MINUTES

COMMUNITY FOCUS COUNCIL MEETING

TUESDAY, 8 SEPTEMBER 2020

7.00PM

HELD VIRTUALLY BY ZOOM AND BROADCAST ON THE CITY'S WEBSITE

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 COMMUNITY FOCUS COUNCIL MEETING OF THE GREATER GEELONG CITY COUNCIL HELD VIRTUALLY BY ZOOM AND BROADCAST ON THE CITY'S WEBSITE ON TUESDAY, 8 SEPTEMBER 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, R Nelson, 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

ACKNOWLEDGEMENTS:

Council acknowledges Wadawurrung Traditional Owners of this land and pays its 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.

CONDOLENCES:

Cr Sullivan on behalf of Council and the Portarlington community expressed sincere sympathy to Billee and Patrick Greaney on the loss of their toddler Anna, who was tragically taken from the Portarlington Pier on Thursday, 3 September 2020.

Cr Murrihy expressed sincere sympathy on behalf of Council to the family of Mr Richard Morris, a current and long-standing member of the Geelong Major Events Committee, who passed away on 31 August 2020. Mr Morris was also Chair of the International Waterski and Wakeboard Federation and was recently inducted into the Waterski and Wakeboard Australia Hall of Fame. He was also a former Geelong Football Club board member where he served from 1977 to 1982.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

CONFIRMATION OF MINUTES:

Cr Aitken moved, Cr Mason seconded -

That the Minutes of the Community Focus Council Meeting held on 11 August 2020 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

PUBLIC QUESTION AND SUBMISSION TIME:

The following questions were submitted prior to the Council meeting from Jennifer Lloyd, Lee Crawford, Belinda Moloney, Monica Winston Responses addressing the concerns raised have been provided via email.

Jennifer Lloyd submitted the following:

My husband and I are thrilled to have recently moved into our new home at Mt Duneed. Previously we were residing in Wyndham. In this council we could put our food waste in our green bins. I have studied the information on your site, including the reasons why I cannot do so here. Your site does say that you will be reviewing this decision to see if it can be viable. This is a passionate plea to please consider this so that we do not have to contribute to landfill with materials that can be composted. It is a very important environmental issue for me and, I'm sure, for many in Greater Geelong.

Please could you review this and make it possible for food waste to be put in the green bins?

Thank you for your question Jennifer:

The City is currently reviewing options to minimise food waste going to landfill, this includes household service delivery options as well as processing of the collected material. We are planning to implement a trial food organics collection service this financial year.

Lee Crawford submitted the following:

In the 2017 Barwon Heads Structure Plan, City of Greater Geelong strategic planners made the unprecedented decision of accepting an online petition from SBHA, as 599 individual submissions. Planners chose to call them pro forma submissions and referred to them as written submissions. There is no information or guidelines available on council website regarding the use of online petitions in Planning. Planners could not advise me on how to obtain the information. I made email contact with a senior planner who said there were no clear guidelines. A standard petition received by the planning department is counted as one submission.

Thank you for your questions Lee:

1) How were SBHA able to use an online petition in the BHSP submission process, when information was not available to anyone else?

   Information about Amendment C375 was freely available on the Geelong Australia website.

2) Is it appropriate for planners to give equal weight to submissions received petition form, as to a person who has provided written a submission?

   No petition was received. Submissions were received from individual submitters via a Google App, as well as written submissions being received. All submissions are considered on their merits.

3) Having set a precedent for the use online petition in planning, will the council ensure information and guidelines is made available to all City of Greater Geelong residents?

   No precedent was set, all submissions to a planning scheme amendment are considered under Section 22 of the Planning and Environment Act.

4) Why did City of Greater Geelong planners accept incomplete submissions? Pro forma submissions included - submissions without full names, submissions without street names, submissions without suburbs or towns, submissions with email addresses only, and people who send multiple submissions?

All submissions were accepted and considered at a Council meeting.

5) Is it appropriate the submissions from the SBHA petition, to be referred to as written submissions, when there was one written submission supported by 599 names?

The submissions were electronically written by individual submitters.

Belinda Moloney submitted the following:

1) Why does item Number 9 "a review of planning policies and processes to support UN Sustainable Development Goals" take 5 years' time to complete and why is there no action or target set based on this review?

Thank you for your questions Belinda:

Please refer to the Environment Strategy Action Plan 2020-2022 as this supporting document contains all relevant actions planned to be undertaken over the next 2 years. The Environment Strategy Action Plan 2020-2022 includes the action: "Periodically review and update the planning scheme, and other strategic documents, so local policies achieve industry best-practice in addressing climate change impacts."

A 5 year timeframe for completion of this significant body of work is reasonable considering this action potentially includes assessment of multiple UN development goals and potential changes to the local planning scheme as well as other council strategies and policies. As an example of the due process required to undertake some of this work, planning scheme amendments often include background research, reports and stakeholder engagement to build an evidence base to support a planning scheme amendment prior to formal amendment process commencing. Once this research phase is completed, the formal process of undertaking a planning scheme amendment can often require public exhibition periods, updating and drafting of new content, assessment by a planning panel, before being endorsed by Council and then the State Government Minister for Planning.

2) Why does this strategy avoid addressing the impact of large, polluting organisations such as fossil fuel companies, supermarkets selling environmentally-unfriendly packaging, and the construction industry, when there should be actions listed to tackle these issues?

The Environment Strategy 2020-2030 includes a goal to:

"Become a zero carbon emissions city region" and includes a range of actions to reduce the use of fossil fuels and accelerate the use of renewable energy.

In 2021, the City will be part of a group of 47 Victorian Councils who will be sourcing their electricity through a renewable energy Power Purchase Agreement. By doing this, the City is sending a clear message to large energy retailers of the urgent need to reduce emissions and invest in renewable energy sources.

The Environment Strategy also includes "1.2e. Pursue financial divestment away from fossil-fuel-aligned investments." In relation to "supermarkets selling environmentally - unfriendly packaging", the Environment Strategy also includes a Goal to: "Contribute to a circular economy by reducing waste". The aim is for the City to contribute to a circular economy by leading and supporting the community to actively avoid waste and increase re-use and recycling of products and materials.

The development of a Prevention of Single-Use Plastics Policy is also being considered for endorsement at tonight's Council meeting. This policy demonstrates the City's commitment to addressing the impact of environmentally-unfriendly packaging and single use plastics.

For further information relating to a circular economy and reducing waste please refer to the City's recently adopted Waste and Resource Recovery Strategy

In relation to your question and the impact of "the construction industry" the City introduced the Sustainable Buildings Policy to improve sustainability throughout the full life cycle of Councils buildings, from concept and design, through to decommissioning. The policy sets minimum standards for all new Council buildings – 5 star GreenStar.

The most recent example of this is the design of the new Civic Accommodation where the new office will achieve one of the highest standards of sustainable design with a 6 Star Green Star Design and As-Built Rating as well as a 6 Star NABERS Energy Rating. Building to these standards requires the construction industry to adhere to strict measures.

The City also recently amended the planning scheme to include the Environmental Sustainable Design (ESD) Policy – this policy requires parts of the residential sector and commercial buildings to achieve higher standards for sustainable design and aims to reduce negative impacts on the environment, while improving the health benefits and comfort of buildings for occupants. The Environment Strategy includes actions to further strengthen sustainable building policies and practices in the municipality.

Monica Winston submitted the following:

Does the proposed Environmental Management Strategy set a target of Net Zero Emissions and becoming Climate Ready across the entire city by 2030?
If not, why is there no date that includes all of council's influence and not just Council operations?

Does the proposed Environmental Management Strategy include regenerating ecosystems as a way of doing this?

Thank you for your questions Monica:

Council has set the following target in the Environment Strategy of

"GOAL 1: BECOME A ZERO EMISSION, CLIMATE-READY CITY REGION".

In addition to the Environment Strategy we have set an action to "Adopt a climate change response plan by 2021".

The climate change response plan will set target dates for Council operations and areas of Council influence. We will be seeking community feedback on emissions reduction targets, and the Climate Change Response Plan will be designed around these.

In the Environment Strategy we have committed to establishing a carbon sequestration target to be achieved through revegetation gains. Detail of what this target will be and how it will be achieved will be detailed in our Climate Response Plan and Biodiversity Strategies which are currently being developed.

PETITIONS: Nil

1. PROPOSED AMENDMENT C391GGEE AND PLANNING PERMIT PP39/2019 – ASH ROAD (EAST), LEOPOLD

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

Purpose

1. To support the preparation and exhibition of a combined planning scheme amendment C391ggee and planning permit 39/2019 to rezone land at 73-85 to 143-155 Ash Road Leopold to General Residential Zone 1 (GRZ1) and Design and Development Overlay (DDO) and to subdivide the land for conventional residential development.

Background

2. The amendment and permit application have been made by Tract Consulting Pty Ltd on behalf of Eastern Ash Pty Ltd, a subsidiary of Ample Investment Group Pty Ltd.

3. The subject land of the permit and rezoning (shown in **Attachment 3**) consists of five separately owned Farming Zone properties.

4. The South East Leopold Framework Plan (shown in **Attachment 5**) was prepared in 2016 to guide the rezoning and development of approximately 80 hectares south of the Bellarine Highway between Ash Road and Mollers Lane. This application covers about half of the area, known as the Ash Road east.

5. Amendment C367 and permit 1463/2018 affecting the Mollers Lane side was approved earlier this year.

Key Matters

6. Amendment C391ggee is supported by the Leopold Structure Plan adopted by Council in 2013, which identified this land as suitable for conventional residential development in one of the City's growth areas.

7. The general layout of the proposed subdivision accords with the South East Leopold Framework Plan 2016 and allows for a cohesive development across the south east growth area of the town.

8. The rezoning affects 5 properties whilst the permit application only applies to two of the larger centrally located properties.

9. The lot yield from the planning permit will be approximately 195 lots.

10. Stormwater drainage from the site will flow through the Mollers Lane development and onto Lake Connewarre. Development impact of freshwater flows into the Lake require careful management and may require a separate application to the Commonwealth Government for approval under the EPBC Act.

11. The subdivision layout has been influenced by the approved Mollers Land development to the east and by the road structure of land to the west in the Ash Road west area that was rezoned by Amendment C280.

12. Development contributions will be required for community infrastructure and allocated towards the pavilion at the Estuary Reserve. These are to be attained through a section 173 Agreement.

Cr Sullivan moved, Cr Mason seconded -

13. That Council:

13.1 Endorse the preparation and exhibition of Amendment C391ggee to the Greater Geelong Planning Scheme to rezone land at 73-85, 97-101, 103-127, 129-141 and 143-155 Ash Road, Leopold from Farming Zone to General Residential Zone 1 with an accompanying Design and Development Overlay;

13.2 Considers the application for a planning permit for the subdivision of land and removal of native vegetation for 87-101 and 103-127 Ash Road, Leopold concurrently with the preparation of the Amendment in accordance with the provisions of Section 96A of the Planning and Environment Act 1987;

13.3 Prepares a section 173 Agreement for development contributions; and

13.4 Requests the Minister for planning to authorise the preparation and exhibition of Amendment C391ggee and Planning Permit 39/2019.

Carried.

Attachment 1

Financial Implications

1. Road and drainage infrastructure and open space will be provided by the developer. Community infrastructure contributions will be gained through a section 173 Agreement under the *Planning and Environment Act 1987*.

Community Engagement

2. Current landowners and other parties were consulted in the preparation of the South East Leopold Framework Plan in 2016.

3. All landowners affected by the rezoning proposal have given their support to the applicant to make the rezoning application.

4. If Council resolves to support the exhibition, the amendment and permit will be exhibited in accordance with the requirements of the *Planning and Environment Act 1987*. This is anticipated to occur later in 2020 or early in 2021. Nearby landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period. The broader community will be notified through notices in the local newspapers and the City's website. There will be an opportunity to make submissions.

5. Changes to the *Planning and Environment Act 1987* in May 2020 allow for exhibition of planning scheme amendments without the need to have paper copies available for view at Council offices during the covid-19 period. This amendment will be available for viewing online.

Social Equity Considerations

6. The Amendment will provide social benefits through the establishment of a new residential development conveniently located to sporting, community and educational facilities. Development contributions will be allocated to community infrastructure projects within Leopold, most likely being the Estuary Reserve Leopold Modular Pavilion.

Policy/Legal/Statutory Implications

7. The proposal accords with the objectives of Planning in Victoria as set out in the *Planning and Environment Act 1987* as it provides for the rezoning and subdivision of land to achieve an orderly well-planned outcome consistent with the strategic direction of Leopold.

8. The proposal is consistent with the Planning Policy Framework, in particular with the Leopold Structure Plan which identified this land as suitable for conventional residential development as the key remaining growth area within the Leopold settlement boundary.

9. This site represents a logical rezoning as it will complete the urban growth on the south eastern edge of Leopold with the General Residential Zone 1.

Alignment to Council Plan

10. The proposal aligns with the directions of the Sustainable Built and Natural Environment and the Growing our Economy strategic priorities as it facilitates development in accordance with an adopted township structure plan.

Conflict of Interest

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

Risk Assessment

12. There are no risks with proceeding with the recommendations of this report.

Environmental Implications

13. The permit application seeks approval to remove native vegetation and appropriate offsets will be required.

14. The planning permit will include conditions for the management of stormwater leaving the site to protect Lake Connewarre downstream.

Attachment 2

Background

1. In 2011 the Leopold Structure Plan identified the suitability of the south eastern area of Leopold for future urban development.

2. The first of the rezoning in this part of Leopold was Amendment C280 and it rezoned the Ash Road west area (western side of Ash Road) to residential in March 2016. Development commenced in the area in 2019.

3. In 2016 the City of Greater Geelong engaged Tract Consultants to prepare a Framework Plan for the South East Leopold Growth Area to guide the subsequent rezoning and development processes. It was essentially developed as a tool to guide future development and ensure a coordinated approach given the current development pressures in Leopold. The Framework Plan was developed in consultation with landowners, City Officers and relevant referral agencies who all provided input into the overall design direction for the area.

4. The Framework Plan recommended key features to be incorporated into the overall future residential development of the area including linear open space reserves along the creek network, connector roads to provide east/west integration, a shared pathway network, and retention of some stands of mature trees to provide character and interest to the area.

5. **Attachment 5** shows the South East Leopold Framework Plan Map. The Plan has helped inform coordinated development across the broader area but is not included in the Planning Scheme as a reference document.

6. There were two logical development fronts within the area of the Plan – Mollers Lane and Ash Road east (subject of this application). Mollers Lane was rezoned to residential and a planning permit issued for subdivision in January 2020.

Discussion

7. The application being considered is a combined Planning Scheme Amendment and Planning Permit pursuant to section 96A of the Planning and Environment Act 1987. It relates to the land at 73-85, 87-101, 103-127, 129-141 and 143-155 Ash Road. Leopold, a combined area of approximately 29 hectares.

8. The rezoning proposal affects all the land. The planning permit for subdivision and removal of native vegetation only affects the land at 87-101 and 103-127 Ash Road only. Refer to **Attachment 3** for the outline of these areas. **Attachment 6** shows the proposed extent of rezoning and DDO.

9. The application is accompanied by several reports addressing traffic, infrastructure, environment, landscape, stormwater management and cultural heritage.

10. The site is located approximately 2.2 kilometres southeast of the Gateway Plaza and 12 kilometres east of the Central Geelong. It is located to the south and east of Leopold's existing residential area. Immediately west of the site is the Ash Road west area where development has commenced. Land to the east is part of the 40-hectare Mollers Lane area which was rezoned to residential earlier this year. **Attachment 4** shows the locality.

11. All the land is located within the Farming Zone and is used for rural lifestyle purposes. There is a single dwelling and associated outbuildings on each site. Two easements are located throughout the site, one managed by Barwon Water, running parallel to the northern boundary of 87-101 Ash Road, for the purposes of water supply.

A second easement is located with both 87-101 and 103-127 Ash Road, running in a northwest to southeast direction, contains a Barwon Water outfall pipe.

12. The site is rolling topography with a large dam located within the eastern half of 87-101 Ash Road. The site is mostly grassed and punctuated with planted vegetation to mark out many of the property boundaries. Some patches of native vegetation remain within the site.

13. The rezoning and planning permit will allow the land to be developed in a form that will achieve integration with the Mollers Lane development to the east and connection to the Ash Road west area centred on Walkers Road. This is consistent with the objectives of the Leopold Structure Plan and the Framework Plan.

14. The land is not subject to cultural heritage sensitivity nor to any overlays.

15. All necessary infrastructure required to facilitate future residential subdivision can be provided to the site.

16. The combined rezoning and planning permit proposal is supported by planning policy to extend the existing residential area. It is consistent with the Leopold Structure Plan which identified this land as suitable for conventional residential development as the key remaining growth area within the Leopold settlement boundary.

17. The proposal accords with the objectives of Planning in Victoria as set out in the *Planning and Environment Act 1987* as it will provide for the rezoning and subdivision of land to achieve an orderly, well planned outcome consistent with the strategic direction of Leopold.

18. The land will provide an integrated open space network via the provision of linear open space area and local park and co-located storm water detention basin. These features will connect to the east into the Mollers Lane development area and provide easy walking and cycling access throughout the new residential area estate.

19. The urban design and open space approach to the layout incorporates street edged open space areas for public safety and ready access. The proposed subdivision will contribute a range of lot sizes consistent with the offerings in the other recently subdivided areas of Leopold and will go close to meeting Council's policy of 15 lots per hectare. The subject land will be drained using current best practice water sensitive urban design principles and meet Council and CCMA requirements ensuring integration with neighbouring properties and no impacts on Lake Connewarre downstream.

20. Both the Structure and Framework Plans include additional land to the south at 157, 159 and 161-183 Ash Road within the area for urban growth. This consists of 3 properties, comprising 2 smaller 4,000m^2 lifestyle blocks and a much larger 8ha site. This land can be serviced and drained separately from area subject of this application and is not reliant on the proposed road and drainage infrastructure. These three properties have not been included in this rezoning proposal and will be subject to a future application for any rezoning.

21. The developer applicant has agreements with the two largest properties and has advanced this combined rezoning and permit application. They have the support of the balance of the landowners for the rezoning application to include their land.

22. **Attachment 7** shows the indicative subdivision layout proposal for the subject land.

Integration with existing residential area

23. All existing residential development to the north of the subject land consists of a lengthy cul-de-sac which was reflective of the favoured development type of the era it was subdivided and the earlier settlement boundaries of Leopold. It is a pattern that is not conducive to integrating the proposed subdivision with this established area.

The proposed subdivision layout across the site will reflect a contemporary subdivision design with connectivity and open space featured.

24. As the Ash Road east area has been designed to seamlessly connect with the Mollers Lane area to the east through the linear open space, northern and southern connector roads and the layout of the proposed subdivision.

Storm water management

25. The key feature of the subdivision is the linear open space that will bisect the land from north west to south east. This area will follow the natural stormwater flows rather than a formally constructed watercourse. This has support from the CCMA and the City's engineers.

26. The subdivision design also features a significant drainage reserve and basin to manage stormwater generated by the future subdivision of the land. The reserve will have the capacity to treat stormwater consistent with the principles of water sensitive urban design and detain stormwater to predevelopment flows to ensure that there are no downstream impacts.

27. With its urban development, water volume discharge from the subject land will increase into the existing defined waterways. The proposed onsite detention basin will 'flatten out' the peaks of discharge.

28. Stormwater discharge from the site will be largely downstream through the Mollers Lane development. There are ongoing discussions between City officers and the Mollers Lane developers about future transmission of stormwater from their site to Lake Connewarre. The Ash Road east development will feed into the final arrangement.

Road network

29. Primary access to this area will be from Ash Road. It will be widened and will be constructed with kerb, channel and bitumen seal for its length along the rezoning area.

30. To accommodate increased traffic using Ash Road Lane, the Bellarine Highway/ Ash Road intersection will need to be upgraded to lengthen the right-hand queuing lane from the Highway into Ash Road. The development will be required to fund the costs of this work.

31. There are two proposed east-west connector roads within the site – one in the north and one in the south. The northern road is based around the existing Barwon Water easement that runs east-west through the site and contains the Bellarine Water Transfer Main pipelines. This proposal will integrate with the alignment approved as part of the Mollers Lane development to the east. The southern road is located to provide a westerly link with the Estuary Boulevard/Walkers Road on the west side of Ash Road and is a key design parameter in the Framework Plan. Again, the alignment of this southern connector seamlessly integrates with the alignment set in the Mollers Lane area.

32. Design of the subdivision and the provision of two connector roads will allow for the future provision of bus routes through the new subdivision.

Proposed Overlay

33. This Amendment will introduce and apply a new Design and Development Overlay (DDO) to the site. This will facilitate development that is generally in accordance with the Structure Plan and the Framework Plan.

34. The proposed DDO will be similar to the terms of the DDO43 which was applied to the Mollers Lane development front. It will feature an overall development plan and include requirements to be met including urban design, stormwater management, traffic and pedestrian movements, public open space and environmental management.

35. A DDO requires a planning permit to construct a building or construct or carry out works, and to subdivide land. This will provide a backup in the unlikely event that the concurrent permit with this rezoning is not acted upon. It will also provide the guidance for subdivision pattern for the properties being rezoned but which are not subject to the concurrent planning permit.

36. Application of a DDO means that permit applications for the future subdivision of the balance of the properties will go through a third-party notification process. As detailed subdivision plans for these sites are not yet known and subject to future permits, it is a fair expectation that the community be able to have a review process.

37. A Development Plan Overlay (DPO) could be applied to the site but is not recommended as it would duplicate the concurrent planning permit proposal for about half of the rezoning area. For the three smaller, separated properties outside of the permit area, requiring 2 or 3 requiring development plans for subsequent development is deemed to be unnecessary administrative burden when planning permits will suffice.

Open space

38. Most of the open space is to be provided through a linear spine oriented in a northwest to southeast direction across the site complemented by a triangular shaped reserve of approximately 1.0 ha. The drainage reserve is to be co-located with the linear open space. All open space is proposed to be bounded by public roads to provide casual passive surveillance and ease of access.

39. The linear open space will include shared pathways and other usual infrastructure such as seating and landscaping.

40. The Planning Scheme requires a 10% contribution for open space for residential subdivision. The City can attain this through land or cash equivalent or a combination of both. Final calculations and configurations are being negotiated and will be completed for exhibition.

Environment Issues

41. A Growling Grass Frog assessment will need to be undertaken in October to determine if the area provides any habitat and how it should be protected. This may have a minor impact on subdivision layout.

42. An Environmental Assessment prepared by Coffey for 73-155 Ash Road, Leopold did not identify any soil contamination that would impact on the rezoning and future residential subdivision.

43. Some native vegetation will be removed as part of the subdivision works. These patches are unfortunately located close to the existing dam which needs to be completed rebuilt to meet the required engineering standards for a drainage basin. Offsets will be required for this lost vegetation within the same catchment or municipal area.

Development contributions

44. The development needs to provide localised infrastructure such as stormwater drainage, public open space and roads to meet the needs of the future residential population.

45. For these smaller growth areas which are fewer than 40 hectares with a handful of landowners, the City's approach is that the developer delivers the local infrastructure as part of the development. The City does not take on the role of directly facilitating local infrastructure delivery through collecting contributions and passing these onto other developers/landowners delivering works in kind through mechanisms such as developer contributions plans (DCP) and overlays, i.e. the City does not act as a collection agency for this smaller growth area and become involved in funding arrangements between developers and private property owners. A DCP would also usually only be required where there is regional infrastructure to be delivered – in this application there is none.

46. Development contributions for this proposal will be obtained via section 173 Agreement with a draft Agreement to be exhibited with the amendment. The s173 will also clarify the infrastructure being delivered by the developers.

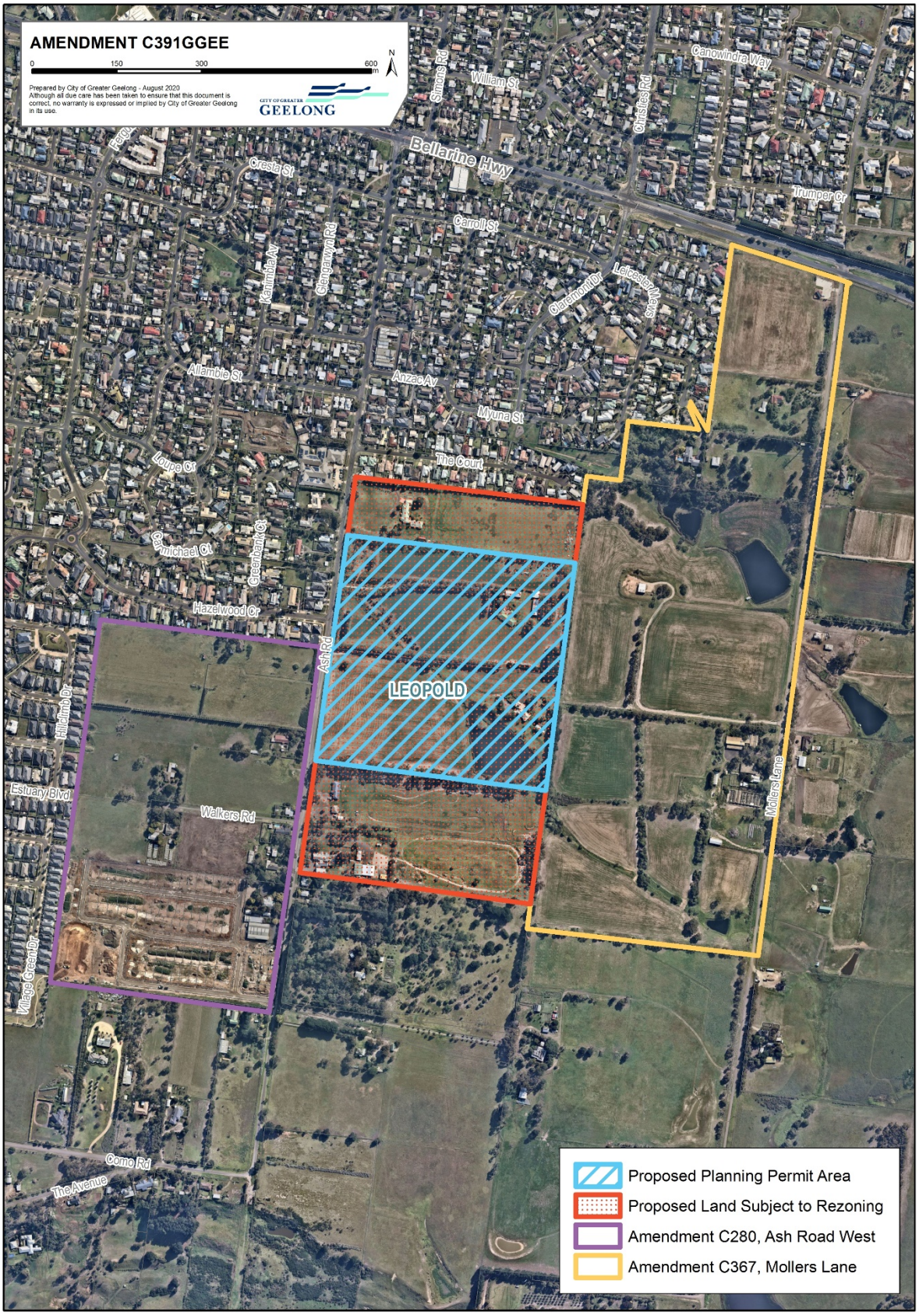
47. It is more complicated to deal with a section 173 Agreement where there are multiple landowners who are not all working together to advance the rezoning. It was able to be achieved with the Mollers Lane landowners and developers who worked together and voluntarily entered into s173 Agreements to deliver the local infrastructure and the community infrastructure contribution. Time will be required to continue negotiations with the proponent on this matter before proceeding to exhibition.

48. If agreement can't be reached with all landowners an available option is to proceed with rezoning only the land subject to the permit application, 87-101 and 103-127 Ash Road.

49. Development contributions for community infrastructure will also be required. These contributions are collected on a per lot basis and will most likely be allocated to the Estuary Reserve Modular Pavilion planned for the sporting reserves in the Estuary Estate adjacent to Melaluka Road.

Attachment 3

Extent of Rezoning Application and Planning Permit Application



Attachment 4

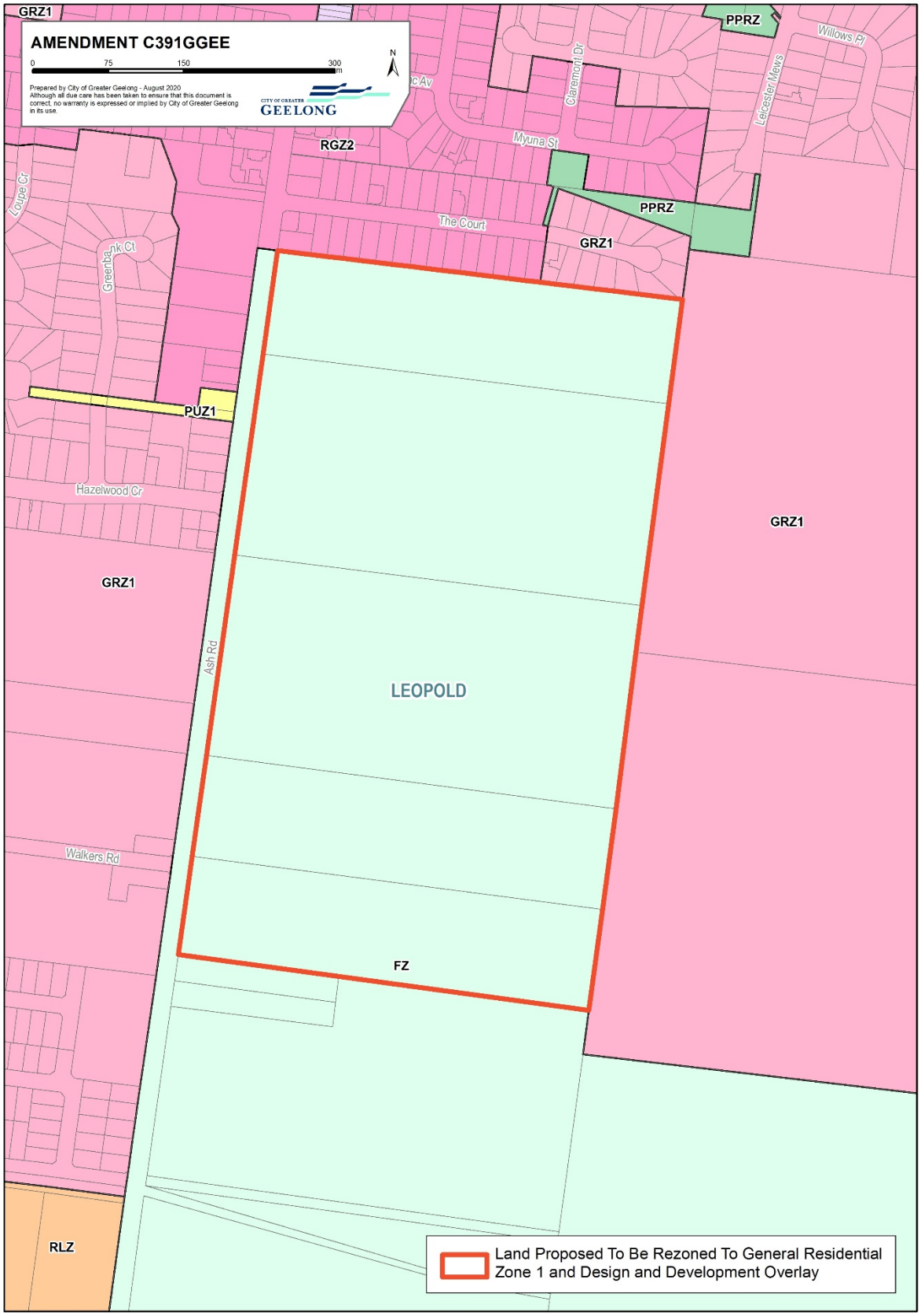
Locality Plan

Attachment 5

South East Leopold Framework Plan

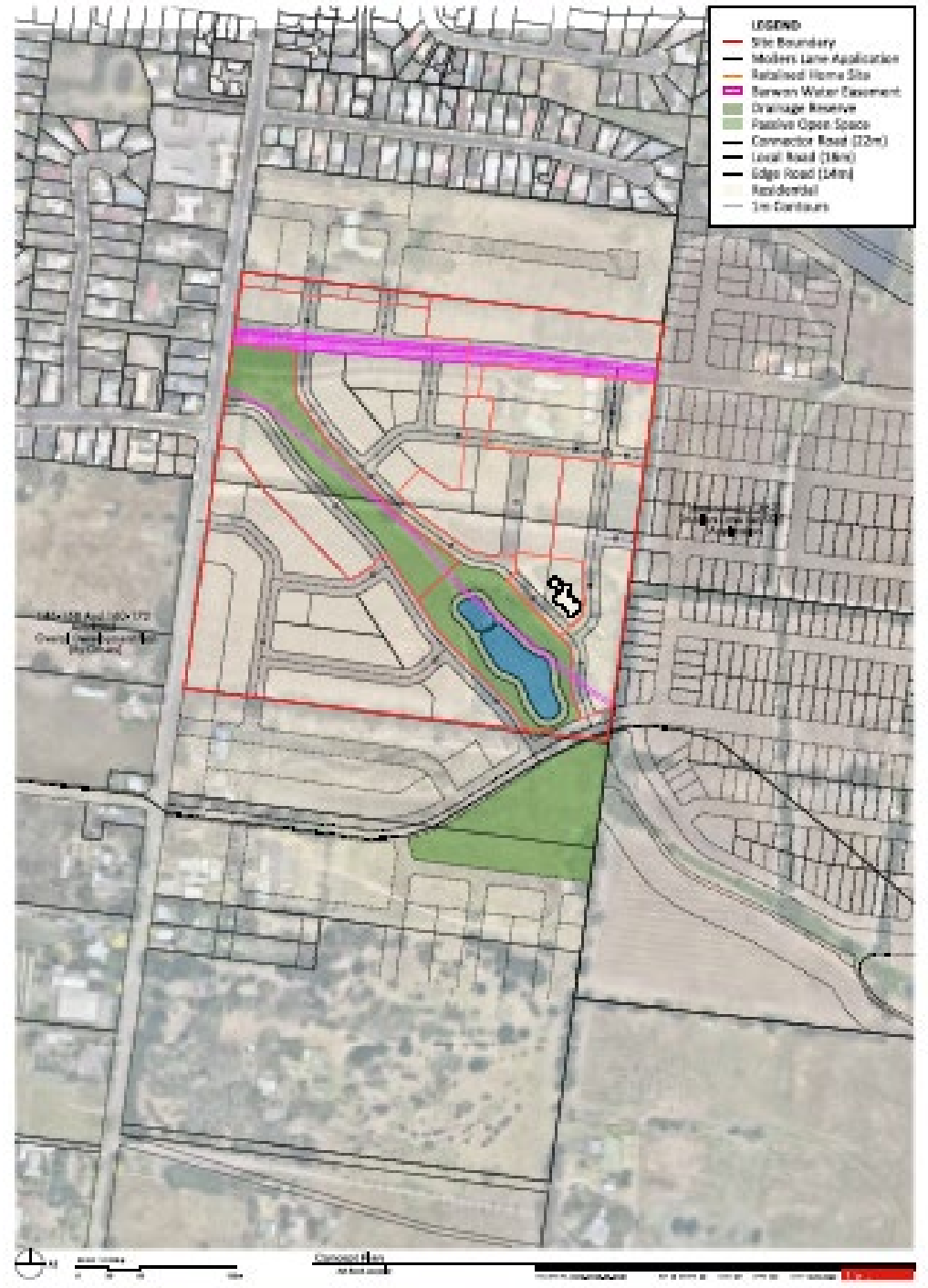
Attachment 6

Extent of Proposed Rezoning and Overlay



Attachment 7

Indicative Subdivision Layout Plan



2. AMENDMENT C401GGEE – COMMUNITY CARE ACCOMMODATION, 120 RUSSELLS ROAD, MOUNT DUNEED – CONSIDERATION OF PANEL REPORT AND ADOPTION

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

Purpose

1. To consider the Panel Report about Amendment C401ggee and adopt the Amendment.

Background

2. The Amendment applies a Specific Controls Overlay and incorporates a document titled *Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document, August 2019* into the Planning Scheme. The Incorporated Document contains a number of conditions that apply to the proposed use and development. It also authorises the removal of native vegetation from the site.

3. This Amendment implements the recommendations of the Panel to facilitate a women's residential drug and alcohol rehabilitation facility on the land as proposed by Foundation 61. **Attachment 2** provides a background summary of the Amendment process, including consideration of the Panel Report.

Key Matters

4. Exhibition of the Amendment in October/November 2019 resulted in 31 objections primarily addressing issues including 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. Separately, a petition with 130 signatures regarding the proposal was presented to Council at its meeting of 10 December 2019.

5. The submissions were considered by Council on 24 March 2020 when it was resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.

6. Following a hearing in May 2020, the Panel's report was received on 25 June 2020. 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 the Amendment be adopted with changes.

8. On balance the Panel was satisfied there is a significant need for the facility and that it would not result in a land use conflict with nearby farming activities. The Panel also found the proposed location was appropriate for the use and would not impact the use of the adjoining Mount Duneed Recreation Reserve.

9. Whilst the Panel's recommendations are generally supported, this report at **Attachment 2** provides the City's response.

10. It is recommended that Amendment C401ggee be adopted with changes and sent to the Minister for Planning requesting approval. Since the 24 March 2020 Council meeting, the proposal was amended to include removal of native vegetation and the incorporated document for adoption included in **Attachment 3** has been updated to include the Panel recommended condition for offsets.

Cr Harwood moved, Cr Nelson seconded -

11. That Council :

11.1 Adopt Amendment C401ggee in the form outlined in Attachment 3 of this report; and

11.2 Submit the adopted Amendment C401ggee and prescribed information to the Minister for Planning requesting approval.

Carried.

Attachment 1

Financial Implications

1. There are no significant financial implications to Council

Community Engagement

2. Amendment C401ggee was 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 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

6. The Amendment supports the following State Policies from the Planning Policy Framework:

   6.1 Clause 12.01-2S Native vegetation management

   6.2 Clause 12.05-2S Landscapes

   6.3 Clause 13.02-1S Bushfire planning

   6.4 Clause 15.01-2S Building design

   6.5 Clause 15.01-6S Design for rural areas

   6.6 Clause 15.02-1S Energy and resource efficiency

   6.7 Clause 15.03-1S Heritage conservation

   6.8 Clause 15.03-2S Aboriginal cultural heritage

   6.9 Clause 16.01-6S Community care accommodation

7. The Amendment supports the following policies from the Local Planning Policy Framework:

   7.1 Clause 22.05 Agriculture, Rural Dwellings and Subdivision

   7.2 Clause 22.64 Discretionary Uses in Rural Areas

Alignment to Council Plan

8. The Amendment supports strategic priority of improved health and safety of our community in the *Council Plan 2018-2022*.

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 the Amendment will impact the timeline for the facility development and delivery of its affordable rehabilitation services for women, for which there is a critical shortage in the Barwon region and in Victoria more broadly.

Environmental Implications

11. The proposal requires some native vegetation removal. The Incorporated Document includes 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 VC152 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 (site plan and elevations are in the proposed Incorporated Document at **Attachment 3**).

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.

Exhibition and submissions

10. Amendment C401 was exhibited from 17 October to 25 November 2019. 38 submissions were received. Of these submissions:

    10.1 31 object to the amendment;

    10.2 one requests changes to the amendment;

    10.3 four support the amendment; and

    10.4 two express no objection.

11. Department of Environment, Land, Water and Planning (DELWP) also lodged a submission which, among other matters, requested 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. Conditions have been included in the proposed Incorporated Document at **Attachment 3** addressing these requirements.

12. 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 major issues raised in the submissions were:

    12.1 appropriateness of location;

    12.2 safety of reserve users and local residents;

    12.3 impact on/relationship to reserve;

    12.4 land swap suggestion;

    12.5 facility management and future changes;

    12.6 vegetation removal;

    12.7 traffic;

    12.8 visual impact; and

    12.9 impact on historic values.

13. Council minutes of 24 March 2020 summarised all of the submissions and provided a detailed City response to all of the issues raised.

14. 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.

15. The appointed two person panel held a directions hearing on 21 April 2020 and a three (3) day Panel Hearing on video conference on 18, 19 and 20 May 2020. Council was represented at the hearing by City officers.

16. The Panel has now presented its report to Council and recommended that the Amendment be adopted with some changes. **Attachment 4** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations.

17. A complete copy of the Panel's report is available on the Geelong Australia website https://www.geelongaustralia.com.au/amendments/item/8d70389cc6f5882.aspx webpage.

Key Panel findings and City responses

18. The Panel Report provided discussion and a series of findings and recommendations about all the issues associated with the Amendment. A summary and response to the key matters is provided below.

Issue – Strategic justification for the proposal

19. The Panel described the strategic issues as:

    19.1 whether there is a need for the facility

    19.2 whether the location in a semi-rural setting is appropriate

    19.3 impacts on agricultural land and the right to farm.

20. The Panel accepted that there is an urgent and significant need for residential treatment facilities that are affordable, accessible, offer longer term programs and are dedicated to women. It further noted there is a critical shortage of these residential services and that, more broadly, drug and alcohol rehabilitation services are in short supply in the Barwon Region and Victoria.

21. It was also accepted the semi-rural location is appropriate as it is a critical element of the therapeutic model of the proposed facility. The location provides a setting that is 'somewhat separate' from the usual environment of the residents, while still being close enough for their access to services, families and community.

22. The Panel was satisfied that the proposal is not inconsistent with policies that protect agricultural land, noting the proposal is a 'low intensity' residential use and that the Mount Duneed Recreation Reserve provides a substantial buffer from the farming land to the east, west and south. The siting of the building, existing roadside vegetation and proposed landscaping, as well as the Russells Road reserve, will also provide a buffer from farming uses to the north.

23. The Panel considered the proposal meets policy objectives that seek to ensure that communities are provided with integrated health facilities and social infrastructure, without compromising other policy objectives relating to protection of agricultural land and landscapes.

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

25. City response: The City concurs with this view of the Panel on the suitability and policy support for the application of the Specific Controls Overlay to the site and incorporated document to facilitate the development of the proposed facility.

Issue – Safety of reserve users and local residents

26. The Panel acknowledged the surrounding community clearly has genuinely held concerns about the social impacts of the proposed development – fears of antisocial or violent behaviour from residents or their visitors, fears that children at the nearby Mount Duneed Primary School or using the Reserve will be exposed to drug or alcohol affected behaviour, fears of vandalism, property damage and threats to personal safety.

27. Panel Conclusion: The Panel did not consider these fears would be realised and noted all evidence and submissions were that the programs and services run by Foundation 61 (at their existing men's facility in Williams Road) are well run and pose no risk to the community. The Panel also viewed some of the exhibited Incorporated Document conditions relating to details of 'day to day' operations of the Facility Management Plan as unnecessary for planning purposes.

It was recommended the conditions be replaced with broader requirements and a new condition requiring a sign to be installed with contact details, for residents to raise any issues or concerns.

28. City Response: The City concurs with the Panel's view on this matter and accepts the Panel's recommendations for amended conditions.

Issue – Impact on/relationship to reserve

29. The Panel acknowledged the site has been regarded as part of the Reserve for some time by the community. It also accepted the community feels they are losing part of the Reserve to facilitate the proposed development.

30. The Panel also noted the site has always remained in separate private ownership and is very small compared to the rest of the Reserve. It considered the risk of inappropriate interactions with users of the Reserve would be minimal (or nil), as the facility will be self-contained. Residents would not be permitted outside without being accompanied by a staff member.

31. Panel Conclusion – The Panel was confident that the facility and the Reserve can successfully coexist.

32. City Response – The City concurs with this conclusion.

Issue – Land swap suggestion

33. A suggestion was made in the submissions and by Council's Environmental Planning unit to investigate the feasibility of a land swap within the Reserve, to allow development to proceed while protecting the native grassland patch on the subject site. The suggestion had been put to the proponent, who advised they did not view the land swap as a realistic option. The proponent wishes to proceed with the amendment in its current form, to facilitate its proposal on the subject site (120 Russells Road).

34. Panel Conclusion – The Panel concluded it was not the role of the Panel to consider whether other sites are preferable. Instead its role is to consider whether the proposal is acceptable.

35. City Response – The City concurs with the Panel on the basis of the proponent's response.

Issue – Facility management and future changes

36. Some submissions questioned the proponent's management capability and the future of the facility, including concerns about its viability as well as the potential for expansion and/or significant changes under a different operator in the future.

37. Panel Conclusion – The Panel considered the proponent to be 'a highly respected, well run organisation' and as discussed earlier, did not regard there to be potential for adverse effects to the adjoining reserve or residences in the area.

38. City Response – The City supports this Panel conclusion and it is further noted that in the event the facility changed operator, the use and development would be required to be in accordance with the incorporated document and endorsed plans. Any subsequent alteration to the Incorporated Document would require a separate planning scheme amendment. Further, the vegetation and heritage constraints on the site, among other matters, would limit the potential for significant physical expansion of the facility.

39. With respect to the future of the site should Foundation 61 cease operation, the proponent 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.

Issue – Vegetation removal

40. The panel considered the issue of the loss of native vegetation from the proposal. The vegetation proposed for removal includes four areas of remnant native Grassy Woodland and two pine trees within the site. Three trees are also proposed to be removed in the road reserve for site access, although this would not require a permit under the Vegetation Protection Overlay applying to this area.

41. A revegetation area planted in 2003, that is located partly within the site, is also proposed for removal. As the vegetation was planted it does not require a formal offset under the Planning Scheme. The City, however, has undertaken to conduct revegetation works in the Reserve adjoining the development site, to offset this loss of vegetation.

42. Panel Conclusion – The development of the facility will require the removal of some vegetation from the site, including some remnant native vegetation. However, subject to some additional landscaping conditions, the Panel is satisfied that the Proponent has applied the avoid, minimise and offset principles embodied in State policy and the Native Vegetation Guidelines. The Panel also strongly encouraged Council to undertake the further replanting in the Reserve to offset the loss of the revegetation works within the site. The Panel also canvassed alternative access arrangements but acknowledged none of these would be straightforward.

43. City Response – The City concurs with the Panel's view on this matter and accepts the Panel's recommendations for amended conditions. The City further acknowledges it would be impractical to require alternative access points, due to their complexity and the time constraints of the proponent to commence the development.

Issue – Traffic

44. Some submissions expressed concerns with traffic generated by the proposed facility. Submitters contended increased traffic will endanger pedestrians, horses and riders using Russells Road. Concerns were 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.

45. Panel Conclusion – The Panel considered the traffic impacts of the proposed development to be acceptable.

46. City Response – The City concurs with the Panel's view on this matter, noting the vehicle access to the proposed facility will be separate to the Reserve.

Issue – Visual impact

47. The Panel considered whether the proposal would have an adverse visual impact or detrimentally affect the amenity of the area and Reserve. It considered whether the facility would represent an urban site in a rural landscape or be inconsistent with the landscape values of the area and Reserve.

48. Panel Conclusion – The Panel concluded the proposal would not have unacceptable visual impacts or unacceptably impact the landscape values or rural character of the area. This was, however, subject to further exploration of alternative options to the proposed 2.4m 'inner' fence that could be lower or less visually intrusive.

49. City Response – The City concurs with the conclusion of the Panel in this matter. Council officers have discussed alternatives to the inner fence with the proponent and has resolved the fence should be reduced to 1.8m in height. It is considered this responds to the recommendation of the Panel, including that the fence still provide for the 'sense of safety and security for the facility's residents'. It is further noted a similar type of fence has been constructed at Mount Duneed Primary School near its road frontage. Therefore the fencing type, while uncommon in the area, is not without precedent.

Issue – Impact on historic values

50. The Panel considered whether the proposal would result in the history of the site, including church ruins, will be destroyed.

    Panel Conclusion – The Panel gave some weight to the historical value of the site, although noting there was no formal protection. It considered the proposal would not unacceptably impact the heritage values of the site and acknowledged the proponent had designed and sited the proposed building to avoid the area of heritage interest on the site.

51. City Response – The City concurs with the Panel conclusion on this matter.

Attachment 3

Amendment C401 Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C401ggee

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 1 attached map sheet.

