee**.	Secondary speaker	If delegated by the mayor.	N/A	N/A	N/A	Primary speaker	At the CEO's discretion – in consultation with the mayor
Media has inquired about a City **operational** matter.	Primary speaker – in consultation with the CEO	N/A	N/A	If delegated by the mayor	N/A	N/A	Secondary speaker in consultation with Mayor - courtesy

							advice to all councillors
Media has inquired about a City **administrative, or regulatory matter.**	Secondary speaker – in consultation with the CEO	N/A	N/A	N/A	N/A	N/A	Primary speaker – in consultation with the Mayor

MONITORING AND REPORTING

The Responsible Officer monitors compliance with the Policy and is responsible for reporting to Council when required.

ADVICE AND ASSISTANCE

The Responsible Officer for this policy manages the provision of advice to the organisation regarding this policy.

A person who is uncertain how to comply with this policy should seek advice from this person or from their Manager.

RECORDS

The City must retain records associated with this policy and its implementation for at least the period shown below.

Record	Retention / Disposal Authority	Retention Period	Location
Council Report	Director, Governance, Strategy & Performance	As per PRoV	EDMS – Council Meetings

REVIEW

The City should review and, if necessary, amend this policy within six months of the appointment of the new Council in 2020.

References

- *Local Government Act* (1989)
- *City of Greater Geelong Act* (1993)
- *City of Greater Geelong Amendment Act* (2017)
- Councillor Code of Conduct
- Councillors' Expenses and Facilities Policy
- Community Engagement Policy
- Media Liaison Procedure
- Media Issues Management Policy
- Disciplinary Policy
- Plaques and Memorials Procedure

NOTICE OF MOTION – Cr Grzybek

LOCAL GOVERNMENT ACT 2020 – SINGLE MEMBER WARDS AND EQUAL REPRESENTATION

A review of the Local Government Act commenced in 2015, resulting in the Local Government Bill 2019 (the Bill) being passed by the Legislative Assembly in November 2019.

The Bill introduced a compulsory move to a new electoral structure with single member wards for most Councils. There is provision for Ministerial approval of an un-subdivided municipality model, however this is intended for small rural Councils only.

The Local Government Act 2020 passed the Victorian Parliament on 17 March 2020.

The Victorian Electoral Commission (VEC) reviewed the Greater Geelong City Council's electoral representation structure in November 2015 and it was implemented for the first time after administration in November 2017. Under the new Local Government Act 2020, the Greater Geelong City Council will move to single member wards which is unlikely to take effect until 2024.

The current electoral structure for the Greater Geelong City Council consist of 4 wards, 3 of which have three Councillors and one ward has two Councillors. This creates inequity in the representation for each ward in Council decision making. In order to achieve an equitable representation for the community, the wards should all consist of 3 Councillors. Equitable representation across the wards is consistent with the State Government's recent reforms which are designed to ensure Councils can best serve the communities they represent.

Council has previously requested the Local Government Minister to change the current ward system to introduce an equal number of Councillors across 4 wards, but this was rejected by the Minister as the then only proposed changes to single ward would meet Council's desire for equal representation.

Cr Grzybek moved, Cr Harwood seconded -

That the Notice of Motion be deferred.

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 Murrihy seconded -

3. That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 24 March 2020)

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Council Briefing **3 March 2020**	Crs Asher, Grzybek, Kontelj, Mansfield, Mason, Murrihy, Murnane, Sullivan	M Cutter (CEO G Smith (DIR) R Leonard (DIR) R Stevens (DIR) G Wilson-Browne (DIR) B Luxford (DIR) M Gallon (MGR) V Shelton (MGR) J Van Slageren (MGR) J Hurse (MGR) J Malone (CO ORD) M Tesoro (CO ORD) L Raimondo (ADV TO MAYOR & CEO) K Ivens (Snr Advisor - Mayor & CEO) M Blampied (COMM OFFICER)	• Restricting Vehicles in Little Malop – Proposed Changes for Central Geelong Laneways • Bellarine Peninsula 50m Outdoor Pool Scoping Study • Lara Traffic Management Plan • Amendment C372 Hams Road and 69-93 Hams Road, Waurn Ponds – Consideration of Panel Report and Adoption • Draft Pakington Street (Geelong West) and Gordon Avenue Urban Design Framework • Road Renaming Due to Drysdale Bypass – Stage 3 • Rural and Peri-Urban Advisory Committee Annual Report 2018/19	• Nil.
Council Briefing **17 March 2020**	Crs Asher, Aitken, Grzybek, Harwood, Kontelj, Mansfield, Mason, Murrihy, Murnane, Nelson, Sullivan	M Cutter (CEO G Smith (DIR) M Dugina (DIR) R Leonard (DIR) R Stevens (DIR) G Wilson-Browne (DIR) S Boer (MGR) J Hurse (MGR) I Hicks (MGR) V Shelton (MGR) S Beck (MGR) M Paten (MGR) J Malone (CO ORD) P Smith (CO ORD) L Raimondo (ADV TO MAYOR & CEO) K Ivens (Snr Advisor - Mayor & CEO) M Macgugan (SNR COMM ADV)	• Shared Trails Masterplan • 2020 Christmas Program • 2020-2021 Grants • Residential Zones Local Schedule Height Issue • Draft Social Infrastructure Plan – Public Exhibition • Amendment C372 Hams Road, Waurn Ponds – Consideration of Panel Report and Adoption • Amendment C401 Community Care Accommodation – 120 Russells Road, Mount Duneed – Consideration of Submissions • Bellarine Peninsula 50m Outdoor Pool Scoping Study • Audit and Risk Committee Summary Report *(Confidential)*	• Nil

PLANNING DELEGATIONS – FEBRUARY 2020

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 Grzybek seconded -

7. That Council receive the information in the Schedule.

Carried.