Overlay Maps

1. Insert Planning Scheme Map No. 77SCO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C401ggee".

Planning Scheme Ordinance

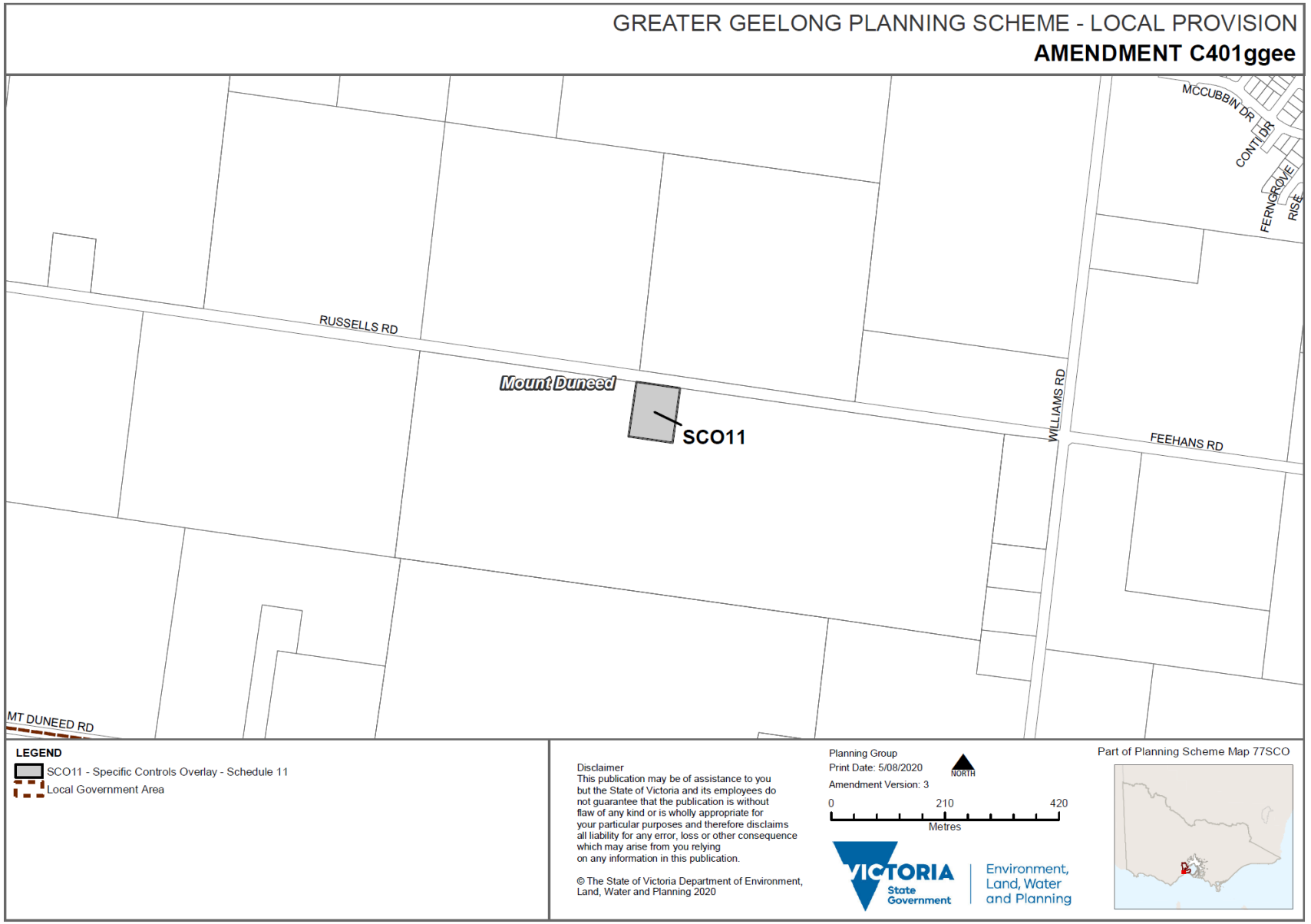
The Planning Scheme Ordinance is amended as follows:

2. In Overlays – Clause 45.12, replace the Schedule 2 with a new Schedule in the form of the attached document.

3. In Operational Provisions – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

4. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C401ggee
MCCUBBIN DR
CONTI DR
FERNGROVE
RISE
RUSSELLS RD
Mount Duneed
SCO11
WILLIAMS RD
FEEHANS RD
MT DUNEED RD
LEGEND
SCO11 - Specific Controls Overlay - Schedule 11
Local Government Area
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© The State of Victoria Department of Environment, Land, Water and Planning 2020
Planning Group
Print Date: 5/08/2020
Amendment Version: 3
NORTH
0
210
420
Metres
VICTORIA
State Government
Environment, Land, Water and Planning
Part of Planning Scheme Map 77SCO

29/08/2019
C389ggee

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0
--/--/----
Proposed C401ggee

Specific controls

PS Map Ref	Name of incorporated document
SCO1	Chisholm Road Prison Project, Lara, Incorporated Document, June 2019
SCO2	Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019
SCO3	Specialist Training Facility Incorporated Document, June 2019
SCO4	BUPA Aged Care Facility, Bellarine Lakes, May 2016
SCO5	Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong, July 2017
SCO6	Warrnambool Line Upgrade - Incorporated Document, December 2019
SCO7	14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011
SCO9	3 Bridge Road, Barwon Heads, June 2020
SCO10	Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020
SCO11	Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document, September 2020

15/11/2018
C385ggee

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

--/--/----
Proposed C401ggee

Maps comprising part of this planning scheme:

- 1, 1VPO, 1SLO, 1HO, 1BMO
- 2, 2ESO, 2VPO, 2SLO, 2HO, 2BMO
- 3, 3ESO, 3VPO, 3HO, 3LSIO-FO, 3PAO
- 4, 4ESO, 4HO, 4PAO
- 5, 5ESO, 5VPO, 5SLO, 5HO, 5BMO
- 6, 6ESO, 6VPO, 6SLO, 6HO, 6LSIO-FO
- 7, 7ESO, 7VPO, 7SLO, 7HO, 7LSIO-FO, 7PAO, 7BMO
- 8, 8ESO, 8SLO, 8HO, 8LSIO-FO, 8PAO, 8BMO
- 9, 9ESO, 9HO, 9LSIO-FO
- 10, 10ESO, 10HO, 10LSIO-FO
- 11, 11ESO, 11LSIO-FO, 11DCPO, 11SCO
- 12, 12ESO, 12HO, 12SLO, 12LSIO-FO, 12VPO, 12BMO, 12DCPO, 12DPO, 12SCO
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- 18, 18ESO, 18DDO, 18DPO, 18HO, 18LSIO-FO, 18PAO, 18EAO, 18SBO, 18DCPO, 18BMO
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- 87, 87ESO, 87HO, 87SLO, 87SBO, 87BMO
- 88, 88ESO, 88HO, 88LSIO-FO, 88DDO, 88SBO, 88BMO, 88SCO
- 89, 89ESO, 89DDO14, 89BMO, 89SLO, 89DPO

31/01/2019
C376pt1ggee

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

--/--/----
Proposed C401ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads, June 2020	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011	C257
Adventure Park Comprehensive Development Plan, May 2014	C288
Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016	C316
Armstrong Creek East Native Vegetation Precinct Plan, May 2010	C206
Armstrong Creek East Precinct Structure Plan, May 2010, Amended November 2011	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan, September 2014	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010	C207
Armstrong Creek South Precinct Structure Plan, February 2016	C301
Armstrong Creek Town Centre Precinct Structure Plan, March 2014	C267
Armstrong Creek Town Centre Development Contributions Plan, March 2014	C267
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014	C267
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, updated September 2012 and June 2015	C301
Armstrong Creek West Precinct Development Contributions Plan, February 2013	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012	C240
Armstrong Creek West Precinct Structure Plan, September 2012	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994	NPS1
Batman Park, Indented Head Incorporated Plan, June 2015	C274
BUPA Aged Care Facility, Bellarine Lakes, May 2016	C336
Chisholm Road Prison Project, Lara, Incorporated Document, June 2019	C389ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong, July 2017	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document, September 2020	C401ggee
Drysdale Bypass, November 2017	C369
Environmental Weeds, City of Greater Geelong, September 2008	C129 (Part 1)

Name of document	Introduced by:
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010	C232
Geelong TAC Office Development, October 2006	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan, December 2017	C365
Heritage and Design Guidelines, City of Greater Geelong, 1997	NPS1
Horseshoe Bend Precinct Development Contributions Plan, September 2014	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014	C259
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010 (Amended December 2017)	C376pt1ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Upgrades at Geelong Port Project, May 2010	C211
Rippleside Comprehensive Development Plan, February 2000	C2
Rippleside Urban Design Guidelines, June 2000	C2
Small Lot Housing Code, December 2012	C267
Specialist Training Facility Incorporated Document, June 2019	C392ggee
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006	C54
Warrnambool Line Upgrade - Incorporated Document, December 2019	GC121
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1
Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020	GC104
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205

GREATER GEELONG PLANNING SCHEME
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed

Incorporated Document

September 2020

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 (the Land) 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 of the Land for a Community Care Accommodation Facility (Residential Drug and Alcohol Facility).

2.2 The project includes but is not limited to:

- the use and development of the Land for the purposes of a Community Care Accommodation Facility (Residential Drug and Alcohol Facility)
- the removal of vegetation from the Land,

generally in accordance with the plans within Attachment 1

3. LAND TO WHICH THIS INCORPORATED DOCUMENT 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**').

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 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 1, with the Landscape Plan amended as outlined in Clause 4.4.2. The plans may be altered with the written consent of the Responsible Authority.

4.4.2 Prior to the commencement of works the Landscape Plan must be amended as follows to the satisfaction of the Responsible Authority:

a) Identify all vegetation to be retained, as shown in Figure 2 of the Native Vegetation Removal Application prepared by Okologie Consulting dated 8 May 2020;
b) Specify vegetation protection zones around all landscaping areas and vegetation to be retained;
c) Relocate the area marked 'effluent disposal area' to be consistent with the site plan contained in Attachment 1; and
d) Inner fence reduced to a maximum height of 1.8m.

4.5 Landscaping

4.5.1 The landscaping works must be carried out and completed in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority. The perimeter landscaping works must be completed prior to works on the site commencing, unless the Responsible Authority consents otherwise.

4.5.2 Prior to the commencement of any works:

a) All existing vegetation shown on the endorsed Landscape Plan as being retained must be suitably marked on the Land;
b) Vegetation and tree protection zones must be established around all landscaping areas and vegetation to be retained, extending to the boundaries of the landscaping areas and the Grassy Woodland vegetation areas and the drip line of the Sheoak trees;
c) Means must be identified in consultation with a nominated representative of the Responsible Authority to minimise any damage to the vegetation on and immediately adjacent to the eastern boundary of the land in the Mount Duneed Recreation Reserve, and the western boundary where areas of remnant vegetation have been identified for retention;
d) The vegetation and tree protection zones must be fenced;

all to the satisfaction of the Responsible Authority.

4.5.3 Except with the written consent of the Responsible Authority, there must be no vehicular or pedestrian access, trenching or soil excavation, or storage of waste within the vegetation and tree protection zones.

4.5.4 The vegetation and tree protection zones must be maintained to the satisfaction of the Responsible Authority throughout the construction phase.

4.5.5 The landscaping works must be maintained, and any landscaping that dies must be promptly replaced, all to the satisfaction of the Responsible Authority.

4.6 Facility Management Plan

4.6.1 Prior to commencement of the use hereby approved, a Facility Management Plan must be submitted to 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;
c) Staffing arrangements that ensures on-site supervision and support of residents at all times;
d) Procedures for dealing with any incidents or emergencies associated with the use;
e) Procedures to manage complaints;
f) Maintenance of the grounds and upkeep of the buildings;

all to the satisfaction of the Responsible Authority.

4.6.2 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 Facility Management Plan, to the satisfaction of the Responsible Authority.

4.6.3 The facility operator must ensure that a sign is placed at or near the entrance to the Land. The sign must include the name and phone number of the Facility Manager, and must be maintained to the satisfaction of the Responsible Authority.

4.7 Maximum Resident Capacity

4.7.1 Unless otherwise approved in writing by the Responsible Authority, not more than eight (8) adult residents and their dependent children (if required) may occupy the premises at any one time, to the satisfaction of the Responsible Authority.

4.8 Maximum staff

4.8.1 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.

4.9 Visiting Hours

4.9.1 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

4.10 General Amenity

4.10.1 The amenity of the area must not be detrimentally affected 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.

5.1 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.

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.

5.3.2 Except with the written consent of the Responsible Authority, water tanks and onsite detention systems must be located so as to avoid the removal of any vegetation marked for retention on the endorsed Landscape Plan.

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.

5.5 Environmental Audit

5.5.1 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:

a) Assesses the potential level and nature of contamination on the land;

b) 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;.

c) Recommends remediation actions for any contaminated land.

5.6 Environmental Health

5.6.1 An approved septic tank system as defined by the Environment Protection Act 1970 must be installed in accordance with the land capability assessment report prepared by St Quentin dated October 2018 to the satisfaction of the Responsible Authority. All wastewater must be treated and disposed of within the curtilage of the property.

5.7 Powercor

5.7.1 The applicant shall provide an electricity supply to the development in accordance with the Distributor's requirements and standards.

5.7.2 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, "mySupply" which can be accessed via the following link: https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator
5. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
6. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
7. Apply for a site visit and permit to work assessment. This can be done via the Powercor website.
8. Keep the easement land clear of any buildings or structures whatsoever.

5.8 CFA

Amended Emergency Management Plan

5.8.1 Unless otherwise approved in writing by the CFA, the applicant is required to provide a Bushfire Emergency Management Plan for the site generally in accordance with the plan attached to the Bushfire Hazard Assessment prepared by Okologie Consulting dated 22 February 2019 but amended to include:

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:

Additional changes to the Bushfire Emergency Management 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).

5.9 Bushfire/Structural Fire Mitigation Measures

5.9.1 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.

5.9.2 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.

5.9.3 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.

5.9.4 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.

5.9.5 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.

5.9.6 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).

5.10 Barwon Water

5.10.1 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.

5.11 Heritage Victoria

5.11.1 Any works located within the Heritage Inventory area of the site will need a permit from Heritage Victoria.

5.12 Native vegetation removal

5.12.1 Unless otherwise approved by the Responsible Authority, prior to the removal of any native vegetation:

a) An offset must be provided for the removal of that native vegetation in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, December 2017), as specified:

a general offset of 0.063 general habitat units located within the Corangamite Catchment Management Authority boundary or Greater Geelong municipal district with a minimum strategic biodiversity score of at least 0.542.

b) Evidence that the required offset(s) has been secured must be provided to the Responsible Authority and the Secretary to DELWP.

5.13 Expiry

5.13.1 The control in this incorporated document expires if any of the following circumstances apply:

a) The use and/or development allowed by the control is not commenced by 16 October 2022.

b) The development allowed by the control is not completed by 16 October 2024.

The Responsible Authority may extend the periods referred to if a request is made in writing before the control expires; or

a) within six (6) months after the control expires where the use or development has not yet started; or

b) within twelve (12) months after the control expires, where the development allowed by the control has lawfully commenced before the control expires.

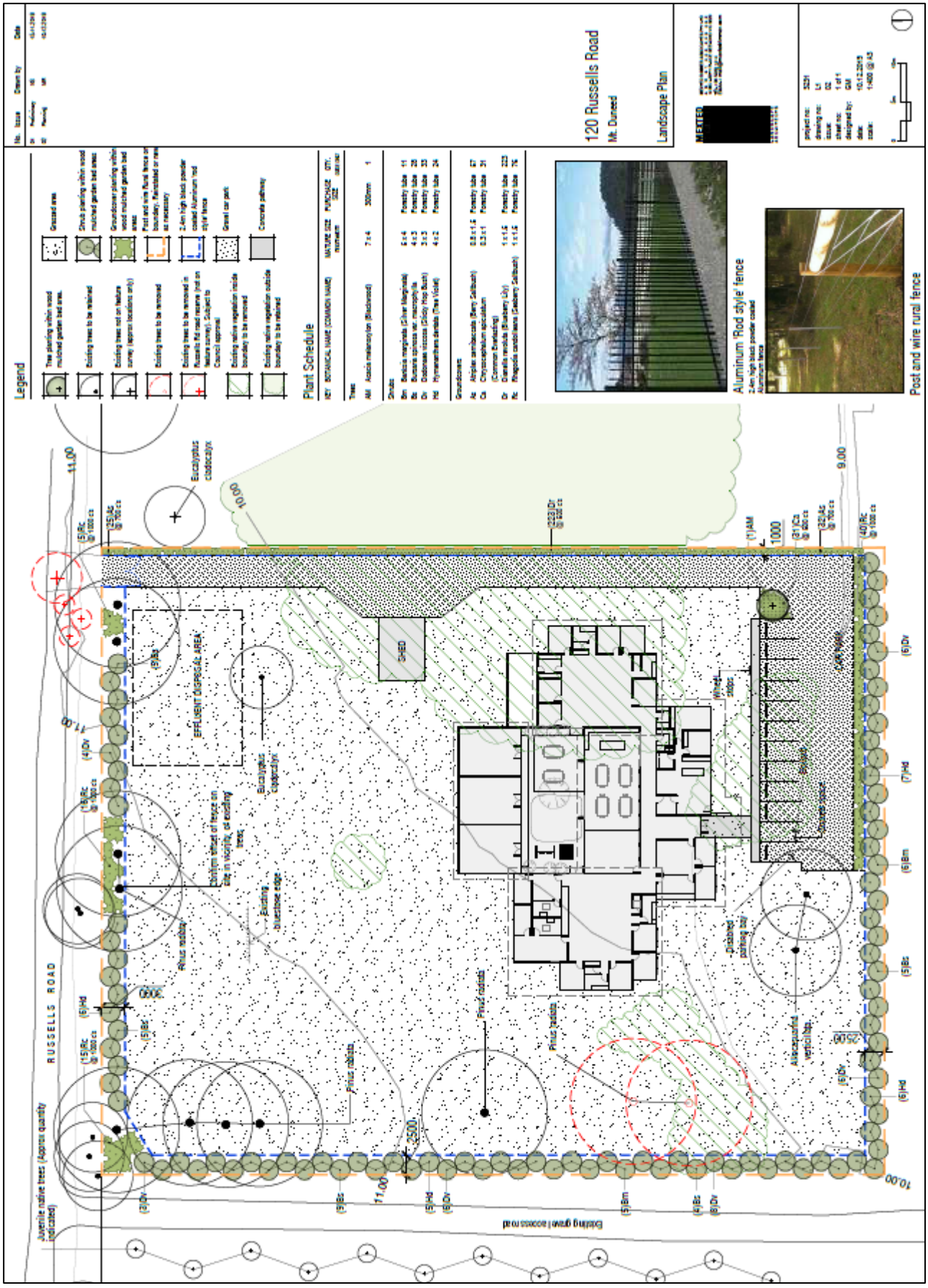
GREATER GEELONG PLANNING SCHEME

Attachment 1

WOMENS REHABILITATION CENTRE
PROPOSED DEVELOPMENT
GFA
GROUND FLOOR: 962.0 m²
COURTYARD: 150.0 m²
TOTAL: 1112. m²
OFFICE / STAFF
PRIVATE BEDROOMS
BATHROOMS
CARETAKERS RESIDENCE
COMMUNAL AREAS
OUTDOOR COMMUNAL
PRIVATE VISITING
FLOOR PLAN
1:200 @ A3
46900
3600
9400
18900
11400
3600
35800
2700
7600
3000
9400
6000
7100

NORTH ELEVATION
EAST ELEVATION

SOUTH ELEVATION
1:200 @ A3
WEST ELEVATION
1:200 @ A3
SECTION A-A
1:200 @ A3



END OF DOCUMENT

Attachment 4

C401 Panel Report Executive Summary

Executive summary

Greater Geelong Planning Scheme Amendment C401ggeeggee (the Amendment) seeks to facilitate a women's residential drug and alcohol rehabilitation facility on the land at 120 Russells Road, Mount Duneed, by applying a Special Controls Overlay to the land and incorporating a document titled *Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document*, August 2019 (the Incorporated Document) into the Planning Scheme. The Incorporated Document contains a number of conditions that apply to the proposed use and development. It also authorises the removal of native vegetation from the site.

The site is in a semi-rural setting about 2 kilometres from the southern boundary of Geelong's Armstrong Creek growth area. It is surrounded on three sides by the Mount Duneed Recreation Reserve, a highly valued community asset used for recreation purposes including regular equestrian events. Over the years, the fencing separating the site from the Reserve has been partially removed, and the community has come to regard the site as part of the Reserve.

Council exhibited the Amendment in October and November 2019, and received 38 submissions, 31 of which objected to the proposal. None of the submissions challenged the need for a women's drug and alcohol rehabilitation centre, but objecting submissions considered that the site was an inappropriate location for such a facility. Key issues raised in objecting submissions included:

- potential land use conflicts with the Reserve, and the nearby Mount Duneed Primary School and Geelong Pistol Club
- the facility is too close to residences, and should be located in either an urban area close to services or a less dense, less family-oriented area
- social impacts of the proposed use, including the potential for drug affected, violent, and antisocial behaviour from residents or visitors at the facility
- the proposal is inconsistent with the character and semi-rural nature of the area
- the impact of removing vegetation from the site
- traffic impacts, including safety of pedestrians, horses and riders using Russells Road
- impacts on the heritage values of the site, including the ruins of the former Wesleyan Church that once occupied the site.

Drug and alcohol rehabilitation services are in short supply in the Barwon Region and in Victoria more broadly. There is a critical shortage of affordable residential services, particularly those dedicated to treating women. There is an urgent and significant need for the proposed facility, although need alone does not justify its approval.

Many submitters felt that the semi-rural location of the site was inappropriate for a drug and alcohol rehabilitation facility. They were concerned that it would impact on the character and landscape values of the area, and could impact on neighbours' rights to farm their land.

There is a strong theme through the policy framework that productive agricultural land should be protected, and that inappropriate uses that are incompatible with farming activities should not be allowed to intrude into agricultural areas. The Panel was satisfied, however, that the proposal is not inconsistent with these policy objectives. The site has limited agricultural capacity due to its size and isolation from larger parcels of farming land. While the area is an

attractive rural landscape and there are working farms located close by the site, it is not an area identified in State policy or elsewhere as being of high agricultural value.

A semi-rural setting is a critical element of the Proponent's therapeutic model. It provides a therapeutic environment for residents to focus on their recovery without the distractions, temptations and stresses of an urban environment. The site itself is close to Geelong, with access to services and for families and others wanting to visit the residents. The site is well buffered from farming activity to the east, west and south. The Panel does not consider that the proposed development will result in 'reverse amenity' impacts that would impact on the right to farm the land to the north of Russells Road. The site is an appropriate location for the facility.

The community has understandably come to regard the site as part of the Reserve. They feel they are losing part of the Reserve to facilitate the proposed development. The site has, however, always remained in separate private ownership. The site is very small compared to the rest of the Reserve, and the Panel is confident that the facility and the Reserve can successfully coexist.

The surrounding community clearly has genuinely held concerns about the social impacts of the proposed development – fears of antisocial or violent behaviour from residents or their visitors, fears that children at the nearby Mount Duneed Primary School or using the Reserve will be exposed to drug or alcohol affected behaviour, fears of vandalism, property damage and threats to personal safety. However, the Panel does not consider that these fears will ever be realised.

On the evidence of Mr Lytzki, the founder of the Proponent Foundation 61, the facility will be largely self-contained. The facility will be fenced and landscaped, to create a sense of security and privacy for the women. These are key therapeutic aspects of the Proponent's program. The women will not be allowed to leave the facility unless they are accompanied by a staff member or volunteer, and unsupervised interactions between the residents and the surrounding community or Reserve users are extremely unlikely.

The Panel was persuaded that Foundation 61 is a highly respected, well run organisation that regards the safety of residents, staff, volunteers and the community of the utmost priority. The Proponent has been open and transparent about how it will manage the facility, and provided detailed Facility Management and Emergency Management Plans that gave the Panel a high level of confidence that the facility will not generate any adverse social or amenity impacts, and will not pose any risks to the safety or security of the surrounding community.

The development of the facility will require the removal of some vegetation from the site, including some remnant native vegetation. However, the Panel is satisfied that the Proponent has applied the avoid, minimise and offset principles embodied in State policy and the Native Vegetation Guidelines. The proposed development has been redesigned in an effort to minimise the loss of vegetation, and the revised design strikes an appropriate balance between vegetation removal and other considerations including heritage, bushfire, maintenance, and the safety of the facility's residents and their children.

The proposed development will result in the loss of an area of revegetation on the site planted by the community in 2003. The Panel strongly encourages Council to fulfil its commitment to undertake further replanting in the Reserve to replace the planting that will be lost. The replacement planting should aim to enhance the wetland to the immediate east of the site

and create a corridor between the wetland and the remnant native vegetation on the Mount Duneed escarpment. Consideration should also be given to fencing and weed and pest control works.

Subject to minor modifications to the detail of the landscape plan and the conditions in the Incorporated Document, the Panel supports the Amendment and recommends that it proceed.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C401ggeeggee be adopted as exhibited subject to the following:

1. Amend Clause 4.5 of the Incorporated Document as shown in Appendix C, to include the following requirements:
   a) prepare a Facility Management Plan which must at a minimum contain the following:
      - Protocols to ensure orderly arrival and departure of residents, staff and visitors
      - Contact details for the Facility Manager
      - Staffing and volunteer arrangements
      - A requirement to take immediate action to address incidents that may detrimentally affect the amenity of the area
      - Incident and emergency management procedures
      - Complaints handling processes
      - General maintenance and upkeep requirements
   b) ensure the amenity of the area is not adversely affected by the use
   c) place a sign detailing the facility operator's name and contact details at the entrance to the property, so that the community has a point of contact in the event that they wish to raise concerns.
2. Before endorsing the revised Landscape Plan (Document 6), amend it to be consistent with Figure 2 in version 3 of the Native Vegetation Removal Application (Document 12), by:
   a) relocating the effluent envelope out of the remnant vegetation area
   b) identifying vegetation to be retained.

   Attach the endorsed Landscape Plan to the Incorporated Document.
3. Include additional landscape conditions in the Incorporated Document as shown in Appendix C, dealing with:
   a) the timing of the landscaping works
   b) requirements to maintain or replace the landscaping should it not survive
   c) the protection of landscaping and retained vegetation during construction.
4. Make the minor changes and drafting improvements to the Incorporated Document shown in Appendix C.

3. BELMONT FENCED DOG PARK SUBMISSIONS REVIEW PANEL REPORT

Source:	**Community Life – Social Planning and Investment**
Director:	**Robyn Stevens**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. To provide information on the outcome of the Submissions Review Panel meeting which was held on 14 August 2020 and make recommendations on the proposed construction of a fenced dog park beneath the Settlement Road bridge at 162 Barrabool Road, Belmont.

Background

2. At the Community Focus Meeting of 9 April 2019, Council adopted the Fenced Dog Parks Siting, Design and Management Guidelines.

3. Following an analysis of potential fenced dog park sites, officers recommended that a new dog park be constructed under the Settlement Road bridge in Belmont.

4. Community feedback was sought on draft concept plans for a period of 18 days from 21 May 2020.

5. One formal submission was received objecting to the proposed site. In accordance with the 'Approval Procedure for Open Space Development Projects' Policy, a mediation meeting was convened on 14 July 2020 for the applicant to share their concerns and seek to resolve the issues raised.

6. On 13 August 2020 a Submissions Review Panel comprised of six Councillors was convened and conducted online via Zoom to hear the objector's concerns. The minutes of the Submissions Review Panel meeting are provided at **Attachment 2**.

Key Matters

7. The objector's concerns primarily relate to the potential for the site to displace overflow carparking occasionally utilised by Geelong Football Club AFL patrons and site drainage concerns.

8. The Submissions Review Panel acknowledged the submitters objections but concluded that the site was well located and suited for the proposed development of a fenced dog park and supported proceeding with its construction in this location.

Cr Nelson moved, Cr Murnane seconded -

9. That Council endorses proceeding with the construction of a fenced dog park beneath the Settlement Road Bridge as recommended by the Belmont Fenced Dog Park Submissions Review Panel.

Carried.

Attachment 1

Financial Implications

1. In 2019-20 the City allocated $600,000 toward the delivery of three dog parks across the municipality.

2. The Minister for Energy, Environment and Climate Change has recently announced the allocation of $225,000 toward a new dog park at Belmont.

Community Engagement

3. Community feedback was sought on draft concept plans for a period of 18 days from 21 May 2020. Engagement was undertaken via Council's 'Have Your Say' platform, direct email to the Belmont Park Pavilion Committee of Management and signage placed on site. Social media and press articles were also published raising community awareness of the engagement.

4. The social media campaign had a reach of 36,337 people which included 6,171 interactions such as likes, tags and comments. The overwhelming majority of the online engagements were supportive of the project.

5. 87 submissions were received for the Belmont dog park. 10 formal and 77 informal.

6. Nine formal submissions were supportive of the site and/or provided design suggestions.

7. Only one formal submission was received objecting to the proposed location.

Social Equity Considerations

8. There is currently only one fenced dog park in the municipality, located approximately 12 kilometres distance from proposed Belmont site. The Kardinia Ward is home to over 8,000 registered dogs and the construction of a fenced dog park in the proposed location will deliver a much closer and more accessible facility for the use of the diverse community of dog owners who live south of the Barwon River.

Policy/Legal/Statutory Implications

9. The proposed site and concept plans comply with the Council adopted *Fenced Dog Parks Siting, Design and Management Guidelines.* There are no known legislative or human rights issues associated with the proposal.

Alignment to Council Plan

10. The construction of a fenced dog park beneath the Settlement Road bridge, as recommended in this report aligns with the following strategic priorities of Council Plan 2018-22:

    10.1 Informed social infrastructure planning: This site selected is central to a high number of registered dog owners and the proposal has been strongly supported through the community engagement undertaken; and

    10.2 A more inclusive and diverse community: There are currently over 8,000 dogs registered within the Kardinia Ward. The construction of a purpose-built fenced dog park in this central and easily accessible location, will cater to a high number of dog owners and provide an opportunity for this community to exercise their pets off leash in a controlled manner.

Conflict of Interest

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

Risk Assessment

12. The strong positive response from the community engagement undertaken indicates there is a high level of interest in, and support for this facility. A decision not to proceed with a fenced dog park in this location could result in reputational risk to Council.

13. The impact of flooding given the infrequency of such events and nature of this asset is deemed of low consequence, however opportunities to mitigate the potential impacts of a flood event will be considered in the detailed design process.

14. The impact on parking for match day events at Kardinia Park has also been reviewed. It is the officer's view that substantial parking will still be available on the undeveloped portion of the site. This allocation is deemed reasonable given the infrequency of its use for the parking of cars, relative to the community use and benefit to be derived from the use of the land as a dog park.

Environmental Implications

15. The proposed site minimises the material inputs required to build a compliant facility as it takes advantage of the site's existing infrastructure including shade, shelter, parking, public toilets and utility connections. It also activates a currently underutilised space, repurposing it for a greater level of use by the community.

THE CITY OF
GREATER GEELONG

MINUTES
SUBMISSIONS REVIEW PANEL
BELMONT FENCED DOG PARK

CITY OF GREATER GEELONG

THURSDAY 13 AUGUST 2020 - 5:00PM ONLINE VIA ZOOM

ATTENDEES

Cr Trent Sullivan (Chair)
Cr Bruce Harwood
Cr Jim Mason
Cr Trent Sullivan
Cr Peter Murrihy
Cr Pat Murnane
Cr Ron Nelson

COGG OFFFICERS

Ian Hick
Alistair Bain
Kerrie Dunn (Minutes)

SUBMITTER

Mr John Hotchin

APOLOGIES

1. WELCOME

Chairperson introduced Submissions Review Panel members and welcomed Mr John Hotchin, submitter.

2. DECLARATIONS OF PECUNIARY INTEREST OF MAYOR AND COUNCILLORS AND STAFF.

Chairperson to note any declared pecuniary interests. Nil received.

3. BACKGROUND

- In April 2019 Council adopted the *Fenced Dog Parks Siting, Design and Management Guidelines*
- Following an analysis of potential fenced dog park sites, officers recommended that a new dog park be constructed under the Settlement Road bridge in Belmont.
- The site was recommended for the following reasons:
    - It is centrally located to a high number of registered dogs in the Kardinia Ward
    - It is well serviced by existing infrastructure including roads, car parks, paths and public toilets
    - The bridge provides shade and shelter for park users.
- The construction of a dog park in this location is an opportunity to activate a relatively unused space beneath the bridge.
- Community Feedback was sought on draft concept plans for a period of 18 days from 21 May 2020. Engagement was undertaken via Councils ‘Have Your Say’ platform, direct email to the Belmont Park Pavilion Committee of Management, signage placed on site, social media and press article were published.
- The social media campaign had a reach of 36,337 people which included 6,171 interactions such as likes, tags and comments. The overwhelming majority of the online engagements were supportive of the project.
- 87 submissions were received for the Belmont dog park. 10 formal and 77 informal.
- Nine (9) formal submissions were supportive of the site and provided design suggestions.

3. BACKGROUND

- One (1) formal submission was received objecting to the proposed site. In accordance with the '*Approval Procedure for Open Space Development Projects*' Policy, a mediation meeting was convened on 14 July 2020 for the applicant to share their concerns and seek to resolve the issues raised.
- The objector's primary concerns relate to car parking, land ownership and drainage. They are summarised in the attached email which was sent to the objector following the mediation meeting.
- On 29 July 2020, Mr Hotchin advised Council officers that he wished to present his objections to a Submissions Review Panel.

4. HEARING OF SUBMISSION

Chairperson invited the Submitter to be heard and address the Panel.

Submitter, Mr John Hotchin raised the following concerns:

- Signage was not put up at the park until after the covid-19 shutdown. He was concerned that most of the regular users were not there to see these signs.
- Believed the signs were only installed 2-3 days before the close of the submissions.

Mr Hotchin believed the site to be unsuitable for the following reasons:

- VicRoads utilise all of the bluestone gravel car park for a stock piling area for local road works.
- It will impact car parking for users of the hall.
- The area floods. He noted the last big flood was in 1995 and he considered the flooding of the site would lead to costly ongoing repairs and significant damage to the planned facilities.
- He suggested the entire site was used for car parking to service the Head of the River Regatta and Geelong Cats AFL home games patrons.
- It's location next to Barrabool Rd presented a danger to escaping dogs and or children who may venture on to the busy road.

Mr Hotchin suggested that the reserve opposite the dog obedience club on Gundog Lane would be a better site due to it being a quieter, safer setting.

Mr Hotchin stated that as Chair of the Belmont Park Committee of Management he was not made aware of the dog park prior to these signs going up. He believed there should have been some preliminary discussion or contact with the users of the area before this point. He further stated that a lot of people didn't know about it (the dog park) and the time had closed for submissions when they were made aware.

The Panel Chairperson closed the hearing 5.15pm.

5. PANEL DISCUSSION

The Hearing Panel discussed the various points raised by Mr Hotchin and sought clarification on a number of issues from the Council Officers in attendance. The following issues were noted:

- It was confirmed that Mr Hotchin's submission was made as the Chair of the Belmont Park Pavilion Committee of Management.
- The use of the site by VicRoads for stockpiling materials was noted, however it was considered this was in a different location of the reserve than the proposed dog park site.
- The flood prone nature of the site was acknowledged; however, it was considered that construction could be robust enough to withstand normal flooding events.
- The alternative proposed site on Gundog Lane was considered to be similarly prone to flooding.
- It was acknowledged that many groups utilise the nearby pavilion, however it was considered that the reserve provided plentiful car-parking and that many patrons of the pavilion may be pleased to see the reserve more actively used by the community.

5. PANEL DISCUSSION

The panel Chairperson summarised concerns relating to VicRoads storage, flooding, parking and busyness of the road and asked the panel for final deliberations.

Cr Nelson – Support to proceed. As Chair of the Sport & Recreation Portfolio, supports the process to date as a lot of thought and background work has gone into this. The carpark might actually get upgraded and VicRoads can still have their bays to store their fill.
Cr Murnane – Support to proceed. A good thought out area with still plenty of car park options.
Cr Harwood – Support to proceed. Noted he observed thirty or so people walking dogs on daily basis already. He suggested that possibly beside the Moorabool street near the boat ramp is a potential alternate site, but noted it was still prone to flooding.
Cr Mason – Support to proceed. However, noted concerns around hearing the submitter speak of a lack of notice being provided. Alistair Bain clarified that the Chair of Belmont Park Association had been emailed at the commencement of the engagement period and directly prior to the signage being erected. He also stated that signs had been placed at a couple of key locations to ensure good exposure of the notice to park users. Alistair stated that undertaking this process during Covid may or may not have an impact on the engagement received, however Cr Sullivan stated that there appeared to be more patronage along that spot because of the effects of Covid.
Cr Murrihy – Support to proceed. However, noted when these go out on social media and the community comments on the social media page, we need to follow these comments up. These comments should also be acknowledged as part of this process. Jake Brown clarified that the social media post directs them to the website and invites their submission., however they cannot be forced to make a submission. He also advised that it had been well publicised within the Geelong Advertiser.

Panel Discussion Recommendation:
The submission Panel noted submitters feedback. All agreed that Belmont Dog Park will proceed as planned.

Moved by Cr Sullivan.
Seconded by Cr Nelson.
Carried.

6. CLOSE

Chairperson to advise Submitter that a recommendation from the Panel hearing will be made to Council for a final decision on the matter and the submitter will be notified of the outcome.

4. OSBORNE HOUSE – SUSTAINABLE DEVELOPMENT PLAN

Source:	**Community Life – Social Planning and Investment**
Director:	**Robyn Stevens**
Portfolio:	**Arts, Culture and Heritage**

Purpose

1. To consider the sustainable development options for the future of Osborne House and proposed next stage of the process.

Background

2. In February 2020, Council (in part) resolved to prepare a Sustainable Development Plan for Osborne House that would identify options for its future use and development, consistent with a series of agreed processes and principles.

3. In May 2020 Birru Consulting and Trethowan (Heritage) Architects were appointed to look at some options for the sustainable development of Osborne House.

4. A process of extensive stakeholder engagement has been undertaken to consider five options for the sustainable development of Osborne House. This process has involved representatives from the National Trust of Victoria, Regional Development Victoria, Heritage Victoria and ongoing consultation with the executive of the Osborne Park Association.

Key Matters

5. An independent heritage and financial assessment of potential sustainable development scenarios for Osborne House was undertaken.

6. Options for the sustainable development of Osborne House have been tested, that indicate the redevelopment of Osborne House as a cultural heritage asset may be feasible in partnership between the City and the State Government and/or private partners.

7. A process of testing the interest of potential partners is required to better understand whether interest exists in Government and/or the private sector partnering with Council in the redevelopment of Osborne House.

8. To achieve this, an expression of interest process is proposed to be undertaken in early 2021, subject to the process being designed and presented to Council for endorsement by December 2020.

9. It is proposed that any potential expression of interest process should be designed in accordance with the social equity considerations outlined in this report, that include the principles adopted by Council on 25 February 2020 (**Attachment 1**).

Cr Kontelj moved, Cr Aitken seconded -

10. That Council :

10.1 Note the additional principles and guidance outlined in this report (Attachment 1, 'Social Equity Considerations') that will guide any future expression of interest process;

10.2 Receive a further report in January 2021 that outlines the terms of an expression of interest process for the purpose of seeking interest from potential investors and government in the future redevelopment of Osborne House as an enduring, creative, productive and protected heritage and community asset;

10.3 Modify Item 6 in the report to include that the OPA and the Geelong and Region Branch National Trust as members of the Project Reference Group;

10.4 Request the existing Project Reference Group be maintained and consulted to assist the development of the January report and terms of an expression of interest process;

10.5 Receive a further report in January 2021 to outline options for the Maritime and Naval Collection housed in the Osborne House Stables;

10.6 Acknowledge that both the Geelong Gaol and Geelong Post Office have been sold and wishes to re-engage with the State Government to confirm the conditions around the availability of the heritage loan funds associated with these assets for the restoration works of Osborne House and Stable remain;

10.7 Reaffirm it 2018 resolution that the funds from Council's lease agreement on the former Russell Polo Field would also be directed to the restoration and maintenance of Osborne House; and

10.8 Confirm that the Osborne Park sports grounds mentioned in the consultant report do not form part of the Osborne House - Sustainable Development Plan and there are no plans to change the sporting ovals usage or planning zoning.

Carried.

Division Requested:

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

Attachment 1

Financial Implications

1. The high-level financial analysis of the sustainable development options considered by this report, indicate potential total costs for redevelopment of Osborne House ranging from approximately $21 million to $48 million depending on the type of future uses and development proposed, with all options potentially attracting various levels of government and private partnership investment.

2. The type of development and level of government and private investment will have a significant impact on the Council's financial capacity to renew and redevelop Osborne House.

3. A budget of $2 million has been made available in the 2020-21 financial year for restoration and maintenance works. These priority works are underway, consistent with the findings of the Lovell Chen Conservation Management Plan 2009.

Community Engagement

4. A Project Control Group (**PCG**) was established to oversee the preparation of the Osborne House Sustainable Development Plan that has informed this report. The PCG included representatives from Heritage Victoria (**HV**), Regional Development Victoria (**RDV**) and National Trust Victoria (**NTAV**).

5. The NTAV support the activation of Osborne Park to drive visitation, precinct and foreshore connection and to create a new and exciting destination for local and travelling visitors. The NTAV view Osborne Park and its many buildings as an opportunity to create a precinct orientated around a cultural hub, that will activate the site and that ultimately will attract other organisations to engage in the precinct for the future growth of Geelong through access and inclusion and diversity, in the hope that the development and any additional improvements will demonstrate all heritage and stories of the site and importantly its Traditional Owners. NTAV understand that any future uses or works at Osborne Park will respect the site's heritage values and support conservation works as part of the upgrade and ongoing engagement of the site, in line with the Lovell Chen 2009 Conservation Management Plan and Heritage Victoria requirements under the Heritage Act 2017.

6. A Project Reference Group (**PRG**) was established to ensure the involvement of community representatives who have a direct social connection or heritage interest in Osborne House, which included the Geelong and Region Branch National Trust Geelong, Museum Association, Geelong Maritime Museum, Corio Bay Camera Club, Geelong Memorial Brass Band, North Geelong Cricket Club, National Council of Women, Vietnam Veterans Association and Geelong Society of Model and Experimental Engineers. The PRG met on two occasions being 11 May and 11 August 2020 to identify both the interest of each user group and discuss the options.

7. A meeting was also held with the Wadawurrung Traditional Owners representative on 31 July 2020. The key interest of the Wadawurrung Traditional Owners is that prior to any potential future development a Cultural Heritage Management Plan (**CHMP**) is completed, in partnership with Wadawurrung. The findings of the CHMP should be implemented in conjunction with any future development. Wadawurrung have also requested that some community space or presence in Osborne House be considered as part of any redevelopment of the site, noting that the existing residential building (immediately adjacent to the west of Osborne House) is not proposed to be retained. Wadawurrung Traditional Owners will continue to be engaged in any future consultation processes.

8. It is proposed that a similar project management structure be retained to oversee the proposed expression of interest process, with the PCG to provide project oversight and guidance to the process. The main change to the constituency of the PCG would be the inclusion of a representative from the Osborne Park Association (**OPA**) executive committee.

Social Equity Considerations

9. The testing of sustainable development options noted in this report have all been guided by the principles adopted in Council's previous report on this matter in February 2020.

10. It is proposed to retain those principles that have guided the project to date, while adding some additional guidance for the next stage of the process. These principles will be used to seek interest from partners who will be requested to consider and respond to the principles.

11. The principles to be retained and additional guidance is as follows:

    11.1 Culturally

    (a) Interpret, protect and celebrate the values of the land known as Osborne Park.

    (b) Any future development of Osborne House should involve the interpretation, protection and celebration of the First Nations' heritage along with the significant post-settlement heritage buildings and landscape.

    (c) Any future development should consider the total restoration of the significant heritage buildings of Osborne House, as identified in the Lovell Chen Conservation Management Plan 2009, including giving consideration to its naval heritage.

    (d) That a heritage interpretation plan shall accompany any proposal for the future development and use of Osborne House.

    (e) The Muirhead and Russell buildings to be made available for general public use and ensure contemporary heritage interpretation of the spaces / buildings.

    11.2 Socially

    (a) The future management and development of Osborne House should consider a mix of community, public and commercial uses, while also providing for public access and community use.

    (b) Future management and development of Osborne House should ensure the ongoing public recreational use of the adjoining Osborne Park sports fields.

    (c) Uses that are complimentary to and consistent with the concept of a community and cultural heritage precinct, with a proportion (percentage) of appropriately designed space made available for community use (e.g. accommodation of groups, meeting rooms, function area etc).

    (d) Opportunities to co-locate people and small scale organisations who can benefit from the sharing of facilities and ideas in the areas of innovation and cultural activities/business.

    (e) A community governance structure in place to oversee the future use of Osborne House.

    11.3 Financially

(a) Any future proposal will consider ideas from private partners for developments to occur in zone 1 and/or zone 3 of the Osborne House site under a long-term lease arrangement, noting that any future development must comply with principles of the Conservation Management Plan (2009) by Lovell Chen.

(b) Osborne House shall be retained in public ownership.

(c) Tenancy arrangements can be considered over all or part of Osborne House, to generate income to cover ongoing maintenance and ensure the viability and financial sustainability of Osborne House, however these arrangements must ensure an appropriate level of public access and use.

(d) All and any areas identified for sole use by community groups and general public, to be under direct control of the City, in perpetuity.

(e) To make safe and secure, restore the heritage asset, reopen for public uses and leverage other potential funding Council will contribute up to $10 million over three to four years (including the $2 million contribution made during 2019/20 and 2020/21).

(f) Future funding will be accumulated and held in an Osborne House (Heritage Restoration) Provision.

(g) That any future development of Osborne House should also give regard to broader government objectives (i.e. employment creation and increased local civic and economic development).

11.4 Environmentally

(a) Osborne House be developed and maintained consistent with Council's Sustainability and Asset Management Policy(s) for public buildings.

(b) That the surrounding landscape of Osborne House be developed and maintained consistent with Council's policies and incorporating the heritage principles identified in the Lovell Chen Conservation Management Plan 2009.

Policy/Legal/Statutory Implications

12. Osborne House is entered on the Victorian Heritage Register (H1101) and future options for development will need to consider the permit approval requirements of Heritage Victoria under the *Heritage Act 2017*. These requirements will take precedence over any heritage requirements arising from the City of Greater Geelong planning scheme.

13. The Council Depot (former Russell Polo Field) and parts of the foreshore along with Osborne House are separately entered in the Victorian Heritage Inventory for its archaeological potential, and future options for development will also need to consider the permit approval requirements of Heritage Victoria.

14. Osborne House, adjoining parts of the Foreshore Reserve and Swinburne Street Road Reserve contain Aboriginal artefact sites and are within an area of Aboriginal cultural sensitivity. Future options for development will need to consider First Nation values while a Cultural Heritage Management Plan will be required prior to any development works.

15. The land Osborne House is on is currently zoned PUZ6 for Local Government Use under the planning scheme. Future management and development options should not be limited by this consideration, but a future amendment to the scheme will be submitted to Council once the future use requirements have been determined.

Alignment to Council Plan

16. The potential redevelopment of Osborne House as an enduring, creative, productive and protected heritage and community asset is consistent with:

    16.1 Council's Vision for a Clever and Creative City, which states specifically that success (in part) "will be achieved by attracting creatively oriented and artistic industries to the region through the creative re-use of heritage assets";

    16.2 The UNESCO City of Design key objective being to "work towards placing creativity and cultural industries at the heart of their development plans"; and

    16.3 The Council Plan 2018-22 and several council key priorities including:

        (a) A Vibrant Arts and Culture, incorporating arts and cultural initiatives into infrastructure development, to enhance our sense of place, and specifically commencing the remediation of Osborne House; and

        (b) Informed Social Infrastructure and Planning, specifically Council's priority to deliver accessible and attractive community infrastructure, based on community need.

Conflict of Interest

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

Risk Assessment

18. There is a financial, reputational and asset risk related to Osborne House. If an agreed plan for the use and development of the building is not developed, the building will continue to fall into disrepair and the heritage values of the building could be lost. To offset this risk Osborne House requires investment and activation to ensure an enduring, creative and productive future, which celebrates and protects the significant heritage status of the building.

19. The current pandemic presents both a financial and delivery risk. The current environment may have a negative impact on the number of private partners indicating an interest in the development of Osborne House. The proposal to time release of the expression of interest for early 2021 is designed to mitigate the impact the current pandemic may have on investor interest.

20. It is the view of the independent consultant that the land needing to remain in public ownership may present a risk to potential investment by private partners. Council may need to consider other mechanisms that will provide certainty of tenure and development rights over the land and buildings to attract any potential private partnership.

21. The current land is zoned public use. This zoning may not be compatible with future interest that arise through the next stages of the process. Dependant on the nature of any interest that does emerge, council may need to consider facilitating a future rezoning of the current land use and any rezoning will be contingent on adoption by the Minister for Planning.

Environmental Implications

22. The future development of Osborne House will include a key criteria consideration of Council's Sustainability Framework.

23. Any redevelopment of Osborne House will require a Cultural Heritage Management Plan to ensure the indigenous cultural heritage of the landscape is understood and protected.

5. ENDORSEMENT OF CITY HALL CONSERVATION MANAGEMENT PLAN

Source:	**Planning, Design & Development – Urban Design & Heritage**
Director:	**Gareth Smith**
Portfolio:	**Arts, Culture and Heritage**

Purpose

1. To present and note the community feedback regarding the consultation process for the draft Geelong Town Hall Conservation Management Plan 2020 (CMP) and for the Council to endorse the final CMP.

Background

2. City Hall is entered in the Victorian Heritage Register under the title 'Geelong Town Hall' and permits are required from Heritage Victoria for all future works to the building.

3. The purpose of a conservation management plan is to identify what is significant about a place and specifically what aspects of a building need to be retained and conserved, along with what constraints apply to new development. Therefore, this CMP does not showcase future development plans or options but will be useful to persons designing alterations and additions to accommodate future use, and compliance with the recommendations of the CMP should expedite the necessary permit approvals.

4. GJM Heritage consultants were commissioned by the City in October 2018 to prepare this CMP and in April 2020, Council endorsed release of the draft CMP for public comment.

Key Matters

5. Thirty-four community submissions were received in response to the consultation on the draft Geelong Town Hall CMP. Responses are included in full at **Attachment 3** (*Have Your Say* online submissions) and **Attachments 4 & 5** (emailed submissions).

6. All were private submissions except one from the Board and Management of Geelong Gallery and one from the Geelong and Region Branch of the National Trust of Australia (Victoria).

7. Six responses commended on the overall document or recommendations.

8. No responses challenged the heritage significance of City Hall or need for a CMP.

9. Five concerns over content were raised – as described and responded to in **Attachment 2**. These are all valid however, for the reasons outlined, are not considered to warrant change to the CMP document.

10. Thirty-one responses included comments as to a preferred future use: sixteen supporting expansion of the art gallery into City Hall; eleven supporting a continuation of Council meeting and civic ceremonial use; two supporting a shared art gallery and council/civic use; and two supporting use as a venue for musical performances (chamber music and contemporary). All this feedback is valuable for future decisions of Council, but not applicable to current consideration before Council of endorsing the CMP.

11. There were also comments on ownership-related matters and other general matters which were also not applicable to the current CMP decision before Council.

Cr Sullivan moved, Cr Mason seconded -

12. That Council:

12.1 Note the submissions made in response to the public exhibition of the Draft Geelong Town Hall Conservation Management Plan February 2020; and

12.2 Endorse the Geelong Town Hall Conservation Management Plan February 2020 for application to ensure the heritage significance of City Hall is conserved in future management and development actions.

Carried.

Attachment 1

Financial Implications

1. The Conservation Management Plan (CMP) process to date has been funded within the designated budget set aside for Civic Accommodation planning.

2. The final CMP will help guide future investment by the Council in City Hall.

Community Engagement

3. An early draft was referred to the Council's Heritage Advisory Committee and Heritage Advisor for comment, key issues raised have been addressed in the latest draft.

4. This report describes the finding of public consultation on the exhibited draft.

Social Equity Considerations

5. City Hall is of high social importance to the Geelong community through its longstanding civic use, and a place of high heritage interest through its history, architecture and prominent siting overlooking the City's major park.

Policy/Legal/Statutory Implications

6. The City Hall is entered on the Victorian Heritage Register and any works to it require an approved permit from Heritage Victoria. The CMP can guide design work to minimise heritage impact and inform any permit assessment by Heritage Victoria.

Alignment to Council Plan

7. Relevant Council Plan priorities include; A More Inclusive & Diverse Community – Improving our engagement with our culturally diverse population, supporting activities that improve social connections in our community, and Planned Sustainable Development - Managing the impact of development on the unique character of our townships.

Conflict of Interest

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

Risk Assessment

9. The CMP should reduce the likelihood of inappropriate works being designed and/or the rejection by Heritage Victoria of any future works proposed by the City to City Hall.

10. The CMP provides increased community certainty as to what physical changes are possible at City Hall in the future considering its heritage significance.

Environmental Implications

11. The CMP will help ensure the City achieve the highest environmental standards possible for the future use and development of City Hall. Any future permits obtained for works will reflect the high standards.

Attachment 2

Matters of contention raised in submissions

Points (i) to (iii) were raised in several responses including that of the National Trust and several private responders who also identified themselves as National Trust members. Points (iv) to (v) were raised in a private submission.

(i) ***Concern that insufficient emphasis has been given to the historical and social importance of ongoing municipal use***.

Response: Negotiations with the consultant led to a review and recognition of the local importance of Criteria G & H relating to the municipal use and the architect Joseph Reed, between the first and second drafts. Criteria G & H do not meet the Heritage Victoria thresholds for satisfaction of heritage significance at a state level. The recommendations also 'strongly encourage' retention of municipal functions and public access.

(ii) ***Concern that the CMP does not include a comparative analysis of similar buildings.***

Response: Such analyses are primarily used to determine whether a place should be heritage-listed at a local, state or national level. Given City Hall is already state listed, a comparative analysis was not deemed necessary, a factor that caused this component of work to be removed in the original fee negotiations for the CMP.

(iii) ***Concern the stated architectural style of 'Renaissance Revival' is inaccurate***. Response: There is a divergence of professional opinion as to what the style is within a wider grouping of Classical Revival Styles. Discussions with Heritage Victoria and other heritage advisors revealed at least four different style descriptions were found to exist for City Hall. Taking this into account, the consultants for the CMP have proposed the Renaissance Revival style. Given the absence of professional consensus, and ultimately because the style is just a label and will not directly affect any future management outcomes nor cause heritage impacts, no change to the CMP is considered necessary.

(iv) ***Concern that the scope of the consultancy was cut back to exclude a detailed condition assessment and maintenance schedule, that not all roof and basement spaces within the building were accessed***.

Response: These components are very important in CMPs for buildings that are not being used and maintained with any regularity. However, City Hall is subject to a high degree of ongoing condition monitoring and maintenance. Furthermore, considerations are also proceeding in respect of potential redevelopment options, whereby redevelopment would render any condition assessment and maintenance schedule obsolete.

(v) ***Concern that the scope of the consultancy did not allow a community values survey to be undertaken as part of the CMP process***.

Response: A social values survey and workshop is a process followed for some places with high levels of community attachment and interaction to identify the nature and level of social value relevant to significance assessment Criterion G. The process is quite lengthy, expensive, and used mainly where values are unclear. In the case of City Hall, the social value is well understood based on the use of the building and comparable places, so a separate survey process was not deemed cost-beneficial for this project. Social values are recognised within the CMP at Criterion G, as per 9i) above.

Attachment 3

Community Submissions in Full - lodged online via *Have Your Say*

Respondent	Comments
325	The Geelong town is one of the original Geelong remaining buildings still kept and in use. Plus why the need to have alterations to the building. Plus its historical as well. So it should be preserved for generations to come. Any other town and cities in Australia would be proud to have a historical building like the Geelong Town Hall. Plus why not use the building as an extra space for the people of city of greater Geelong to have it as a performance space for people of all age groups that have disability's. There's no space in Geelong that currently caters for performance of bands and events for people who have a disability. So I think it would be a great place to have it for disability people and groups to use. Maybe create and Gen U could use it for events.
362	Clearly control of the Town Hall Building must remain under the control of COGG. I would recommend that the areas not required by the Council for meetings etc should be allocated to the Art Gallery. Is allocation would be step one in a master plan to develop Geelong's Art Gallery as the foremost in regional Australia. Extra funds need to sort for the Gallery from a variety of sources. The aim would be to increase its status and profile and hence attract significant visitors to our city. The City of Bendigo is a local example of what an active gallery can do. As an example I like to quote the fact that the Victorian Govn has spent $50M plus annually for 20 years on the Grand Prix And what has Victoria got as a legacy. Nothing. An annual boast to the economy yes. If that $50M had gone into an arts fund it could be funding the purchase of art works that would further enhance its reputation and therefore visitor numbers. The money and assets would always be there.
459	I would love to see the City Hall adapted to be an extension of the Geelong Gallery. There are so many works of art that are in storage that could be placed on display for the Geelong residents and tourists to enjoy. The building would lend itself well to a Gallery Interior and it makes sense to extend the existing gallery to the heritage building. Bendigo Gallery have been very successful in generating large tourism interest based on the exhibitions it has been able to host. Geelong Gallery is coming in close second with the Archibald exhibition being a big draw card to the community that appreciates art. I personally have a strong interest in heritage conservation having completed a Bachelor of Arts in Interior Design and specialising in the conservation and restoration of historic buildings. I look forward to a time when the City Hall is given a new and appropriate purpose.
1201	I broadly agree with the direction of this report: retention of exterior physical fabric to 1917. The 1968 and 1990s additions are of low value and can be removed. returning the TH to a free-standing building would allow flow and links from the Park through to the emerging arts precinct along Little Malop St. Internally, the mainly low-value fittings and fabric can and should be substantially remodelled. Remaining heritage fabric (eg the stained glass windows in storage) could be reintegrated into the interior.

	Consideration of future use of the building should inform decisions about how the internal refit should be done. Future uses that maximise public access and use should be prioritised.
1243 Board & Management of Geelong Gallery	The Board and Management of Geelong Gallery is pleased to have the opportunity to respond to the Significance Assessments and Conservation recommendations in the Conservation Management Plan (CMP) for the Geelong Town Hall. Council has previously affirmed that Geelong Gallery is the preferred organisation to expand into part of the Town Hall. This submission aligns with the Gallery's preparations for an updated Business Case pertaining to Geelong Gallery's and Council's shared vision and previously stated ambitions to promote the expansion of Geelong Gallery into part of City Hall. Geelong Gallery is in the leading position to enable the key recommendations in the CMP for a new purposing of the Town Hall. The Gallery's commitment to cultural heritage management, including the management of its collection and its occupation of a historic building, aligns its core business of exhibitions and visitor experience with the conservation imperatives associated with those areas and elements identified as being of 'Significance' in the CMP. The Gallery Board and Management look forward to further discussion and the opportunity to work within this framework to enable the successful conversion of the Town Hall and Conference Centre buildings into a building that will help drive the Clever and Creative vision for Geelong.
1308	I believe that City Hall should become part of the Art Gallery. Policy 11 contains items, stained glass window and Ingpen Mural, which are relevant to art and could be an added attraction to the Gallery. The Art Gallery needs more exhibition space and a Heritage building next door which could be easily connected would seem to be a viable alternative to other expansion plans.
1309	1. Heritage Significance - The Exterior Gheringhap & Little Malop Street facades of the building are striking, imposing & an essential Geelong landmark 2. Future use - Integrated with the Geelong Art Gallery to once more reinforce the Gelling Art Gallery as the premium Victorian Regional Gallery establish some interior space as a Chamber Music recital venue 3. Least significance - the interiors, the spiral staircase, the 1960s western extension 4. Significant work is required to establish a high quality development with the existing Art Gallery 5. Classical Victorian 190c building sympathetic to the State Library, State Parliament & Treasury & hence a key part of our history
1310	I fully support the Conservation Management Plan and strongly believe that Geelong Gallery will be the best organisation to fulfil these aims of conservation, heritage and public access to a range of art and cultural activities. I have been a volunteer at Geelong Gallery since August 2017 and have been impressed by the range of cultural experiences and the outreach to many groups in the community to enable their participation and enjoyment of art and cultural activities.
1314	This presents a fantastic opportunity to expand the gallery to create more spaces and allow for bigger international exhibitions. The gallery is a vital part of Geelong's cultural identity. An expansion would continue to grow the gallery as an important economic driver for the region.
1315	It would be really great for the gallery to expand so the town can display and develop big international exhibitions as an economic driver.
1316	As a resident of Geelong, I thoroughly endorse this draft city hall conservation management plan and fully support that the space is used by and for the Geelong Gallery, for amongst other things the recognition of local Indigenous history, art and culture, the celebration of creative art and culture, and the appreciation of the

	multiculturalism that makes Geelong great! Art brings all people together, and brings many people to regions and it is exciting to see our cultural and creative hubs celebrated and supported by Geelong Council.
1317	Highest significance is the external facade being unchanged on Gheringhap/Lt Malop st. For future use, it should be used to expand the Geelong Gallery to future proof their growth and keep access to the building open to the general public. Internals are heavily altered, so changes internally to function as a gallery would be consider suitable alterations in my opinion. I would be happy with the gallery continuing the public use of the facility, however if required to continue as a municipal outlet for historical significance, they could share a reception with the gallery to encourage increased local community participation with the gallery. This building must remain with a public tenant, with Geelong Gallery being the logical choice. Education panels outlining the history of the building would be good to see if repurposed.
1318	An expanded Geelong Gallery is vital for the community & the city. Please do not hesitate in its development.
1320	The town hall is a great public resource, if somewhat tired. Linking the gallery back into the town hall would reflect the original link between the gallery building and the town hall building. Key to this is the activation of the Johnstone park entry bring the public into a town hall gallery museum via Johnstone park and the gallery via Little Malop street. But for the arts precinct to really work for us the joining of the 2 buildings is key.
1324	The City Hall is a treasure of the city. Would like to see it restored (in the areas of significance). The facade is especially significant. Using it for exhibitions and or as part of Art the Gallery would enhance the whole cultural precinct. The Library was a triumph, hopefully the future utilisation of City Hall will carry on that great work.
1408	I whole heartily agree with the Gallery taking over the space. Though I would also like to see that, under the management of the Gallery, that the space includes a substantial "art education and training aspect". I would suggest that this would make a truly unique cultural centre for the City of Geelong.
1455	The community (and the Council acts on behalf of the community) needs to preserve the eastern and northern aspects of the existing City Hall and, by merging/incorporating with the Art Gallery create a venue where the collected arts and crafts can be displayed and rotated as well as bringing in travelling exhibitions. Although Geelong is a bigger city than Ballarat and Bendigo the gallery does not compare well with the area and space available - perhaps a result of the funds that flowed to the other two cities following the gold rushes. The Council (and the various Councillors who change every few years) seem to be preoccupied with growth and a perceived aspect that quantity is more important than quality. World population is growing to an unsustainable level (food, water, etc) and the Geelong region is a microcosm of this. As we develop more and more suburbs (Waurn Ponds, Warralily etc) we will reach a stage where our water supply may/will be insufficient. We need to establish to what extent the Geelong Region can grow and still be self-sustaining and then establish over what period this growth should occur. This may not be a problem for the current Councillors but their children and grandchildren may never forgive them. We need to plan for the expansion of services such as the Art Gallery, Performing

	Arts, sport and recreation so that each and every generation can have an enjoyable life and lifestyle. We cannot continue to alienate our productive food areas with never-ending residential expansion. This problem is not unique to Geelong as I believe we probably have the same problems in every major city in Australia - and probably every other continent. We do have vast areas of virtually uninhabited land (eg - the outback etc) but there are reasons for this - a lack of water and no local food supply. The same applied in many other countries. This can only be achieved by every level of Government working together with all the population. We have seen the various governments (of various political persuasions) work together reasonably well over Covid-19. That is just the first small step. The Geelong City Hall could be utilised for other future activities but this would prevent us developing our current Art Gallery to a size and standard that befits the heritage of our city. The Councillors, the State Members of Parliament and the two Members of the Commonwealth Parliament along with any Senators cannot be allowed to make a short term decision that will prevent our City and its Arts Precinct from reaching a stature that future generations will look back on and praise all those involved.
1468	I commend the City on the quality and professionalism of various documents concerning the future use of the current City Hall. I believe, because of the historically significance and the appearance of the existing building, that the City should use the current City Hall for official meetings, visits and receptions. I think that the (extensive) balance of the building should be made available for use by the Geelong Gallery. In addition, the western part of the existing gallery could be used for the extensive historical records collection and in turn more space could be made available in the library. Should the Gallery occupy the majority of the current building I am sure that they will exhibit many of their works of art in the on-going Council used areas. There might also be a place for a public meeting room - which was lost to Geelong when the library was constructed. I also remind the City that the Council and the Gallery have had an association going back to about 1900 when the Gallery first hung all (including Bush Burial) of its paintings within the City Hall building. The Geelong Gallery has an extensive and nationally significant collection. I understand that due to space constraints only a very small proportion of the collection is exhibited at any time. Additional space would enable the Gallery to exhibit many more works and attract traveling exhibitions which many not be currently available due to space constraints. The Gallery contributes much to the Geelong community and draws positive attention to the City whenever it holds exhibitions. Were the Gallery to occupy additional and a more significant location it would contribute significantly more to the community and to the visual arts in Australia. The Geelong Gallery has demonstrated that it can look after its buildings and its collection. I am sure that if given the opportunity to expand (and other spaces allocated appropriately) that it would look after the current City Hall and ensure that it serves Geelong for many years to come. I would be pleased to provide further comment in support of this submission.
1504	Let the art gallery use the whole space but keep the outside as a reminder of it being a town hall. The interior has changed so much that making it a full art gallery would be more useful and cost effective for COGG. No point in maintaining it when the new civic place should be the focus going forward.
1505	I want this town hall to be preserved and the use to be for councillors and public use.

1506	Please keep the Geelong Town Hall as a working and viable space used by the councillors for town business. It is an important historical space and beautiful building which should be preserved for our future. Appropriate usage is the only thing that will keep the town hall going as a vibrant centre of Geelong.
1508	I strongly support the elements of the draft policy relating to ongoing use of the City Hall for municipal governance purposes. This building represents a strong link to the City's history and development, and can continue into the future as a tangible and effective symbol of where we have come from, promoting a sense of unity and purpose for both the citizens and the councillors, and hopefully encouraging in the latter a greater sense of dignity and responsibility. They may be encouraged to take a longer-term view of issues and avoid the short-term political expediency which has been apparent in recent times. I would not like to see the building re-purposed for the Art Gallery, etc. These are great institutions, but City Hall was created with a special purpose in mind, and it's neo-classical grandeur was a key part of that.
1509	I think that after 160 or so years of being the face and focal point of local government in Geelong, that the Gheringhap St entrance must continue to be used for its original purpose. As Victoria's oldest continuously occupied Town Hall, too much heritage and history will be lost if it just becomes an unused facade-and too much heritage and history of Geelong has been already lost. Obviously the day to day running of the council will be housed in the new building, but the Gheringhap St entrance must continue to represent the connection between the council and the ratepayers. It is a matter of civic pride for the citizens of Geelong.
1510	Dear Sir/Madam, Geelong is proud of its Heritage buildings. It is unique in many ways, having our centre populated with so many early period establishments. Our Town Hall is Geelong's crowning glory. Please leave this beautiful building as a functioning part of local council for Greater Geelong. Let us take pride in what our forefathers bestowed upon our city, valuing not only this fine building, but all that it stands for. It is important to the ideas and desires of those of us living in this area; to have this Town Hall remaining a functioning Council building for elections and other ceremonial matters of the City Council. With thanks for your anticipated consideration.
1511	LEAVE THE GEELONG TOWN HALL AS IS
1512	I write as a resident and ratepayer in the CoGG. I strongly urge overlays be put into place to conserve both the visual presence of the Geelong Town Hall and its surroundings in Johnstone Park and it cultural heritage and civic use as detailed in the City Hall Conservation Management Plan. It is an impressive building and its location within the park setting provides a welcome respite from the ad hoc commercial collection of buildings opposite its front entrance. Importantly, its heritage as a Town Hall should also be celebrated and upheld in its use. Therefore I believe it should continue to be used for elected Councillor's purposes and interaction with the public when administrative services move to the new Civic Accommodation administration building in Mercer Street. I have attended a number of ceremonies and the space always offers a sense of important occasion. As times of uncertainty we are experiencing now are likely to endure long into the future, the community needs symbols of trust and longevity. The Town Hall and its continued civic use is one of those symbols.
1517	It's important that the 1855 Joseph Reed design heritage Town Hall building continues to be used for elected Councillor's purposes and interaction with the public when the new Civic Accommodation administration building in Mercer Street on the

	other side of Johnstone Park is finished. The Geelong Town Hall is the oldest Town Hall in Victoria that has been continuously occupied for local government purposes. Its history of local government is commemorated on the brass plaques on the bases of the columns. The prospect of Geelong not having a building known as the Town Hall is possible if it is repurposed. Therefore it is very important that the Gheringhap Street steps and columns continue to be the entrance to a Town Hall occupied by local government officials and being utilised for local government purposes
1533	I am very much in favour of the Town Hall retaining its civic function. It matters that it's unbroken 165 year history is not terminated. It is good for all of us. A prominent civic building used for its original democratic purpose is good for a city's status and good for its citizens. It is an intrinsic part of the City's culture There is the recognition that the building is bigger than us all, that it has withstood changes of all kinds and the perception that what happens inside aims to be for the good of all. I beg you not to separate place from purpose - for the benefit of the City and for all. (I am a former resident)
1535	I commend the authors of the excellent Draft Plan and support the recommendations. However I think the name Town Hall should be retained even though Geelong is a city. I would like to see a wonderful new interior space suitable for civic ceremonies and receptions, which could also be used by a redeveloped Art Gallery. I would also like to see the gallery extended into an adapted or reconstructed west wing.
1536	I have read the CMP and endorse the sentiments and suggestions contained in it. I believe that any development in the surrounding area should be in sympathy with the appearance of the original buildings. I also firmly believe it should be publicly owned (by the city i.e. all its constituents) and preserved through Council stewardship. Its future use should also complement its historic role as a centre of civic governance. Might I also add a note of concern that rather lovely views of Corio Bay are being reduced or blocked by the various multi story developments appearing on the lower slopes. This encroachment can be seen from the 5th floor of library building.
1537	Overall the CMP is a good document to record the history and significance of the Geelong Town Hall. 1. The part of the Town Hall designed by architect Joseph Reed, the south wing built in 1855 and the east and north completed in 1917, is of primary significance and must be conserved 2. The name given to the architectural style of Joseph Reed for the Geelong Town Hall IS important. It is Greek Revival NOT Renaissance Revival. 'Renaissance' translates as Revival, 'Renaissance Revival' translates as Revival Revival "The south facade in particular is extremely unusual and interesting and it deserves to be properly recognised as a scholarly exercise in the Greek Revival. That theme was more or less carried through in the later work. The style is found in NSW, Tasmania, South Australia and Western Australia, up to about 1855. But there is hardly anything else in Victoria you could call Greek Revival (at least up to the time of the Shrine of Remembrance), which is why it deserves to be recognised". (Miles Lewis Architectural historian; Professor in the Faculty of Architecture, Building & Planning at the University of Melbourne) 3. Register of the National Trust of Australia (Victoria) File Number B3011 Level State Statement of Significance One of the oldest surviving public buildings by Joseph Reed and very rare in Victoria

as an essay in the Greek Revival, albeit not a thoroughgoing one.
The south facade to Little Malop Street was completed in 1855 and it consists of five giant order Greek Ionic columns set in antis between two flanking pavilions, each with pairs of plain-faced giant order pilasters with Corinthian capitals of the form used in the only fifth century Greek example, the Temple of Apollo Epikourios at Bassai.
Above is a shallow stepped lintel and a frieze which is mainly plain but with sections of Greek fret in the pavilions, then above this again a dentillated cornice and a balustraded parapet which is the major solecism of this facade. The east and south fronts were completed in 1913-1917, the former with a hexastyl ionic portico and in conformity with Reed's design, but the latter diverging from the original facade by projecting the colonnade beyond the pavilions, and with inferior detailing carried out in cement rather than freestone.
Classified: 08/02/1968
4. Geelong Region Historic Buildings and Objects Study prepared by Allan Willingham refer to Geelong Region Historic Buildings and Objects Study prepared by Allan Willingham Architectural Historian for the Geelong Regional Commission in 1986
• Allan Willingham's citation "Geelong Town Hall … is without question one of the finest Classic Greek Revival town halls in Australia"
5. Throughout the CMP the term Renaissance Revival should be changed to Greek Revival: e.g. CMP 2.3.4 Building in stages (1855) Reed's design for the Geelong Town Hall adopted the Renaissance Revival style and comprised a bluestone building with Barrabool sandstone façade, set on a rusticated podium.
6. The Heritage Victoria VHR Statement of Significance also should also be changed with regard to the architectural style (CMP page 61), from Renaissance Revival to Greek Revival.
"The Geelong Town Hall is of architectural significance as an early and intact representative example of a municipal building in Victoria and one of prominent Melbourne architect, Joseph Reed's, earliest designs. The southern facade, constructed in 1855, and the balance of Reed's vision, completed in 1917, demonstrates the adoption of the Renaissance Revival style in the design of an important public building and is a fine example of a classically designed town hall in Victoria [Criterion D]."
7. Assessment of Significance (p61)
"Criterion G Strong or special association with a particular community of cultural group for social, cultural or spiritual reasons
Geelong Town Hall is of social significance to the City of Greater Geelong for its role as the civic centre of Geelong over a long period of time. It has provided the regional community with a facility for functions and ceremonies for over a hundred years and, together with the Art Gallery and Peace Memorial, provides a setting for Geelong's major public open space, Johnstone Park."
The CMP paragraph above should stress the significance of the use of the Town Hall. The continuous use since 1855 for the purposes of elected local government is not replicated anywhere else in Victoria. In this example it's important to retain that continuous use in the Joseph Reed design part of the building.
8. It's important that the building remains known as the Geelong Town Hall, and that it continues to have Council civic public functions, when the new Civic Accommodation building on the other side of Johnstone Park is finished.
The new building is for Council's administration not for the elected Councillors who should remain accommodated in the old part of the original Town Hall.
The old part of Town Hall, that is the Joseph Reed design part, should remain the seat of the elected Council.

	The prospect of Geelong not having a building known as the Town Hall is possible if the Joseph Reed design part is re-purposed. It's important that the Joseph Reed designed heritage building be used for Council's civic and public purposes, and that the Gheringhap Street steps continue to be the entrance to the Town Hall. The history of local government is commemorated on the brass plaques on the bases of the columns. 9. Describing the purpose of a Town Hall • City or Town Halls house the city council and functions as the base for the mayor of a city. The Town Hall is where the public and the elected Councillors interact, at meetings with the whole Council, or with individual Councillors. Or the public interaction with its representatives may be at ceremonial functions hosted by Council for awards or other purposes, or it may be when there's a public gathering on the steps of the Town Hall. Presentations, welcome of visiting dignitaries, civic functions of any sort of celebration. • City Halls serve a critical role in hosting municipal Councils, they are also important architecturally, as they embody a visual legacy for the city they represent. • City Hall buildings capture something specific about a city's culture • "Great cities have Great Town Halls." • Geelong Town Hall is the cornerstone of the Geelong Old City Centre civic precinct. Civic defined as …" of or relating to a City; municipality; or relating to citizenship …" (Macquarie Dictionary) 10. The new Civic Accommodation is for the Administration of Council • the operational part, the administration staff, Council's employees, headed by the CEO The Consolidation of Council's Administrative Offices in the new building is for the operational part of Council, not for the elected representatives. 11. Elected Councillors each need an office to be able to meet their constituents. Accommodating the Council's Elected Representatives, should be in the heritage listed original Town Hall building.
1539	It is important that the 1855 Joseph Reed design heritage Town Hall building continues to be used for elected Councillor's purposes and for accommodating interaction with the public when the new Civic Accommodation administration building in Mercer Street is finished. The Geelong Town Hall is the oldest Town Hall in Victoria that has been continuously occupied for local government purposes. Its history of local government is commemorated on the brass plaques on the bases of the columns. The prospect of Geelong not having a building known as the Town Hall is possible if it is repurposed and consumed into the art gallery. It is therefore, very important that the Gheringhap Street steps and columns continue to be the entrance to a Town Hall occupied by local government officials and being utilised for local government purposes. Each councillor should have a designated office within for the purposes of community consultation. The Town Hall Conservation Management Plan states on Pages 77 and 78: Policy 12 Primary Use The primary use of the Geelong Town Hall should be compatible with its significance as identified in the Statement of Significance. It is preferable that a civic function, associated with governance and the celebration of the Greater Geelong community and its culture, is retained within the building ... Policy Basis The place has operated continuously as a town hall, council chambers and municipal offices for the City of Geelong since its construction in 1855. This long- term association is a key component of its historical value and it is preferable that a

	municipal use and association is retained … City or Town Halls house the elected City Council and functions as the base for the mayor of a city. The Town Hall is where the public and the elected Councillors interact, at meetings with the whole Council, or with individual Councillors. Public interaction with its representatives may be at ceremonial functions hosted by Council for awards or other purposes, or it may be when there's a public gathering on the steps of the Town Hall, such as presentations, welcoming of visiting dignitaries, and civic functions of many forms of celebration. City Halls serve a critical role in hosting municipal Councils, but they are also important architecturally, as they embody a visual legacy for the city they represent. City Hall buildings capture something specific about a city's culture. "Great cities have great town halls" The Geelong Town Hall is the cornerstone of the Geelong Old City Centre civic precinct. Civic being defined as: "… of or relating to, a City; municipality; or relating to citizenship …" Retaining our Town Hall for civic purposes is essential to maintaining our civic identity while recognising also our history and heritage
Email respondent #1	Summary extracts from a 20-page submission lodged via email Part 1 - I consider the overall significance of the building together with its social significance are so important to the State's understanding of its heritage and the development of municipal governance that our present Council should re-consider its own ambitious plans for a new municipal building at a cost of over $91,000,000. In addition, I understand that due to the pandemic causing changes to work habits, and with most people working from home, acres of new office space in Geelong are now vacant. It remains to be seen whether the current changes occurring in work places are indeed structural and will become permanent. The present Geelong City Hall has over 3000 sq m of space (excluding the car park – CMP Appendix A). Surely much of the space could be appropriately re-configured to become more efficient. This should reduce the extent of the $91m new building and its cost, with the advantage of retaining more civic functions at the Town Hall and maintaining important traditions. Perhaps the Gallery's expansion plans also need to be reviewed in the light of changes to social habits brought about by the pandemic, and of changes in the economy. Part 2 - I consider that the current Council must take into account that the Town Hall is Victoria's earliest surviving seat of municipal government in continuous use, and support its traditions. Council is responsible to the community in maintaining these traditions as well as the heritage fabric of the Town Hall. To some degree, it has assumed the traditions of all of the Councils absorbed into the City of Greater Geelong. Some of the objects and art works now in the Council's heritage collections derive from those former municipalities; they need to have an appropriate home into the future. Part 3 - Sec. 1.7 Project Limitations, CMP p. 12 - These limitations of the Town Hall CMP project have greatly undermined its value to the future maintenance and conservation of the Town Hall and are not in accord with Article 6 of the Burra Charter (Appendix 1). I consider that the lack of a detailed overview of the condition of the building today, together with a schedule of recommended remediation and maintenance, has undermined the present and future value of the CMP in caring for the Town Hall, and has negated much of its expense. It is an opportunity lost and could be costly into the future.

	'Community consultation and public surveys were not part of the project scope' - I consider that this project limitation is completely insupportable for a building with the social significance of the Geelong Town Hall. The consultants' appointed task of assessing the full heritage value of the Town Hall has thus been hobbled by the lack of community consultation and public surveys. I strongly support the consultants' demonstrating the cultural and social significance of the Town Hall (in accordance with the Burra Charter Article 6, Appendix 1) by including VHR Criteria G and H in the CMP, expressed as Local Heritage Value. In my view, this recognition of the importance of cultural and social value in the Town Hall heritage assessment should encourage Council to request that Heritage Victoria fully reviews the Town Hall listing and includes both Criteria G and H in the VHR listing along the lines suggested by the consultants. I support the retention of the Geelong City Hall for civic and ceremonial functions (Council meetings, celebrations), similar to Melbourne Town Hall's role for its community. Necessary accommodation for the Mayor and Councillors to have their own offices would be an advantage to them in carrying out their formal roles. A part of the building should also be set up to display the Council's significant heritage collections relating to the Geelong City and amalgamated municipalities over the last 150 years. While retaining civic and ceremonial functions, I consider that the Geelong Town Hall would provide the ideal space in which to display them (Appendix 1, Article 10).
Email respondent #2 National Trust	Summary extract from 7-page submission lodged via email In some respects the Draft Town Hall Conservation Management Plan February 2020 by GJM Heritage is generally an acceptable record of the history of the building. A CMP for a building is the foundation basis for long term decisions and therefore must be wholly complete and accurate. The Draft Town Hall Conservation Management Plan February 2020 by GJM Heritage does not include the following. 1. A comparative heritage significance assessment to consider other comparable places, which is commonly part of a CMP or heritage study, and required as a valuable component of a CMP in order to assess the level of significance 2. A correct accurate description of the architectural style of the place. The architectural term 'Renaissance Revival style' is used throughout the Draft CMP to describe the Geelong Town Hall. The description should be changed to 'Greek Revival'. 3. Sufficient emphasis of the significance of the continuous unbroken use of the original building for local government purposes under the Significance Assessment and Conservation Policies chapters
Note two emailed submissions are included in following attachments.	

ATTACHMENT 4
EMAILED SUBMISSION OF THE NATIONAL TRUST OF AUSTRALIA

Geelong and Region Branch
National Trust of Australia (Victoria)
P O Box 1512
Geelong 3220

17th July 2020

To Mayor Stephanie Asher and Councillors
City of Greater Geelong

ATTENTION
Mr David Scott
Senior Heritage Planner

Re City of Greater Geelong Have Your Say
Draft City Hall Conservation Management Plan

Thank you for the opportunity to send a submission as an additional and an alternative to the online 'Have Your Say' survey.

The City of Greater Geelong 'Have Your Say' website, is an effective way for the community to express their views about issues.

However the online community consultation survey-type 'Have Your Say' format is not adequate to submit a fully comprehensive response. The submitter is only able to see a few lines of what has been written, and without punctuation or other editing modification details such as headings and style choices, for example bold and italics, the result is unsatisfactory for making a considered serious submission. Photographs and other images cannot be included within the text to explain a statement.

Please find attached a formal response from the Geelong and Region Branch National Trust.

Regards

(Mrs) Jennifer Bantow OAM
Conservation Advocacy and Community Liaison
Geelong and Region Branch
National Trust of Australia (Victoria

NATIONAL TRUST

To: City Of Greater Geelong Council

From: Geelong and Region Branch National Trust of Australia (Victoria)
Re: **Draft Town Hall Conservation Management Plan**
Date: 17th July 2020

……

This submission is an alternative response to the City of Greater Geelong 'Have Your Say' survey-type website. 'Have Your Say' gives some opportunity for public consultation but does not enable a full and comprehensive response. The submitter is only able to see a few lines of what has been written, and without punctuation or other editing modification details such as headings and style choices, for example bold and italics, the result is unsatisfactory for making a considered serious submission. Photographs and other images cannot be included within the text to explain a statement.

……

In some respects the **Draft Town Hall Conservation Management Plan** February 2020 by GJM Heritage is generally an acceptable record of the history of the building.

A CMP for a building is the foundation basis for long term decisions and therefore must be wholly complete and accurate.

The Draft Town Hall Conservation Management Plan February 2020 by GJM Heritage does not include the following.

1. A comparative heritage significance assessment to consider other comparable places, which is commonly part of a CMP or heritage study, and required as a valuable component of a CMP in order to assess the level of significance

2. A correct accurate description of the architectural style of the place

3. Sufficient emphasis of the significance of the continuous unbroken use of the original building for local government purposes

1. A comparative heritage significance assessment to consider other comparable places, which is commonly part of a CMP or heritage study, and required as a valuable component of a CMP in order to assess the level of significance

A section in the Draft Town Hall Conservation Management Plan February 2020 should be devoted to consideration of comparable places as suggested in *Information Guide - Protecting Local Heritage Places: A national guide for Local Government and the Community* by Heritage Chairs and Officials of Australia and New Zealand 2000

Step 4 - Conduct a comparative assessment, thresholds & level of significance.

Establishing a grade or level of significance for a heritage item is based upon its context or themes. Knowing whether an item is important to a local community or a whole State determines the best way to manage it and whether a State or local listing is appropriate.

Comparing a place with 'like' places will assist establish its level of significance. This will involve identifying what parts of significance should be compared and the resources available to undertake comparative analysis.

Comparable items may contain elements such as; being built in a particular period, relating to a historical theme, a type of construction technique or associations with a significant person.

State databases assist comparative analysis by providing search criteria such as the architect or designer, period and relevant historic theme.

An important step in assessing significance of a place is determining its level of significance. The majority of heritage places are of local significance to a particular area. A smaller number will be of significance to the State or Territory and a smaller number still will be of national or international significance. Many State agencies have prepared guidance notes to assist determining the relevant threshold of heritage places.

There is no basis for assessment of significance unless a comparative assessment is completed.

2. A correct accurate description of the architectural style of the place The architectural term 'Renaissance Revival style' is used throughout the Draft CMP to describe the Geelong Town Hall. The description should be changed to 'Greek Revival'.

Geelong and Region Branch National Trust does not wholly concur with the answer given on the City of Greater Geelong 'Have Your Say' web page under FAQ (Frequently asked Questions) which says that what the style is called is of little importance

Question What architectural style is City Hall?

Answer City Hall was designed in a classical revival style - which became popular during the C19th as English architecture started to replicate aspects of early Greek and Roman architecture as artists travelled the European continent in search of inspiration. The Plan describes the style as being predominantly influenced by the Renaissance Revival style, there are some differing views as to whether it might be more of a Greek or Roman Revival Styles - however there is such overlap between the three styles there will inevitably be differing interpretations, and as long as any new work complements the existing stylistic character then what that character is called is of little importance.

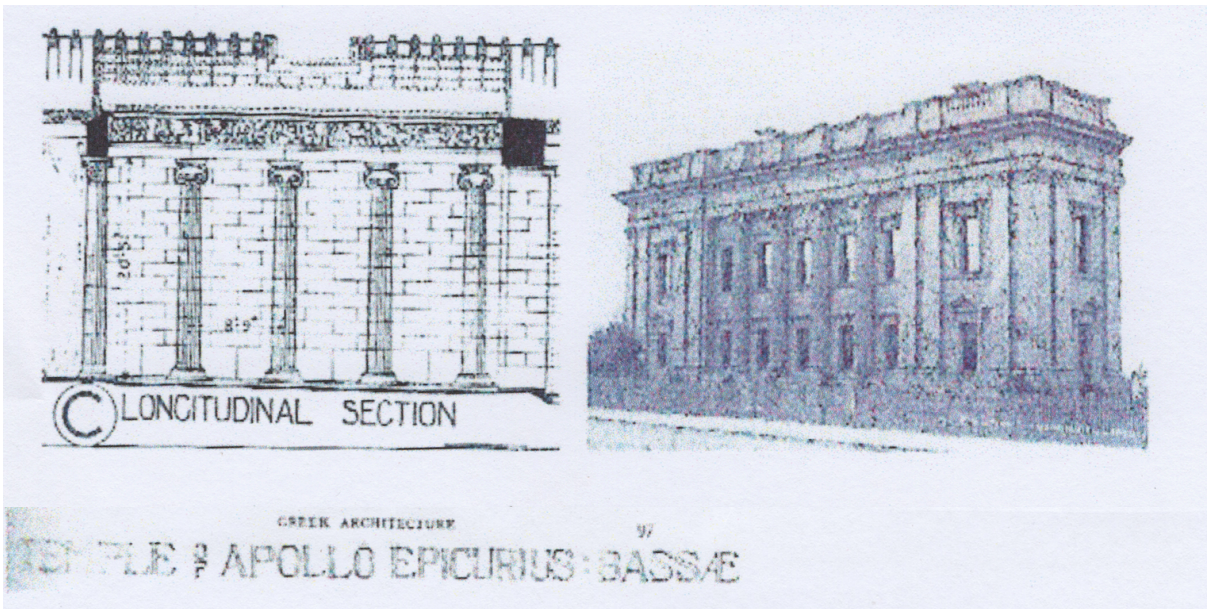
The name given to the architectural style of Joseph Reed for the Geelong Town Hall is important. It is Greek Revival not Renaissance Revival.

'Renaissance' translates as Revival, 'Renaissance Revival' translates as Revival Revival and is an illogical term.

Renaissance Revival is an unsubstantiated generalisation; it is a wide-ranging term that is used as a catch-all without application to specific detail and is perpetuated without scholarly analysis, as has been the case here.

From Miles Lewis Architectural historian; Professor in the Faculty of Architecture, Building & Planning at the University of Melbourne:

> "The south facade in particular is extremely unusual and interesting and it deserves to be properly recognised as a scholarly exercise in the Greek Revival. That theme was more or less carried through in the later work. The style is found in NSW, Tasmania, South Australia and Western Australia, up to about 1855. But there is hardly anything else in Victoria you could call Greek Revival (at least up to the time of the Shrine of Remembrance), which is why it deserves to be recognised".



From Register of the National Trust of Australia (Victoria)
File Number B3011 Level State
Statement of Significance

> One of the oldest surviving public buildings by Joseph Reed and very rare in Victoria as an essay in the Greek Revival, albeit not a thoroughgoing one.
> The south facade to Little Malop Street was completed in 1855 and it consists of five giant order Greek Ionic columns set in antis between two flanking pavilions, each with pairs of plain-faced giant order pilasters with Corinthian capitals of the form used in the only fifth century Greek example, the Temple of Apollo Epikourios at Bassai.
> Above is a shallow stepped lintel and a frieze which is mainly plain but with sections of Greek fret in the pavilions, then above this again a dentillated cornice and a balustraded parapet which is the major solecism of this facade. The east and south fronts were completed in 1913-1917, the former with a hexastyl ionic portico and in conformity with Reed's design, but the latter diverging from the original facade by projecting the colonnade beyond the pavilions, and with inferior detailing carried out in cement rather than freestone.
> Classified: 08/02/1968

From Allan Willingham Architectural Historian, Geelong Region Historic Buildings and Objects Study 1986

> "Geelong Town Hall is without question one of the finest Classic Greek Revival town halls in Australia"

3. Sufficient emphasis of the significance of the continuous unbroken use of the original building for local government purposes

The CMP should give greater emphasis to the following under the Significance Assessment and Conservation Policies chapters.

Assessment of Significance

Criterion G Strong or special association with a particular community of cultural group for social, cultural or spiritual reasons

Geelong Town Hall is of social significance to the City of Greater Geelong for its role as the civic centre of Geelong over a long period of time. It has provided the regional community with a facility for functions and ceremonies for over a hundred years

The CMP should give greater emphasis to the significance of the continuous use of the Town Hall.

The continuous use since 1855 for the purposes of elected local government is not replicated anywhere else in Victoria. In this example it's important to retain that continuous use in the Joseph Reed design part of the building.

Conservation Policies

It's important that the building remains known as the Geelong Town Hall, and that it continues to have Council civic public functions, when the new Civic Accommodation building on the other side of Johnstone Park is finished.

The new building is for Council's administration not for the elected Councillors who should remain accommodated in the old part of the original Town Hall.

The old part of Town Hall, that is the Joseph Reed design part, should remain the seat of the elected Council.

The prospect of Geelong not having a building known as the Town Hall is possible if the Joseph Reed design part is re-purposed.

It's important that the Joseph Reed designed heritage building be used for Council's civic and public purposes, and that the Gheringhap Street steps continue to be the entrance to the Town Hall.

The history of local government is commemorated on the brass plaques on the bases of the columns.

Describing the purpose of a Town Hall

• City or Town Halls house the city council and functions as the base for the mayor of a city. The Town Hall is where the public and the elected Councillors interact, at meetings with the whole Council, or with individual Councillors. Or the public interaction with its representatives may be at ceremonial functions hosted by Council for awards or other purposes, or it may be when there's a public gathering on the steps of the Town Hall. Presentations, welcome of visiting dignitaries, civic functions of any sort of celebration.

• City Halls serve a critical role in hosting municipal Councils, they are also important architecturally, as they embody a visual legacy for the city they represent.

• City Hall buildings capture something specific about a city's culture

• “Great cities have Great Town Halls.”

• Geelong Town Hall is the cornerstone of the Geelong Old City Centre civic precinct. Civic defined as …” of or relating to a City; municipality; or relating to citizenship …”

• The new Civic Accommodation is for the Administration of Council, the operational part, the administration staff, Council’s employees, headed by the CEO

• The Consolidation of Council’s Administrative Offices in the new building is for the operational part of Council, not for the elected representatives.

• Elected Councillors each need an office to be able to meet their constituents. Accommodating the Council’s Elected Representatives, should be in the heritage listed original Town Hall building.

ATTACHMENT 5
EMAILED INDIVIDUAL SUBMISSION ARRIVED AFTER CLOSE OF ONLINE CONSULTATION (PRIOR EXTENSION GRANTED)

Ceremonial Trowel, 1855 – This trowel was presented to the Corporation of Geelong by Joseph Reed architect and Builders William Allen & William Cakebread on the occasion of the laying of the foundation stone of Geelong Town Hall on 9 April 1855. It was presented to William Kingston Baylie, Mayor of Geelong; https://www.geelongheritagecollections.com.au/page/3/ 24/7/2020

Council's Draft Consultation Management Plan (CMP), Geelong Town Hall
February 2020, GJM consultants

[NAME OMMITTED FOR PRIVACY]

It is unfortunate that constraints on the scope of the CMP have diminished its value for the future conservation of the Geelong Town Hall. See Appendix 1, *Extracts from the Burra Charter*.

Part 1 – Contexts of the CMP discussion

1. The conservation principles expressed in the Burra Charter are the touchstone for discussion of the Draft Conservation Management Plan for Geelong Town Hall (relevant sections, Appendix 1).

2. In the 1850s, wealth derived from gold and wool instigated enormous social changes in Victoria, and gave impetus for Geelong (population approx. 23,000) to have ambitious Town Hall plans drawn up in 1854. Councillors chose a proposal by the newly-arrived best architect in Victoria, Joseph Reed.

For 165 years the Town Hall has been central to the life of the City and, for many people, it is layered with social significance.

The CMP has given us the opportunity to consider the building's social significance as well as its architectural and historical heritage more fully.

3. I consider the overall significance of the building together with its social significance are so important to the State's understanding of its heritage and the development of municipal governance that our present Council should re-consider its own ambitious plans for a new municipal building at a cost of over $91,000,000.

In addition, I understand that due to the pandemic causing changes to work habits, and with most people working from home, acres of new office space in Geelong are now vacant. It remains to be seen whether the current changes occurring in work places are indeed structural and will become permanent. If they do, it would likely mean that extensive office space is no longer needed – not only by Worksafe and the NDIS, but by Council.

The present Geelong City Hall has over 3000 sq m of space (excluding the car park – CMP Appendix A). Surely much of the space could be appropriately re-configured to become more efficient. This should reduce the extent of the $91m new building and its cost, with the advantage of retaining more civic functions at the Town Hall and maintaining important traditions.

4. The neighbouring Geelong Art Gallery currently wishes to expand into space that will potentially be vacated by the Council when many departments move out.

- Are there other solutions to the Gallery's perceived need for more space?
- Also - post pandemic, will people return from the virtual space that galleries now use very effectively for public display to normal shows, events and exhibitions?

Perhaps the Gallery's expansion plans also need to be reviewed in the light of changes to social habits brought about by the pandemic, and of changes in the economy.

Part 2 – Council's 'Have Your Say' page on the Town Hall CMP

Comment –

The selected illustrations of the Geelong Town Hall on the 'Have Your Say' consultation page indicate the high cultural and social significance of the Hall to the Geelong community for 165 years.

It has been, and still is, the appropriate venue, centrepiece or backdrop for community celebrations and commemorations, from the end of armed conflict(s) to Geelong Cats victories to events such as White Night; and to mark notable social movements such as Naidoc Week and other anniversaries such as Anzac Day (top and bottom illustrations).

The central picture illustrates the building's imposing architectural style, the source of its Heritage Victoria Registration first published in 1974 following on from National Trust listing in the 1960s. However, social history is also embodied in the flags, especially with the recent addition of the Aboriginal flag.

In these illustrations there is no mistaking the gravitas and importance of their Town Hall to City of Greater Geelong citizens and to the life of the city since the inception of municipal government in Victoria.

In my view the Town Hall should continue to serve the community as it does now as the site of Council meetings, Civic occasions and celebrations, with particular emphasis on making the heritage sections of the building more accessible to the public. Melbourne Town Hall, also a Joseph Reed building Registered by Heritage Victoria, is understood by its citizens as the seat of local government, meetings and civic events, and is still in use for these purposes.

The present City of Greater Geelong Council and its citizens should feel honoured to be able to meet in such a significant building as the Geelong Town Hall.

CoGG and the Town Hall serve a region -

It is important to note that since 1992 and the Amalgamation of previous Councils into the City of Greater Geelong, the City has a greatly expanded population and area.

The Council now represents a region rather than a dot on the map as was Geelong City. CoGG's expanded regional character, size and role as Victoria's second city all add to the import of its civic activities.

I consider that the current Council must take into account that the Town Hall is Victoria's earliest surviving seat of municipal government in continuous use, and support its traditions.

Council is responsible to the community in maintaining these traditions as well as the heritage fabric of the Town Hall.

To some degree, it has assumed the traditions of all of the Councils absorbed into the City of Greater Geelong. Some of the objects and art works now in the Council's heritage collections derive from those former municipalities; they need to have an appropriate home into the future.

Part 3 Addressing the request for input to the CMP –

> 'Your input is sought into the *accuracy of the descriptive content, clarity and robustness of the management policies within the plan to ensure the heritage values of City Hall will be conserved for future generations.'*

Accuracy of the CMP descriptive content

CMP Introduction p.11, Para 2 –

I consider that the Geelong Performing Arts Centre (now Geelong Arts Centre) and State Offices should be added to the list of buildings in the Civic and Cultural Precinct (p. 11).

Descriptive Content

1. I consider the descriptive content of the CMP to be well-researched and comprehensive. While there seems to be a divergence of opinion in the early National Trust citation and the CMP about whether the building is an example of Greek Revival or Renaissance Revival, I am prepared to agree with the consultants' statement that it is an example of Renaissance Revival - while also agreeing with the National Trust view that the structure that Reed chose from examples of European Renaissance Revival architecture was Greek in the 'temple' form of the front colonnade and 'giant' columns.

2. Descriptions and plans provided in the CMP give a good account of the changes that the building has gone through, and clearly identify the heritage fabric.

3. The CMP gives a good overview of physical changes to the Town Hall, including demolition of the actual Town Hall in 1968-9.

Comment re Hall Demolition –

Having been built in 1917 to Reed's design sixty years after the first section was built, the actual Town Hall had a life of only 50 years. The plans provided show the Hall's magnificent

lantern (CMP p. 20 – 23, especially Fig.12 p. 23) and reveal the profound changes to the building in 1968-9 when the Hall was demolished. I have heard that it had been central to Geelong's social life, well used for performances, weddings, Civic functions, balls and events.

I consider that the loss of the Hall has effectively reduced the social significance of the building for successive generations of citizens. Although I am aware that in the 1960s the general Government and municipal ethos did not support heritage retention, I would like to see further research as to why this significant element of the Town Hall was demolished.[1]

Clarity and robustness of the management policies within the Plan

The consultants (due to no fault of their own, but likely due to an uninformed management decision) have clearly stated that they had to limit their observations on management policies to general terms, rather than being able to be particular about addressing specific management issues, due to the constraints of their brief.
This is most unsatisfactory.

Sec. 1.7 – Project Limitations, CMP p. 12

1. 'A detailed **condition survey and the preparation of a schedule of maintenance and conservation works were not part of the project scope for the preparation of this CMP'** (p.12)

These limitations of the Town Hall CMP project have greatly undermined its value to the future maintenance and conservation of the Town Hall and are not in accord with Article 6 of the Burra Charter (Appendix 1). I consider the lack of the survey and schedule of appropriate maintenance and conservation works for the future to be a grave oversight.

[1] From my personal experience –
In 1972/3 the Portland Town Council demolished both the 1860s Portland brick Free Library Hall, the venue for performances, social and civic functions, and adjacent 1850s Former Police Stables, said to be the best bluestone building in Portland. The Hall had been allowed to run down but was still in use and could have been restored.

The land was used for a Civic Hall (1973) of standard municipal design of the day in Selkirk Santan brick. Ever since, it has been an unsatisfactory venue for social events and performances; no sound treatment has been able to overcome its aural inadequacies and its stage is hard to manage for local shows and touring performances.

Although cultural groups argued against the demolitions, Council asserted that they 'had to' occur because the then Bolte Government was only prepared to fund new building works, to the extent of $2 for $1 local input

Similarly, the Geelong City Council would have been keen to fulfil its need for expanded administrative space and to have Government contribute to a new Performing Arts Centre.
This was achieved by 1981, after the development of a Ministry for the Arts under another Government.

Such a ‘project limitation’ for the CMP is very short-sighted, and I query how this decision was made.