Planning Decisions Report - February 2020

App No	Location	Application Type	Decision Date	Description	Authority Description/ No. of Objectors
PP-1012-2019	111 Coppards Road, MOOLAP VIC 3224	Use and Development of land for a Disability Services Facility Including Offices, Vehicle Store and Training Rooms and Display of Business Identification Signage	20-Feb-2020	NOD - Delegate	1
PP-1046-2019	44 Curtin Street, BELL PARK VIC 3215	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	25-Feb-2020	NOD - Delegate	2
PP-1222-2019	13 Saintfield Street, LARA VIC 3212	Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	24-Feb-2020	NOD - Delegate	1
PP-339-2019	11 Brandon Mews, GROVEDALE VIC 3216	Construction of Fourteen (14) Dwellings and a Fourteen (14) Lot Subdivision and Removal of Native Vegetation	20-Feb-2020	NOD - Delegate	3
PP-53-2019	28 Clarke Street, PORTARLINGTON VIC 3223	Construction of Four (4) Dwellings and Four (4) Lot Subdivision	25-Feb-2020	NOD - Delegate	2
PP-595-2019	21 Amoore Avenue, HIGHTON VIC 3216	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	14-Feb-2020	NOD - Delegate	3
PP-600-2019	3 Coogee Court, BARWON HEADS VIC 3227	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	18-Feb-2020	NOD - Delegate	2
PP-634-2018	137-167 Cox Road, NORLANE VIC 3214	Staged Multi-Lot Subdivision and Create Access to a Road in a Road Zone Category 1	5-Feb-2020	NOD - Delegate	3
PP-774-2019	4-18 Baenschs Lane, CONNEWARRE VIC 3227	Use and Development of part of the land for Boat and Caravan Storage	28-Feb-2020	NOD - Delegate	2
PP-813-2019	7 Amos Court, OCEAN GROVE VIC 3226	Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	13-Feb-2020	NOD - Delegate	5
PP-837-2019	9 Murray Street, HAMLYN HEIGHTS VIC 3215	Construction of Second Double Storey Dwelling, Buildings and Works to Existing Dwelling and Two (2) Lot Subdivision	12-Feb-2020	NOD - Delegate	2
PP-848-2019	325 Shannon Avenue, NEWTOWN VIC 3220	Construction of a Second Dwelling over 7.5 metres in height, garage, and fence; Demolition of an existing Building (Garage) and Two (2) Lot Subdivision	5-Feb-2020	NOD - Delegate	2
PP-921-2019	5 The Avenue, BELMONT VIC 3216	Buildings and Works for the Construction of Three (3) Dwellings and a Three (3) Lot Subdivision	6-Feb-2020	NOD - Delegate	2
PP-934-2019	49A Hitchcock Avenue, BARWON HEADS VIC 3227	Change of Use for a Liquor Licence (Restaurant-Cafe)	26-Feb-2020	NOD - Delegate	2
PP-1134-2018	20 Branch Road, LARA VIC 3212	Earthworks (construction of dam, placing fill on the land and changing the discharge point of water across a property boundary)	14/2/2020	Refusal to Grant a Planning Permit	Decision Making Committee
PP-151-2019	9 Perth Street, BELMONT VIC 3216	Construction of Four (4) Dwellings and Four (4) Lot Subdivision	14/2/2020	NOD-DMC-Planning Permit	Decision Making Committee
PP-153-2019	5-11 Dalton Street, SOUTH GEELONG VIC 3220	Use and Development of the Land for Materials Recycling (asphalt and rock recycling) and Construction of an Outbuilding	14/2/2020	Refusal to Grant a Planning Permit	Decision Making Committee
PP-692-2019	85 Tillys Road, LARA VIC 3212	Use of Land as a Place of Worship and associated minor works and Display of Signage	7/2/2020	NOD-DMC-Planning Permit	Decision Making Committee
PP-733-2019	85 Tillys Road, LARA VIC 3212	Use of Land as a Place of Worship and associated minor works and Display of Signage	7/2/2020	Refusal to Grant a Planning Permit	Decision Making Committee

Cr Sullivan moved, Cr Mason seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 8.53pm

Cr Mason moved, Cr Grzybek seconded -

That the Meeting be opened to the public.

Carried.

The Meeting was opened to the public at 9.00pm

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

CLOSE OF MEETING

As there was no further business the meeting closed at 9.00pm Tuesday, 24 March 2020.

Signed: _____

Cr Stephanie Asher (Mayor)

Date: _____