It is to be hoped that in future the *Municipal Heritage Strategy* 2017 and the commendable appointment of heritage managers to Council staff will help to overcome such a dismissive approach to the ongoing ‘best practice’ maintenance of highly significant heritage fabric.

2. ‘The roof and five rooms located in the basement of the 1968-69 west wing were unable to be inspected, however photographs of the basement rooms were provided by Council officers in June 2019. This enabled an adequate understanding of these spaces to inform the preparation of the CMP’.

It is very disappointing that the consultants were not able to properly review the West Wing basement and the roof. It is not clear whether the roof referred to included the heritage area. Proper heritage-based management of both is essential to look after such a significant structure as the Town Hall into the future.

The opportunity for technical heritage input and expertise has been lost, perhaps until there is damage to the structure. Up-to-date guidance to maintenance staff should be better valued. Nineteenth century building techniques and heritage materials need a great deal of consideration and care, and because they are often outside the experience of today’s builders, workers can unintentionally place the integrity of structures at risk.

An example is the use of modern materials instead of lime mortar on stone work, which can lead to great costs in repairing resulting damage such as rising damp.

My concern is that proper management of the Town Hall’s significant fabric requires specialist expertise. A proper condition report and maintenance schedule prepared by the consultants - qualified in the management of heritage fabric - would alert managers to issues that may otherwise be obscure to them.

I consider that the lack of a detailed overview of the condition of the building today, together with a schedule of recommended remediation and maintenance, has undermined the present and future value of the CMP in caring for the Town Hall, and has negated much of its expense. It is an opportunity lost and could be costly into the future.

I conclude that the ‘clarity and robustness of the management policies within the CMP’ will be greatly impaired because of this ‘project limitation’, and that the consultants have done what they can to overcome the deficiency of the project scope referred to them by the Council.

Articles 29 and 30 of the Burra Charter (Appendix 1) have not properly been able to be fulfilled.

While the policies have been limited to general terms, the consultants have developed policies that frequently recommend referring maintenance issues to specialists who understand heritage construction. Over time this will be far more expensive than it would

have been if the consultants had prepared more detailed recommendations in the CMP, which could then be directly referred to workers with appropriate expertise.

Future Councils and building managers will have less certainty of the quality of the advice being offered than would have been the case if the consultants selected for the CMP had had the responsibility to guide future heritage conservation as the need arose.

3. **'Community consultation and public surveys were not part of the project scope for the preparation of this CMP**. Consultation with Council's Heritage Advisory Committee was undertaken to better understand the community values associated with the Geelong Town Hall'.

I consider that this project limitation is completely insupportable for a building with the social significance of the Geelong Town Hall. 'Consultation with the Heritage Advisory Committee' would have provided some aspects of community concerns and public appreciation of the building, but would necessarily have been limited.[2]

Current heritage considerations include **social significance** and emphasise that

> **'Rather than experts identifying significance exclusively from tacit knowledge and archival research, *the best-practice approach was for practitioners to work alongside the community to identify what was valuable to them.'*[3]**

The consultants' appointed task of assessing the full heritage value of the Town Hall has thus been hobbled by the lack of community consultation and public surveys[4].

Council carries out community consultation for most projects.

Why not for such a significant heritage building, when community sentiment and attachment to its traditions are an important part of the significance of the Town Hall?

It is pleasing that the consultants have recognised this in their inclusion of social heritage significance at Section 3.3.

Many in the community consider that Geelong's remaining heritage buildings are priceless, continuing to contribute to its character and streetscapes. They offer a welcome contrast to

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[2] As a Deputy Member of the HAC for the Geelong and Region Branch of the National Trust, I had offered to attend the meeting with the CMP consultants in March 2019, and apologise for my lack of engagement at the time and later due to health reasons.

[3] Lesh, James, *Social value and the conservation of urban heritage places in Australia* Australia ICOMOS Journal *Historic Environment – Current research in heritage and conservation studies from Australia and New Zealand,* Vol. 31 no.1, 2019, p. 55

[4] Note – the CMP for the Former Post Office (2018) also lacked community consultation on its social significance. As a result of this, to test community support for the heritage and social values of the Post Office, I ran a Change.org petition (1,125 signatures) *Keep Geelong's iconic Post Office for community use*. The petition demonstrated to the Council that many people in the community had a high opinion of the Post Office architecture and significance, and that many considered that it should stay in public hands.
However the consultants' brief prepared by Council for the Town Hall demonstrates that a dismissive attitude by some Council officers towards the community that they serve, and its heritage, still exists.

high rises built recently for the NDIS and Worksafe – which in their construction also caused the loss of significant heritage fabric.

The heritage buildings still in council ownership should be considered to be among the CoGG's most important assets. Buildings such as the Former Post Office and Town Hall (and the Gaol, recently sold) are treasured by locals and visitors alike, but it seems that Council tends to see them only as liabilities.

Cultural and Social Value and Heritage Victoria Registration Issues

Both Heritage Victoria and the City of Greater Geelong seem to be out of step with current thinking about the importance of social significance in determining heritage values.

Background -

The Victorian Heritage Register (VHR) of significant buildings and places began from 1974. Registrations then were based in historical and architectural concepts. Geelong Town Hall's Criteria for registration are still limited to

> *Criterion A* - Importance to the course, or pattern, of Victoria's cultural history.
>
> *Criterion D* - Importance in demonstrating the principal characteristics of a class of cultural places or objects.

The Town Hall HV Statement of Significance has not been updated to reflect current heritage thinking with regard to social significance; it still bases the Registration on the building's fabric and historical associations, as stated in 1974, despite a number of opportunities to update the information as follows -

- HV transferred the Town Hall citations to the Victorian Heritage Register following the enactment of the Heritage Act 1995, but without change, despite the new Act including 'social or cultural associations' as criteria for the Victorian State Heritage Register.[5]
- HV updated the Town Hall listing in 2007; but the social significance of the Town Hall once again was not taken into account despite the change in the Heritage Act 1995 - the site was still only 'noted as meeting the threshold for *historical and architectural significance* to the State of Victoria' (CMP p.12).
- In 2014 The Victorian Heritage Council introduced Criterion G to its criteria for VHR Listing –

  Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. [6]

- Although the Town Hall listing was again updated in 2019, this was merely 'to accurately reflect the extent of heritage fabric that warranted inclusion in the VHR'

[5] Lesh p.54
[6] Ibid p. 55

(CMP p. 12); once again, a missed opportunity to incorporate Criterion G into the Registration.

It is to the consultants' credit that they have incorporated cultural and social significance into the CMP by recommending that Criteria G and H be acknowledged as follows -

Section 3.3, Local Heritage Value

> 'In addition to the State-level values, *the Geelong Town Hall can be considered to meet Criterion G and H at a local level for the following reasons*:
>
> **Criterion G Strong or special association with a particular community of cultural group for social, cultural or spiritual reasons**
>
> Geelong Town Hall is of social significance to the City of Greater Geelong for its role as the civic centre of Geelong over a long period of time. It has provided the regional community with a facility for functions and ceremonies for over a hundred years and, together with the Art Gallery and Peace Memorial, provides a setting for Geelong's major public open space, Johnstone Park (CMP p. 61).

NB - I consider that this should be re-phrased to place both Johnstone Park and the Cultural Precinct *as the setting for the Geelong Town Hall.*

> **Criterion H Special association with the life or works of a person, or group of persons, of importance in Geelong's history**
>
> Geelong Town Hall has strong associations with Joseph Reed, who was a prominent and highly influential Melbourne architect from the mid-nineteenth century. Reed designed many important buildings in Melbourne, including the Public Library, Swanston Street (1853), the Melbourne Town Hall (1868) and the Exhibition Building, Carlton (1879-80). The Renaissance Revival style commonly adopted by Reed is clearly demonstrated at the Geelong Town Hall - the only known example of his work in the City of Greater Geelong' (CMP p. 62).

Comment –

I strongly support the consultants' demonstrating the cultural and social significance of the Town Hall (in accordance with the Burra Charter Article 6, Appendix 1) by including VHR Criteria G and H in the CMP, expressed as Local Heritage Value.

In my view, this recognition of the importance of cultural and social value in the Town Hall heritage assessment should encourage Council to request that Heritage Victoria

- fully reviews the Town Hall listing and
- includes both Criteria G and H in the VHR listing along the lines suggested by the consultants.

Their elevation to State significance is justifiable – see below.

Adding these criteria to the State Registration would better enable appreciation of the building's status within Victoria, its civic role, the importance of its setting, its association with Joseph Reed, the prominent architect, with significant citizens such as Howard Hitchcock, Mayor of Geelong from 1917 to 1922, and with its community[7].

Comments supporting VHR Inclusion of Criteria G and H in the Town Hall Listing –

Criterion G - The Town Hall Setting

I consider that the setting for the Town Hall is the block bounded by Gheringhap / Ryrie / Mercer and Fenwick Streets, and includes Johnstone Park and cultural buildings as listed. This precinct has a remarkable collection of cultural buildings.

As well, I consider that the Former Post Office, the Former Telephone Exchange and the Former Court House, now Platform Arts - all in Gheringhap St and on the VHR - should be added to the area's cultural buildings along with the State Offices in Little Malop St, which represents a State Government 1970s push to decentralise.

Their inclusion in the setting for the Town Hall is justified by the cultural and social significance of each, and their proximity to the Town Hall and the Cultural Precinct.

The City has an Arts and Culture Masterplan[8] to improve connections in its Arts and Cultural Precinct along Little Malop St., starting from the Town Hall / Court House corner. Effecting the Masterplan will enhance the Town Hall's immediate cultural setting.

These buildings include the Geelong Arts Centre (auspiced by the State government), the Library and Heritage Centre (Geelong Regional Libraries), and the Geelong Gallery (run by an Incorporated Association governed by a Board of Directors).

Successive Geelong Councils have supported and assisted their establishment to ensure Geelong's cultural status as a foremost Victorian city. Council still contributes to their funding – and they contribute to the cultural setting of the Town Hall (rather than the Town Hall merely providing the setting for Johnstone Park as in the consultants' suggested citation).

The Johnstone Park Registration covers the Peace Memorial, the Hitchcock Memorial Bandstand (so named after the death of former Mayor Howard Hitchcock) and Hitchcock

[7] Article, ***Australian Dictionary of Biography*, Volume 9, (MUP), 1983**
http://adb.anu.edu.au/biography/hitchcock-howard-6685
[8]Arts and Cultural Precinct Master Plan
https://www.geelongaustralia.com.au/common/public/documents/8d4d981d3d89f7b-170802_AC%20Precinct%20Masterplan%20v5.pdf

Memorial Gates, and other heritage items such as sculptures, the Stitt water trough, and urns.

The investment of cultural meaning in the area that has been supported by successive Councils is impressive.

It is an appropriate setting for the Geelong Town Hall. Each place has developed from the work of the community and many successive councils to enhance Geelong's cultural offerings.

In my view the Town Hall's extensive cultural setting including all of the cultural buildings above supports Heritage Victoria adding Criterion G to its Town Hall Registration.

Criterion H - Special association with the life or works of a person … of importance in Geelong's history

I consider that this section could be strengthened for addition to the VHR if outstanding citizens such as Howard Hitchcock (Mayor 1917 – 1922) were acknowledged. He was a great philanthropist who lead community opinion by example and his own financial contributions – See Appendix 2, the Story of Howard Hitchcock[9].

Hitchcock was associated with 31 Trust committees in Geelong raising funds for the betterment of its citizens.

During his period as Mayor he instigated developing the Great Ocean Road to employ returned servicemen. He was its constant supporter and contributed over 4000 pounds to the project to ensure that it was completed.

The Great Ocean Road is now on the National Heritage List (2011), which acknowledges Hitchcock's contribution to its development as being 'of national importance' as follows -

> The Great Ocean Road has **a special association with a number of people whose life or works have national importance,** including William T B McCormack who designed and oversaw the difficult engineering and surveying works; **Howard Hitchcock, Mayor of Geelong, advocated for the opportunity of providing employment for the returned servicemen**; Edna Walling, one of the most influential early landscape designers in Australia …. *National Heritage List Citation*, https://www.environment.gov.au/heritage/places/national/great-ocean-road, downloaded 19/7/2020

I consider that in the light of

- Hitchcock's strong association with Geelong society, municipal affairs and the Great Ocean Road,
- the addition of the Great Ocean Road to the National Heritage List (2011)

[9] The Story of Howard Hitchcock (from the Geelong Cemeteries Truut web site) is appended to this submission as, while unattributed, it accords with information from other sources. See also
Norman Houghton, *Hitchcock – Geelong's Visionary: the life and times of Howard Hitchcock 1866 to 1932*, Geelong Historical Society 2002.

- The NHL acknowledgement of Hitchcock's work to achieve the Road as being 'of national importance',

Criterion H should be included in the Geelong Town Hall Registration of State significance on the VHR. Howard Hitchcock's contributions to the City should be acknowledged as well as Joseph Reed's.

I urge that the Council now seeks a Heritage Victoria review of the Town Hall VHR citations in the light of the CMP's 'local significance' recommendations for Criteria G and H, with a view to including them in the Town Hall Registration.

The future

This appears uncertain. Assuming that the planned new municipal building in Mercer St. goes ahead, its size may need to be scaled back due to the effects of the pandemic on Geelong's economy and reduced expansion of the City's population; and on its effects on the State and national economies. They are also likely to also affect Geelong's economy.

I support the retention of the Geelong City Hall for civic and ceremonial functions (Council meetings, celebrations), similar to Melbourne Town Hall's role for its community. Necessary accommodation for the Mayor and Councillors to have their own offices would be an advantage to them in carrying out their formal roles.

A part of the building should also be set up to display the Council's significant heritage collections relating to the Geelong City and amalgamated municipalities over the last 150 years. While retaining civic and ceremonial functions, I consider that the Geelong Town Hall would provide the ideal space in which to display them (Appendix 1, Article 10).

The Council's *Our Heritage, Our Collection Strategic Report* (adopted in April 2020) was most timely in assessing its collection of 'over 12,000 movable artworks, objects and artefacts'[10] valued at almost $28m. This Report has identified the need for proper storage and display of many of the items; only the ones stored at the Geelong Heritage Centre appear to be properly cared for.

The collection includes the ceremonial trowel (p. 1 of this CMP Response), and hundreds of other items relevant to the cultural and social history of the Council, community and of the Geelong Town Hall. Displays of these objects would relate to the venue, according with Article 10 of the Burra Charter while supporting the work of other cultural bodies such as the Geelong Gallery.

It is possible that space could also be made available for small community exhibitions, further integrating the building into the life of the Precinct and the City.

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[10] *Our Heritage, Our Collection Strategic Report*
https://www.geelongaustralia.com.au/common/Public/Documents/8d7e2d51ae34add-14042020communityfocuscouncilmeeting-ourheritageourcollection-attachment2-finalamendedreportv5.PDF
downloaded 24/7/2020

Conclusion –

I support the Objectives and Policies stated in the CMP (p.77-78) -

> To ensure that future uses are compatible with the cultural heritage significance of the Geelong Town Hall and will maintain and enhance the heritage values of the place.
>
> **Policy Basis**
>
> The place has operated continuously as a town hall, council chambers and municipal offices for the City of Geelong since its construction in 1855. This long- term association is a key component of its historical value and it is preferable that a municipal use and association is retained in some capacity. Public accessibility to parts of the building is strongly encouraged.
>
> Other future uses of the Town Hall which do not adversely impact on the significance of the place, and preferably allow the interpretation of its former use, may be acceptable.

I also support the recommended uses and compatible uses in Policies 12 and 13, which are in accordance with the Burra Charter.

5.2.7 Use

> ***Policy 12 Primary Use***
>
> *The primary use of the Geelong Town Hall should be compatible with its significance as identified in the Statement of Significance. It is preferable that a civic function, associated with governance and the celebration of the Greater Geelong community and its culture, is retained within the building, particularly in the highly intact 1917 ground floor rooms, and that parts of the building remain publicly accessible.*
>
> ***Policy 13 Compatible uses***
>
> *The building – or parts of the building – may be put to a use (or uses) that are consistent with the following considerations:*
> *• Require the least disruption to the significant fabric of the place and its setting;*
>
> *• Do not require significant alteration of internal spaces identified as being of primary significance;*
> *• Potentially support or are complementary to uses in the vicinity of the building (including the Art Gallery, Library and Heritage Centre, Johnstone Park);*
>
> *• Ensure the continued viability of the building; and*
> *• Continue significant associations of the place.*

Thank you for the opportunity to comment.

[NAME & SOME AFFILIATIONS OMITTED FOR PRIVACY]

Member of the National Trust; Associate Member of ICOMOS Australia.

July 2020

Appendix 1

Relevant extracts from The Burra Charter 2013

The full Burra charter and associated Practice Notes are available at the ICOMOS Web site, **http://australia.icomos.org/publications/burra-charter-practice-notes/**

Preamble

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Articles
Article 1. Definitions

For the purposes of this Charter:

1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

1.3 Fabric means all the physical material of the place including elements, fixtures, contents and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

1.6 Preservation means maintaining a place in its existing state and retarding deterioration.

1.7 Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

1.9 Adaptation means changing a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character

1.13 Related place means a place that contributes to the cultural significance of another place.

1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place

1.15 Associations mean the connections that exist between people and a place.

1.16 Meanings denote what a place signifies, indicates, evokes or expresses to people.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

Article 6. Burra Charter Process

6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a place must be based on an understanding of its cultural significance.

6.3 Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain cultural significance and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process

Article 7. Use

7.1 Where the use of a place is of cultural significance it should be retained.

7.2 A place should have a compatible use.

Article 8. Setting

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction,

demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 10. Contents

Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a place. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Appendix 2

The Story of Howard Hitchcock

Here is Howard Hitchcock's story:

I can only say that I always gave my best for my community and my city.
I was immensely proud of coming from Geelong.

I was born here, in March 1866, I was educated here, I worked here at the family business, I married a wonderful Geelong girl – and I had the honour to serve five terms as Mayor as well as representing this fine city in State Parliament.

I was never one to boast, but I'll try to capsulate my life for you inside the five minute limit.

My family's business was Bright & Hitchcock's, the biggest department store in the region, taking up most of a central city block. As the company manufactured many of the goods we sold, we were also the largest employers in the district, and among the most affluent families.

I was brought up in the Methodist tradition of clean simple living. I never smoked, drank alcohol nor gambled throughout my life and neither did Louie, my wife. When our marriage was young, we were what you might describe today as a 'celebrity couple', very much always in the public eye. Louie was musical and artistic, we were both keen sports people, winning some championships at tennis.

Once I entered the family business, I was charged with modernising it by bringing in electricity. This innovation proved highly successful and I not only found myself considerably richer, but also, after the death of my father in 1912, the sole head of our company and a recognised Geelong business leader.

In this capacity, I wrote a letter to the Geelong Advertiser criticising Geelong Council's decision to close down the town's partly-built town hall and move to a smaller premises. This was seen as provocative by council, and I was challenged by them to put up or shut up.

In short, I chose to accept that challenge, stood for council, was elected, and served as Mayor from 1917 – 1922. During that short time, my team and I were able to either build, or set in place the means to build, much that is recognised today as Geelong's unique infrastructure.

I should point out that Louie and I were not blessed with children. So instead, we devoted all of our time, energy and most of our money to improving our society. And this was a team effort. Louie was by my side always, she wrote my speeches – and we had good managers running the business while we worked at building Geelong.

The modernising works we carried out started with the town hall, which was finished, then Johnstone Park was completed and landscaped, the Gordon Institute was considerably expanded , as we believed that education was the true way forward. We built many new schools including the new Geelong High school, as well as libraries, laboratories and adult learning institutions. We poured money into scores of public schemes and projects including roads, bridges, the Eastern Beach bathing enclosure and the Geelong Hospital. We built a new concrete bridge over the Barwon at Moorabool St, and a long wooden one at Barwon Heads.

We supported the Geelong Football club as well as the entire town's music and theatre groups. We brought big stars here to perform in benefit concerts and Royalty and Celebrities here to show off our tourism assets. And we never served them alcohol or cigarettes.

During my time as Mayor, Geelong prospered. I used a relatively simple business method to drive all the projects. First, I would get plans drawn up by professionals, then launch those plans at a big public meeting where I would challenge business owners to support their town by backing it with hard cash. I would then set the ball in motion by making a large personal donation, usually 1000 pounds. This would encourage other businessmen to contribute, we would take that amount raised to council and under my mayorship, council would match it pound for pound. Then we would take this to the State government and get it matched pound for pound by them, and further to the Commonwealth government to get them to contribute as well.

Then, with that funding stream in place, we would set up a trust to manage the funds and drive the project forward, usually with me as chair. At one point, I was chair of 31 different trust committees in Geelong – not counting that of my pet project – The Great Ocean Road.

That road proposal had been turned down by successive state and commonwealth governments, as having no useful economic or military purpose. But I knew from my trips overseas, to the United States in particular, that the automobile was going to change people's leisure time – they would want to drive to see those beautiful views. Besides, building the road served as both employment and therapy for the returned soldiers from the Great War.

So I pressed ahead with that project against all opposition, sometimes, when funding was not forthcoming, paying the work gangs myself, for 14 years.

It was my great regret that I did not live to see the Great Road finished – I died a month before the opening ceremony. This was conducted by the Governor of Victoria, who rode in the second car during the Road's first official, opening, drive. The first car was my Rolls Royce, with my chauffeur driving and my hat on the front seat. Louie was in the third car.

And when I was brought here after dying from a heart condition in the winter of 1932, it was said that my funeral was the biggest gathering ever held in Geelong, with every single citizen turning out to line the streets from the Wesley Church in Yarra St to here all to pay respect.

It was a truly memorable – and humbling experience for a person who simply set out to serve their community.

Louie Hitchcock, had retired from public view following Howard's death, and she joined him in that grave just a year later.

Howard had sold his business in 1926 to the managers who had been running it – at a particularly favourable price. This was after his doctors had diagnosed the heart disease that eventually killed him.

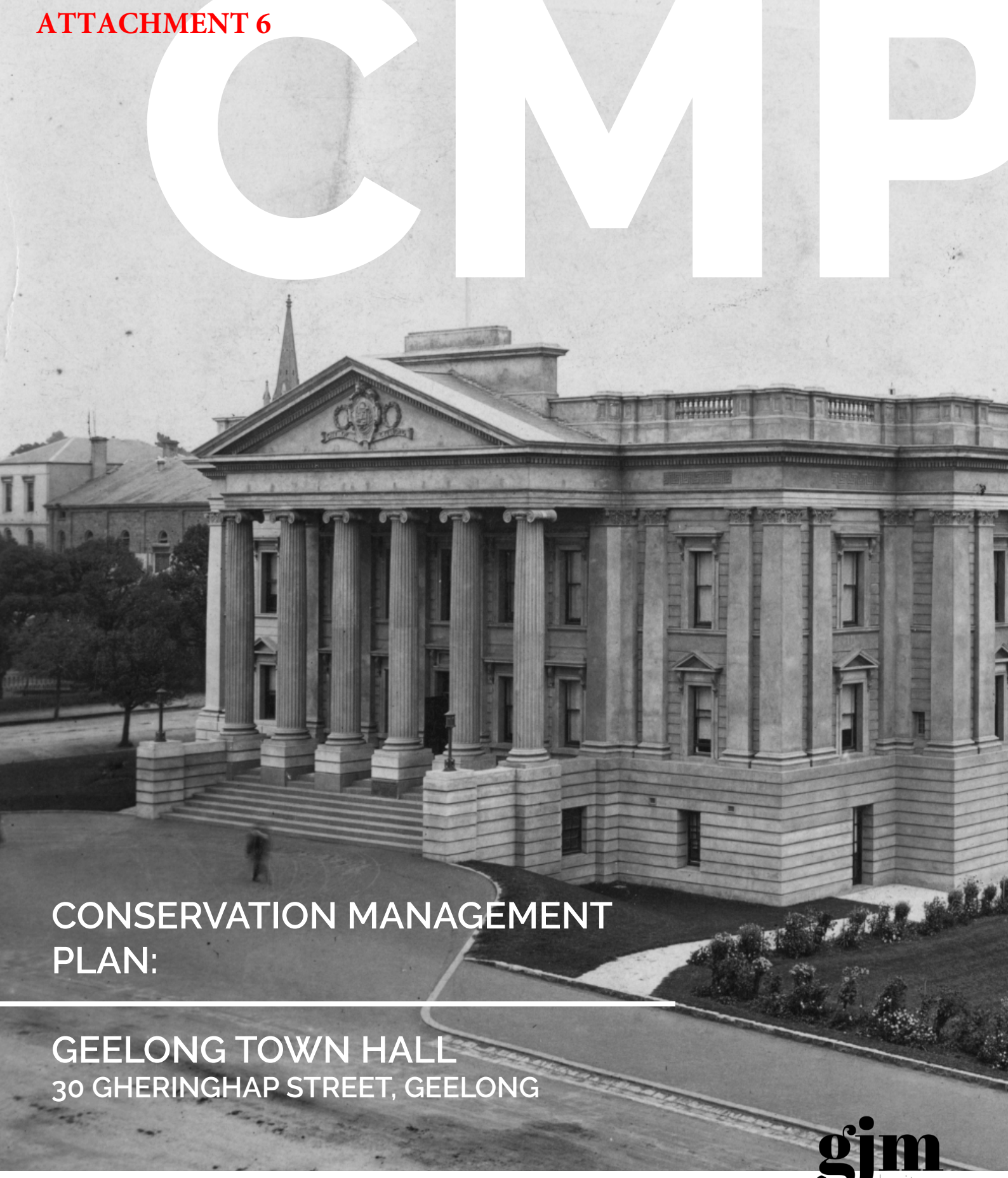
Bright and Hitchcock's continued to trade, in declining circumstances, for another four decades under a succession of owners. It finally closed its doors in the early 1970s.

And when Howard Hitchcock died, he left just £71,272. The rest of his fortune had been invested in much of the infrastructure that makes Geelong the unique city that stands today.

Geelong Cemeteries Trust web page https://www.gct.net.au/howard-hitchcock/ Downloaded 20/7/2020

ATTACHMENT 6

CMP



CONSERVATION MANAGEMENT PLAN:

GEELONG TOWN HALL

30 GHERINGHAP STREET, GEELONG

gjm heritage

Level 3, 124 Exhibition Street
[GPO Box 2634, Melbourne 3001]
Melbourne, Victoria 3000

enquiries@gjmheritage.com
(03) 9115 6566
gjmheritage.com

ABN: 62 348 237 636
ARBV: 16044

PREPARED FOR:
City of Greater Geelong

DATE:
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Project Team

Renae Jarman	Director, GJM Heritage	Project Lead
Ros Coleman	Associate, GJM Heritage	Project Delivery
Felicity Coleman	Consultant, GJM Heritage	Project Delivery
Jessica Hogg	Consultant, GJM Heritage	Project Delivery

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Leeanne Higgins	City of Greater Geelong
David Scott	City of Greater Geelong
Phil Pavey	City of Greater Geelong
Dr David Rowe	Heritage Advisor, City of Greater Geelong
Mark Beasley	Manager Geelong Heritage Centre Collection & Services, Geelong Regional Library Corporation
Jennifer Bantow, OAM	Greater Geelong Heritage Advisory Committee Representative

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GJM Heritage
t: 0481 284 130
e: enquiries@gjmheritage.com
w: www.gjmheritage.com
m: GPO Box 2634, Melbourne, VIC 3001

Cover image: City Hall and Art Gallery, Johnstone Park, c.1920
(Geelong Heritage Centre Collection)

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1 INTRODUCTION

The Geelong Town Hall was constructed in two main stages in 1855 and 1917, to a design by prominent Melbourne architect, Joseph Reed. A later wing was added to the rear of the hall in the 1960s. Originally conceived at the height of the Victorian gold rush, financial constraints resulted in a 60-year hiatus between commencement and completion of the building, largely to Reed's original vision. The building is Victoria's earliest surviving municipal building, having accommodated council chambers and municipal offices from 1855 to the present day.

The Geelong Town Hall is located on the corner of Gheringhap and Little Malop streets (Figure 1). The site comprises a largely rectangular bluestone building with Barrabool sandstone façade, with a late-1960s west wing addition to the rear (Figure 2). A paved plaza is located to the north of the building, creating a formal public space between the Town Hall and Johnstone Park.

The Town Hall forms part of Geelong's Civic Precinct, which also includes the Geelong Art Gallery (1915) located to the immediate west of the 1960s addition, the Geelong Peace Memorial (1926), the Geelong Arts Centre (1981), the former Geelong Post Office (1886), and the former Court House (now Courthouse Arts) (1889), and the Geelong Library and Heritage Centre (2015).

The property at 30 Gheringhap Street comprises two allotments; Crown Allotment 3 of Section 55B (Crown lease) and Lot 1 of Title Plan (TP) 957616.

The Geelong Town Hall is included in the Victorian Heritage Register (VHR) as a place of historical and architectural significance to the State of Victoria (VHR H0184). The registration has recently been updated to include the entirety of the Town Hall in the VHR (Figure 3). Prior to this, only the earliest portion (being the southern wing) of the Town Hall was included in the VHR.

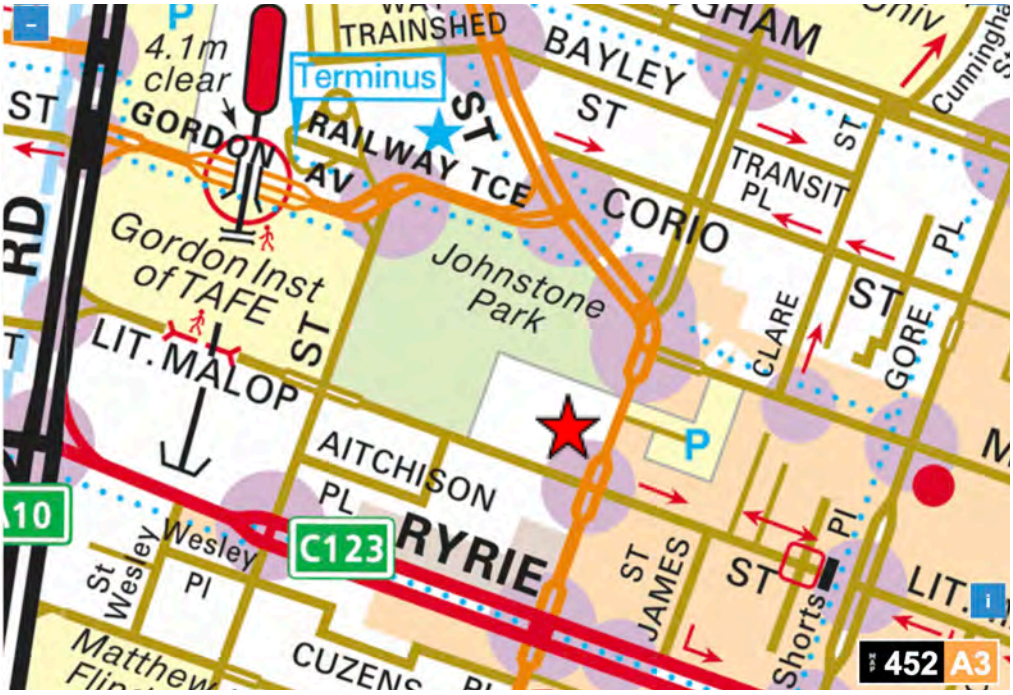


Figure 1.
Location of the subject site, heritage place indicated (red star) (www.melway.com.au)

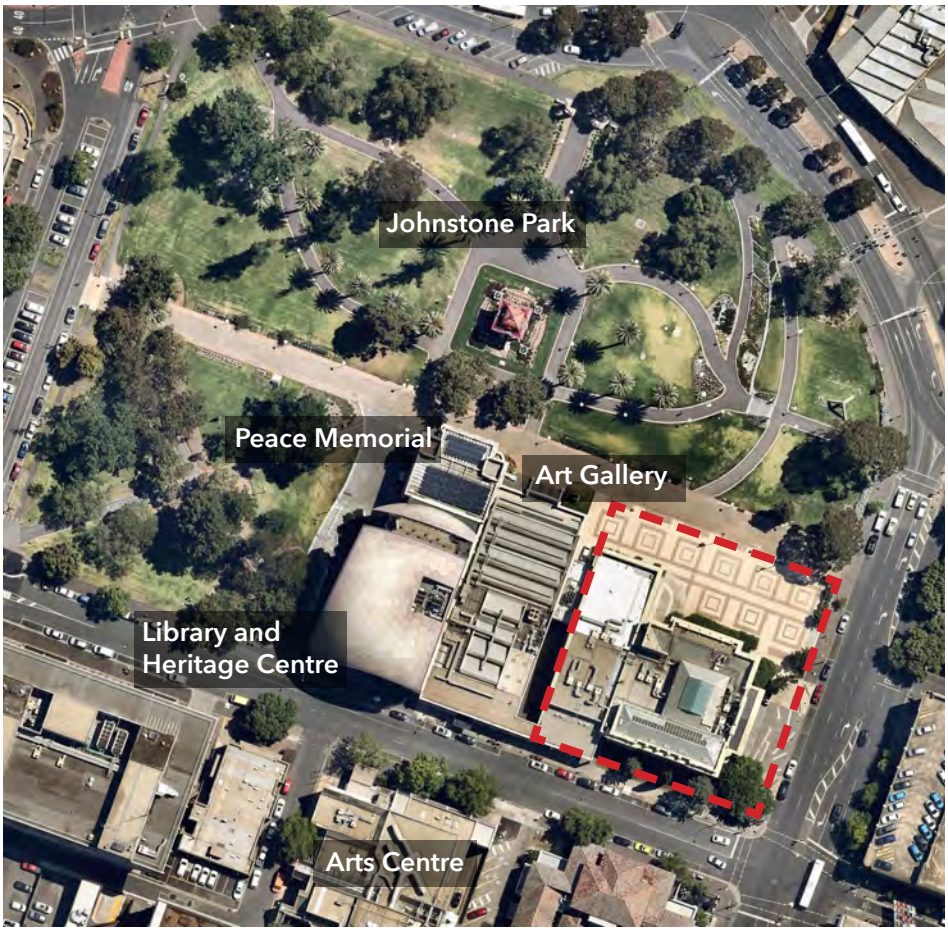


Figure 2.
Town Hall site context, December 2019 (© Nearmap)

Figure 3.
Geelong Town Hall showing approximate site boundary (red), and Extent of Registration in the VHR (yellow) (Vicplan)

1.1 Background

This Conservation Management Plan (CMP) for the Geelong Town Hall, 30 Gheringhap Street, Geelong has been prepared for the City of Greater Geelong (COGG) to assist with the conservation and future management of the heritage place.

1.2 Objectives

A CMP identifies the heritage values – or heritage significance – of a place, the conservation policies to be applied to manage that significance into the future (including in the face of possible change), and a strategy through which the policies will be put into action. It aims to provide the owner and place users with an understanding of how to appropriately conserve and manage the significance of the place and to support the building's ongoing use.

The objectives of this CMP are:

- To enable the place owner to understand the significance of the Geelong Town Hall as a whole, as well as the relative significance of individual components of the place.
- To develop policies which guide the future management of the place in such a way as to conserve its significance.
- To enable a greater understanding of the physical condition of the building fabric, both externally and internally.

1.3 The Study Team

This CMP was prepared by Felicity Coleman, Ros Coleman and Jessica Hogg of GJM Heritage with input from Renae Jarman (Director, GJM Heritage). All photographs were taken by GJM Heritage in March 2019 unless otherwise stated.

1.4 Acknowledgements

The contribution and collaboration of the City of Greater Geelong has been invaluable in the preparation of this CMP. In particular, we would like to extend our gratitude to Leeanne Higgins, for her co-ordination and assistance throughout the project. Thanks also go to Dr David Rowe, for sharing his extensive knowledge of Geelong's history and heritage, and to Mark Beasley at the Geelong Heritage Centre for providing documentary sources that have informed the development of the Geelong Town Hall CMP. Thanks also go to Jennifer Bantow OAM (Greater Geelong Heritage Advisory Committee Representative), Phil Pavey and Dr Geoff Russell (City of Greater Geelong) for giving their time to share their knowledge and insights. Finally, we extend our gratitude to all staff at the Geelong Town Hall, who facilitated access to the building and surrounds.

1.5 Copyright

The copyright of this CMP is held jointly by GJM Heritage and the City of Greater Geelong.

1.6 Report Methodology

This CMP has been prepared in accordance with the Heritage Council of Victoria guidelines *Conservation Management Plans: Managing Heritage Places* (June 2010) and the Australian ICOMOS Charter for the Conservation of Places for Cultural Significance (Burra Charter) and its guidelines – refer https://australia.icomos.org.

The CMP adopts the following methodology:

Establish an understanding of the place (see Section 2 of this CMP)

Initial documentary research was undertaken to understand the history of the Geelong Town Hall. This was largely informed by primary source material including the Trove newspaper database and original architectural drawings held by the Geelong Heritage Centre and COGG. Site inspections were undertaken in March 2019 to gain an understanding of the physical nature of the place, including its present form, appearance and condition.

Statutory listings and relevant legislation for the place were reviewed.

Assess the significance of the place (see Section 3 of this CMP)

In 1974 the Geelong Town Hall was included in the Historic Building Register, and was transferred to the VHR following enactment of the *Heritage Act 1995*. The listing was updated in 2007 as part of a Statement of Significance review project by Heritage Victoria and the site was noted as meeting the threshold for historical and architectural significance to the State of Victoria. The heritage values were clearly defined in the Statement of Significance prepared at that time.

The registration was updated again in 2019 to accurately reflect the extent of heritage fabric that warranted inclusion in the VHR.

In preparing this CMP, site inspections were undertaken to understand the intactness and integrity of the place and its component parts. This included an internal room-by-room survey of the building which recorded existing fabric and form and noted any identifiable changes to original fabric and form.

Both the 2007 and 2019 Statements of Significance for the place, as well as on-site inspections have been used to establish the relative significance of the components of the place, and these levels have been mapped on existing conditions drawings.

Identify issues that will inform policy development (see Section 4 of this CMP)

Issues that have the potential to affect the future conservation and management of the Geelong Town Hall were identified by assessing the present condition and integrity of the place, defining conservation obligations, identifying future needs and requirements and identifying opportunities and constraints associated with the place.

Develop conservation policies (see Section 5 of this CMP)

Together with the established significance of the Geelong Town Hall and its component parts, the identified issues were used to develop specific conservation policies to ensure the significance of the place is retained and managed into the future.

1.7 Project Limitations

A detailed condition survey and the preparation of a schedule of maintenance and conservation works were not part of the project scope for the preparation of this CMP.

The roof and five rooms located in the basement of the 1968-69 west wing were unable to be inspected, however photographs of the basement rooms were provided by Council officers in June 2019. This enabled an adequate understanding of these spaces to inform the preparation of the CMP.

Community consultation and public surveys were not part of the project scope for the preparation of this CMP. Consultation with Council's Heritage Advisory Committee was undertaken to better understand the community values associated with the Geelong Town Hall.

1.8 Conservation Terminology

The conservation terminology used in this report is as defined within the Burra Charter.

The relevant terms are defined as follows:

Cultural Heritage Significance, as defined in the *Heritage Act 2017*, embraces aesthetic, archaeological, architectural, cultural, historical, scientific and social significance.

Place means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration, reconstruction and adaption, and will commonly be a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of the place, and is to be distinguished from repair. Repair involves restoration or reconstruction, and it should be treated accordingly.

Preservation means retaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which is outside the scope of the Burra Charter.

Adaptation means modifying a place to suit proposed compatible uses.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible Use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

2 UNDERSTANDING THE PLACE

2.1 Introduction

The Geelong Town Hall was constructed in two main stages in 1855 and 1917, to designs by prominent Melbourne architect, Joseph Reed. It was originally conceived at the height of the Victorian gold rush, but financial constraints resulted in a 60-year hiatus before the building was completed. Extensive additions and alterations were undertaken in 1968-69, which resulted in the demolition of the original central hall and its replacement with a new wing.

2.2 Development of Geelong and the Town Council

2.2.1 Establishing a town

The area known today as Geelong was first surveyed by Assistant Surveyor, W H Smythe, in 1838, just three weeks after Melbourne was surveyed. It was laid out with 36 blocks, with each block containing 20 lots. A further area was marked off as a township reserve, west of which the land was divided into suburban lots.[1] Geelong was officially gazetted a town by October that year, at which time the fledgling township already had 82 houses, a church, hotel, wool store, and a population of 545.[2]

The first land sale was held in February 1839. At this time, three blocks were put up for sale – two in South Geelong and one in North Geelong – and the majority of the lots were sold to speculators in Melbourne or Sydney. While it was assumed that development would be greatest in the south near the Barwon River, it was the bay end that proved attractive, largely due to its proximity to the supply of goods (Figure 4).
From humble beginnings, the town of Geelong developed. The wool trade was integral to its evolution and success; by 1841, the first wool had been sent to England and a regular steamer service was running between Geelong and Melbourne.[3] Depression in 1841 halted land sales temporarily. When they resumed in the latter half of the 1840s, most of the purchasers were from Geelong.[4] Corio Street was the first main business centre of the town, but as more land was sold, the centre of activity transitioned up the hill and business developed in the streets surrounding the Market Square – Little Malop, Malop, Yarra and Moorabool streets (Figure 5).[5]

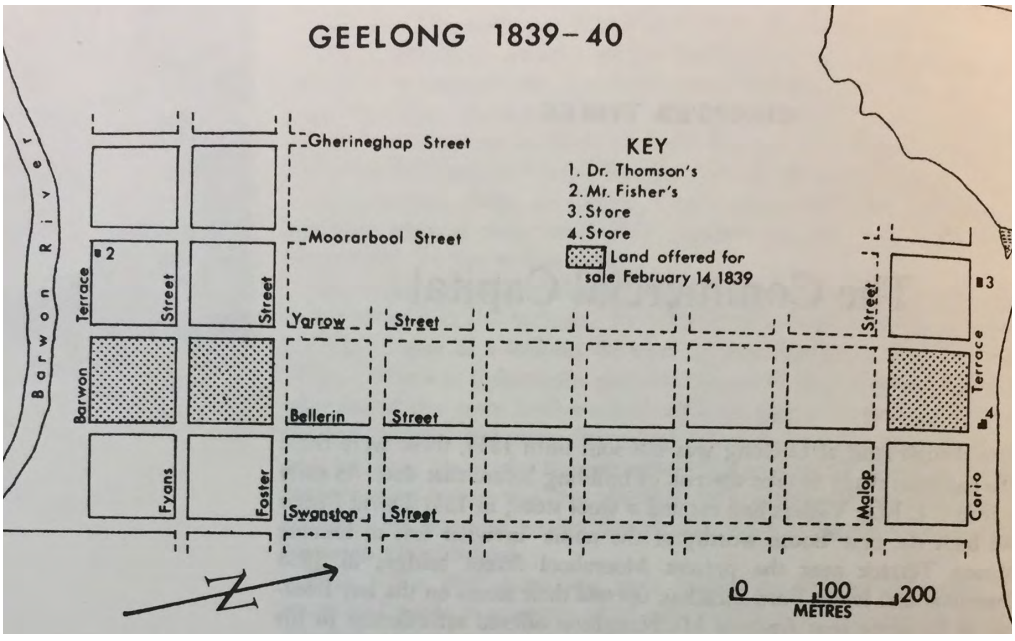


Figure 4.
Geelong in 1839-40 showing the first blocks offered for sale in 1839 *(Geelong: the Pivot)*

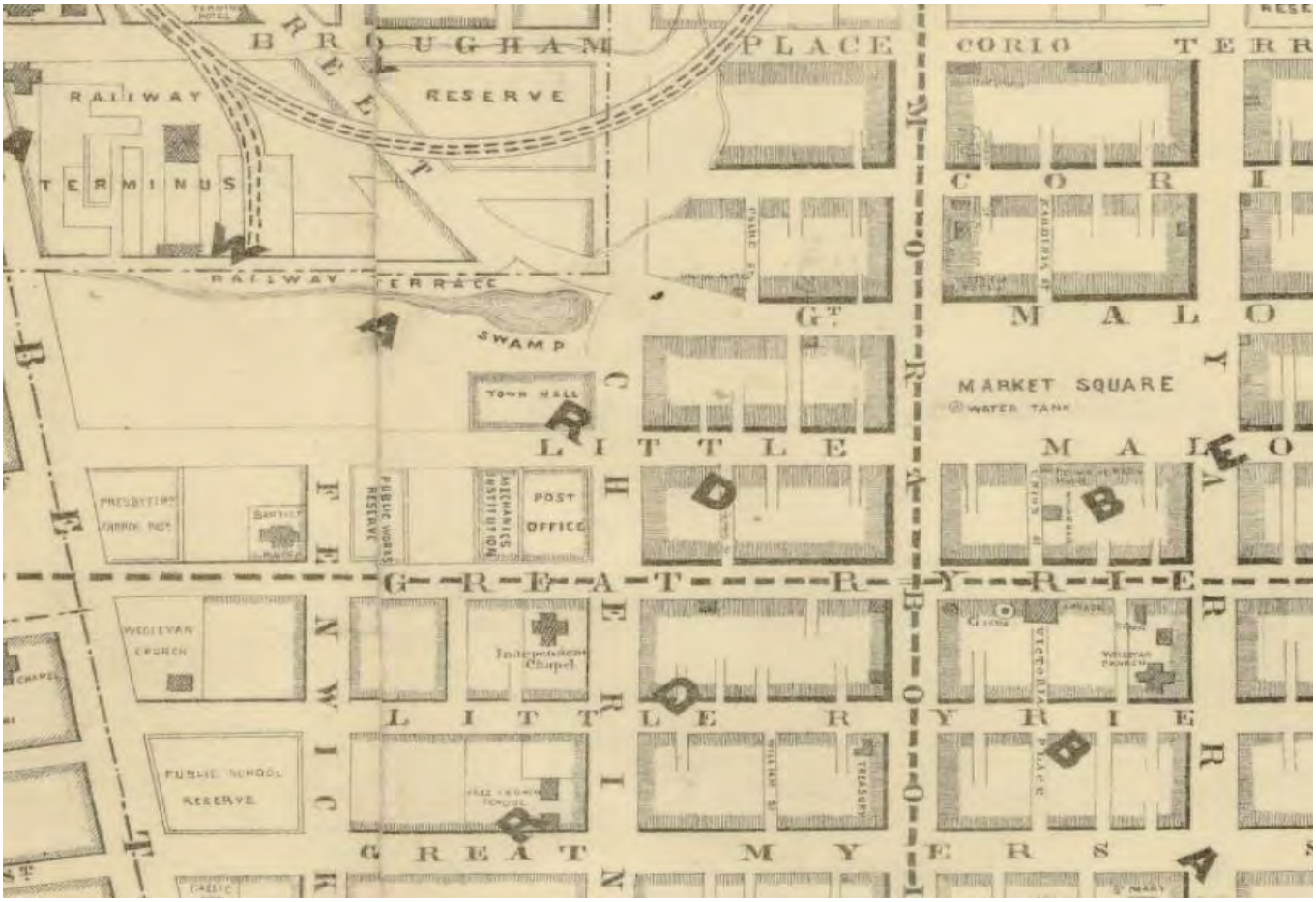


Figure 5. (above)
Map of Geelong, 1855, showing Town Hall site overlooking a swamp (later Johnstone Park) and the concentration of development around the Market Square (State Library of Victoria)

2.2.2 Establishing the town council

By the end of the 1840s, Geelong's population had reached 8,000 and steps were taken to establish a form of local government. Geelong's development had been hindered by the lack of any satisfactory form of government to this time. From 1837 to 1840 Foster Fyans, as Police Magistrate, was the sole representative of the Governor of New South Wales and almost all public work that was carried out in this initial period was a result of his initiative.[6]

The first attempt to provide local government occurred in 1843 with the establishment of the District Council of Grant. The area under the District Council's jurisdiction stretched from the Werribee River to the east, Hopkins River to the west, Bass Strait to the south, and Maryborough to the north. With such a large area to administer, it is perhaps unsurprising that the Council failed. The legacy of this District Council is the Market Square, which the Council persuaded the Government to reserve.[7]

In October 1849, following much debate, the town of Geelong was incorporated through the *Incorporation of the Town of Geelong Act*. This allowed the citizens of Geelong to elect their own Council to govern the local area.[8] Fyans was appointed acting mayor until elections were held. He was succeeded by Alexander Thomson the following year.[9]

The first Town Council met in 1850 at the Royal Hotel in Malop Street and immediately set to work reserving land for the future development of parks and gardens and repairing streets.[10] An article in the *Geelong Advertiser and Intelligencer* in August 1855 appraises the effectiveness of the Town Council in its first five years:

> *The increase of population, great as it has been, is not so wonderful as the increase in the wealth of the town… In all the essentials of progress, Geelong holds an onwards course.*[11]

2.2.3 Impact of the gold rush

At the same time that the Geelong Town Council commenced work, Victoria achieved separation from New South Wales and gold was discovered. These events were to have a major impact on the developing township.

Due to its location on the bay, Geelong became the sea port for the gold districts around Ballarat and was thus strategically placed to benefit from the boom's traffic and commerce. By the mid-1850s, Geelong had more than 23,000 people and was considered to be the fourth largest town in Australia behind Melbourne, Ballarat and Bendigo.[12]

The significant wealth accrued by Geelong during the gold rush was expressed in the construction of private mansions and grand commercial and civic buildings, such as the Town Hall and Mechanics Institute, and the establishment of notable institutions including Geelong Grammar School and the Geelong National Grammar School (later the Matthew Flinders Girls' Grammar). The first post office and customs house were also built during this time. The remarkable development of the town was publicised in the *Geelong Advertiser* as early as 1851:

> *Taking a stand in the centre of the Market-square, look round and see the wondrous change within the last few months. What solid yet cheerful buildings have sprung up, what was but a few weeks ago, a barren looking spot, is now the site of a splendid row of shops, whose architectural pretentions may vie with any.*[13]

Further developments included the establishment of the Port of Geelong, which commenced in 1853 with the creation of the first shipping channel in Corio Bay, and the Geelong to Melbourne railway, which was laid by the Geelong and Melbourne Railway Company in 1857. This was Victoria's first country railway line.

2.2.4 Downturns and upturns

The immense growth witnessed by Geelong in the 1850s came to an end in the 1860s. The gold rush had seen Ballarat and Bendigo grow larger than Geelong in terms of population and Melbourne critics were soon to dub Geelong 'the Sleepy Hollow'.[14]

While the town stagnated in the 1860s, by the end of the decade a number of industries, including Victoria's first woollen mill, had established themselves in Geelong. Over the following decade, improvements to transport saw Geelong emerge as the centre of the Western District of Victoria and Geelong soon became known as "the Pivot," owing to it being a central rail and shipping hub.[15]

The turn of the century saw Geelong become an industrial powerhouse. The Geelong Harbor Trust was established, and the Geelong Waterworks and Sewerage Trust was formed, equipping the town with the latest urban services, including electricity, sewerage and street tramways. This led to greater expansion in the ensuing years. Geelong officially became a city on 8 December 1910 and by 1936 had displaced Ballarat as the second-largest city in Victoria.[16] It has maintained this position since.

The forthcoming thematic history of Geelong (prepared by Dr David Rowe) provides a comprehensive history of Geelong and its local government.

2.3 Geelong Town Hall

2.3.1 Site for a town hall

Following the first Geelong Town Council meeting in 1850, the council became the tenant of the Corio Street premises of Frederick Champion. They held the lease for 12 months before moving to a building owned by Fyans at the corner of Yarra and Little Malop streets. They rented these premises from 1851 to 1854.[17]

Increasingly high rent prices meant the Council soon found themselves unable to continue the lease on Fyans' building. They subsequently applied to the Government for two acres of land addressing Gheringhap Street, on which to construct a purpose-built town hall.[18] The site was located in close proximity to a large artificial dam, devised by Charles La Trobe, Superintendent of the Port Phillip District, in 1848 (Figure 6).[19] The application was approved and tenders for designs were called in April 1854, with £100 to be awarded to the successful entrant.[20] Architect, Joseph Reed, was appointed on 9 August, with a plan that entailed an estimated cost of £34,533.[21]

2.3.2 Architect: Joseph Reed

Reed was a newcomer to the Melbourne architectural scene, having arrived in Victoria from England in July 1853. By the time of his appointment at Geelong, he had already won the competition to design the Public Library in Swanston Street, Melbourne. He went on to become one of the most prolific and influential architects in Melbourne in the nineteenth century – he was the first elected member of the first Victorian Institute of Architects and in 1858, he became the University of Melbourne's chief architect.[22] His early commissions included the Wesley Church in Lonsdale Street (1857), the Royal Society of Victoria (1858) and the classical façade of the Collins Street Baptist Church (1861).

Towards the end of the 1850s Reed took as partner, Frederick Barnes, becoming Reed & Barnes. The ompany was Melbourne's first major private architectural firm and together the pair designed many of Melbourne's most notable public buildings including the Melbourne Town Hall (1868), Trades Hall in Carlton (1873), the Exhibition Building (1879-80) and the University of Melbourne's Wilson Hall (1878-82) and Ormond College (1879). Reed's firm continues to this day as Bates Smart.

2.3.3 Initial complications

The Geelong Town Hall project was plagued with issues in its first months. Following Reed's appointment, the Council soon learned that he did not intend to stay in Geelong to oversee the works during the period of its erection. Questions were raised as to whether a different architect should be appointed, though ultimately Reed was retained.[23] Disputes also arose regarding the most appropriate site on which to construct the new Town Hall, with some councillors suggesting that the Market Square would be more appropriate than the chosen site on Gheringhap Street.

Originally perceived as the centre of business, the Market Square had gained the

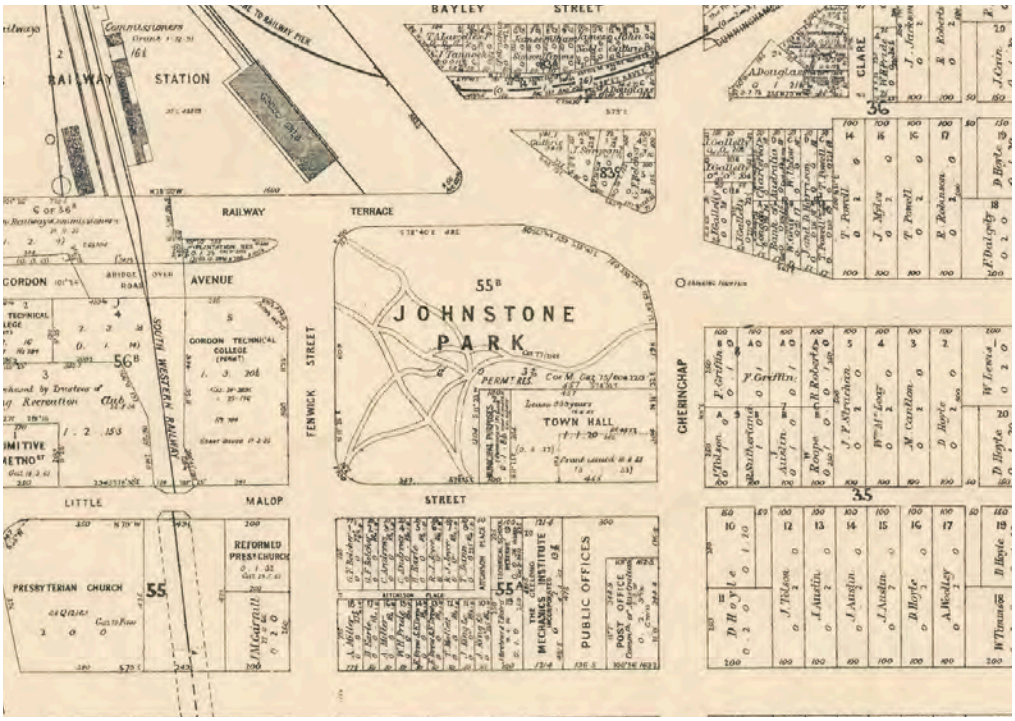


Figure 6.
Parish plan showing the original Crown grant and lease of the Town Hall site (State Library of Victoria)

reputation of being 'that ugly blank'.[24] Some councillors considered that the erection of new public buildings, including a post office, land and survey office and the Town Hall, in this space would help to rejuvenate the square. [25] The proposition was ultimately rejected, though it continued to be a source of contention throughout the project.

With matters seemingly resolved, the Crown grant for the Gheringhap Street site was issued on 16 June 1855. It provided for a rectangular track of land, described in the Crown grant as:

> *'one rood thirty-three perches, be the same more or less situated in the County of Grant Parish of Corio Town of North Geelong commencing at the North West intersection of Gheringhap and Little Malop Streets and bounded on the South by Little Malop Street.* [26]

A 999 year crown lease, to provide for future extension of the hall, was also provided.

2.3.4 Building in stages (1855)

Reed's design for the Geelong Town Hall adopted the Renaissance Revival style[i] and comprised a bluestone building with Barrabool sandstone façade, set on a rusticated podium. The original architectural drawings and an 1855 lithograph demonstrate Reed's intention to build a large rectangular structure, with a principal facade to Gheringhap Street (Figures 7 & 8).

Despite the wealth accrued by the town during the gold rush, the Council found themselves financially constrained and options regarding the best course of action for the Town Hall project became the subject of council meetings.

One councillor 'urged upon the Council not to place it in the power of the succeeding generation to say that the Corporation of Geelong had the means of erecting a Town Hall, but had not the spirit to do so' [27] while others thought it prudent to abandon the scheme entirely. A report on the project finally settled the matter:

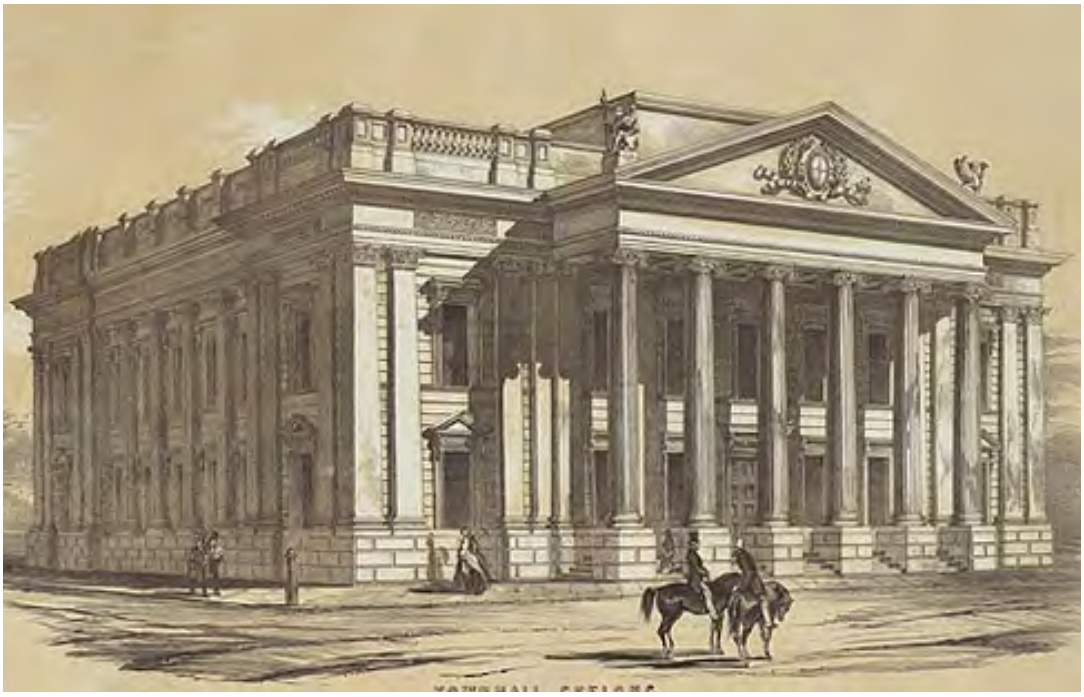


Figure 7. Lithograph of Geelong Town Hall as originally conceived by Joseph Reed, 1855 (National Gallery of Australia)

i Phillip Goad identifies the Renaissance Revival style as being inspired by the urban palazzi (palaces) of the Italian Renaissance. The style was popular in Australia for civic and commercial buildings between the 1850s and 1880s.

> *...it had been at first thought expedient altogether to abandon the idea of building a town hall at the present time on account of the expense, but that the architect having stated that a part of the building could be erected, the report recommended that 13 large rooms, a Council Chamber and some other apartments should at once be proceeded with…* [28]

As per the report, the southern façade and central hall were the first, and only, sections to be completed at the time, the rest ultimately proving too costly to build in one operation (Figure 9). [29]

Melbourne firm, Allen & Cakebread, was awarded the tender for construction in March 1855 and the foundation stone for the new Geelong Town Hall was laid by Mayor William Baylie on 9 April 1855.[30] At this time a form of time capsule, a bottle containing coins and an inscribed commemorative scroll, was inserted beneath the foundation stone.[31] By August of that year, the *Geelong Advertiser and Intelligencer* reported that:

> *The north* [actually south] f*ront is now nearly finished, as is also the great hall in the centre, which is of magnificent proportions and surmounted by a dome… The portion already contracted for, and now nearly finished, will cost £17,500. The interior walls are chiefly built of a hard whinstone, honeycombed but very durable; the exterior walls of Barrabool freestone.*[32]

The completed section comprised a bluestone building with Barrabool sandstone façade, set on a rusticated podium and incorporating a central section with four fluted Ionic columns set in antis between side pavilions. An entablature and parapet topped the façade and incorporate friezes and balustraded sections above the side pavilions. The main entrance to the south wing was located at the west end; a separate entrance portico provided access to the central hall.[33] Photographs from c.1860, 1900 and 1911 show the completed first sections, including the lantern roof of the central hall (Figures 10, 11 & 12).

In 1861, it was reported that the unfinished Town Hall presented a 'ghastly appearance' from Railway Terrace.[34] It would be another 50 years before this was resolved.

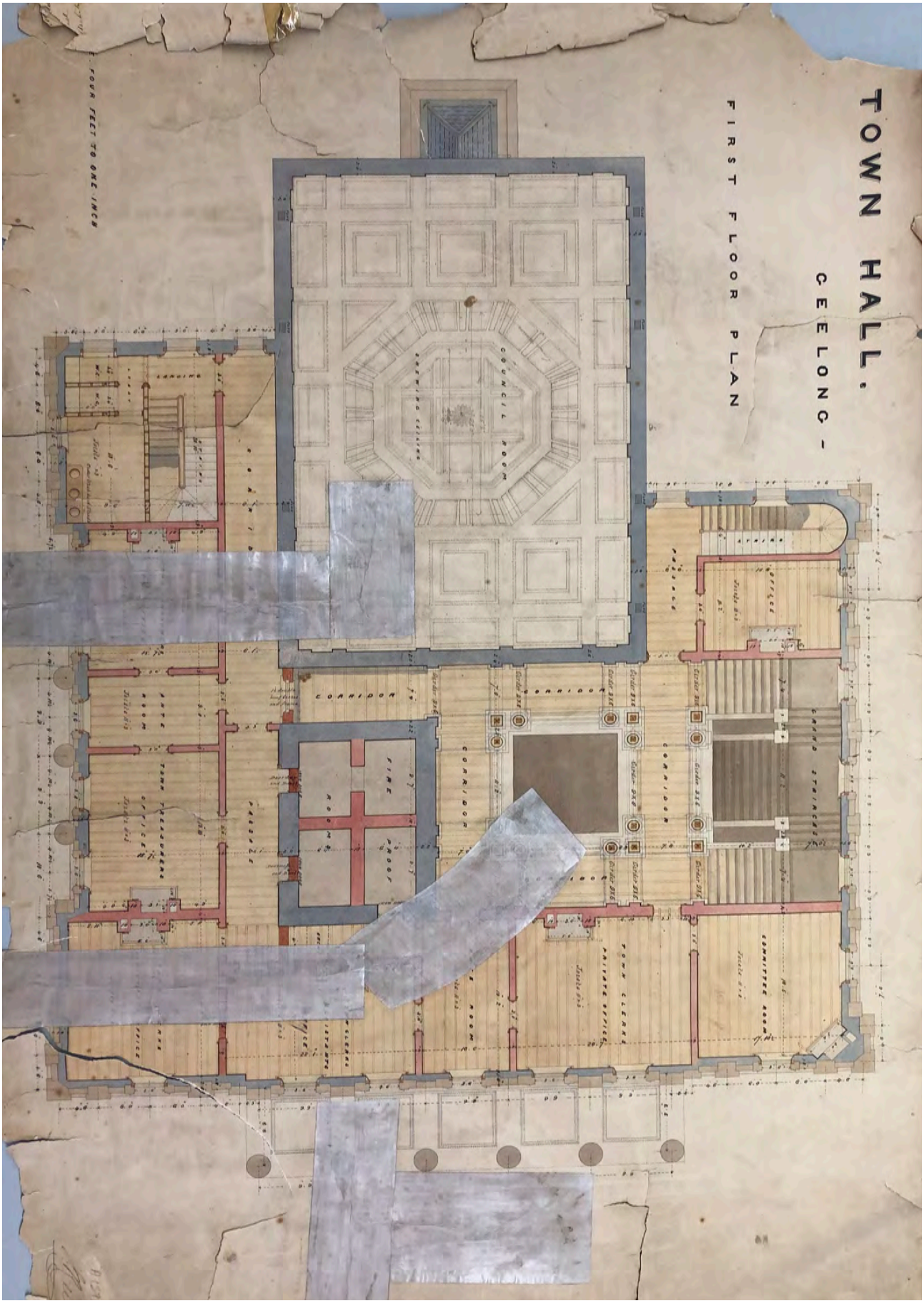


Figure 8.
Reed's original design intent, 1855. North is to the west of the image (GRS 2031/157c Geelong Council Plans, Geelong Heritage Centre).

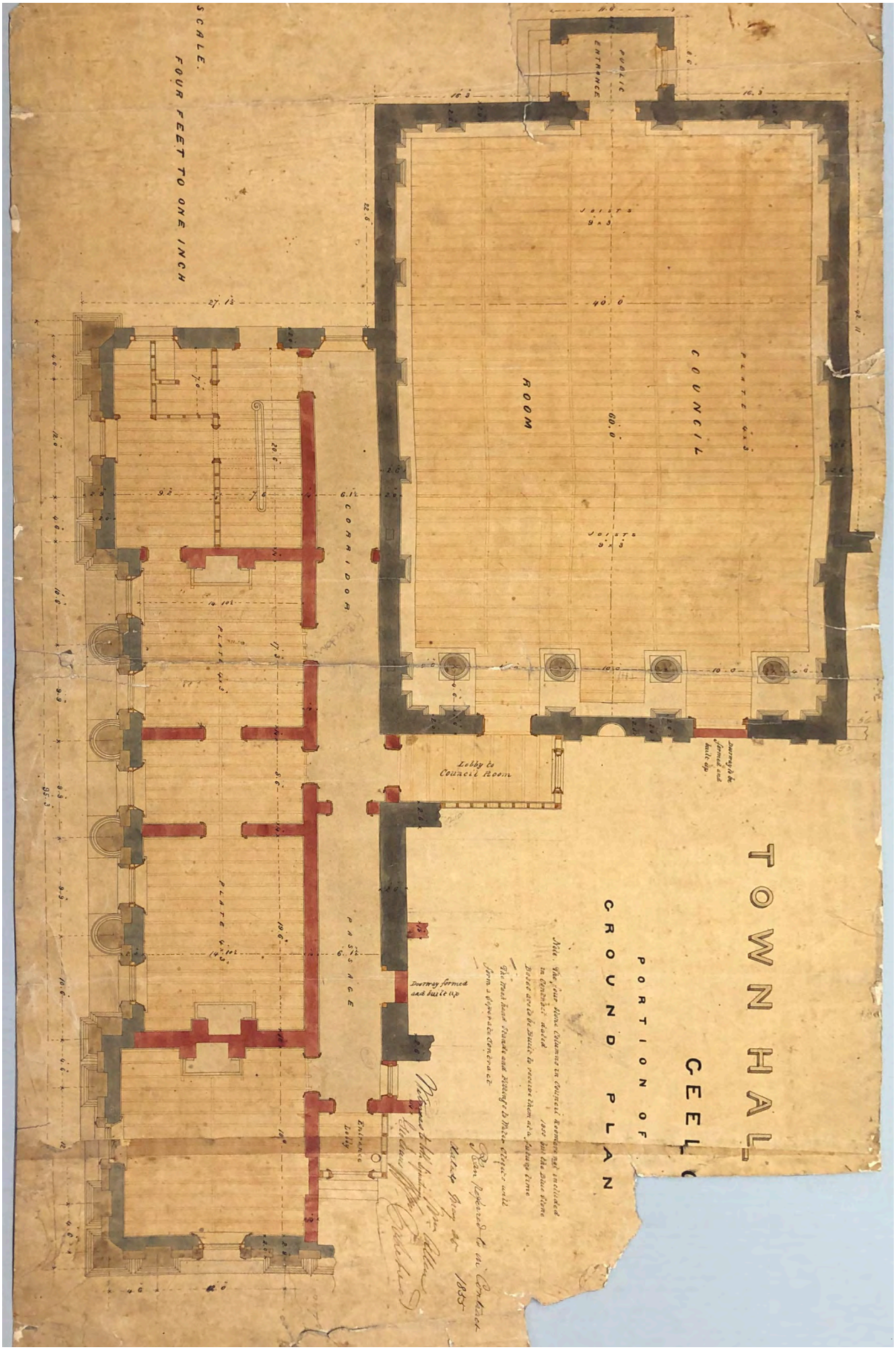


Figure 9.
Plan of original portion of Town Hall, 1855. North is to the west of the image (GRS 2031/157c Geelong Council Plans, Geelong Heritage Centre)

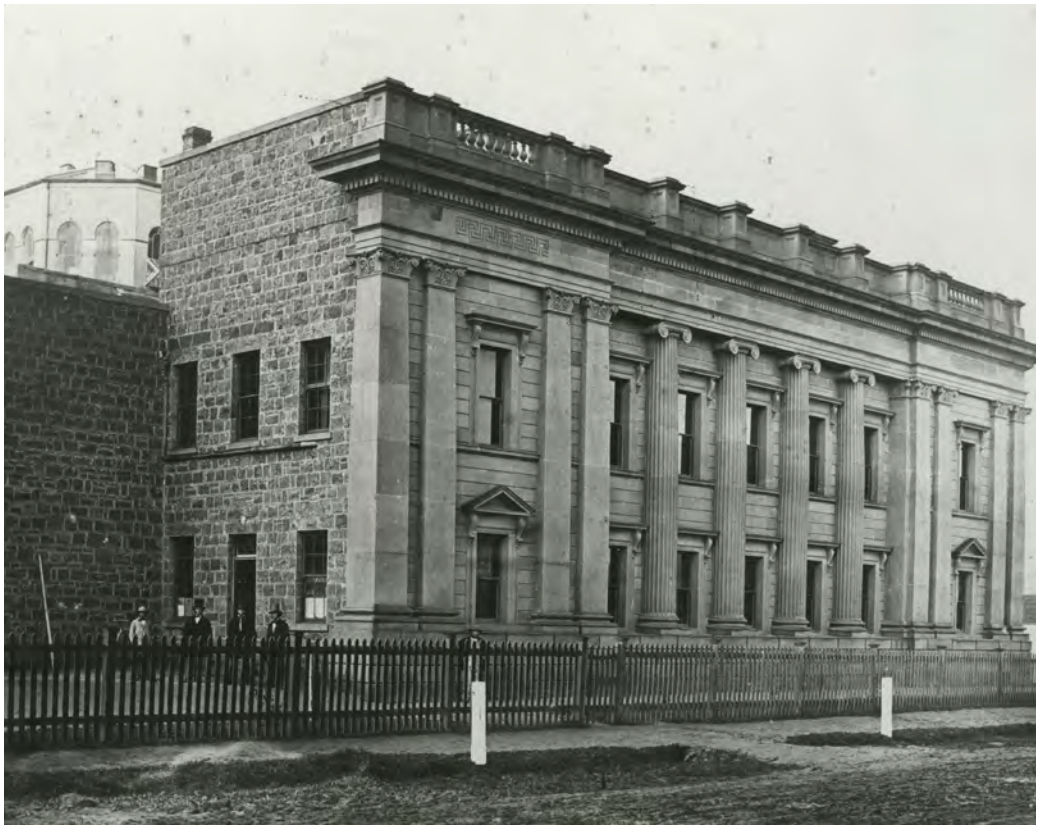


Figure 10.
Geelong Town Hall, c.1860s (GRS 2009/1376 Geelong Heritage Centre Collection)

Figure 11.
Geelong Town Hall, c.1900 (GRS 2009/1376 Geelong Heritage Centre Collection)

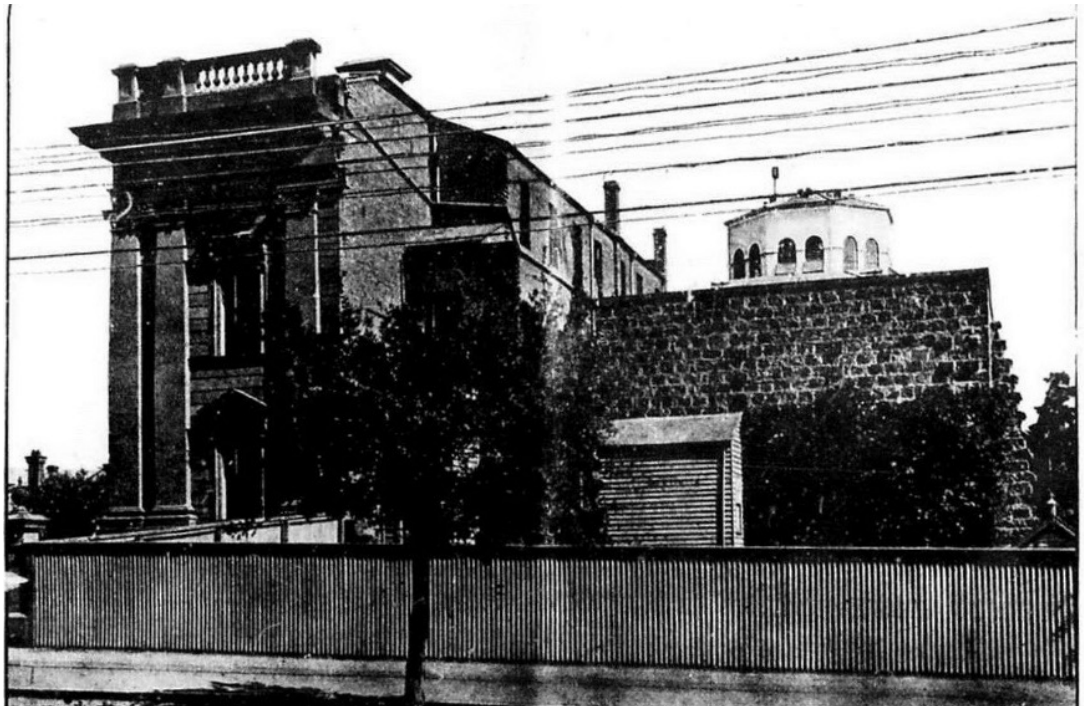


Figure 12. (above)
Geelong Town Hall from Gheringhap Street showing the south wing and bluestone central hall with lantern roof (*News of the Week*, 30 March 1911)

Figure 13. (left)
Mayoral dinner at the Geelong Town Hall, 1905
(Geelong Heritage Centre)

Figure 14. (below)
Mayoral dinner at the Geelong Town Hall, 1906
(Geelong Heritage Centre)

2.3.5 Realisation of the design (1915-17)

Geelong was proclaimed a city in December 1910. In the months leading up to the event, one letter in the *Geelong Advertiser* relating to the completion of the Town Hall suggested:

> *As it stands at present, visitors gain but a poor idea of the size and importance of this centre, if judged by the appearance of its principal municipal building, with its poverty-stricken and unfinished design. Geelong is advancing, we all admit; and it is only a matter of a little time when this question of completing and enlarging the Town Hall will have to be grappled with, to provide sufficient accommodation for the growing interests of the town…Why not seize the present opportunity to complete this work, which could include a fairly large hall.*[35]

Significant public demand to complete the Town Hall arose as a result of Geelong's elevation to the status of a city. In February 1911, the Chairman of Public Works, Councillor Andersen, called a special meeting of the committee to consider a request from the citizens' deputation for the completion of the Town Hall to commemorate the event.[36]

Despite unrelenting public pressure, discussions appeared to stall until 1914, when a new proposal was put forward to move the Town Hall to the recently-vacated Geelong Grammar School. This was to involve the conversion of the school buildings to a city hall and municipal offices, to plans drawn up by architects Laird and Buchan. The proposal was met with vehement protest from ratepayers.[37]

The Geelong Grammar School proposal was eventually discarded and a decision made to progress with plans to extend the existing Town Hall. Local architect, T D Slevin, was engaged and plans were drawn up that largely adopted Reed's original 1855 design (Figure 15). W Kelly was engaged as builder.

The plans involved the construction of a large section of building to the north of the existing wing, the completion of the east façade facing Gheringhap Street, and a somewhat amended northern façade. By October 1915, it was reported that the works were well-advanced and in May 1916 the 'top brick in the additions to the Town Hall in Gheringhap Street was laid on Wednesday by Mayor Holden'.[38]

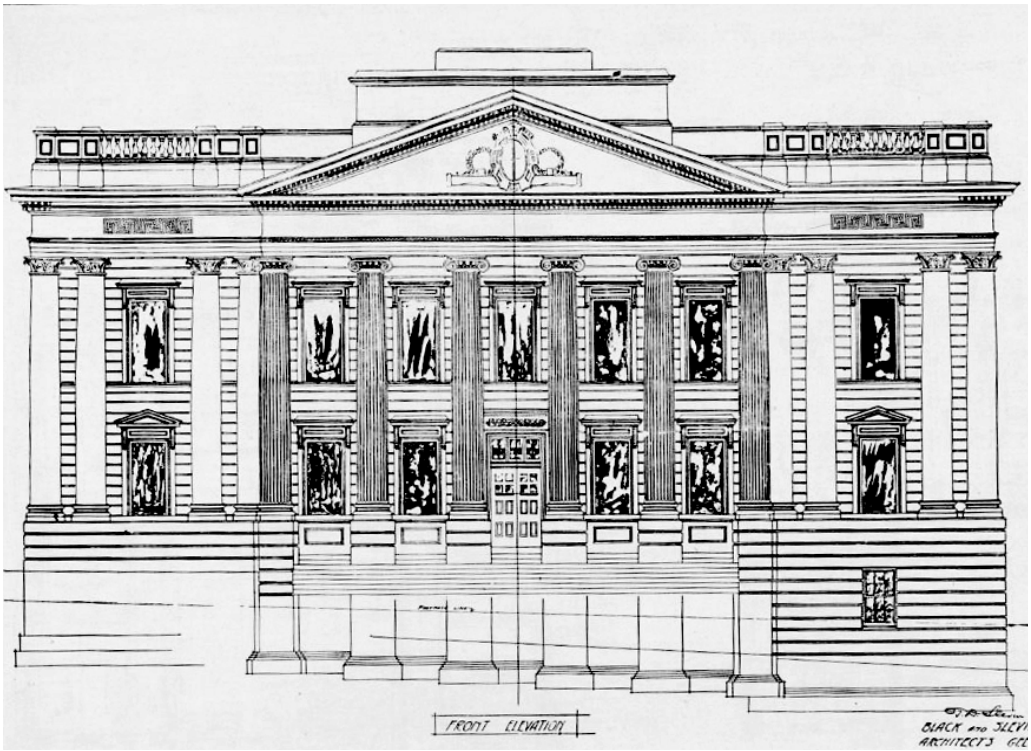


Figure 15.
Designs for completion of Geelong Town Hall, 1915 (Building, Volume 17, No. 98, 12 October 1915, p. 115)

The completed Geelong Town Hall was formally opened by the Premier, Sir Alexander Peacock, on 7 June 1917 (Figure 16).[39] Following an inspection of the interior, it was reported that 'most of the furniture had been made in Geelong, the students of the Gordon Technical College had done the carving; and that the architect and the builder (Mr. W. Kelly) were Geelong boys'.[40] A large stained glass window in the main entrance foyer was designed and executed by Arthur Sidney Pittock, a local glazier and former art student at the Gordon Technical College (Figures 17 & 18).[41] This window was described as a 'special feature' in the newly completed building.[42]

A description of the interior of the building was included in the *Geelong Advertiser* on the opening of the addition:

> *Entering the main lobby, we have a spacious vestibule leading to the stairway and corridors giving access to the various departments. To the left we have the Council offices, and to the right the Mayoral and Councillors' suites and the Council Chamber. Upstairs we have more offices, committee rooms, and a suite of rooms for the Mayoress… The caretaker's quarters and storerooms for the archives are in the basement, and there is a fine promenade on the roof…Almost the whole of the materials have been of Australian manufacture* (Figures 19 and 20).[43]

In 1927, reports concerning decay of the exterior walls of the Town Hall were issued. To prevent the walls from crumbling, it was determined to put in a bluestone base, apply a cement wall finish to the existing walls, and cover the cornices of the building with lead flashing. [44]

Figure 16.
The opening of the Geelong Town Hall in 1917 (GRS 2009/2344 Geelong Heritage Centre)

Figure 17. (left)
Entrance foyer and staircase in 1917. Note the stained glass window. (GRS 2009/2329 Geelong Heritage Centre)

Figure 18. (right)
Entrance foyer, 1917 (GRS 2009/2339 Geelong Heritage Centre)

Figure 19.
Council chambers soon after completion, 1917 (GRS 2009/2338 Geelong Heritage Centre)

Figure 20.
Town clerk's office on the ground floor, 1917 (GRS 2009/3873 Geelong Heritage Centre)

2.3.6 The bronze lions: a gift to the city (1935-38)

The bronze lion sculptures that flank the entrance to the Geelong Town Hall were gifted to the City of Geelong by two separate families, the McDonalds and the Clarkes, to mark the centenary of the creation of Geelong as a municipality in 1937.[45]

The lions were donated by Florence Clarke in memory of her parents, Thomas and Agnes Clarke, who were early pioneers of Victoria, and Mrs Alberta McDonald in memory of her husband, Alderman Edward Allen McDonald OBE, and her son, Edward Colin McDonald, who had passed away three years prior.

An unveiling ceremony took place in January 1938, at which the lions were draped with the Australian flag and formally presented by members of the two families.[46]

The lions were prepared and cast by sculptor, William Leslie Bowles who studied modelling and woodcarving at the Brisbane Technical School and acted as head sculptor at the Australian War Memorial from 1925 to 1931.[47] The King George V Monument and the Sir John Monash memorial, both in Kings Domain, Melbourne, are notable examples of his work.[48]

2.3.7 Post-war alterations (1968-69)

The Geelong Town Hall remained largely unchanged from 1917 until extensive works were undertaken in 1968-69. By the 1960s, local government administration required extra staff, and therefore extra space, and the Geelong Town Hall in its existing form was found to be inadequate. Plans and specifications were compiled by architects, Buchan, Laird and Buchan with plans showing the proposed extent of demolition of the 1855 and 1917 building.

The 1968/69 works involved the addition of a new western wing, with entrance from Little Malop Street, and the demolition of the original central hall and its lantern roof form. In addition, the entrance foyer to Gheringhap Street was substantially altered with the demolition of the main staircase and lightwell and the introduction of a Modernist spiral staircase (Figure 21 & 22).

The new Little Malop Street entrance comprised a simple four-bay trabeated colonnade supported on square piers. A frieze with applied metal lettering reads 'Council Conference & Reception Centre' with a fluted architrave below. The recessed entrance is modernist in form with full height glazing and stone panels.

Apart from minor alterations, the existing Town Hall exterior remained largely unchanged to its north, south and east elevations. The new west wing adopted a similar classical appearance to the original design to ensure an integrated approach as viewed from Johnstone Park (Figure 23), while the Little Malop Street entrance adopted a more modern design (Figure 24 & 25). The works also included a plaza projecting northward to Johnstone Park to provide a 'suitable and off-street setting for ceremonial occasions'.[49]

Construction of the new wing commenced in mid-1968, undertaken by Geelong builders J C Taylor & Sons Pty Ltd, at a cost of about $650,000. The new 'hall', which replaced the original 1855 central hall, comprised 'limited stage facilities, 500 removable seats, a supper room, kitchen, goods hoist, and parquet floor'.[50]

The new wing was officially opened on 15 August 1969 by the Governor of Victoria, Major General Sir Rohan Delacombe.[51] The occasion was commemorated on a marble panel located in the Little Malop Street foyer.

Figure 21.
New foyer entrance, 1969 (Geelong Heritage Centre)

Figure 22.
Stair leading from foyer, 1968 (Geelong Heritage Centre)

Figure 23. (above)
Render showing what the new western wing would look like when completed, c. 1965 (GRS 2009/1753 Geelong Heritage Centre Collection)

Figure 24.
The new west wing of the Town Hall, as viewed from Little Malop Street, 1969 (GRS 2009/2339 Geelong Heritage Centre)

Figure 25.
Entrance to the new west wing with mural (GRS 2009/3873 Geelong Heritage Centre)

2.3.8 Robert Ingpen mural

Robert Ingpen, celebrated Geelong artist, was commissioned to paint a mural to be located above the entrance of the new west wing (Figure 25). The mural was designed to represent the objects and systems that characterise Geelong and its district and that played a major role in the city's growth and development. The three systems comprise: the natural (producing) system; the man-made or technological system, and the natural (trading) system.[5]

2.3.9 Amalgamation, alterations and ongoing use (1990s)

In May 1993, the State Government implemented a series of reforms to local government, which resulted in the consolidation of municipalities. Geelong was the first region to be amalgamated, becoming the City of Greater Geelong. The City assumed all of the responsibilities, staff, assets and liabilities of the Geelong Regional Commission and the former municipalities of Geelong, Geelong West, Newtown, Corio, Bellarine and South Barwon. The amalgamation coincided with major refurbishment of the interiors of the Town Hall, as well as the reconfiguration of much of the west wing and the entrance foyer of the main building.

The Geelong Town Hall continues to function as a town hall, providing accommodation for council chambers and municipal offices, and continues to act as a civic and social centre for the citizens of Geelong.

Geelong's Civic Centre

The Geelong Town Hall, Art Gallery and Peace Memorial form a backdrop of classical architecture to Johnstone Park, together forming an integral part of Geelong's civic centre.

The Geelong Art Gallery was constructed to the rear of the Town Hall in 1915 (Figure 26). The site had been secured in 1911 to provide a better space for exhibiting artwork than the existing gallery, which was accommodated in the Free Library.[53] Prior to this, permission had been given to the Geelong Art Gallery Association to use three walls in the Town Hall.[54]

Designed by architects, Laird and Buchan, the foundation stone for the Gallery was laid in 1914 and the building officially opened in May 1915. Additions to the Art Gallery were made in 1928, 1937, 1956 and 1971.

In 1919, the Geelong Town Council decided to build a Peace Memorial to commemorate local soldiers who served in World War I (Figure 27). Buchan, Laird and Buchan (in conjunction with Percy E Everett), was awarded the project. W J Kelly, who also completed the Town Hall extensions, was the building contractor.

The foundation stone for the Peace Memorial was laid in October 1922 by Mayor Howard Hitchcock, though the building works were not completed until 1926.[55]

The Peace Memorial was opened on 31 October 1926 by the Governor of Victoria, Lord Somers. At the time of its opening it included '10 marble plaques upon which the names of 2,000 Geelong and district soldiers and nurses are inscribed'.[56]

Figure 27.(right) Aerial view of Town Hall, Art Gallery and Peace Memorial, 1948 (State Library of Victoria)

Figure 26.(below) Geelong Town Hall and Art Gallery after the Gallery's completion, 1918 (Geelong Heritage Centre Collection)

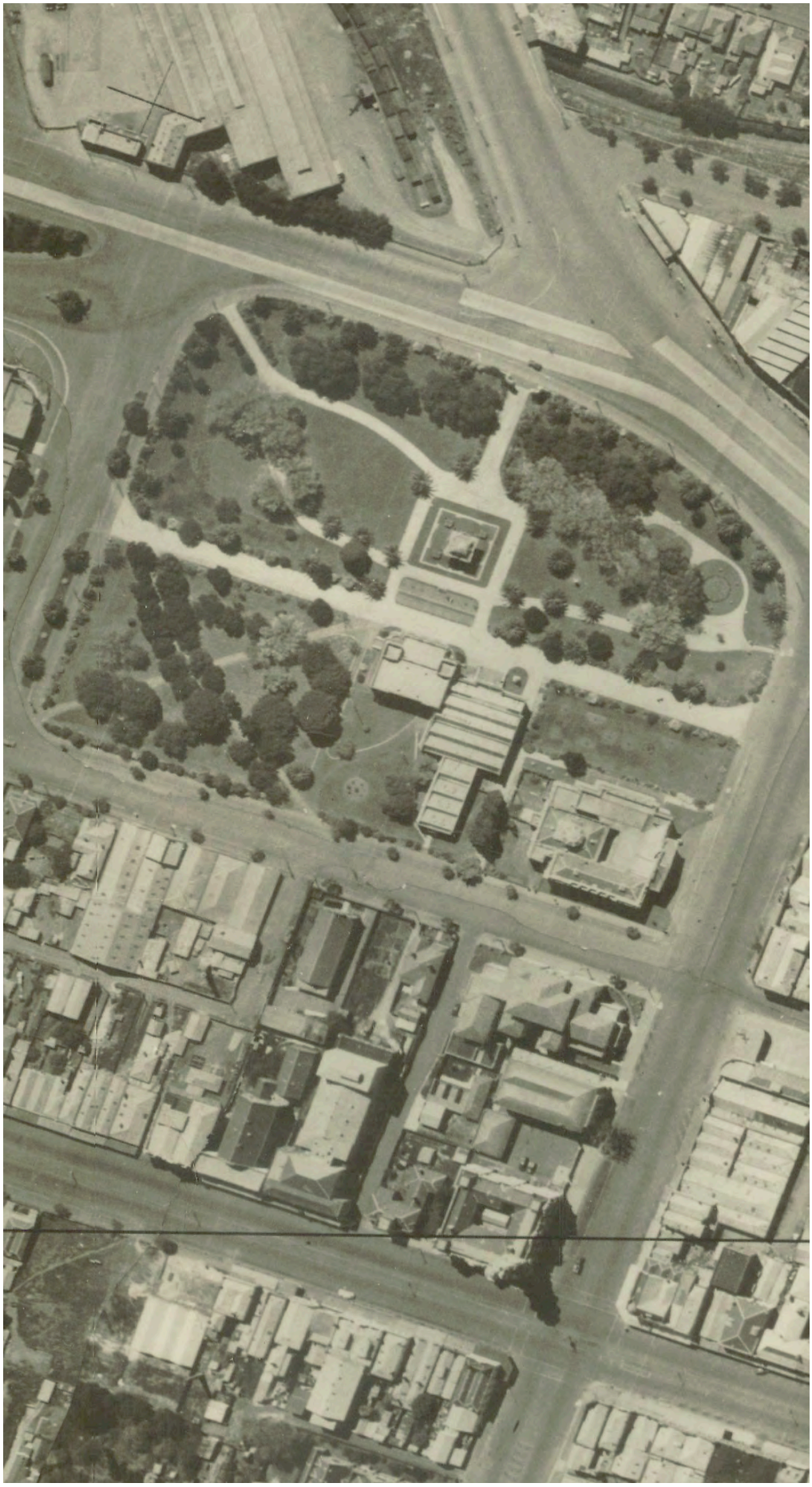
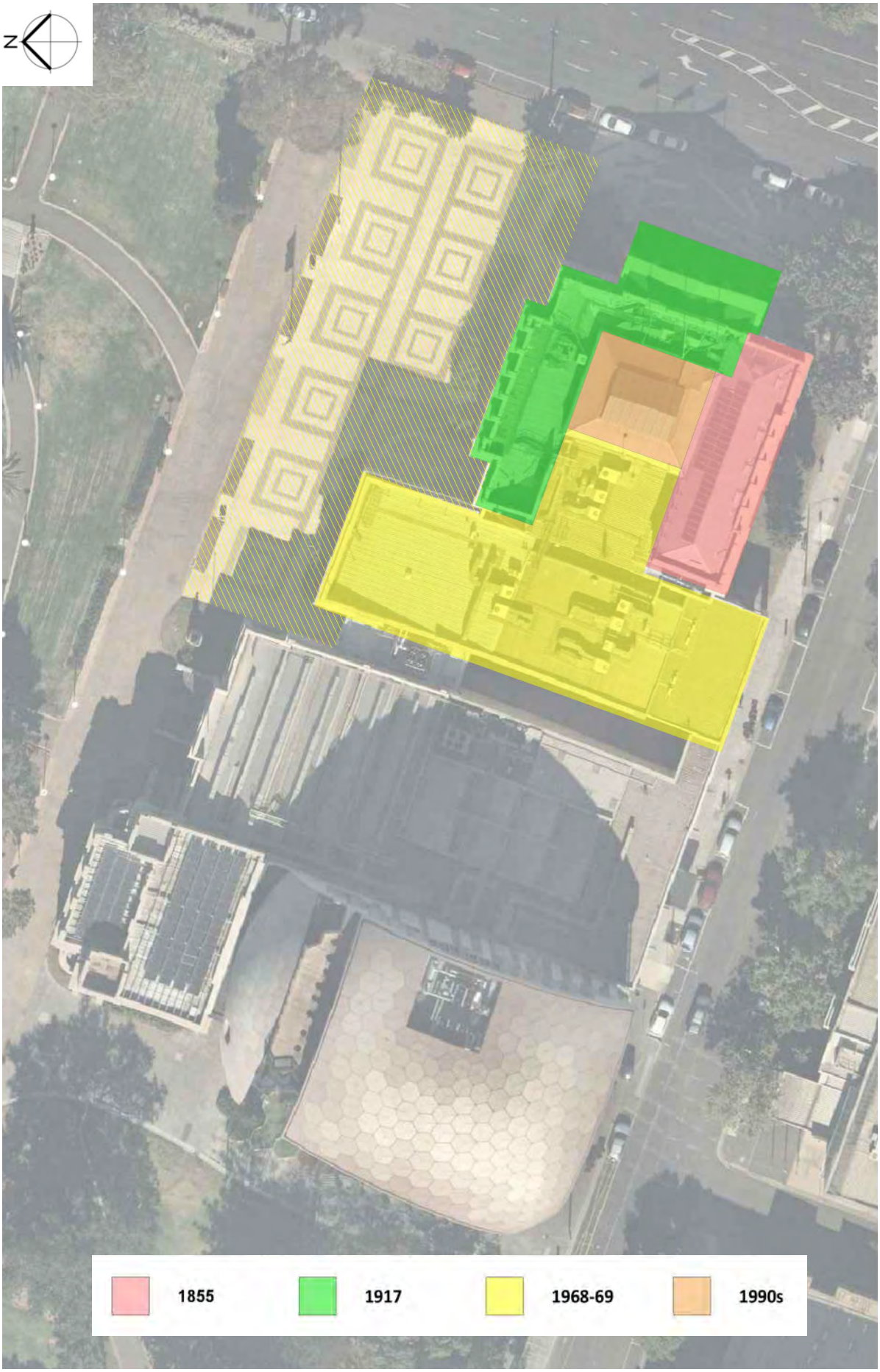


Figure 28.
Aerial view of the Geelong Town Hall, Geelong Art Gallery, Peace Memorial and Johnstone Park, 1960. North is to the top of the image(Geelong Heritage Centre)

2.4 Sequential Development of the Geelong Town Hall



2.5 Description and Physical Analysis of the Geelong Town Hall

The focus of this summary is on extant original and early fabric and alterations which are known to have been undertaken to the Geelong Town Hall since its construction in 1855.

2.5.1 Setting

The Geelong Town Hall is located in a prominent positon at the intersection of Gheringhap Street and Little Malop Street within a public precinct which includes the Art Gallery, Peace Memorial, Arts Centre, Post Office, former Court House, and Library and Heritage Centre. The Town Hall is oriented to face Gheringhap Street to the west. It is flanked by the Art Gallery to the west and Johnstone Park and a paved plaza to the north. The setting contributes to the significance of the Town Hall.

Figure 29. Geelong Town Hall from east

2.5.2 The Exterior of the Building

The land on which the Geelong Town Hall sits slopes significantly from south to north. The Town Hall itself is a prominent bluestone building with Barrabool sandstone façade located at the corner of Gheringhap and Little Malop Streets and overlooking Johnstone Park to the north (Figure 29). Designed in a Renaissance Revival style, the building comprises three main construction phases. It retains much of its original 1855 and 1917 external appearance and has a broadly symmetrical presentation to the east, north and south elevations.

The roof of the Geelong Town Hall is a combination of hipped and flat roofs. All roofs have been reclad over the lifetime of the building with longrun corrugated and tray profile steel. A large skylight is centrally located on the 1855/1917 building. The roof also houses extensive heating, ventilation and air conditioning plant and equipment.

The southern wing (1855), the first stage to be constructed, is set on a rusticated podium and incorporates a central section with four fluted Ionic columns set in antis between side pavilions (Figure 30). Plain paired Corinthian pilasters provide contrast to the rendered rusticated façade. An entablature and parapet top the façade and incorporate friezes and balustraded sections above the side pavilions. This façade has remained largely unaltered since its construction.

Figure 30.
South wing of the Town Hall from Little Malop Street

To the north of the original wing is the principal east façade (1917), which is dominated by a projecting central hexastyle Ionic portico (Figure 31). The entrance is reached by a flight of stairs, with columns on high pedestals supporting an entablature and pediment containing a moulded motif. Two lion statues sit on podiums flanking the stairs, replacing lamp posts that were previously located in this position. The original floor tiles to the portico were replaced in the later twentieth century. These were in turn replaced in 2012, using historical photographs to create a contemporary interpretation of the early tiled pattern and colours.

Additional modifications to this façade include the realignment and repair of the bluestone steps, the introduction of four hand rails to the stairs, and the addition of commemorative brass plaques to the base of columns, recording various historical events which relate to local government in Geelong.

The north façade is set on a high rusticated podium and contains a central colonnade that projects beyond the side pavilions and repeats the Ionic columns of the original south façade. It remains largely unchanged from its original construction (Figure 32).

Figure 31.
Primary (east) elevation

Figure 32.
North elevation viewed from Johnstone Park

The west wing, constructed in 1968-69, involved the demolition of the original 1855 central hall, including its lantern roof form. The wing comprises a single storey flat roofed addition that extends north to south to the rear of the principal Town Hall form. The north façade adopts the classical style of the original building, though presented in a stripped back form (Figure 33). It has a symmetrical presentation featuring evenly spaced Ionic pilasters interspersed by rectangular windows, and is set on a landscaped podium and approached by a flight of stairs.

The main southern entrance of the west wing adopts a modern architectural character (Figure 34). It comprises a portico that extends out to the street frontage, characterised by four unembellished rectangular columns. A simple banded frieze runs between each bay. The entryway is set back and accessed via glass sliding doors. The west wing entrance has been altered since its construction, with works including the introduction of bronze lettering to the parapet reading 'Geelong Conference & Reception Centre', the reconfiguration of the glass entry doors, and the introduction of steps and accessible ramps to either side of the entry doors. The portico detailing has also been continued across the side vehicle access lane to the west and incorporated into the styling of the Art Gallery entrance.

Figure 33.
1968-69 west wing, north elevation

Figure 34.
1968-69 Little Malop Street entry to west wing

2.5.3 The Interior of the Building

The interior of the Geelong Town Hall has been extensively altered since construction. Works undertaken in the 1960s and 1990s removed a significant amount of original and early fabric, though some original elements remain intact. Note that the room reference numbers throughout this CMP accord with room numbers assigned to the existing conditions plans provided at Appendix A.

1855 South Wing

The south wing of the Town Hall was originally divided into separate rooms to accommodate the various municipal functions of the Geelong Town Council. This original layout is largely intact to the ground, first and second levels, though some door openings have been altered and some internal walls have been removed. The external access at the west end of the wing does not form part of the original building.

Original decorative fabric has generally been replaced, and some elements (including doors and skirtings) have been reused from other areas. Floors throughout the wing are wall-to-wall carpeted, ceilings are generally plain and plastered, and rooms are painted beige or white (Figure 35 & 36). Original fireplaces on the ground and first floor have been removed and infilled (Figure 37).

Remaining original elements of the south wing include the general room layout; strong room in G.03 (Figure 38), window openings including reveals and architraves to the south facade; cornice detailing in Room G.04 (Figure 39); the staircase at the west end (Figure 40); and windows to the north façade at the second level. Remnant wallpaper, two original fireplaces and a fireplace surround at the second level (Rooms 2.01, 2.03, 2.04 & 2.05) have been retained and are protected by clear sheeting (Figures 41 to 44).

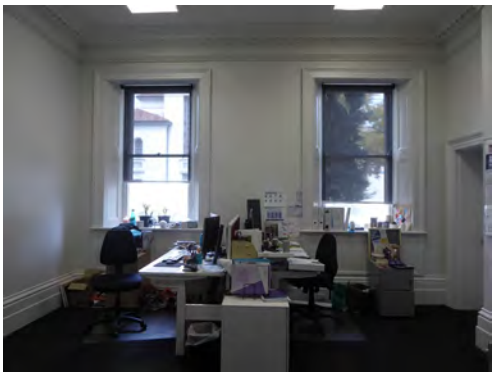


Figure 35.(left)
Ground floor room in 1855 south wing, showing general room features and original window openings

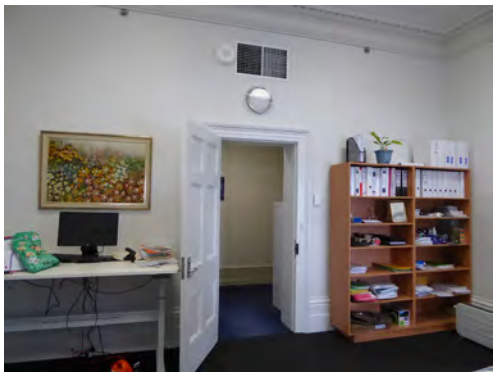
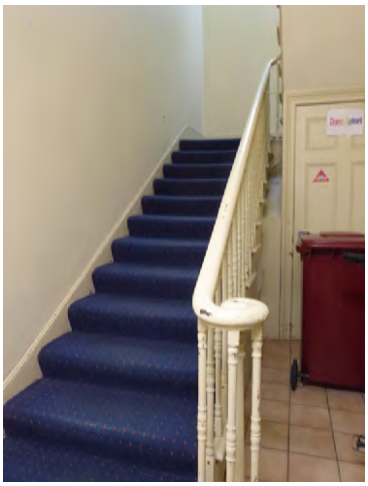


Figure 36.(right)
Room in 1855 south wing, showing general room features and original door opening

Figure 37. (bottom)
Room in 1855 south wing showing infilled fireplace and skirting detail



Left to right, top to bottom:

Figure 38.
Strong room in Room G.03

Figure 39.
Cornice detail in Room G.04

Figure 40.
Original staircase at west end of south wing

Figure 41.
Remnant wallpaper and original fireplace in Room 2.01

Figure 42.
Remnant wallpaper and protectve perspex sheeting, Room 2.05.

Figure 43.
Remnant wallpaper in Room 2.04

Figure 44.
Remnant wallpaper and original fireplace in Room 2.03 and 2.05

1917 Building

The 1917 sections of the Geelong Town Hall comprise the east and north wings of the main building, as well as the central foyer space. The peripheral room layout to the east and north remains generally intact across all levels, though some alterations have been made to openings. In contrast, the foyer has been extensively altered and retains little evidence of its original appearance and presentation.

The peripheral rooms retain some original elements, including curved wall corners and window reveals (some with fluted architraves to the top section) and curved roll-top skirtings (Figure 45 & 46). Ceilings are generally plain plasterboard with modern vents and light fittings, with the exception of rooms G.10 (1917 Town Clerk), G.16 (1917 Mayor's Office), G.17 (1917 Council Chambers) and 1.10-12 (1917 Reception Room), which retain their original detailing.

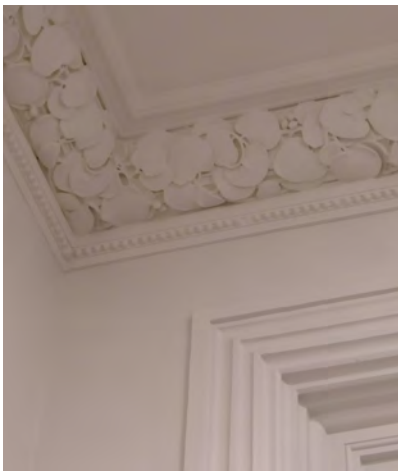
Room G.10 (Town Clerk's office) features a plaster ceiling divided into panels with plaster mouldings and an elaborate three-dimensional cornice with leaf motif and a small row of dentils beneath (Figure 47). Room G.16, originally the Mayor's Office, comprises elaborate plasterwork divided into panels with a central circular wreath motif and an egg and dart cornice (Figure 48 & 49), while the original Council Chambers (G.17) features a highly decorative ceiling divided into five sections by beams with panels comprising three-dimensional leaf mouldings, free-flowing reed-like moulds and egg and dart cornices (Figure 50). Room 1.10-12 comprises a ceiling divided into sections by beams featuring simple, scalloped friezes. Floors are carpeted throughout the 1917 building and some metal and glazed partitions have been inserted within rooms to create small, separate office spaces (Figure 51 & 52).

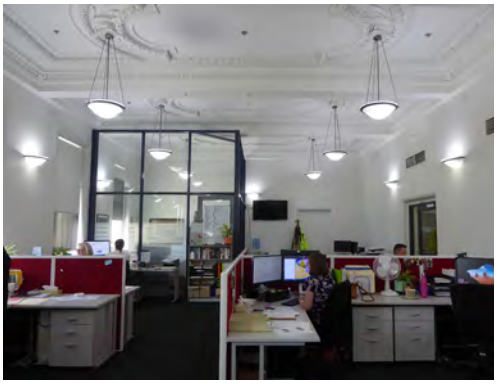
In contrast, the central foyer has been significantly modified through the removal of the original staircase and light well (part of the 1960s work), the removal of the floor between the ground and first level to create a floor-to-ceiling space (1990s work), and the complete refurbishment of fabric (Figure 53-55). No 1917 fabric survives intact and a spiral staircase is the only remaining, albeit modified, 1960s element. At the ground level the space has been divided into two areas by a glass partition, which separates the public foyer from the municipal offices. A reception desk is located at the south-west corner and a lift well is located along the east wall. The floor is carpeted and walls are hard plaster. Floating floors, enclosed by metal balustrading, have been inserted at the first-floor level and a new suspended metal staircase connects the first and second levels. At the second level, the north brick wall of the original 1855 building, featuring two original window openings, is exposed (Figure 55). The high ceiling of the foyer features a large central gabled skylight, which is framed by a rectangle of I-beams supported by two curved metal portal frames.

To the rear of the foyer, the original 1855 central hall was demolished in the 1960s. The only surviving 1855 elements are the 27 inch-thick north and south walls of the hall. The space contained within these walls was completely refurbished in the 1990s and now comprises partitioned office and meeting spaces on the ground floor and a meeting room and staff room on the first level (Figure 53). Floors are wall-to-wall carpeted, and ceilings are dropped panels. A new stairwell and bathrooms were constructed to the north-west corner of the 1917 building in the 1960s.

The basement currently accommodates council archives, office spaces and plant rooms. It originally accommodated record storage and the caretaker's residence. Rooms B.05 (originally Parking Officer's room) B.14, B.15 and B.16 (originally caretaker bedrooms) exhibit similar detailing to the rooms above, including plain plaster panel ceilings, plain walls with curved window reveals, simple roll-top skirtings, and double-hung sash windows with deep recesses (Figure 56). Timber floors have been carpeted and there is some visible cracking to the south walls.

Rooms B.01-04, B.07-12 and B.24 (archives and plant rooms) are utilitarian in appearance, comprising exposed brick walls and concrete floors (with the exception of B.08, which is lined with vinyl (Figure 58). Rooms B.01-04 reveal the underside of the timber floors of the ground level above (Figure 59), while the ceiling undersides of B.06-B.12 are concrete and date from the 1960s work which occurred after demolition of the original central hall.





Left to right, top to bottom:

Figure 45.
Curved door openings and skirtings in the 1917 section of the Town Hall

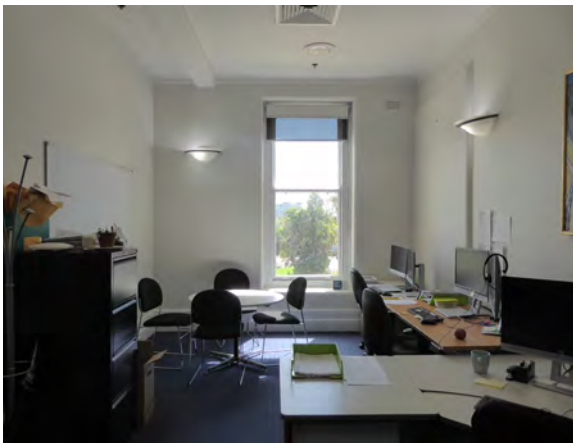
Figure 46.
Curved roll-top skirtings

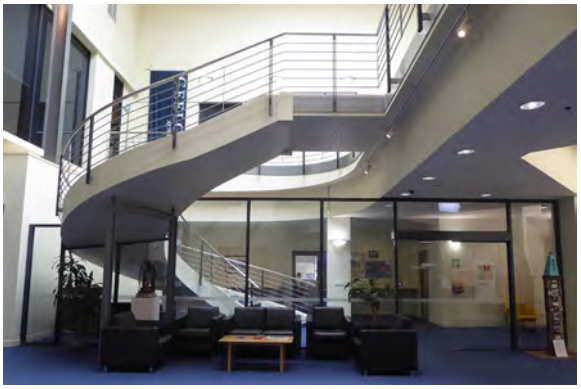
Figure 47.
Decorative leaf motif cornice detail in Room G.10

Figure 48.
Decorative ceiling detail in Room G.16, the Mayor's Office (1917)

Figure 49.
Close up detail of the egg and dart cornice in Room G.16

Figure 50.
Ceiling detail in Room G.17, the 1917 Council Chambers





Left to right, top to bottom:

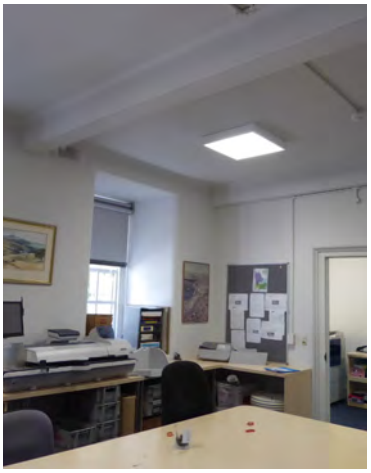
Figure 51.
A ground floor room in the 1917 section of the Town Hall showing floor-to-floor carpeting and plain plaster ceilings

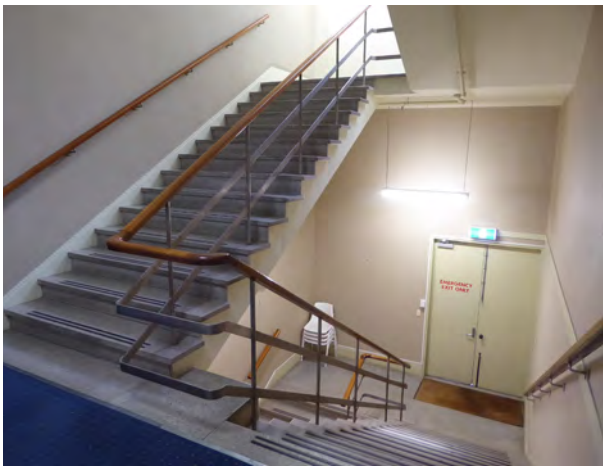
Figure 52.
Modern metal and glazed partitions

Figure 53.
Meeting room at the first level within original central hall space

Figure 54.
The reconfigured foyer looking towards the north wing

Figure 55.
The refurbished foyer at the first-floor level showing the modern skylight, exposed brick wall and curved staircase





Left to right, top to bottom:

Figure 56.
Original caretaker's room at basement level

Figure 57.
1968/69 stairwell located at north-west corner of 1917 section of the Town Hall

Figure 58.
Archives storage at basement level showing timber underside of (1917) floors above

Figure 59.
Archives storage at basement level with concrete floors and (1968/69) ceiling

1968-69 West Wing

The west wing comprises the Mayor's Office and associated offices to the north, as well as a staff room and kitchen, a central council chamber/meeting room, and meeting rooms to the south, all accessed via a narrow corridor that runs along the east side of the wing. Bathrooms are located either side of the Little Malop Street entry. The interiors of the wing have been extensively altered since its construction in 1968-69. The room layout has been reconfigured throughout and original fabric has been removed and replaced.

Room partitioning throughout is generally plasterboard, with some metal and glazed partitions to the north offices. Fold-back partitioning is located between the council chamber and the meeting rooms to the south, enabling the creation of a single large space (Figure 60). Walls are generally painted white with simple, plain skirtings and architraves, and floors are wall-to-wall carpeted (Figure 61 & 62). Rooms to the north have plain dropped plasterboard ceilings, while the meeting rooms comprise dropped square panels, all with modern light fittings and vents. The council chamber features curved panels that are suspended from the ceiling above (Figure 63).

The Little Malop Street entry has been altered through the addition of modern partitioning to form four meeting rooms within the original open foyer space, though the original metal pan ceiling and the marble-clad walls to the east and west remain intact (Figure 64). An inscription bearing the details of the official opening of the west wing is maintained on the east wall (Figure 65) and the Robert Ingpen City Hall mural remains intact above the entrance (Figure 67).

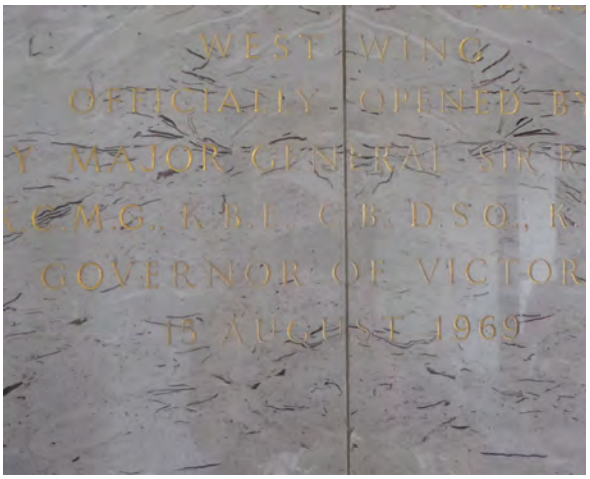
Remaining original elements are generally contained to the male and female bathrooms located either side of the Little Malop Street entrance, which are intact to their 1960s presentation (Figure 66). Original fabric includes tiled walls and skirtings, laminate basins with rolled fronts, terrazzo partitions with stained timber doors and three Sanette automatic gas incinerators within the female cubicles.

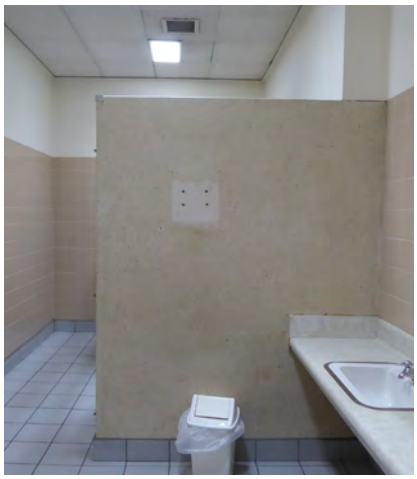
The basement carpark below comprises a concrete slab floor and a concrete ceiling with concrete beams running in an east-west direction. Walls are red brick to the east and west with sections of hit and miss brick work along the west wall. The car park is accessed via an electronic sliding door.

Figure 60. (left)
Meeting room at the south end of the west wing showing fold back partitions, drop ceiling panels and glass bricks

Figure 61. (right)
Staff room at the north end of the west wing with plain plaster ceilings, plasterboard walls and wall-to-wall carpeting

Figure 62.(bottom left)
Mayor's office at the north end of the west wing with plain plaster ceilings, plasterboard walls and wall-to-wall carpeting





Left to right, top to bottom:

Figure 63.
Council Chambers with curved panel ceiling and plasterboard walls

Figure 64.
Modern partitioning within 1968-69 Little Malop Street foyer

Figure 65.
Official opening inscription on marble wall of Little Malop Street entry foyer

Figure 66.
1968/69 ladies bathroom with original sinks, terrazzo partitions and floor and wall tiling (Rooms G.09/G.21)

Figure 67.
Robert Ingpen City Hall mural

2.5.4 Summary of identified changes to the Geelong Town Hall

A significant number of changes have been made to the Geelong Town Hall since its construction in 1855 and its completion in 1917. The following summarises alterations that have been identified from available documentary sources, including historical photographs and architectural drawings (see Figures 68 to 77). The drawings have been oriented with north to the top of the page to enable easy comparison.

Alterations in 1917 (Architect: T D Slevin)

- Construction of east and north wings, including entrance foyer and lightwell
- G.03 in south wing (1855) reconfigured to a strong room, involving infilling of north opening and insertion of a new wall
- Some alterations to 1855 room configuration – opening inserted between G.01 and G.02 (later infilled); two openings inserted between G.02 and corridor

Alterations between 1917 and 1968-69

- Window added to west elevation of south wing at second level (by 1930)
- Lion statues installed (1938)

Alterations in 1968-69 (Architects: Buchan, Laird and Buchan)

- Demolition of 1855 central hall, including lantern roof
- Addition of west wing
- Additions to rear of principal building to connect through to west wing (to both south and north elevations)
- Addition of paved plaza to north of building
- Reconfiguration of stairwell area in south (1855) wing at ground level and new external access
- Removal of internal wall and stained glass window between 1917 entrance foyer and lightwell to form a single large space; wholesale reconfiguration and refurbishment including installation of a new spiral staircase (note the large central stained glass window is presently located in the basement carpark of the west wing).
- Removal of internal walls to north-west corner of 1917 building; reconfiguration (from the living room with the basement accommodation, Councillors' Room at ground floor, kitchen at first floor) to a new stairwell connecting the basement to the ground and first floor, and bathrooms to the ground and first floors
- Creation of some new internal openings throughout the 1855/1917 building
- Reuse of existing skirtings and doors throughout building, particularly in south wing
- New skirtings and cornices installed to match existing
- Removal of all stained glass from doors and replacement with yellow glazing, some top light panels also filled in
- Various restoration works to the south wing (including parapet)

Alterations in the 1990s

- Extensive refurbishment throughout 1855/1917 building, including:
    - New wall-to-wall carpet laid
    - Drop ceilings added, with vents, lights and sprinklers
    - New light fittings
    - Wall vents installed
- Fireplaces removed and infilled
- Removal of floor between ground and first floor level of main foyer and wholesale reconfiguration and refurbishment
- Lift installed in foyer
- Skylight to foyer introduced
- Wholesale refurbishment and reconfiguration of 1960s west wing (floors carpeted, walls removed, new walls installed and painted, new drop ceilings installed)

Post-1990s work

- Universal access compliant stairs and ramp installed at west wing entry
- Flagpoles added above portico
- Bronze plaques added to base of portico columns
- Universal access ramp installed to east elevation
- Portico tiling removed and replaced and bluestone entry steps realigned (2012)
- Division of 1960s west wing entrance foyer into four meeting rooms and reconfiguration of doors to corridor (2017)
- Paved plaza to north pulled up and reinstated following laying of a concrete layer (2017)
- Internal walls and ceilings painted white
- Installation of metal, glazed partitioning within early (1917) spaces (2018)

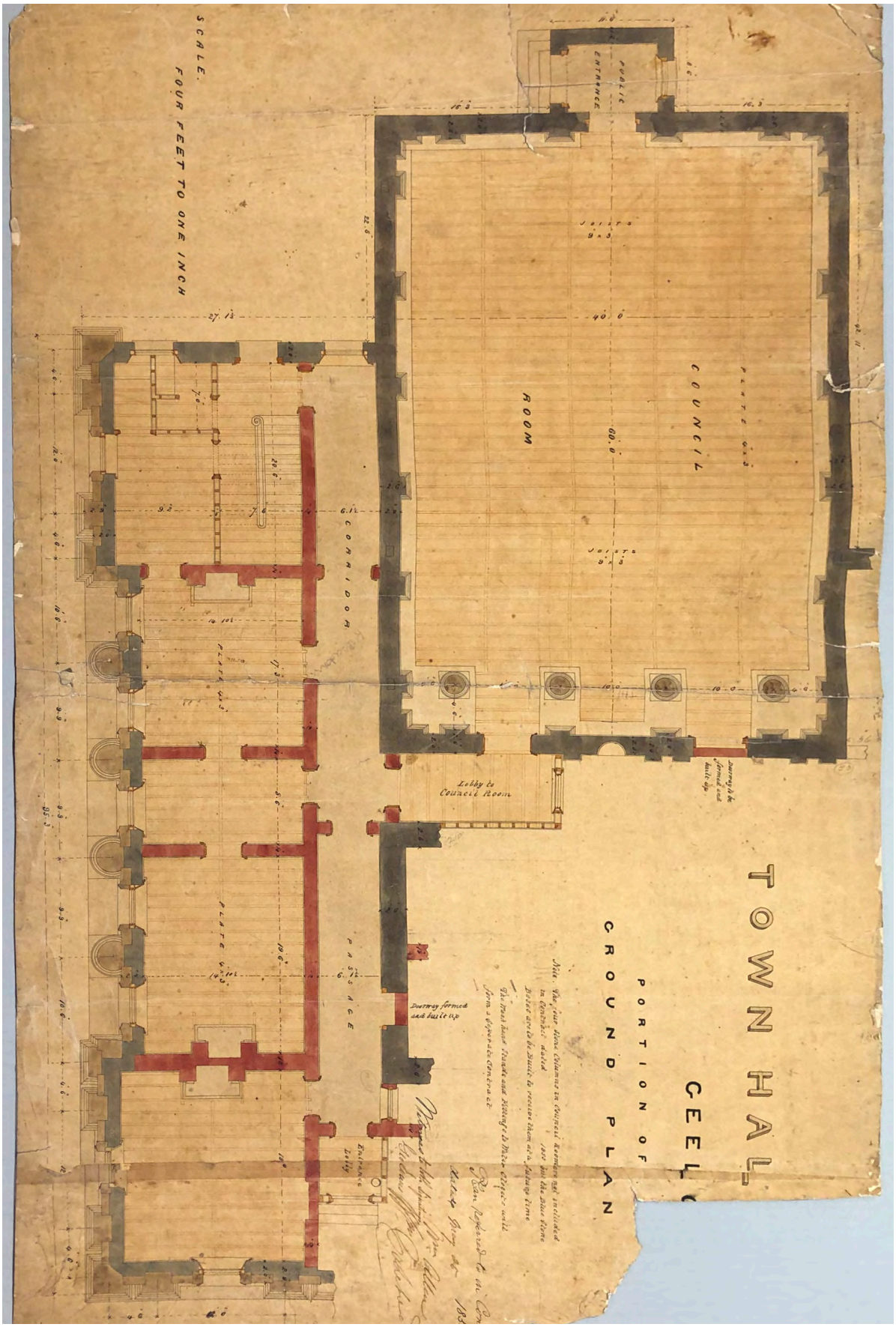


Figure 68.
Original architectural drawing of ground floor showing sections that were constructed in 1855. North is to the right of the image (A156, GRS 2031 Geelong Council Plans, Geelong Heritage Centre)

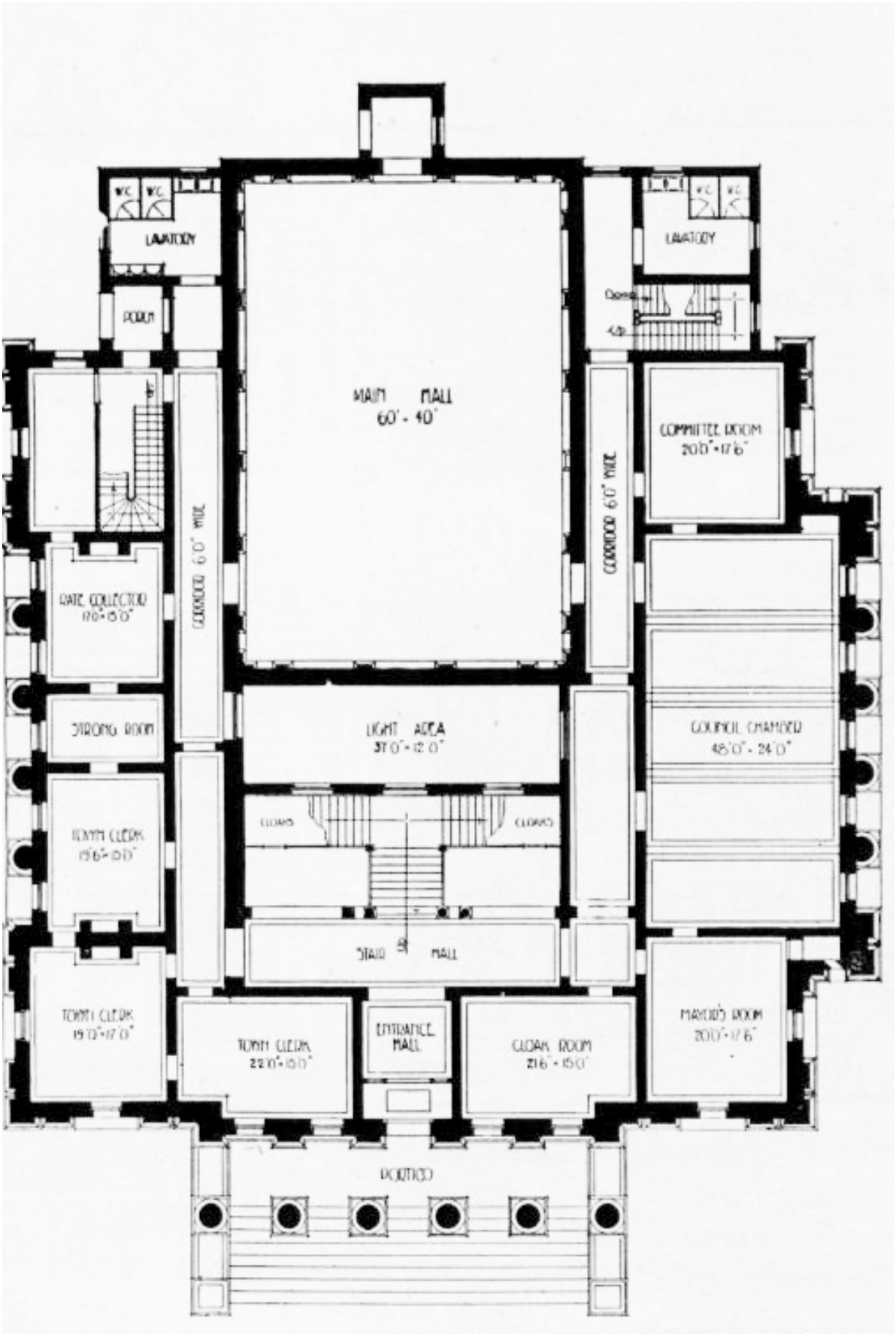


Figure 69.
Design (ground floor) for completion of Geelong Town Hall, 1915. North is to the right of the image (Building, Volume 17, No.98, 12 October 1915, p. 116 National Library of Australia)

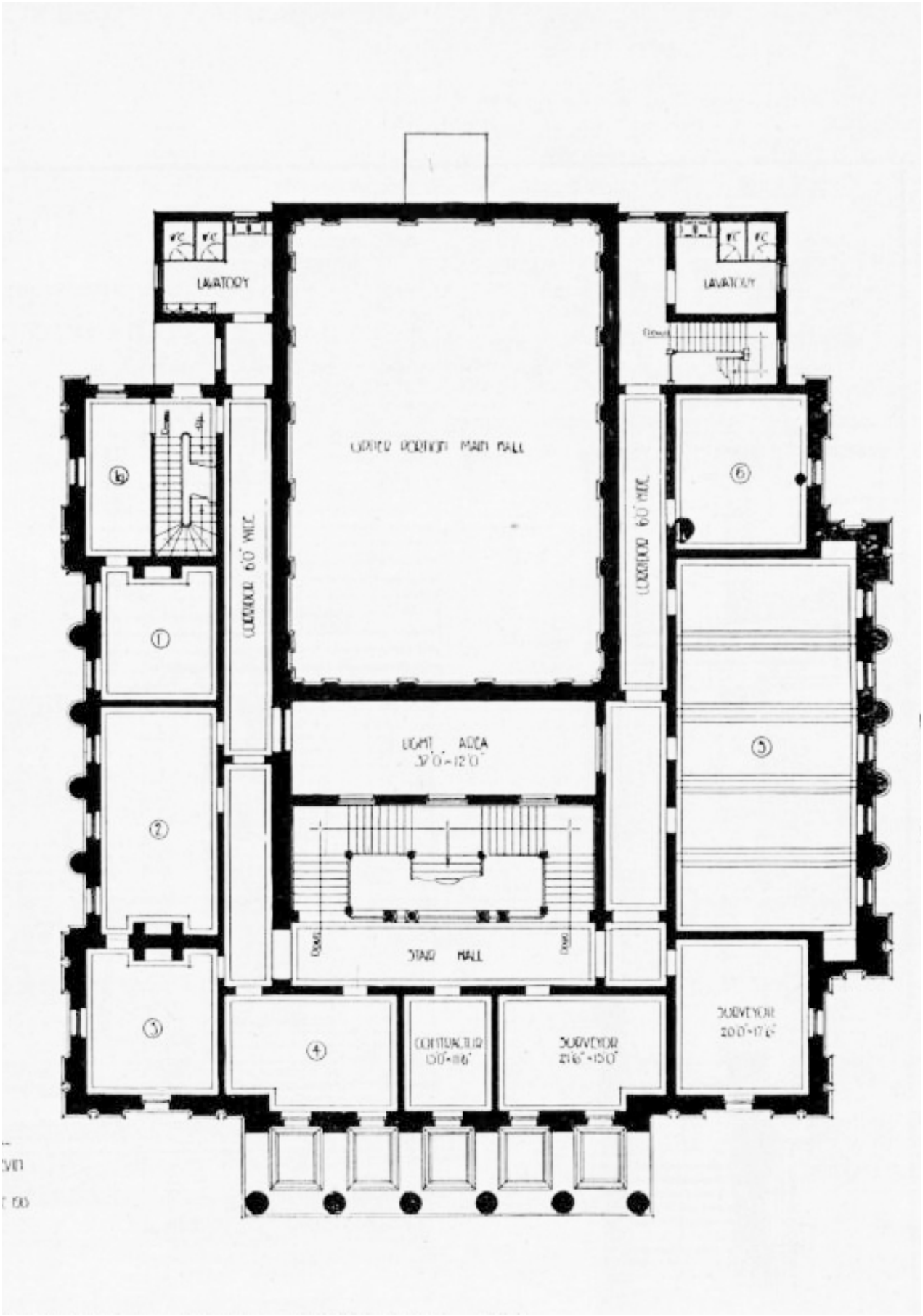


Figure 70.
Design (first floor) for completion of Geelong Town Hall, 1915. North is to the right of the image
(Building, Volume 17, No.98, 12 October 1915, p. 116 National Library of Australia)

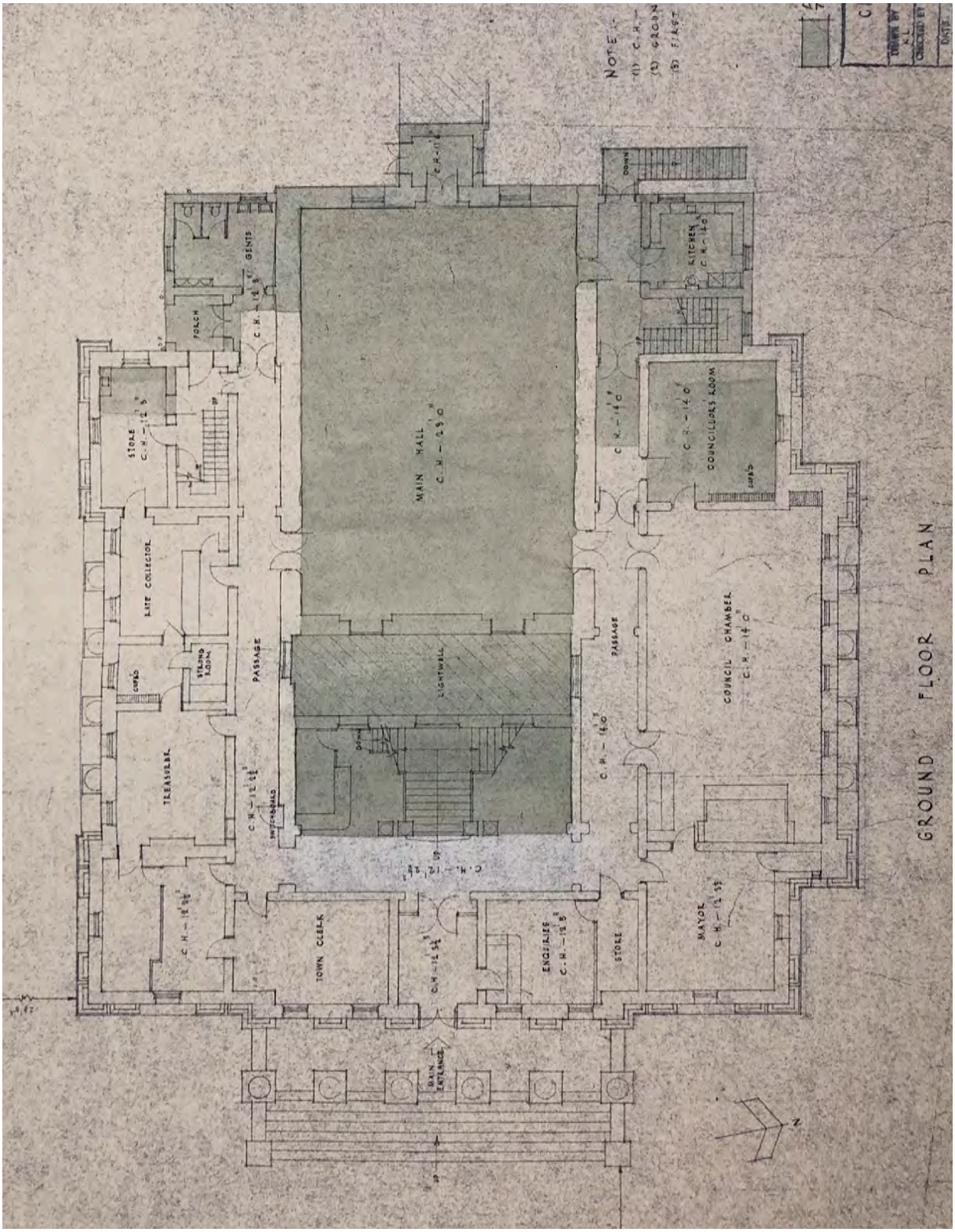


Figure 71.
Ground floor plan showing proposed extent of demolition, August 1965. North is to the right of the image
(GRS 2031/2522 Victorian Public Records Office VPRS 17268/P0005/000006, Geelong Heritage Centre Archives)

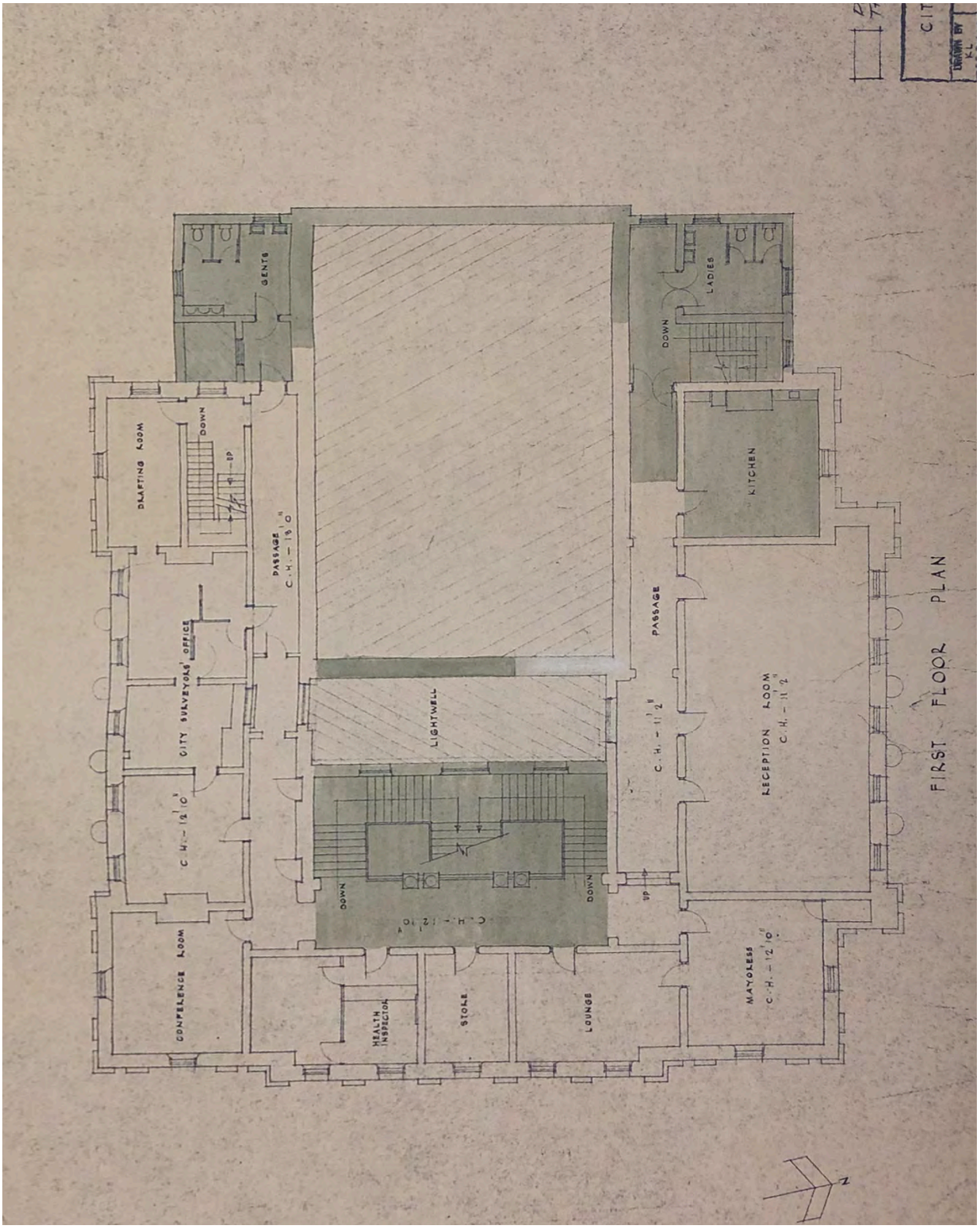


Figure 72.
First floor plan showing proposed extent of demolition, August 1965. North is to the right of the image
(GRS 2031/2522 Victorian Public Records Office VPRS 17268/P0005/000006, Geelong Heritage Centre Archives)

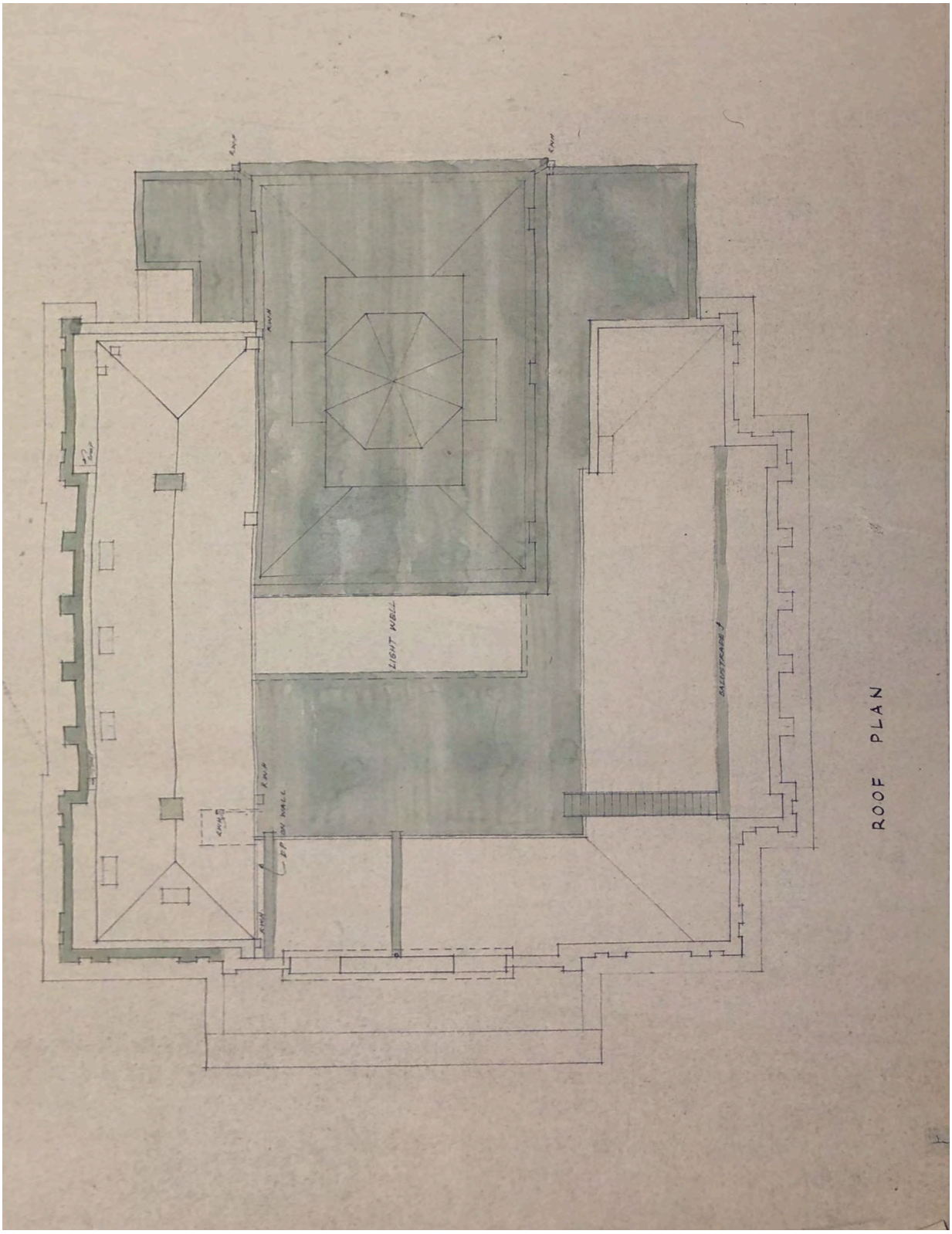


Figure 73.
Roof plan showing proposed extent of demolition, August 1965. North is to the right of the image
(GRS 2031/2522 Victorian Public Records Office VPRS 17268/P0005/000006, Geelong Heritage Centre Archives)

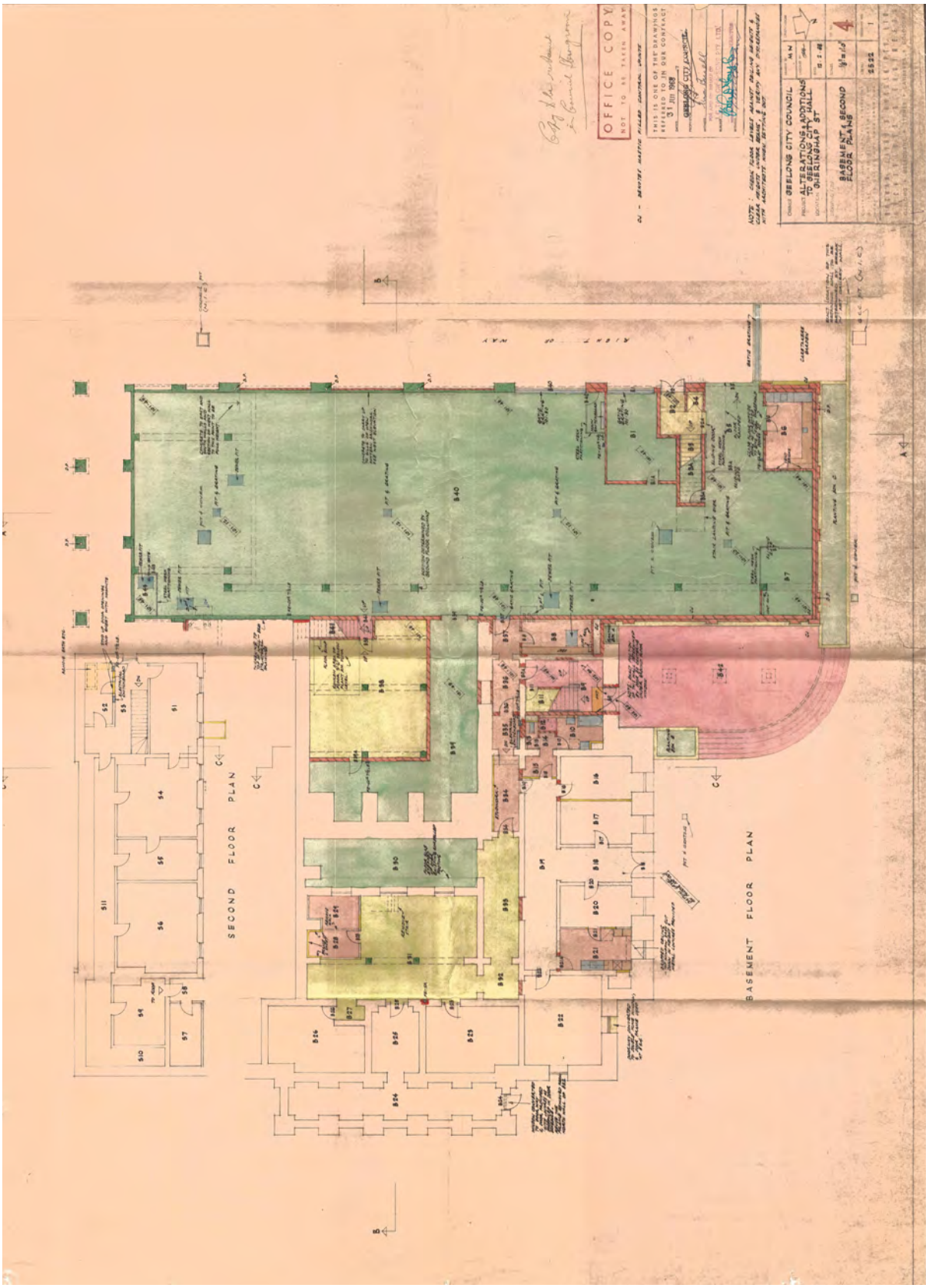


Figure 74.
Basement and second floor alterations and additions, 1968. North is to the right of the image
(GRS 2031/2522 Geelong City Council Plans, Geelong Heritage Centre)

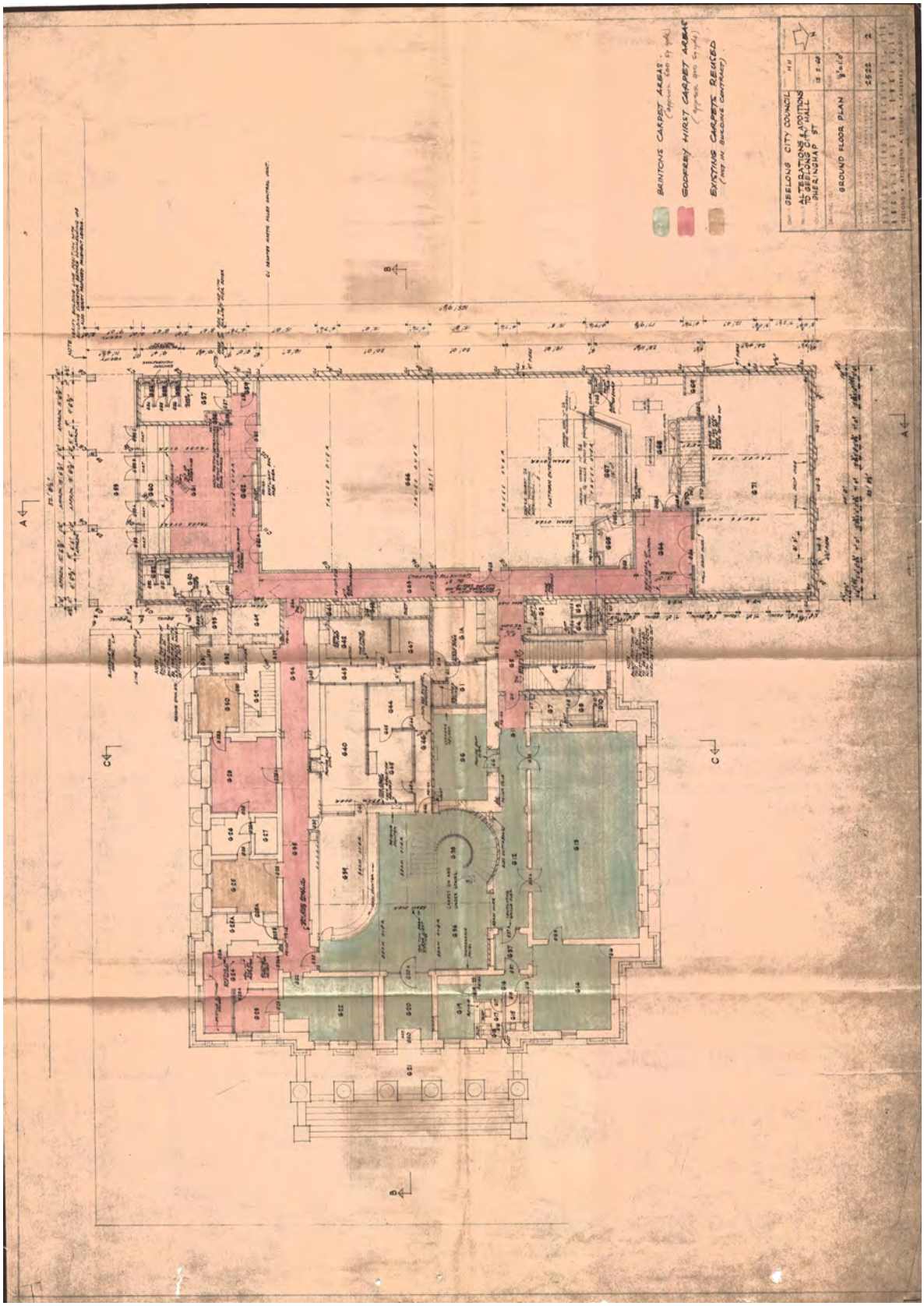


Figure 75.
Ground floor alterations and additions, 1968. North is to the right of the image
(GRS 2031/2522 Geelong City Council Plans, Geelong Heritage Centre)

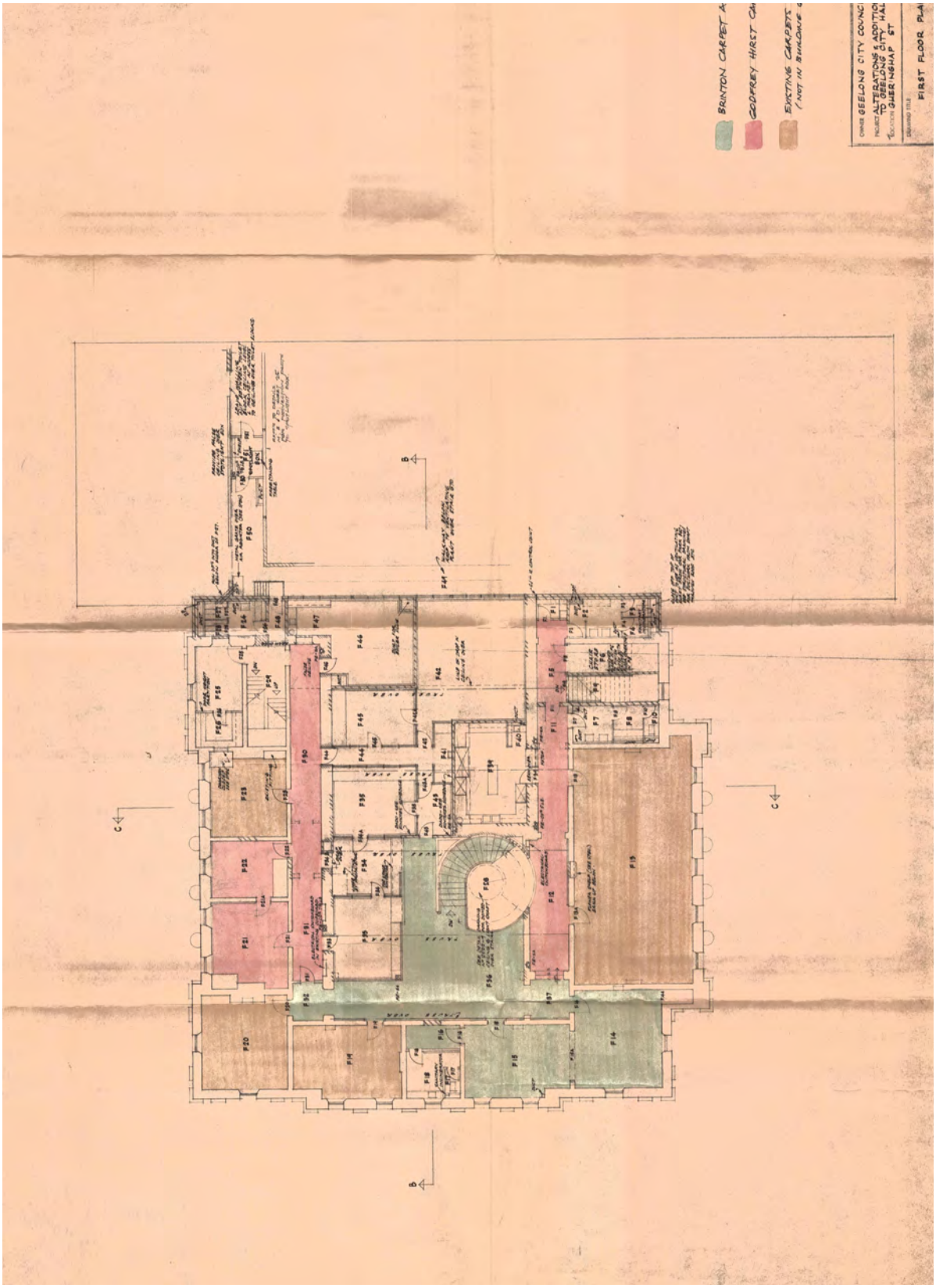


Figure 76.
First floor alterations and additions, 1968. North is to the right of the image
(GRS 2031/2522 Geelong City Council Plans, Geelong Heritage Centre)

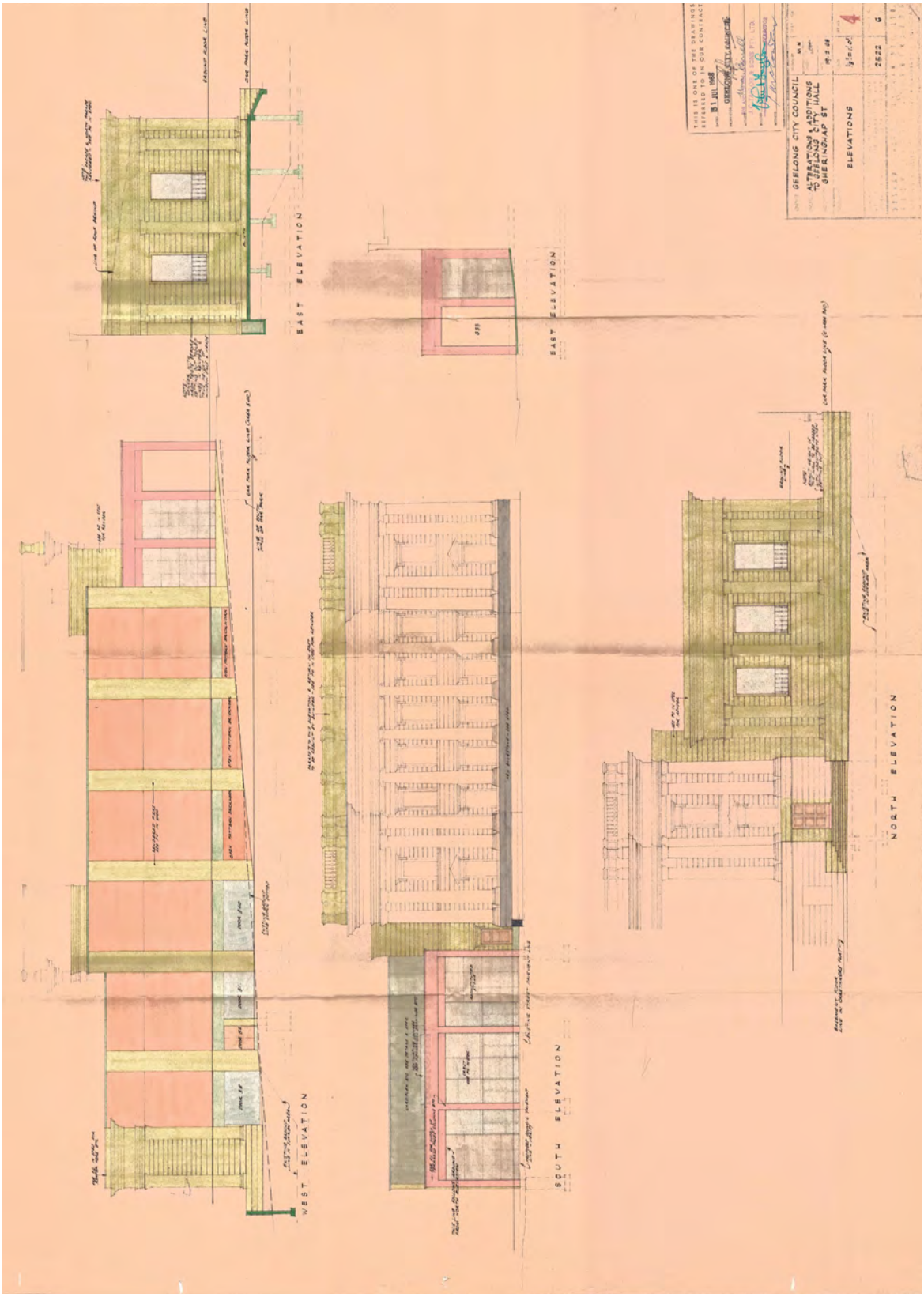


Figure 77.
Elevation drawings of the west wing addition, 1968.
(GRS 2031/2522 Geelong City Council Plans, Geelong Heritage Centre)

2.6 Heritage Status

2.6.1 Victorian Heritage Register

The Geelong Town Hall is included on the Victorian Heritage Register (VHR) as a place of historical and architectural significance to the State of Victoria (VHR H0184). The extent of registration of the Geelong Town Hall in the VHR includes all of the place shown hatched on Diagram 184 (Figure 78) encompassing all of Lot 1 on Title Plan 957616 and part of Crown Allotment 3, Section 55B, City of Geelong, Parish of Corio. The registration affects the whole place, including all the land, buildings (including the exteriors and interiors), wallpaper, roads, trees, landscape elements and other features (Figure 79). The registration also includes all fixtures attached to the building at the time of registration.

2.6.2 Heritage Overlay

The Geelong Town Hall is subject to the Schedule to the Heritage Overlay of the Greater Geelong Planning Scheme (HO122), which identifies that the place is included in the VHR. The land immediately north and west of the Town Hall is subject to HO1680. Johnstone Park is also included in the VHR (H1144) and is subject to HO102 (Figure 79).

2.6.3 National Trust of Australia (Victoria)

The National Trust of Australia (Victoria) classified the Geelong Town Hall in 1968 (see Appendix B). This designation does not provide any statutory protection. Refer Register of National Trust of Australia (Victoria) (File number B3011) for more information.

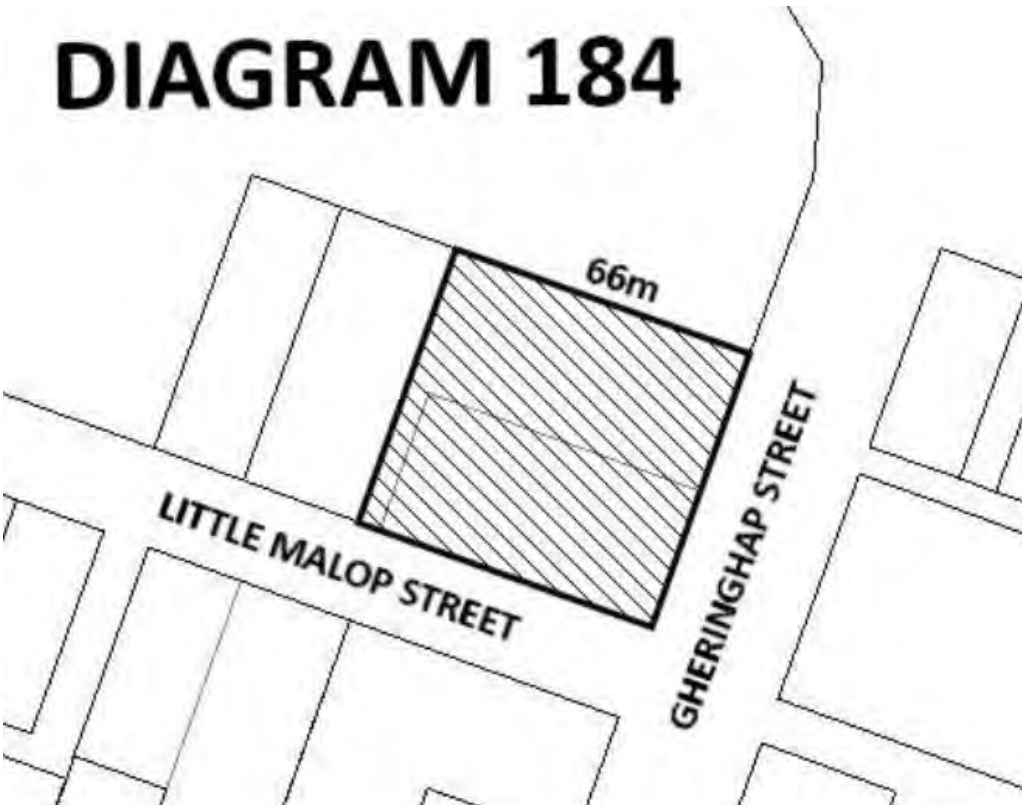


Figure 78.
Diagram 184 showing VHR Extent of Registration for Heritage Place H0184.

Figure 79.
Map showing extent of Geelong Town Hall HO122. Also part of HO1640 - Civic Centre Heritage Area and Johnstone Park (HO102) (Vicplan, accessed 28 January 2020)

3 SIGNIFICANCE

3.1 Assessment Against Criteria

The following criteria were adopted by the Heritage Council of Victoria on 7 August 2008 pursuant to Sections 8(c) and 8(2) of the *Heritage Act 1995* (now the *Heritage Act 2017*). They provide a framework for defining the cultural significance of heritage places so that their meanings and values can be properly understood.

Criterion A	Importance to the course, or pattern, of Victoria's cultural history.
Criterion B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
Criterion C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
Criterion D	Importance in demonstrating the principal characteristics of a class of cultural places or objects.
Criterion E	Importance in exhibiting particular aesthetic characteristics.
Criterion F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
Criterion G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
Criterion H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

The Geelong Town Hall has been assessed as being of historical and architectural significance to the State of Victoria. The Victorian Heritage Database entry for the place indicates that it satisfies the following criteria for inclusion in the VHR:

Criterion A Importance to the course, or pattern, of Victoria's cultural history

Geelong Town Hall is of historical significance as Victoria's earliest surviving municipal building and for its long-serving role as a centre of local government. The Geelong Town Council has occupied the site since 1855 and the southern section has been continually used for municipal purposes since this date. The building, as completed in 1917 in accordance with Joseph Reed's original design, clearly demonstrates the importance and growth of municipal governance in the State.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects

Geelong Town Hall is of architectural significance as an early and intact representative example of a municipal building in Victoria and one of prominent Melbourne architect, Joseph Reed's, earliest designs. The southern facade, constructed in 1855, and the balance of Reed's design vision, completed in 1917, demonstrates the adoption of the Renaissance Revival style in the design of an important public building and is a fine example of a classically designed town hall in Victoria.

3.2 Statement of Significance

The VHR Statement of Significance for the Geelong Town Hall (VHR H0184) reads as follows:

What is significant?
The Geelong Town Hall, including the original 1855 (southern) wing fronting Little Malop Street, consisting of a bluestone building with freestone facade set on a rusticated podium; 1917 (eastern and northern) wings, the northern containing a central colonnade which projects beyond the side pavilions to include the council chamber and a reception room; principal facade fronting Gheringhap Street dominated by a hexastyle Ionic portico; and landscaped setting; western wing with an entrance to Little Malop Street, constructed 1968-69. Remnants of nineteenth century wallpaper survive in the 1855 wing.

How is it significant?
Geelong Town Hall is of historical and architectural significance to the State of Victoria. It satisfies the following criteria for inclusion on the Victorian Heritage Register:

Criterion A
Importance to the course, or pattern, of Victoria's cultural history

Criterion D
Importance in demonstrating the principal characteristics of a class of cultural places and objects

Why is it significant?
The Geelong Town Hall is significant at the State level for the following reasons:

The Geelong Town Hall is of historical significance as Victoria's earliest surviving municipal building and for its long-serving role as a centre of local government. The Geelong Town Council has occupied the site since 1855 and the southern section has been continually used for municipal purposes since this date. The building as completed in 1917, in accordance with Joseph Reed's original design, reflects the growth of municipal governance in the State [Criterion A].

The Geelong Town Hall is of architectural significance as an early and intact representative example of a municipal building in Victoria and one of prominent Melbourne architect, Joseph Reed's, earliest designs. The southern facade, constructed in 1855, and the balance of Reed's vision, completed in 1917, demonstrates the adoption of the Renaissance Revival style in the design of an important public building and is a fine example of a classically designed town hall in Victoria [Criterion D].

3.3 Local Heritage Value

In addition to the State-level values, the Geelong Town Hall can be considered to meet Criterion G and H at a local level for the following reasons:

Criterion G **Strong or special association with a particular community of cultural group for social, cultural or spiritual reasons**

Geelong Town Hall is of social significance to the City of Greater Geelong for its role as the civic centre of Geelong over a long period of time. It has provided the regional community with a facility for functions and ceremonies for over a hundred years and, together with the Art Gallery and Peace Memorial, provides a setting for Geelong's major public open space, Johnstone Park.

Criterion H **Special association with the life or works of a person, or group of person, of importance in Geelong's history**

Geelong Town Hall has strong associations with Joseph Reed, who was a prominent and highly influential Melbourne architect from the mid-nineteenth century. Reed designed many important buildings in Melbourne, including the Public Library, Swanston Street (1853), the Melbourne Town Hall (1868) and the Exhibition Building, Carlton (1879-80). The Renaissance Revival style commonly adopted by Reed is clearly demonstrated at the Geelong Town Hall - the only known example of his work in the City of Greater Geelong.

3.4 Significant Areas and Elements

3.4.1 Introduction

To enable management of the heritage values of the Geelong Town Hall – including in the face of appropriate change – the following levels of significance have been established, based on the degree of intactness of individual elements, the integrity of spaces, and the resulting contribution they make to an understanding of the significance of the place as a whole.

This has been informed by the original 1855 (Joseph Reed) drawings of the Geelong Town Hall, held by the Geelong Heritage Collection, as well as 1917 (T D Slevin) drawings published in *Building*, and demolition, alterations and additions (Buchan, Laird & Buchan) plans, fixings and door schedules dated 1968 and held by the Geelong Heritage Collection and City of Greater Geelong.

These drawings provide useful information about the configuration and appearance of the building in 1855 and 1917 and document the changes that were made to the building in the 1960s. The significant refurbishment works that were undertaken in the 1990s have been informed by Phil Pavey, Co-ordinator Facilities Maintenance, City of Greater Geelong.

The room reference numbers used throughout this CMP accord with room numbers assigned to the existing conditions plans provided at Appendix A.

3.4.2 Level 1: Primary Significance

Areas and elements identified as being of primary significance are key to an understanding of the significance of the place and remain substantially intact from the original 1855 and later 1917 building in form and finish. These areas and elements should be conserved in their original form and the fabric retained. Any conservation or reconstruction work should be based on the principles of the *Burra Charter*.

Exterior of the Building

The exterior of the building to its south, east and north elevations reflects the original and early appearance of the Town Hall, as completed in 1917. These three elevations are regarded as being of Primary Significance.

Later non-contributory elements include the central skylight, the north elevation of the west wing addition, the rear additions to the principal Town Hall building that connect it to the west wing addition, landscaping to the east and north elevations, and universal access compliant ramps to the east and west elevations.

Interior of the Building

Extensive alterations have been made to the interior of the building over time, though the original form and layout of internal spaces within the 1855/1917 building generally remain intact and are regarded as being of Primary Significance.

Little fabric retains a high level of integrity. The exception to this is Rooms G.04, G.10, G.16 and G.17 on the ground floor; Rooms 1.10, 1.11 and 1.12 on the first floor (which retain original ceiling ornamentation); and the remnant wallpaper and extant fireplaces to Rooms 2.01, 2.03, 2.04 and 2.05 on the second floor, all of which are regarded as being of Primary Significance. The original 1855 staircase at the west end of the south wing is also considered to be of Primary Significance.

The original stair hall window, removed from its original location and presently located in the basement car park, is considered to be of Primary Significance.

3.4.3 Level 2: Contributory Significance

The only section of the building considered to have contributory significance is the facade and colonnade of the south (Little Malop Street) end of the 1968-69 west wing addition, and its internal entrance foyer. Despite internal modification of this space with the installation of partitions, original fabric has been largely retained, including the metal pan ceiling, marble-clad walls with memorial inscription and wall mural. The reinstatement of its original form and appearance is encouraged. Externally, the removal of the banded frieze connecting the west wing portico to the Art Gallery is also encouraged to reinstate the original volume of the west wing addition.

3.4.4 Level 3: Little or No Significance

These areas and elements have either been significantly altered, make no contribution to the significance of the building or are modern additions. They can be altered or adapted, although the exterior of the original building should not be adversely affected by such works.

Areas of little or no significance comprise the majority of the west wing (with the exception of the Little Malop Street entry), the linking elements between the original building and the west wing, and the paved area to the north of the Town Hall.

Specific non-contributory elements that are located within Areas of Primary Significance include:

- The foyer of the 1917 building and meeting rooms, offices and staff rooms to the west of this space (at both ground and first floor levels), which were extensively modified and refurbished in the 1960s and 1990s
- The lift between floors, inserted in the 1990s
- Modern partitioning that has been inserted into existing spaces (Rooms G.17, 1.02, 1.11, 1.24 and 2.03)

Specific non-contributory elements that are located within contributory areas include:

- Meeting room partitions that have been inserted into the Little Malop Street entry foyer of the west wing addition (1990s)

Figure 80.
Basement level
significance diagram

Figure 81.
Ground floor
significance diagram

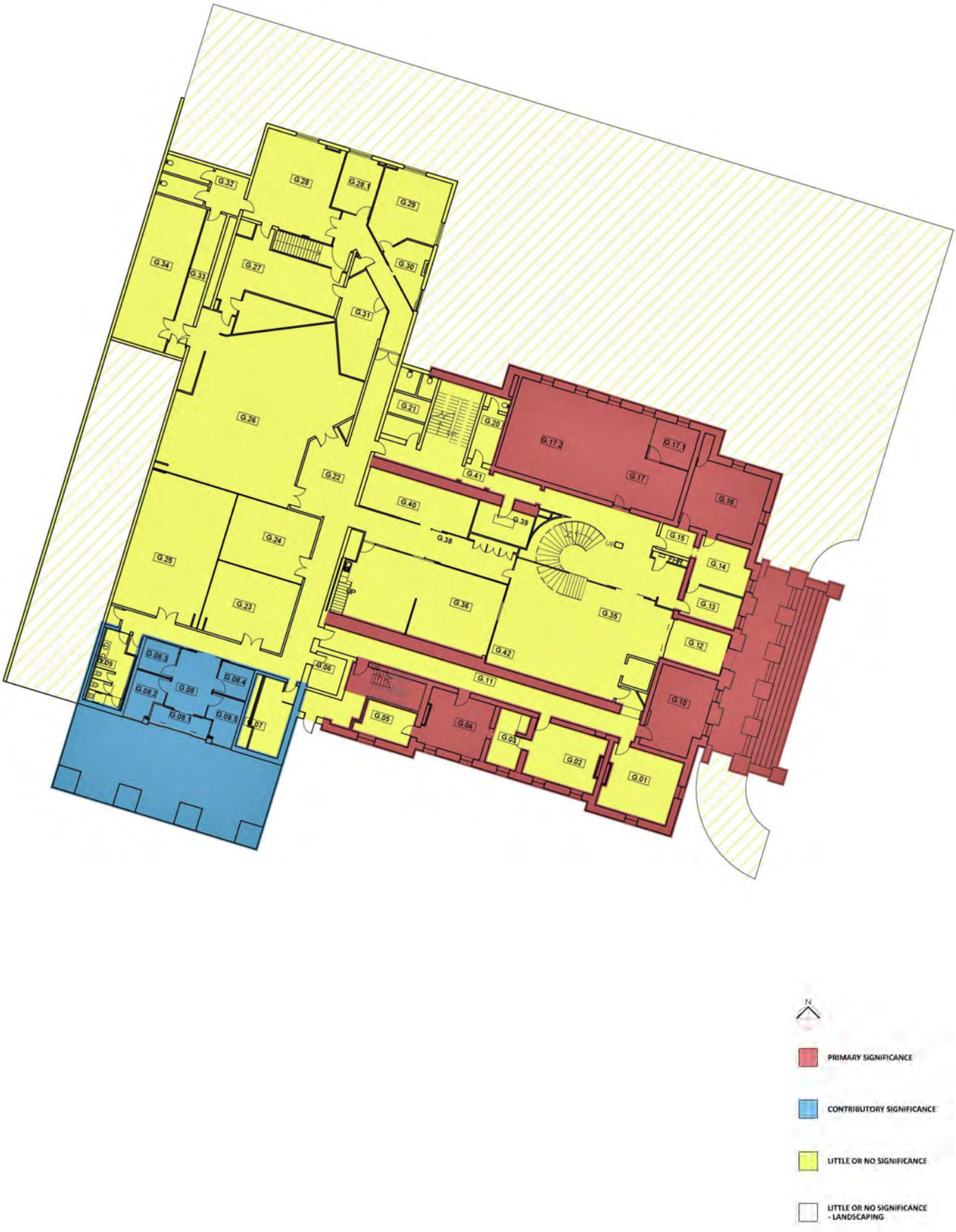


Figure 82.
First floor significance diagram

Figure 83.
Second floor
significance diagram

4 CONSIDERATIONS FOR THE DEVELOPMENT OF CONSERVATION POLICY

4.1 Introduction

A number of factors influence the development of conservation policies for a place. These include the extent and nature of significant areas and elements of the building, the physical condition of the building including necessary conservation works, user requirements, operational and management issues and the implications of statutory requirements. This chapter identifies the key issues that are relevant to – and could have a bearing on – the future management of the Geelong Town Hall.

4.2 Conservation of Cultural Significance

The Statement of Significance at Section 3 demonstrates that the Geelong Town Hall is significant for the following reasons:

The place has historical significance at a state level:

- For being Victoria's earliest surviving municipal building;
- For its long-serving role as a centre of local government; and
- For its reflection of the growth of municipal requirements in town centres outside of Melbourne.

The place has architectural significance at a state level:

- As an early, relatively intact and representative example of a municipal building in Victoria;
- As one of the earliest works of prominent Melbourne architect, Joseph Reed;
- For its demonstration of the highly suitable adoption of the Renaissance Revival style in the design of an important public building; and
- As a fine example of a classically designed town hall in Victoria.

The place also has local social significance and is signficant at a local level for its association with architect, Joseph Reed.

Implications of this assessment are that the general approach to conservation of the heritage values of the Geelong Town Hall should encourage:

- If possible, the continuation of the civic function of governing Greater Geelong and celebrating the cmmunity, including allowing ongoing change to accommodate this continuity;
- Public accessibility to key spaces and participation in events;
- The retention of the external appearance of the building principally as completed in 1855 and 1917, including the selection of an appropriate paint colour scheme to reflect the building as completed at the end of this period, and fixtures such as the foundation stone, bronze lions and memorial plaques.
- The retention of those internal areas and features that are of Primary Significance;
- The retention of the formal street address to Gheringhap Street; and
- The retention of the building, in combination with the Art Gallery and Peace Memorial, as a backdrop of classical architecture to Johnstone Park.

The levels of significance as identified and recorded in Section 3 of this CMP should inform and guide future development and use of the building, including its component parts and its surrounds.

4.3 Condition of the Fabric

The condition of existing fabric – particularly original fabric – and weatherproofing elements such as roofs and external openings, impacts on the ongoing conservation of a heritage place.

A site inspection of the Geelong Town Hall was undertaken by GJM Heritage on 5, 6 and 7 March 2019 to review the condition of the building fabric. This inspection involved visual assessment only and did not include physical investigation of the heritage fabric. The site was accessed from basement level (internally) except for five rooms in the carpark of the west wing (photographs of these spaces were provided by Council in June 2019), ground-level (internally and externally), first floor (internally) and second floor (internally). The roof was not inspected.

In general, the exterior and interior of the building are in very good condition. This is assisted by an annual condition review, production of a Building Element Condition Report, and regular maintenance by COGG.

Noted damage is minor and includes the following:

Exterior

- Cracking to the upper south façade
- Minor cracking and repair work to upper cornice
- Glass brick damage to west wing.

Interior

- Minor cracking to walls (B.13-16, 2.03-05), ceilings (1.10-12) and cornice (2.01-02)
- Water damage to suspended ceilings (G.24-25, 1.16-18) and plaster ceiling (2.01-02)
- Loose suspended ceiling panels (G.11 G.16-18)
- Minor damage to skirtings (G.41, 1.20).

4.4 Use and Managing Change

In order for heritage places to survive for future generations, it is important that they maintain a viable use. The Geelong Town Hall has continuously operated as a town hall since its construction in 1855, accommodating council chambers and municipal offices. During this time a number of external and internal changes have occurred to facilitate the continued use of the building for council purposes.

This CMP recognises that the building's use may change in the future, particularly in light of the proposed new civic development opposite Johnstone Park. However, an important heritage value of the place lies in its long and continuous use as a municipal building and retention of some municipal function, and public accessibility, is strongly encouraged.

Other future uses of the Town Hall which do not adversely impact on the significance of the place, and which preferably allow the interpretation of its former use, may be acceptable.

Key redevelopment opportunities for the Town Hall occur in the following areas:

- Interior alteration: changes to internal layouts, spaces and furnishings are possible due to the generally low significance of the interior; and
- Additions , which are the only reasonable means of increasing the floor area.

4.5 Movable Objects and Features

The large stained-glass window, originally located above the stairwell of the foyer as completed in 1917, remains intact and is currently stored in the basement of the Town Hall (Figure 84). It would be appropriate to conserve this object and place it on display in an acceptable setting, preferably within the Town Hall building, where it can best be appreciated by the public.

Two fixtures retained in the Little Malop Street entrance foyer of the 1960s west wing include a contemporaneous mural by Robert Ingpen and an inscribed marble panel detailing the opening of the west wing. Retention of these two elements is encouraged either in situ or within the Town Hall building.

Figure 84.
Stained-glass window showing detail of the coat of arms and decorative border.

4.6 Accessibility and Amenities

The building is universal-access compliant for its current public use. Modifications have been made to the building to provide external ramps at the Gheringhap Street and Malop Street entrances and an internal lift has been installed to provide access to all levels of the current building.

4.7 Statutory Requirements

4.7.1 *Heritage Act* 2017

The Geelong Town Hall is included in the VHR as Heritage Place H0184. The following works and activities can be undertaken without a permit:

Exterior - 1855 Building and 1917 Building

- Minor patching, repair and maintenance which replaces like with like.
- Removal of non-original items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc and making good.
- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Painting of previously painted surfaces provided that preparation or painting

does not remove the original paint or other decorative scheme.
- Removal of non-original glazing to windows, and replacement with clear or plain opaque glass.

Exterior - 1968/69 Building
- All repair and maintenance works to the 1968.69 building which replaces like with like (including replacement of doors, windows, roofing material and the like).
- Repair, removal or replacement of all services including security, water, sewerage, heating/cooling, rainwater goods and the like.

Interior - 1855 Building and 1917 Building
- Minor patching, repair and maintenance which replaces like with like.
- Painting of previously painted walls and ceilings provided that preparation or painting does not remove original paint or other decorative scheme.
- Installation, removal or replacement of non-original carpets and/or flexible floor coverings.
- Installation, removal or replacement of non-original curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art.
- Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings (including plasterboard, laminate and Masonite), non-original glazed screens, non-original flush panel or part-glazed laminated doors, aluminium-framed windows, bathroom partitions and tiling, sanitary fixtures and fittings, kitchen wall tiling and equipment, lights, built-in cupboards, cubicle partitions, computer and office fitout and the like.
- Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures or associated piping, mirrors, wall and floor coverings.
- Removal of non-original tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed, and is done in a manner not detrimental to the cultural heritage significance of the place.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conuits should remain in -situ.
- Installation, removal or replacement of public address systems, detectors, alarms, emergency lights, exit signs, luminaries and the like on non-decorative plaster surfaces.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation of plant within the roof space.
- Installation of honour boards and the like.
- Removal or installation of notice boards.
- Installation of new desks, built-in cupboards and the like in existing office spaces providing no alteration to the structure is required.
- Replacement, repair and upgrades of existing compactuses.
- Removal of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Interior - 1968/69
- All internal alterations that do not impact on the structure of the building or the mural in the entrance foyer.

External service corridor at the western end of the 1968-69 Wing
- Maintenance, replacement and installation of electrical, water, IT, fire, rubbish disposal, air-conditioning, heating, security and other necessary building services.

Landscape

- Repairs and maintenance to existing landscaping surrounding the heritage place.
- The processes of gardening and maintenance of existing shrubs, trees and plants.

Public Safety and Security

- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place provided that temporary structures are removed within 30 days of erection.
- Emergency building stabilisation (including propping) necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk. Note: urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation

- The erection of non-illuminated signage for the purpose of ensuring public safety which will not adversely affect significant fabric or obstruct key views to the place. Note: signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place, and signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place. The development of signage must be consistent in the use of format, text, logos, themes and other display materials.

Permit exemptions can also be sought from the Executive Director, Heritage Victoria, for specific work that is assessed as having no negative impact on the significance of the affected fabric.

All other works require a permit from the Executive Director, Heritage Victoria.

4.7.2 Greater Geelong Planning Scheme

The site is located in an Activity Centre Zone (ACZ), Schedule 1 of the Greater Geelong Planning Scheme. A planning permit triggered by the Heritage Overlay is not required for the Town Hall; however, a permit for use and development triggered by the ACZ or other matters must be obtained from Council.

4.7.3 Building Regulations

All works over $5,000 in value are subject to the provisions of the National Construction Code (NCC) formerly the Building Control Australia (BCA). A building permit will be required from Council's Building Surveyor or an accredited private Building Surveyor for such works.

4.7.4 *Disability Discrimination Act* 1992

The building is required to conform with the requirements of the *Disability Discrimination Act 1992*, particularly with regard to universal access and the provision of amenities for disabled persons.

4.8 Management and Operations

The Geelong Town Hall is currently owned and managed by COGG. To ensure appropriate future use and development, the current owner – and all future owners and tenants – should be made aware of this CMP and its contents, and the statutory requirements under the *Heritage Act 2017*.

5 CONSERVATION POLICY

5.1 Introduction

The conservation policies that follow identify the objectives and actions required to retain the heritage values of the Geelong Town Hall into the future. They provide guidance for current and future owners and tenants of the Town Hall in relation to the use and development of the place within the framework of its established cultural heritage significance. The development of the following policies is based on the assessment of cultural heritage significance outlined in Section 3 of this CMP and informed by the issues, constraints and opportunities identified in Section 4.

The overall objectives of the conservation policies are to:

- maintain the cultural heritage significance of the building and its setting;
- maintain and conserve the original and early building fabric;
- enhance the presentation of the building and its physical condition;
- appropriately conserve significant spaces and other elements to enhance the appearance and understanding of the building;
- identify potential compatible uses for the building and manage future development to accommodate these uses;
- manage the conservation of the building;
- comply with statutory heritage controls; and
- work within the best practice heritage framework established by the *Burra Charter*.

5.2 General Conservation Policies

5.2.1 Approach

Policy 1 Best Practice Heritage Management
The conservation and management of the Geelong Town Hall should be undertaken in accordance with the Burra Charter, which reflects best practice heritage management in Australia.

Objective
To provide an appropriate framework for the conservation, development and future use of the Geelong Town Hall.

Policy Basis
An understanding of best practice heritage management is required to appropriately manage the heritage place into the future.

5.2.2 Cultural Heritage Significance

Policy 2 Cultural Heritage Significance
The cultural heritage significance of the Geelong Town Hall should be used as the basis for deciding how to manage the place and for all future conservation planning.

Policy 3 Levels of Significance
Decisions about the future use and development of the building and its component parts should be based on the relative Levels of Significance defined and applied in Section 3.3 of this CMP.

Objective
To provide an appropriate framework for the conservation, development and future use of the Geelong Town Hall and to ensure the cultural heritage significance of the place is maintained.

Policy Basis
An understanding of the cultural heritage significance of the place is required to

appropriately manage the heritage place into the future. The assessment of cultural heritage significance and the Statement of Significance presented in this CMP clearly define the cultural heritage significance of the place and should be used to guide decision-making.

5.2.3 Conservation and Maintenance

Policy 4 Conserve the Heritage Place
Works to conserve the heritage place should be prioritised and a schedule of conservation works developed. Areas and elements identified as being of Primary Significance should be accorded the highest conservation priority. Preservation, restoration and reconstruction works (in that order) are the preferred conservation actions. Removal of later, non-contributory elements from areas of primary and contributory significance, such as dropped ceilings and partition walls, is encouraged.

Policy 5 Maintain the Heritage Place
Ongoing maintenance of the heritage place should focus on conserving heritage spaces and elements identified as being of Primary and Contributory Significance to the heritage place and ensuring the place is watertight and weatherproof. The existing annual Building Elements Condition Report should continue to be undertaken in conjunction with regular and timely maintenance.

Policy 6 Retain Records
Records of all conservation, maintenance and new works should be maintained by the owner and be made available to future owners and tenants.

Objective
To ensure the Geelong Town Hall is appropriately conserved and maintained.

Policy Basis
It is recognised that the Geelong Town Hall has a range of heritage values embodied in the appearance, fabric and spaces of the building and that these values should be conserved.

Regular maintenance and repair are vital for the retention of heritage fabric and the significance embodied in it. Regular inspection and maintenance of the building should therefore be part of the management of the place to ensure damage and deterioration to existing significant fabric is avoided or minimised to the greatest extent possible. Regular inspection and maintenance of the building, such as the existing Annual Building Elements Condition Report, should therefore be part of the ongoing management of the place. Any works or changes to the place should be recorded and retained in a permanent archive that can be made available as required.

5.2.4 Heritage Expertise

Policy 7 Specialist advice and expertise
Any repairs or conservation of heritage fabric should be undertaken by people with relevant experience and expertise. Expert heritage advice is to be obtained when staff or contractors do not have the necessary skills or experience. Paint analysis should be undertaken by people with relevant experience in the field to ascertain an appropriate colour scheme for the place.

Objective
To ensure the Geelong Town Hall is appropriately conserved and its cultural heritage significance is maintained, including an appropriate colour scheme which reflects the completion of the building in 1917.

Policy Basis
The repair of significant fabric demands specialist skills and experience. Inappropriate

work to fabric may not only result in damage, but can also cause more substantial problems in the long term. There will be times when heritage conservation issues arise that are outside the experience of those doing works to the building. In these cases, expert heritage advice should be obtained.

5.2.5 Setting and Visual Presentation

Policy 8 Setting
An appropriate visual setting for the Geelong Town Hall should be maintained. Any new works should not adversely affect the setting or the prominence of the 1855/1917 building, particularly from Johnstone Park, Gheringhap Street and Little Malop Street. The design of any new structures to the rear (west) of the 1855/1917 building should reflect the character of the original building, including its form, scale, colour, texture and materials. New works to the rear of the 1855/1917 building should be clearly distinguishable from original fabric and respect the free-standing nature of the Geelong Town Hall.

Policy 9 Visual Presentation
New plant and services should be recessive and non-obtrusive. Ideally these elements should be hidden from public realm views and, where this is not possible, should be minimised and sensitively screened.

Policy 10 Landscaping
Landscaping should provide an appropriate setting and ensure that the building remains highly visible within its context. Open space to Gheringhap Street should be maintained and re-instatement of soft landscaping in the location of the paved plaza to the north of the Town Hall, as evident in early photographs, is acceptable.

Objective
To maintain an appropriate setting and physical context for the Geelong Town Hall.

Policy Basis
The Geelong Town Hall is a prominent building at the corner of Gheringhap and Little Malop streets, which overlooks Johnstone Park to the north. It was designed to be visible to the two key street frontages and broad views of the building within its setting are part of its architectural expression. Views of the Town Hall from the north, east and south are important and have been regularly recorded in photographs in the nineteenth and twentieth centuries. This setting should be maintained.

Photographs also show that the Town Hall was designed as a free-standing building and remained as such until construction of the west wing in 1968-69, which linked the building with the adjacent Art Gallery. With the exception of the Little Malop Street end, the west wing is considered to have little heritage significance. If demolition occurs in the future, any new work to the rear of the 1855/1917 building should respect the free-standing nature of the building and any connection should be clearly distinguishable from the 1855/1917 building. If the west wing is retained, removal of the existing section between the west wing and the Art Gallery is encouraged.

The paved plaza to the north of the Town Hall is identified as an element of little or no significance and earlier photographs demonstrate that this area was landscaped with manicured lawns and low-lying plantings prior to the introduction of the hard paving in 1968-69. It would be acceptable to retain or modify this paved area, or to reinstate a landscaped setting in this location.

The open space to Gheringhap Street should also be maintained, although the arrangement of hard and soft landscaping, and the materials and finishes may be changed.

5.2.6 Moveable Objects and Fixtures

Policy 11 Moveable objects and fixtures

The stained-glass window, currently stored in the basement of the Geelong Town Hall, should be conserved and reinstated in an appropriate setting within the Town Hall building where it can be best appreciated by the public.

The 1960s mural by Robert Ingpen in the original foyer of the 1968-69 western wing should be retained either in situ or within the Town Hall building and conserved in an appropriate manner. If retained in situ, the recently installed partitioning in the former foyer should be removed to provide a clear view of the mural from the public realm.

The memorial marble panel in the original foyer of the 1968-69 entrance foyer should be retained either in situ or within the Town Hall building and conserved in an appropriate manner. If retained in situ, the recent partitioning in the former foyer should be removed to provide a clear view of the panel from the public realm.

The bronze lion statues located at the entrance to Town Hall on Gheringhap Street should be retained in situ and conserved in an appropriate manner.

The brass plaques attached to the base of the entrance columns facing Gheringhap Street should be retained either in situ or within the Town Hall building and conserved in an appropriate manner.

The foundation stone and time capsule should be retained in situ and conserved in an appropriate manner.

Any repairs to these objects and fixtures should be undertaken or overseen by people with relevant experience and expertise.

Objectives

To ensure that objects and fixtures that are associated with the history of the Geelong Town Hall are retained within their historic context.

Policy Basis

Objects and fixtures which are associated with the history of the building form part of its cultural significance.

Any restoration work to the above items should only be undertaken by experienced conservation experts and only after an assessment of the condition of the item has been made.

5.2.7 Use

Policy 12 Primary Use

The primary use of the Geelong Town Hall should be compatible with its significance as identified in the Statement of Significance. It is preferable that a civic function, asociated with governance and the celebration of the Greater Geelong community and its culture, is retained within the building, particularly in the highly intact 1917 ground floor rooms, and that parts of the building remain publicly accessible.

Policy 13 Compatible uses

The building – or parts of the building – may be put to a use (or uses) that are consistent with the following considerations:

- *Require the least disruption to the significant fabric of the place and its setting;*
- *Do not require significant alteration of internal spaces identified as being of primary significance;*
- *Potentially support or are complementary to uses in the vicinity of the building (including the Art Gallery, Library and Heritage Centre, Johnstone Park);*
- *Ensure the continued viability of the building; and*
- *Continue significant associations of the place.*

Objectives
To ensure that future uses are compatible with the cultural heritage significance of the Geelong Town Hall and will maintain and enhance the heritage values of the place.

Policy Basis
The place has operated continuously as a town hall, council chambers and municipal offices for the City of Geelong since its construction in 1855. This long-term association is a key component of its historical value and it is preferable that a municipal use and association is retained in some capacity. Public accessibility to parts of the building is strongly encouraged.

Other future uses of the Town Hall which do not adversely impact on the significance of the place, and preferably allow the interpretation of its former use, may be acceptable.

5.2.8 Development, Demolition and Alteration

Policy 13 Development, Demolition and Alteration generally
Any changes to the Geelong Town Hall to allow for the ongoing use of the place should be necessary, distinguishable and when possible, reversible.

Policy 14 Works to Areas and Elements of Primary Significance
Works to areas and elements identified as being of Primary Significance in Section 3.3 of this CMP should be limited to those that are either part of a conservation program (reinstatement/reconstruction), required for code compliance, or enable the ongoing use and conservation of the place. Expert heritage advice should be sought to guide the design of new works.

Policy 15 Works to Areas and Elements of Contributory Significance
Where possible, works to the Little Malop Street entry of the west wing, identified as being of Contributory Significance in Section 3.3 of this CMP, should include the removal of later internal partitioning. If possible, the external continuation of the original banded frieze to the west, connecting the Art Gallery over the vehicle accessway, should be removed to reinstate the cuboid form of the west wing as it presents to the street.

Policy 16 Works to Areas and Elements of Little or No Significance
Where possible, work should be concentrated in areas identified as being of Little or No Significance in Section 3.3 of this CMP.

Elements of Little or No Significance can be removed or internally altered without impacting the heritage significance of the place. This includes demolition of non-significant interiors and the 1968/69 addition (except the southern portion as indicated in Figure 81).

Policy 17 Roof
The installation of roof-mounted plant and equipment should be concealed from key public realm views of the Town Hall. If the visibility of roof-mounted plant and equipment is unavoidable it should be screened.

Policy 18 Building Services
Installation and upgrade of services should minimise impact to signficant fabric. The number and extent of penetrations in areas and elements identified as being of Primary or Contributory Significance should be minimised or concealed where possible.

Objective
To provide for the appropriate adaption of the Geelong Town Hall to enable ongoing use and conservation of the place.

Policy Basis
To allow for the ongoing use and conservation of the Geelong Town Hall, some changes to the place are likely to be required. These changes should be designed to minimise the impact on the cultural heritage significance of the place. The following principles should be followed when considering or undertaking new works:

- Necessity – only changes that enable the ongoing historic or compatible use of the place should be made.
- Visibility – the change should be readily discernible as new work and not disguised as original fabric or form.
- Reversibility – consideration should be given to how new works could be reversed in the future with minimal damage to the original form and fabric.

Reference is made to the levels of significance identified in Section 3. The majority of the exterior of the building is of Primary Significance, with the exception of the 1968-69 west wing addition, which is predominantly of no heritage significance.

Internal areas identified as being of Primary Significance relate to the original 1855 and 1917 periods of construction and reflect the original and early physical appearance of the building. All areas and elements determined to be of Primary Significance are substantially intact to this period and embody the heritage values of the place.

The 1968-69 Little Malop Street west wing entry (external and internal) is the only element considered to be of Contributory Significance to the place. This includes the external form and the internal foyer space, including a mural above the north wall and a memorial marble wall panel on the east wall.

The Town Hall roof has been reclad and accomodates heating, ventilation and air conditioning plant and equipment. The roof does not play a major role in the presentation or signficance of the building and there is scope for changes to roof-mounted plant and equipment, provided these changes are designed to minimise the impact on the cultural heritage significance of the place and are concealed from key public realm views to the building.

Services upgrades and installations are required to support the ongoing use of the building. Where these are required, fixtures should consider internal features and fabric of Primary Significance and should be installed in locations that do not impact or detract from historic fabric.

5.2.9 Interpretation

Policy 19 Interpretation
Appropriate means of interpreting the heritage significance of the building for users and visitors should be developed.

Interpretation should be publicly accessible and designed to complement the building. Physical installations should avoid damage/fixing into significant fabric. It should not obscure or detract from the building itself. A person with heritage interpretation expertise should be engaged to assist.

Objectives
To clearly convey the heritage significance of the Geelong Town Hall to a broad audience in an interesting and engaging manner.

Policy Basis
Interpretation of the place enables the heritage values of the Geelong Town Hall to be conveyed to, and appreciated by, a broad audience and there is an opportunity to enhance understanding of the place through the implementation of interpretation

on site. Interpretation should be developed as part of any adaptive reuse proposals for the building. The implementation of non-physical interpretation ie. phone apps, website etc., is encouraged.

5.2.10 Signage

Policy 20 Signage
External and internal signage, particularly building mounted signage, should be kept to a minimum, should respect the heritage place in terms of size, colour and material, and be located sensitively to ensure the heritage significance of the place is not obscured or compromised. It is preferable that signage be freestanding/not fixed to heritage fabric. Prior to approval of new uses for the building, a signage strategy and management plan should be developed which considers the design, location and cumulative impact of new signage.

Less invasive signage, such as flags, banners, and/or adhesive window films is encouraged.

Objectives
To ensure that any future external and internal signage considers the heritage significance of the place.

Policy Basis
External signage should not detract from the heritage place. Where required, it should be kept to a minimum, be installed in such a way that it does not damage heritage fabric, be located so that it doesn't unreasonably obscure or conceal heritage fabric, and be designed in a way that is sensitive to the heritage place.

Signage installations should be reversible where applicable and, where practical, mountings or fixings shoud be re-usable and/or replacement or new signage should be designed to re-use existing fixings.

5.2.11 Statutory Approvals

Policy 21 Approvals
Heritage Victoria and/or the City of Greater Geelong's Heritage Advisor should be consulted prior to commencing any works and relevant approvals obtained.

The City of Greater Geelong should be consulted prior to commencing a new use and relevant approvals obtained, where required.

Objectives
To ensure that appropriate approvals are provided prior to new works and new uses commencing.

Policy Basis
All internal and external works to the place, including repair and conservation works, require approval from the Executive Director, Heritage Victoria, unless the works are covered by a permit exemption. Heritage Victoria should be consulted prior to commencing works to determine whether/what type of approval is required.

Uses, as well as specific works such as the erection of signage/advertising, require approval from the City of Greater Geelong. The City of Greater Geelong should be consulted prior to commencing works or establishing a new use to determine whether approval is required.

5.2.12 Management

Policy 22 Management
All current and future owners and occupants, as well as those connected with the use, development and ongoing maintenance of the heritage place should be provided with a copy of this CMP.

The ongoing management of the place should be undertaken in a manner that is consistent with this CMP and which allows the conservation policies to be implemented.

Objectives
To ensure that the cultural heritage significance of the Geelong Town Hall and responsibility for its conservation are clearly understood by all those connected with the use, development and maintenance of the place.

Policy Basis
It is important that this CMP is widely distributed and understood by all those connected with the use, development and ongoing maintenance of the place. This includes the current owner and all future owners and occupants of the building.

5.2.13 Adoption and Review

Policy 23 Adoption of the CMP
Current and future owners of the Geelong Town Hall should adopt this CMP as a key tool in managing the heritage place.

Policy 24 Distribution of the CMP
The current owners should provide a copy of the adopted CMP to all future owners, tenants, contractors and individuals involved in managing and maintaining the place and all those organisations responsible for making decisions in respect of the place (including Heritage Victoria and the City of Greater Geelong).

Policy 25 Review of the CMP
This CMP should be reviewed on a regular basis, preferably at least once every ten years. The CMP should also be reviewed in the following circumstances:

- *a substantial change in the use of the place*
- *a change in ownership*
- *a change in the statutory framework for managing the place*
- *a substantial change to the fabric of the place, including through damage or new development.*

If new material is found it should be incorporated into the CMP and if necessary revisions made to the conservation policies.

Objectives
To ensure that the CMP is adopted as a key management tool for the place and that provision is made for its regular review to allow for new information and changed circumstances.

Policy Basis

The CMP sets out a clear strategy for managing the place in a manner that maintains its cultural heritage significance. It is a key document that should be used when considering future works to the place.

A change in circumstances surrounding the place (including a new owner, new use, new statutory framework or change to the building) should trigger a review of the CMP. New material, including photographs and drawings, may be located in the future and may impact on the heritage significance of the place and therefore the current conservation policies. Adoption, implementation and periodic review of the CMP will ensure that the cultural heritage significance of the place is maintained into the future.

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Aerial view of Geelong in 1938 (State Library of Victoria)

Lithograph of Geelong Town Hall as originally conceived by Joseph Reed, 1855 (National Gallery of Australia)

Geelong Town Hall, c.1860s (GRS 2009/1376 Geelong Heritage Centre Collection)

Geelong Town Hall, c.1900 (GRS 2009/560 Geelong Heritage Centre Collection)

Geelong Town Hall and Art Gallery soon after the completion of the Gallery, 1918 (Geelong Heritage Centre Collection)

Aerial showing Town Hall, Art Gallery and Peace Memorial, 1930 (State Library of Victoria)

Aerial photograph showing the Town Hall, Art Gallery (with later additions), and Peace Memorial, 1960 (State Library of Victoria)

Render showing what the new western wing would look like when completed, c. 1965 (Geelong Heritage Centre Collection)

The new west wing of the Town Hall, as viewed from Little Malop Street, 1969 (Geelong Heritage Centre)

New foyer entrance, 1968-9 (Geelong Heritage Centre)

Entrance to the new west wing with Robert Ingpen's City Hall mural (Geelong Heritage Centre)

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APPENDIX A - EXISTING CONDITIONS PLANS

CONFIDENTIAL

APPENDIX B - NATIONAL TRUST CITATION

Victorian Heritage Database Report

Report generated 09/04/19

Town Hall

B3011 Geelong Town Hall

Location

30 Gheringhap Street, GEELONG, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

State

Victorian Heritage Register (VHR) Number

H0184

Heritage Listing

National Trust

Statement of Significance

Last updated on - July 19, 2005

One of the oldest surviving public buildings by Joseph Reed and very rare in Victoria as an essay in the Greek Revival, albeit not a thoroughgoing one.
The south facade to Little Malop Street was completed in 1855 and it consists of five giant order Greek Ionic columns set in antis between two flanking pavilions, each with pairs of plain-faced giant order pilasters with Corinthian capitals of the form used in the only fifth century Greek example, the Temple of Apollo Epikourios at

Bassai.
Above is a shallow stepped lintel and a frieze which is mainly plain but with sections of Greek fret in the pavilions, then above this again a dentillated cornice and a balustraded parapet which is the major solecism of this facade. The east and south fronts were completed in 1913-1917, the former with a hexastyl ionic portico and in conformity with Reed's design, but the latter diverging from the original facade by projecting the colonnade beyond the pavilions, and with inferior detailing carried out in cement rather than freestone.
Classified: 08/02/1968

Hermes Number 68244

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online*http://planningschemes.dpcd.vic.gov.au/

6. GAMBLING APPLICATION FOR THE WAURN PONDS HOTEL

Source:	**Community Life – Healthy Communities Department**
Director:	**Robyn Stevens**
Portfolio:	**Community Health, Wellbeing and Safety**

Purpose

1. To recommend that Council not oppose the application by the Waurn Ponds Hotel Management Pty. Ltd. (the Applicant) to the Victorian Commission for Gambling and Liquor Regulation (VCGLR) to increase their electronic gaming machines (EGMs) based on the assessment of the application against Council's Electronic Gaming Machine (EGM) policy.

Background

2. In 2018/19, residents in Geelong lost $6.6 million at the Waurn Ponds Hotel. Across the City of Greater Geelong, poker machines took over $119 million from residents in 2018/19 (the fourth highest in the state).

3. All gaming venue operators who want to increase their allocation of EGMs must apply for approval from the VCGLR. In responding to applications, the options available to Council are to make no comment or to submit a response within 60 calendar days of notification from the VCGLR, either supporting or objecting to the application. The deadline to lodge a response to this application is 19 September 2020. Additionally, the City can be represented at the VCGLR tribunal that will hear the application.

4. Under the state government's regional EGM caps system, the City is located within capped region number 8. The cap recognises the high number of EGMs per person in the municipality. A maximum of 1,421 gaming machines are permitted to operate within the combined areas of Greater Geelong and the Borough of Queenscliffe. There are currently 1,357 EGMs in Geelong and Queenscliffe.

5. A 2009 application by the Waurn Ponds Hotel to relocate 21 EGMs from the Norlane Hotel to Waurn Ponds was not contested by Council due to the shift of machines from a severely disadvantaged area.

Key Matters

6. The Waurn Ponds Hotel Management Pty. Ltd. At 1154 Princes Highway, Waurn Ponds has applied for a licence for 11 additional poker machines to add to their existing 70. The Waurn Ponds Hotel is operated by a family business that also operate the Norlane Hotel (84 poker machines) and the Racecourse Hotel in Werribee (52 poker machines).

7. The assessment report (**Attachment 2**) is undertaken against Council's Electronic Gaming Policy 2017. The result of this assessment is that while maintaining concern about any increase of EGMs, this application complies with the criteria outlined in the policy and as such, is not opposed.

Cr Manfield moved, Cr Murnane seconded -

8. That Council:

8.1 Oppose the Waurn Ponds Hotel Management Pty. Ltd. application to increase the number of electronic gaming machines from 70-81;

8.2 Does not support an increase in EGM's anywhere in the municipality due to increasing community concern about the harm caused to individuals and the wider community through problem gambling;

8.2 Note that COGG's gambling policy is currently under review with a report due back to Council before the end of 2020; and

8.4 Write to the State Government requesting a review of the EGM cap in Geelong.

Carried.

Division Requested:

For: Cr Asher, Murrihy, Harwood, Mansfield, Aitken, Mason, Murnane
Against: Crs Kontelj, Grzybek, Sullivan, Nelson

Attachment 1

Financial Implications

1. There is a financial cost to the City to prepare and argue the proposed response at the VCGLR. This requires engaging legal counsel and an expert consultant to present on behalf of Council at the VCGLR.

Community Engagement

2. The application for increased machine numbers was advertised by the VCGLR in July 2020. However, resulting from the current COVID-19 pandemic crisis, it is extremely difficult to engage the community more broadly on this application.

Social Equity Considerations

3. The application has been considered against the City's social equity principles including: effective partnerships and engagement with priority population groups and places; the emerging information on social and health equity outcomes; and, when planning services, infrastructure and communications, considering the needs and obstacles faced by priority population groups and places.

4. Council's *Electronic Gaming Policy* argues against the introduction of EGMs in areas where density is above that of the broader municipality. Additionally, Council will discourage an increase in the number of machines in areas of disadvantage (SEIFA levels).

5. Council has objected to the three most recent EGM applications and was represented at the hearing for all three. The Belmont RSL application was subsequently approved by the VCGLR subject to conditions, the Geelong Polish Association application was not approved by the VCGLR and the Clifton Springs Golf Club application was approved by the VCGLR.

Policy/Legal/Statutory Implications

6. Council has an *Electronic Gaming Policy* (**Attachment 3**) adopted in 2017, which provides guidance in responding to applications seeking to increase allocation of EGMs. Developed within the legislative frameworks and policy contexts for Victoria, the policy requires the City to facilitate the implementation of ongoing licensing and management of gaming as a legal activity, in addition to promoting health and wellbeing within the municipality. The policy also sets out criteria against which the City assesses applications to determine whether they can be contested or not.

Alignment to Council Plan

7. This report aligns with the *Council Plan 2018-2022* strategic priority area 1 – Improved Health and Safety of our Community. Additionally, the *Municipal Public Health and Wellbeing Plan 2018 – 2021* goal 1 supports social connection to improve health and wellbeing and achievement of health protection by responding to EGM applications.

Conflict of Interest

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

Risk Assessment

9. Council has a stated role in reducing harm in the community by applying its adopted policies. The guiding policy in this case is the *Electronic Gaming Policy (2017).*

Environmental Implications

10. There are no environmental implications resulting from this report and /or decision.

Social/Planning Policy Assessment – August 2020

Waurn Ponds Hotel. Application for an additional 11 electronic gaming machines.

The City of Greater Geelong Planning Scheme was amended in 2010 to include Council's *Gaming Policy*. This policy was developed to avoid the risk of exacerbating problem gambling and ensure the installation or use of electronic gaming machines will not have a detrimental impact on the amenity, culture or character of a community.

The below table outlines City officers' assessment of Council's *Electronic Gaming Policy* key criteria and outcomes for the Waurn Ponds Hotel application for 11 additional electronic gaming machines.

- City of Greater Geelong - *Electronic Gaming Policy 2017*

General Assessment Criteria	Assessment outcomes
The impact of gaming should not be unevenly distributed in particular communities or populations.	EGM densities in the venue catchment area are low. The local communities are not identified as disadvantaged against the SEIFA index with four of the five areas within the venue's Gaming Patron Survey relatively advantaged areas: Highton; Waurn Ponds; Grovedale; Marshall. The 5th suburb Belmont is identified as socially disadvantaged with a SEIFA score of 998, this is however one of the least socially disadvantaged areas in Greater Geelong. **Application complies with criteria**
While there is an uneven spread of EGMs in the municipality, Council will discourage an increase in the number of machines in areas where disadvantage (SEIFA levels) and EGMs density per 1000 adults is higher than the state average.	There are no other EGM venues within 2.5km of Waurn Ponds Hotel. There are 2 other venues within 5km – the Grovedale Hotel with 80 EGM's and the Geelong RSL with 72 EGMs. Along with the Waurn Ponds Hotel there is a total of 222 EGM's within 5km catchment and a venue catchment area population of 53,413 (2016). **Application complies with criteria**
Locating EGMs within 400 metres of any ABS collection district that is in the bottom 20% of the most disadvantaged collection districts in Victoria, as identified in the latest SEIFA, will be discouraged.	Belmont is identified as socially disadvantaged with a SEIFA index score of 998 however, Belmont falls within the 5km radius and is not within 400 metres of the Waurn Ponds hotel. **Application complies with criteria**

General Assessment Criteria	Assessment outcomes
EGMs should be located proximate to activity centres that serve more than the local catchment and minimise the likelihood that people will pass by venues with EGMs in the course of their usual business.	The venue location complies with these criteria as it is 1.2km from the Waurn Ponds Shopping Centre and separated by a series of main roads. **Application complies with criteria**
Gaming is carried out in an environment that develops and reinforces a commitment to responsible service of gambling.	The information provided in the application, including installation of screen walls at gaming room entry, complies with responsible Gaming Codes of Practice. **Application complies with criteria**
Community attitudes towards the effects of increasing EGMs should be surveyed by the applicant when making application.	The applicant has not surveyed community attitudes towards this application. **Criteria not achieved**
The applicant will provide a thorough SEIA when making application for the establishment of a new gaming venue or for an increase in the number of EGMs in an existing venue.	The applicant has provided a SEIA which has been one of the sources of information advising this assessment. **Application complies with criteria**

Gaming machines should be located in areas	
Where they will contribute to a redistribution of gaming machines away from disadvantaged areas as defined by the SEIFA (Socio Economic Indicators for Areas) index of Relative Disadvantage	In 2009 the Waurn Ponds Management Pty. Ltd applied to re-locate 21 EGMs from the Norlane Hotel to the Waurn Ponds Hotel. Council determined not to contest the application due to the shift of machines from a severely disadvantaged area. **Application complies with criteria**
Where the community has a choice of non-gaming entertainment and recreation activities and established social infrastructure, some of which operate during the times that the proposed gaming machines will operate in the local area	There are a range of non-gaming entertainment and recreation opportunities in the venue catchment area. **Application complies with criteria**
Where socio-economic disadvantage is relatively lower.	Four of the five suburbs within the venue's Gaming Patron Survey area are relatively advantaged areas: Highton; Waurn Ponds; Grovedale; Marshall. **Application complies with criteria**

Where the electronic gaming machine density of the locality and its catchment is equal to or below the overall municipal average.	Current data on EGM densities shows:
	• At and LGA level the City of Greater Geelong has a higher EMG density than either Country Victoria or Victoria overall with 6.3 EGM's per 1,000 adults
	• At a local venue level:
	  ○ There are no other EGM venues within 2.5km of Subject venue.
	  ○ There are 2 other venues within 5km – the Grovedale Hotel with 80 EGM's and the Geelong RSL with 72 EGMs.
	  ○ Along with the Waurn Ponds Hotel there is a total of 222 EGM's within 5km catchment and a venue catchment area population of 53,413 (2016)
	Application complies with criteria

Gaming machines should be located in areas	
Where the population is growing or expected to grow. In these areas gaming machines should not be established ahead of the provision of non-gambling entertainment, recreation activities and social infrastructure.	While significant population growth is forecast in the venue profile area the venue is an existing venue and there are other non-gaming social and recreational entertainment options in the area. **Application complies with criteria**
Where socio-economic disadvantage is high, as defined by the SEIFA index of Relative Disadvantage.	Four of the five suburbs within the venue's Gaming Patron Survey are relatively advantaged areas: Highton; Waurn Ponds; Grovedale; Marshall. **Application complies with criteria**

Identified for growth where the density of machines exceeds 10 gaming machines per 1,000 adults in the relevant postcode.	Current data on EGM densities shows:
	• At and LGA level the City of Greater Geelong has a higher EMG density than either Country Victoria or Victoria overall with 6.3 EGM's per 1,000 adults
	• At a local venue level:
	  ○ There are no other EGM venues within 2.5km of the Waurn Ponds Hotel.
	  ○ There are 2 other venues within 5km – the Grovedale Hotel with 80 EGM's and the Geelong RSL with 72 EGMs
	  ○ Along with the Waurn Ponds Hotel there is a total of 222 EGM's within 5km catchment and a venue catchment area population of 53,413 2016.
	
	Application complies with criteria

Gaming machines should be located on sites;	
That minimise the likelihood of people passing the venue in the course of their usual business or every day activities.	The venue is located on a dual carriage main road 1.2 km from the Waurn Ponds shopping centre, as such is a destination rather than a venue to drop into passing by. **Application complies with criteria.**
Near activity centres, or at a sports or recreation club with a land holding of more than 2 hectares.	The Waurn Ponds library, leisure centre, baseball arena, skate park and open space are within 1.2 km of the venue. There are additional sports facilities located at Deakin University campus within 1km. **Application complies with criteria.**
Close to an activity centre that serves more than a local catchment.	The venue location is 1.2km from the Waurn Ponds Shopping Centre, within 500 metres of the Geelong Homemaker Centre. These centres are separated by a series of divided main roads. **Application complies with criteria.**
At the periphery of the activity centres, outside of the main transport, shopping, community and civic functions of the centre.	As above. **Application complies with criteria.**

Appropriate venues - Gaming machines should be located in venues that;	
Promote non-gaming activities that increase net community benefit.	The Venue provides a range of non-gaming opportunities including: • Bistro with seating for 650 patrons including the alfresco dining area. • Café area. • Outdoor beer garden. • Children's play area with play equipment and arcade games. The alfresco areas may also be used for functions catering up to 50 people. A variety of functions take place at the venue including occasion birthdays (i.e. 21st, 30th, 40th etc), weddings, wakes, school reunions, engagement parties, sporting club presentations and baby showers. **Application complies with criteria.**
Offer social, entertainment or recreational opportunities other than gaming as the primary purpose of the venue.	As above. **Application complies with criteria.**
Have a range of entertainment and leisure options.	As above. **Application complies with criteria.**
Promote responsible gaming practices.	Based on the information contained within the application, the Venue meets responsible gaming practices. **Application complies with criteria.**

Gaming machines should not be located in venues that;	
Have gaming floor area of more than 25 per cent of the total floor area of the venue.	The Applicant notes that the gaming floor comprises 20% of the total floor area of the venue and is not proposed to change as a result of this application. **Application complies with criteria**
Have 24 hour-a-day operation	The Applicant notes that the hours of operation are not proposed to change as a result of this application. The venue is closed for a minimum of 6 hours 3 x a week and a minimum of 9 hours 4 x a week. **Application complies with criteria.**
Gaming machines should not be located in venues that	
Are located within a prohibited area identified in Clause 52.28	The venue is not located in a prohibited area. **Application complies with criteria.**
Application requirements. It is policy to require applications to include the following information	
Details about the existing and proposed distribution of electronic gaming machines in the municipality, and where appropriate adjoining municipalities.	**Information provided.**
A robust assessment of the social and economic benefits and dis-benefits of the proposed electronic gaming machines.	**Information provided.**
Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community.	**Information provided.**

Application requirements. It is policy to require applications to include the following information	
If relevant, details of existing gaming expenditure at the venue (over a 3-year period prior to the application) and a forecast of the anticipated expenditure at the venue if the proposal was to be approved.	**Information provided.**
Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities at the venue and within the local area.	Venue information provided however local area information not provided.
If electronic gaming machines are to be relocated from other venues, the likely social and economic impact of the proposal on those venues and the local area within which those venues are located.	Not applicable.
If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide	
Particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines).	**Information provided.**
The amount of transfer expenditure anticipated.	**Information provided.**
The resulting impact on revenue of the venue from where the expenditure is transferred.	**Information not provided.**

If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide	
The resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc.).	**Information not provided.**
If it is proposed to move electronic gaming machines from one part of the municipality to another, details of the relative social and economic differences between the two suburbs or small towns.	Movement of the machines from the Norlane Hotel was approved in 2009.
An explanation as to why the electronic gaming machines are being transferred is to be provided.	Not applicable.
If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide	
The relative socio-economic disadvantage of the local suburb or neighbourhood and the broader catchment of the venue in comparison to the Melbourne and Victorian average in the SEIFA index of Relative Disadvantage.	**Information provided.**
If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide	
A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices.	**Information provided.**
Details of the design and layout of the premises including all proposed signage and evidence of compliance with the relevant gaming regulations for premises layout and design	**Information provided.**

If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide.	
Details of what gaming and non-gaming entertainment and recreation venues and social infrastructure exist within 5km of the venue.	**Information not provided.**
The distance to shopping complexes and strip shopping centres, community facilities, counselling services and public transport.	**Information not provided.**
Pedestrian counts outside the proposed venue on different days and at a variety of times.	Not provided, this is an existing venue.
Before deciding on an application the responsible authority must consider as appropriate.	
Whether the proposal will cause a redistribution of gaming machines away from areas of relatively high socio-economic disadvantage within the capped region.	Approval to move the machines away from an area of low social economic disadvantage was given 2009. **Application complies with criteria.**
The net community benefit to be derived from the application.	The Application will not result in additional EGM's in an area of relative social disadvantage social disadvantage or limited opportunities for social connection; and the employment opportunities offered by the application are increasingly significant in the context of COVID 19. **Application complies with criteria.**
Before deciding on an application the responsible authority must consider as appropriate.	
Whether approval is likely to increase the socio-economic disadvantage of the local community	The local area data shows that if successful the Application is unlikely to increase the socio-economic disadvantage of the local community. **Application complies with criteria.**

Before deciding on an application the responsible authority must consider as appropriate.	
Whether the location of the gaming machines or gaming premises will facilitate or discourage convenience gaming.	The venue location is 1.2km from the Waurn Ponds Shopping Centre and separated by a series of main roads, the venue provides a range of activities and spaces. As such does not appear to be a convenience gaming venue. **Application complies with criteria.**
Whether the venue is accessible by a variety of transport modes.	The venue is located on a divided highway. Primary access is by car and limited public transport. **Application complies with criteria.**
Whether the venue offers a range of entertainment, leisure or recreation options.	The Venue provides a range of non-gaming opportunities including: bistro with seating for 650 patrons including the alfresco dining area; café area; outdoor beer garden; and children's play area with play equipment and arcade games. The alfresco areas may also be used for functions catering up to 50 people. A variety of functions take place at the venue including occasion birthdays (i.e. 21st, 30th, 40th etc), weddings, wakes, school reunions, engagement parties, sporting club presentations and baby showers. **Application complies with criteria.**
Whether residents will have a choice between entertainment and recreation venues with and without gambling in the local area, as well as established social infrastructure.	There is a range of sporting, social, educational and recreational activities available within close proximity of the venue including sporting grounds, swimming pool, skate park, library, university and open space. **Application complies with criteria.**
The impact of the proposal on the amenity of the area and surrounding land uses. References Greater Geelong Gaming Policy Framework, City of Greater Geelong 2007	This is an existing venue the application identifies proposed upgrades to the hotel that will contribute to the venue amenity. **Application complies with criteria.**

CONCLUSION	
	Given the EGM losses of over $119 million in 2018/2019 the City has reservations regarding any additional machines becoming available within the municipality. However, the review and assessment of the Waurn Ponds application identifies that; • the application will not result in additional EGMS in an area of relative social disadvantage or limited opportunities for social connection; • there will not significantly change to EGM densities; • the Application is unlikely to result in a significant increase in problem gambling; • a high proportion of residents in the venue catchment area employed in construction; retail trade; education and training; health care and assistance, COVID 19 has resulted in a dramatic loss of employment in all these sectors, except for health care and assistance; • there are employment opportunities offered in the context of COVID-19. Therefore, the **City of Greater Geelong does not oppose this application** to increase the number of electronic gaming machines at the Waurn Ponds Hotel by 11.

OVERALL SOCIAL AND ECONOMIC IMPACT.

Impact Categories	Positive Impact of Application	Negative Impact of Application	Overall Impact
EGM Densities	There are no other EGM venues within 2.5km of Subject venue. There are 2 other EGM venue within 5km – the Grovedale Hotel with 80 EGM's and the Geelong RSL with 72 EGM's. This means that there is a total of 222 EGM's within a 5km catchment of the venue. The 2016 venue catchment area population was 53,413 resulting in a low EGM density in the area. This EGM density will remain low with the addition of 11 more EGM's as a result of the Application	At an LGA level the City of Greater Geelong has a higher EMG density than either Country Victoria or Victoria overall with 6.3 EGM's per 1,000 adults. If approved the Application will slightly increase EGM densities across the LGA.	**POSITIVE** **The Application will not significantly change EGM densities**
Anticipated Population Growth	Significant population growth is forecast in the venue profile area. This population growth may contribute to demand for recreational gaming.	This population growth may contribute to level of socio-economic disadvantage in the Venue Catchment area, however current SEIFA scores are high indicating a relatively advantaged area.	**POSITIVE**
COGG Policy Context	The Application complies with the COGG Criteria for the Assessment of Applications for new or additional EGM's	None identified	**POSITIVE**

Impact Categories	Positive Impact of Application	Negative Impact of Application	Overall Impact
Social Disadvantage	FOUR of the five suburbs in the venue catchment area are relatively advantaged suburbs (Waurn Ponds/Ceres; Highton/Wandana Heights; Marshall/Charlemont; and Grovedale).	ONE suburb is relatively disadvantaged (Belmont) however it is noted that Belmont is one of the least socially disadvantaged areas in Greater Geelong with a SEIFA score of 998.	**POSITIVE** The Application will not result in: additional EGM's in an area of social disadvantage or limited opportunities for social connection; or a significant increase in problem gambling
Problem Gambling	**Key demographic indicators of problem gambling are not significant in the catchment area**, including proportions of people who: - Speak another Language and English Not Well or Not at All - Were People Born Overseas - Are aged 25 – 34 Years	The estimated per cent of the Greater Geelong adult population with **severe gambling problems is 2.51** compared to 2 for Victoria overall. *Some of the **demographic characteristics associated with problem gamblers** are evident in the venue catchment area including significant proportions of:* - people who are new arrivals, having arrived in Australia since 2011 - low income households **Demographic factors commonly associated with social isolation** are evident in the catchment area including: - High proportions of older lone person households - Some areas with high proportions of households without a car (Belmont) - High levels of youth disengagement (Grovedale and Belmont)	
Community Resilience	- Having strong social support networks is an important component of community resilience - Residents of the City have relatively high levels of community connection and civic engagement - There are relatively high levels of volunteering amongst residents in the venue catchment area	Problem gamblers experience social isolation and do not having access to social support networks. However, there is evidence of high levels of civic engagement and community connection across Geelong	

Impact Categories	Positive Impact of Application	Negative Impact of Application	Overall Impact
Employment	2 Short-term full time equivalent (FTE) positions 1 FTE gaming position 2 FTE non-gaming positions $125,041.59 increase in local supply contracts	Relatively high unemployment rates in Waurn Ponds/Ceres (7.8% compared to 6.4% City of Greater Geelong overall) Relatively high youth unemployment in Waurn Ponds/Ceres (17.4% compared to 13.8% City of Greater Geelong)[1] Dramatic **loss of employment** in the main employment sectors for residents of the venue catchment area as a result of COVID 19 Significant increases in the proportion of residents in the venue catchment area who are **living on job keeper or job seeker** as their primary income.	**POSITIVE** Employment opportunities associated with the Application are increasingly significant given the employment losses associated with COVID 19
Community Contributions	$15,000 additional cash contribution per annum		
EGM Expenditure	$320,542 - $354,283 first 12 months	Relatively high proportions of households living on low incomes Grovedale 20%; Belmont 22.8%	
Venue Improvements	$500,000 outdoor area works and gaming room works		
Other Economic Impacts	$1.56 million additional expenditure on food and beverage		
OVERALL SOCIAL AND ECONOMIC IMPACT			**POSITIVE**

7. ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2020

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

Purpose

1. To approve "in principle" the audited Financial Statements and Performance Statement and authorise two Councillors to certify the statements.

Background

2. Under Section 131 of the Local Government Act 1989 (Act), in each financial year Council must prepare an annual report that includes audited financial statements and a performance statement for the financial year. These statements must be prepared in the prescribed manner and form and be certified by the City's external auditor. The City's current external auditor is the Victorian Auditor General's Office (VAGO).

3. The City's Audit and Risk Committee have the responsibility according to Section 4.1 of its Charter "Financial Reporting Responsibilities" to:

    3.1 Review the annual financial report and performance statement and consider whether they are complete, consistent with information known to committee members and reflects appropriate accounting treatments; and

    3.2 Recommend the adoption of the annual financial report and performance statement to Council.

4. Under section 132 of the LGA, Council is required to approve "in principle" the statements prior to receiving final certification from the Auditor General. Council's approval requires nominating two Councillors to certify those statements, together with Chief Executive Officer and Principal Accounting officer, and to lodge these statements with the Auditor General.

Key Matters

5. The Annual Financial Report for the Year Ended 30 June 2020 (Attachment 3) and Performance Statement (Attachment 4) have been prepared by the City and reviewed by VAGO. These statements have been prepared in accordance with Australian equivalents to International Financial Reporting Standards.

6. A final closing audit report and final management letter has been received from VAGO. VAGO has concluded that the statements are presented fairly and has, in principle, given its clearance of the statements.

7. The Audit and Risk Committee met on 2 September 2020 to consider the Annual Financial Report and the External Audit results. The Committee endorsed the Annual Financial Report for the Year Ended 30 June 2020 (Attachment 3) and Performance Statement (Attachment 4) and recommend that Council gives approval in principle and authorises the certification of the Financial Statements.

8. The 2019-20 financial statement of accounts highlight:

    8.1 A satisfactory period of operation with a $84.9m surplus, high closing cash balances of $103m and significant asset growth to $2.8 billion;

8.2 An overall spend of $487.4m, including operating expenditure $364.5m and capital expenditure $122.9m. The Comprehensive Income Statement highlights a surplus for the year of $84.9m plus $166.0m land and buildings revaluation increment for a total comprehensive result of $251.0m;

8.3 $10.0m for early receipt of 50% Victorian Financial Assistance Grants funding for 2020-21; and

8.4 Debt levels increased during the year from $65.8m to $82.6m with $25m of new loans and $8.2m repayment of borrowings.

9. The completion of the annual financial statements has indicated that the Council is in a sound financial position to meeting its obligations going forward.

Cr Aitken moved, Cr Grzybek seconded -

10. That Council :

10.1 Give approval in principle to the Annual Financial Report for the Year Ended 30 June 2020 (Attachment 3) and the Performance Statement (Attachment 4) and;

10.2 Authorise two Councillors, being the Mayor, Cr S Asher and Cr A Aitken, to certify the statements subject to any changes recommended and agreed with the Auditor General.

Carried.

Attachment 1

Financial Implications

1. As detailed within the accompanying Annual Financial Report – **refer Attachment 3.**

Community Engagement

2. The Financial Statement of Accounts and the Performance Statement will be available to the public as part of the published Annual report and accessible via www.geelongaustralia.com.au.

3. The prescribed indicators and measures of service performance outcome, financial performance and sustainable capacity as per section 131(3) and 131(4) of the Act will also be available on the State Government 'Know Your Council' website from November 2020.

Social Equity Considerations

4. Incomes and expenditures on the City's social equity programs are included in the Financial Statements.

Policy/Legal/Statutory Implications

5. Under Section 131 of the Act a Council must in respect of each year prepare an Annual Report, which includes audited financial statements for the financial year.

6. Under Section 131 a Council must not submit the financial statements to its auditors or the Minister unless it has passed a resolution giving approval "in Principle" to the statements.

7. Under Section 131 a Council must authorise two Councillors to certify the statements in their final form after any changes recommended or agreed to with the auditor.

8. The actions outlined in this report are aimed at complying with the requirements of the Act.

Alignment to Council Plan

9. The financial statements and the performance statement highlight that 2019-20 City operations have been managed in a responsible manner. The results contribute to responsible and sustainable financial management as aligned in the Council Plan strategic objective 'Innovative Finances and Technology.

Conflict of Interest

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

Risk Assessment

11. The statements are released as a draft and are still subject to being signed off by the Auditor General.

Environmental Implications

12. Incomes and expenditures on the City's environmental preservation and enhancement programs are included in the financial statements.

1. TOTAL COMPREHENSIVE RESULT

The $84.m surplus result was ($55.4m) favourable to adopted Budget and included the following favourable and unfavourable income and expenditure items (refer Note 1.1 – Attachment 3).

Main variances are as follows:

	Budget 2020 $'000	Actual 2020 $'000	Variance $'000
INCOME			
Rates and charges	249,026	241,910	(7,116)
Statutory fees and fines	15,297	11,546	(3,750)
User fees	58,421	53,685	(4,736)
Grants - operating	58,852	57,451	(1,401)
Grants - capital	12,048	10,250	(1,798)
Contributions - monetary	7,529	18,710	10,642
Contributions - non monetary	56,500	89,952	33,452
Other income	8,014	4,420	(3,594)
Total Income	**465,684**	**487,384**	**21,699**
EXPENSES			
Employee Costs	167,711	163,273	4,438
Materials & Services	123,729	133,732	(10,002)
Bad & Doubtful Debts	920	6,327	(5,407)
Depreciation & Amortisation	67,080	68,999	(1,918)
Amortisation – Intangible assets	0	663	(663)
Amortisation – Right of use assets	0	2,981	(2,981)
Borrowing Costs	3,465	2,246	1,219
Share of net (profits) / losses of associates	0	725	(725)
Net (gain)/loss on disposal of property, infrastructure, plant and equipment	6,043	5,918	125
Other expenses	18,598	17,200	1,398
Total Expenses	**387,547**	**402,440**	**(14,893)**
Surplus/(Deficit) for the year	**78,137**	**84,945**	**6,806**

2. VARIANCE EXPLANATION:

2.1 Grants Commission 2020-21 50% received in June 2020 ($10.0m favourable).

2.2 Parking infringement income reduced due to introduction of free parking $1.7m and refunds for health/food permits due to COVID19 stimulus package $1.1m.

2.3 Levies from developers were received early due to growth being greater than budget.

2.4 Increased subdivision assets $19.7m and recognition of open space $13.8.

2.5 Maintenance on buildings was brought forward on facilities closed due to COVID19 $1.5m and increased waste costs due to diversion to other landfill sites $5.0m.

2.6 Bad & Doubtful debts ($5.4m) unfavourable due to providing for SKM being placed in receivership $1.9m and Lifestyle Investments due to a legal dispute on contract content $2.7m.

3. BALANCE SHEET:

3.1 The Balance Sheet shows that Council has a very strong asset position with over $2.8 billion worth of assets that are used to provide services to the community.

3.2 Current liabilities are $107.6m which is predominately leave provisions, trade payables trust funds and deposits and non-current liabilities are $93.8 which has increased due to the drawing down of a loan in 2019-20.

3.3 Total loan balance has increased from $65.8m to $82.6m.

3.4 Adoption of changes to accounting standards has resulted in lease liabilities and right of use assets being reported in the balance sheet in 2019-20.

4. STATEMENT OF CASH FLOWS:

4.1 Council's cash position at the end of the year is $103.4m, which is a slight decrease from the opening balance.

4.2 The cash balance will provide funds to complete Capital and Non-Capital projects carried over from 2019-20 and working capital to ensure service provision continues at the same levels in 2020-21.

5. STATEMENT OF CAPITAL WORKS:

5.1 Council has an extensive capital works program to renew, upgrade and provide new assets to ensure the continuation and improvement of services provided to the community. Council spent $122.9 on capital works in 2019-20 and included the following highlights:

	Actual $m
Road Replacement and construction	21.0
Civic Accommodation	17.6
Drainage Replacement and Construction	10.9
Drysdale Integrated Children's Centre	6.4
Fleet	6.3
Footpaths and Bikepaths	5.4
CAA Flood Mitigation	5.1
Computers and Telecommunications	4.3
Building Renewal Works	3.7
Tivoli Drive	3.6
Purnell Rd CFC	3.4
Bell Park – Bell Post Hill Enhanced Early Learning Centre Land Acquisition	3.1
St Mary's Social Room Extension	2.2
West Oval Redevelopment	1.4
Visitor Centre Geelong Botanic Garden	1.3
Ocean Grove Tennis Club	1.0
St Albans Football Club Changeroom Upgrade	1.0
DCP – SCDC- Land	0.7
Northern Skate Park	0.6
North Geelong Football, Netball and Cricket Clubs	0.5

6. PERFORMANCE STATEMENT AS AT 30 JUNE 2020:

6.1 Council is required to prepare and include a performance statement (refer Attachment 4) within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Act and Local Government (Planning and Reporting) Regulations 2014.

6.2 A Governance and Management checklist has been completed for 2019-20. The results in the prescribed form represent Councils assessment against the prescribed Governance and Management checklist as at 30 June 2020.

6.3 Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from Council information systems or from third parties (e.g. Australian Bureau of Statistics).

6.4 The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the Council's Strategic Resource Plan. The forecast figures included in the performance statement are those adopted by Council in its Strategic Resource Plan on 30 June 2020 and which forms part of the Council plan. The results for 2019-20 are consistent with the results from the previous year.

6.5 The Performance Statement results and the Service Performance Indicators prescribed under the Local Government Performance Reporting Framework will be reported on the 'Know Your Council' website (www.knowyourcouncil.vic.gov.au).

6.6 In accordance with the requirements of Section 132 of the Act the nominated Principal Accounting Officer of Council, two Councillors and the Chief Executive Officer are required to sign the Performance Statement. The Governance and Management checklist is required to be signed by Chief Executive Officer and the Mayor to represent the status of Council's Governance and Management arrangements.

7. AUDIT

7.1 The external audit, conducted by the Victorian Auditor General's Office (VAGO), was completed on Friday, 21 August 2020 as per the audit plan. A draft closing report summarising the Audit findings and a draft Final Management Letter is to be reviewed by the Audit & Risk Committee.

Attachment 3

City of Greater Geelong Annual Financial Report

For the Year Ended 30 June 2020

City of Greater Geelong
ANNUAL FINANCIAL REPORT

For the Year Ended 30 June 2020

City of Greater Geelong
Financial Report
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Certification of the Financial Statements

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act 1989* , the *Local Government (Planning and Reporting) Regulations 2014* , Australian Accounting Standards and other mandatory professional reporting requirements.

Karen Olesnicky CPA
Principal Accounting Officer

Date : *8th September 2020*
Geelong

In our opinion the accompanying financial statements present fairly the financial transactions of City of Greater Geelong for the year ended 30 June 2020 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify the financial statements in their final form.

Cr S Asher
Mayor

Date : *8th September 2020*
Geelong

Cr A Aitken
Councillor

Date : *8th September 2020*
Geelong

Martin Cutter
Chief Executive Officer

Date : *8th September 2020*
Geelong

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Comprehensive Income Statement
For the Year Ended 30 June 2020

	Note	2020	2019
		$'000	$'000
Income			
Rates and charges	3.1	241,910	230,942
Statutory fees and fines	3.2	11,546	14,457
User Fees	3.3	53,685	63,934
Grants - operating	3.4(a)	57,451	58,139
Grants - capital	3.4(b)	10,250	20,244
Contributions - monetary	3.5	18,170	6,702
Contributions - non monetary	3.5	89,952	85,905
Other income	3.7	4,420	8,476
Total income		487,384	488,799
Expenses			
Employee costs	4.1	163,273	154,592
Materials and services	4.2	133,357	117,212
Depreciation	4.3	68,999	65,951
Amortisation - intangible assets	4.4	663	-
Amortisation - right of use assets	4.5	2,981	-
Bad and doubtful debts	4.6	6,327	2,432
Borrowing costs	4.7	2,246	1,897
Finance costs - leases	4.8	375	-
Other expenses	4.9	17,575	19,089
Share of net (profits)or loss of associates and joint ventures	6.2	725	337
Net (gain)/ or loss on disposal of property, infrastructure, plant and equipment	3.6	5,918	2,005
Total expenses		402,440	363,515
Surplus/(deficit) for the year		84,945	125,284
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	6.1	166,028	31,009
Total comprehensive result		250,973	156,293

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet
As at 30 June 2020

	Note	2020	2019
		$'000	$'000
Assets			
Current assets			
Cash and cash equivalents	5.1(a)	22,083	11,883
Trade and other receivables	5.1(c)	11,900	16,823
Other financial assets	5.1(b)	81,287	93,645
Inventories	5.2(a)	1,113	1,127
Other assets	5.2(b)	4,850	3,041
Total current assets		121,232	126,519
Non-current assets			
Trade and other receivables	5.1(c)	9,429	2,933
Other financial assets	5.1(b)	-	230
Intangible assets	5.2(c)	2,837	3,500
Investments in associates	6.2	9,401	10,126
Right-of-use -assets	5.8	5,628	-
Property, infrastructure, plant and equipment	6.1	2,814,027	2,524,483
Total non-current assets		2,841,322	2,541,272
Total assets		2,962,553	2,667,791
Liabilities			
Current liabilities			
Trade and other payables	5.3(a)	35,827	34,708
Trust funds and deposits	5.3(b)	12,827	7,542
Unearned Income	5.3(c)	9,119	-
Provisions	5.5	35,706	30,063
Interest-bearing liabilities	5.4	11,291	9,264
Lease liabilities	5.8	2,812	-
Total current liabilities		107,583	81,577
Non-current liabilities			
Provisions	5.5	19,488	19,399
Interest-bearing liabilities	5.4	71,317	56,577
Lease liabilities	5.8	2,957	-
Total non-current liabilities		93,762	75,976
Total liabilities		201,345	157,553
Net assets		2,761,209	2,510,236
Equity			
Accumulated surplus		1,541,038	1,469,699
Reserves	9.1	1,220,171	1,040,537
Total Equity		2,761,209	2,510,236

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity
For the Year Ended 30 June 2020

2020	Note	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Other Reserves $'000	Total Reserves $'000
Balance at beginning of the financial year		2,510,236	1,469,699	1,021,554	18,983	1,040,537
Surplus/(deficit) for the year		84,945	84,945	-	-	-
Net asset revaluation increment/(decrement)	9.1(a)	166,028	-	166,028	-	166,028
Transfers to other reserves	9.1(b)	-	(46,477)	-	46,477	46,477
Transfers from other reserves	9.1(b)	-	32,872	-	(32,872)	(32,872)
Balance at end of the financial year		2,761,209	1,541,038	1,187,582	32,589	1,220,171

2019		Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000	Total Reserves $'000
Balance at beginning of the financial year		2,353,943	1,311,069	990,545	52,329	1,042,874
Surplus/(deficit) for the year		125,284	125,284	-	-	-
Net asset revaluation increment/(decrement)	9.1(a)	31,009	-	31,009	-	31,009
Transfers to other reserves	9.1(b)	-	(29,927)	-	29,927	29,927
Transfers from other reserves	9.1(b)	-	63,273	-	(63,273)	(63,273)
Balance at end of the financial year		2,510,236	1,469,699	1,021,554	18,983	1,040,537

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows
For the Year Ended 30 June 2020

	Note	2020 Inflows/ (Outflows) $'000	2019 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		237,279	229,047
Statutory fees and fines		13,238	14,689
User fees		60,723	62,495
Grants - operating		63,228	58,291
Grants - capital		15,811	23,879
Contributions - monetary		18,061	6,801
Interest received		1,484	2,005
Trust funds and deposits taken		6,838	4,524
Net GST refund/(payment)		19,348	16,910
Employee costs		(152,031)	(142,463)
Materials and services		(180,766)	(171,315)
Short-term, low value and variable lease payments		(1,259)	-
Trust funds and deposits repaid		(2,765)	(3,434)
Net cash provided by/(used in) operating activities	9.2	99,189	101,428
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(122,882)	(124,470)
Proceeds from sale of property, infrastructure, plant and equipment		9,933	10,167
Payments for investments		(155,517)	(162,784)
Proceeds from sale of investments		168,148	167,332
Net cash provided by/(used in) investing activities		(100,318)	(109,755)
Cash flows from financing activities			
Finance costs		(2,223)	(1,901)
Proceeds from borrowings		25,000	26,000
Repayment of borrowings		(8,234)	(8,835)
Interest paid - lease liability		(375)	-
Repayment of lease liabilities		(2,840)	-
Net cash provided by/(used in) financing activities		11,328	15,264
Net increase (decrease) in cash and cash equivalents		10,200	6,937
Cash and cash equivalents at the beginning of the financial year		11,883	4,945
Cash and cash equivalents at the end of the financial year	5.1	22,083	11,883
Financing arrangements	5.6		
Restrictions on cash assets	5.1		

The above statement of cash flow should be read in conjunction with the accompanying notes.

Statement of Capital Works
For the Year Ended 30 June 2020

	Note	2020 $'000	2019 $'000
Property			
Land		4,612	12,351
Buildings		25,371	4,423
Total property		29,983	16,774
Plant and equipment			
Plant, machinery and equipment		6,620	8,664
Computers and telecommunications		4,274	2,214
Total plant and equipment		10,894	10,878
Infrastructure			
Roads		26,970	22,458
Footpaths and cycleways		5,614	5,187
Drainage		16,005	6,313
Recreational, leisure and community facilities		14,285	40,482
Waste management		1,599	4,199
Parks, open space and streetscapes		11,100	11,216
Other infrastructure		6,433	6,963
Total infrastructure		82,006	96,818
Total capital works expenditure		122,883	124,470
Represented by:			
New asset expenditure		76,446	76,902
Asset renewal expenditure		36,765	33,213
Asset upgrade expenditure		9,672	14,355
Total capital works expenditure		122,883	124,470

The above statement of capital works should be read in conjunction with the accompanying notes.

Notes to the Financial Report
For the Year Ended 30 June 2020

OVERVIEW

Introduction

The City of Greater Geelong was established by an Order of the Governor in Council on 18 May 1993 and is a body corporate. The Council's main office is located at 30 Gheringhap Street Geelong.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, *the Local Government Act 1989, and the Local Government (Planning and Reporting) Regulations 2014* .

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)

- the determination, in accordance with *AASB 16 Leases* , of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)

- other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation (except where transitional requirements of *AASB 15 Revenue from Contracts with Customers* , *AASB 16 Leases* and *AASB 1058 Income of Not-for-Profit Entities* do not require restatement of comparatives under the modified retrospective approach adopted by the Council), and disclosure has been made of any material changes to comparatives.

Impact of COVID19 pandemic on Council operations and 2019-20 financial report.

On 30th January 2020, COVID19 was declared as a global pandemic by the World Health Organisation. Since then, various measures have been taken by all three levels of Government in Australia to reduce the spread of COVID19, with many measures having significant impacts on the economy and business operations.

The Council, in line with the Victorian Government Stage 3 'Stay at Home' restrictions effective from March 24, were forced to close or restrict access to leisure, community, sporting and arts facilities. These closures had an impact on general revenue and expenses. Redeployment was commenced to minimise the impact on our staff.

Up to 30 June 2020, Council has adopted 4 support packages to assist the community and businesses during the pandemic and to provide support through the recovery process. The value of the support packages which spans both 2019-20 and 2020-21 financial years is $10.8m.

The total impact of COVID19 on the 2019-20 financial statements is $10.5m.

Areas	Summary of impact	$m
Leisure	Leisure centres and outdoors were forced to close, decreasing revenue from user fees.	$4.6
Parking	On street and off street car parking fees were waived reducing income.	$2.9
Refunds	Council's relief package providing refunds for a number fees and services, including health/food licences, events and caravan park fees.	$2.0
Infringements	Reduced utilisation and free parking impacted the number of infringements issued reducing income by $1.1m.	$1.1
Childcare Centres	Reduction in utilisation in City run long day care services, plus changes to Government funding reducing income.	$1.3
Other	Decreased retail sales, provision of additional COVID PPE for staff, general support to businesses and less animal infringements issued.	$1.1
Employee costs	Service closures and reduced costs.	-$2.5

The approved support packages will continue to impact the results of Council in the 2020-21 financial year however, for some of the items the impact has been factored into the approved budget for the 2020-21 financial year.

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or $9.3 million where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 25 June 2019. The budget was based on assumptions that were relevant at the time of adoption of the budget. Council sets guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014* .

1.1 Income and expenditure

	Budget 2020 $'000	Actual 2020 $'000	Variance 2020 $'000	Variance 2020 %	Ref
Income					
Rates and charges	249,026	241,910	(7,116)	-3%	
Statutory fees and fines	15,297	11,546	(3,750)	-25%	1
User fees	58,421	53,685	(4,736)	-8%	
Grants - operating	58,852	57,451	(1,401)	-2%	
Grants - capital	12,048	10,250	(1,798)	-15%	2
Contributions - monetary	7,529	18,170	10,642	141%	3
Contributions - non monetary	56,500	89,952	33,452	59%	4
Other income	8,014	4,420	(3,594)	-45%	5
Total income	465,684	487,384	21,699	5%	
Expenses					
Employee costs	167,711	163,273	4,438	3%	
Materials and services	123,729	133,357	(9,628)	-8%	6
Bad and doubtful debts	920	6,327	(5,407)	-588%	7
Depreciation	67,080	68,999	(1,918)	-3%	
Amortisation - Intangible assets	-	663	(663)	100%	8
Amortisation - Right of use assets	-	2,981	(2,981)	100%	9
Borrowing costs	3,465	2,246	1,219	35%	10
Finance costs - leases	-	375	(375)	100%	11
Net (gain)/loss on disposal of property, infrastructure, plant & equipment	6,043	5,918	125	2%	
Share of net (profits)/losses of associates	-	725	(725)	0%	
Other expenses	18,598	17,575	1,023	6%	
Total expenses	387,547	402,440	(14,893)	-4%	
Surplus/(deficit) for the year	78,137	84,945	6,806	9%	

Explanation of material variations

Variance Ref	Item	Explanation
1	Statutory Fees and Fines	Parking infringement income was lower than budget ($1.7m) due to free parking being introduced around the City; Fines for unregistered animals were were lower than budget ($0.3M); Health and food permits were refunded due to the impact of COVID19 resulting in an unfavourable impact of ($1.1m) and provision was made for refunds of infringement appeals with an unfavourable to budget impact of ($0.3m).
2	Grants - Capital	Grants for Central Geelong Advancement $0.5m and Building Better Bike Connections $2.6m were not received and were offset with early receipt of the grant for West Oval Redevelopment $1.4m.
3	Contributions - monetary	Levies were received for various development schemes around the municipality that exceeded budget due to growth being higher than expected. Schemes where levies exceeded budget included St Leonards $0.3m, Armstrong Creek East $2.9m, Armstrong Creek West $3.3m, Lara west $2.9m and Jetty Road $1.5m.
4	Contributions - non monetary	The value of assets contributed to Council by developers was greater than budget to unexpected completion of subdivision works which was driven by growth. Assets contributed included subdivision works/infrastructure $19.7m and open space $13.8m.
5	Other income	Interest income was $0.6m lower than budget due to reduced amounts of cash held on deposit and because interest rates were lower than expected. Refunds provided to the community for various fees and charges due to the impact of COVID19 that were not budgeted for. Retail sales were $0.5m lower due to closure of facilities due to COVID19. Actual reimbursements allocated to statutory fees but budgeted under other income $1.4m.
6	Materials and Services	Maintenance works of $1.5m on COVID19 impacted facilities was brought forward to take advantage of the closures and reduce the impact of the works on the community. Works in progress balances of $5.6m was expensed after a thorough review of the nature of the costs. Waste disposal costs were higher than budget by $5.0m due to the diversion of greater waste volumes to landfill than planned.

7	Bad and doubtful debts	Increase in provision for infringement debtors, majority being parking infringements. Council's recycling services contractor, SKM, was put into receivership during the year resulting in the amount owed to the Council of $1.9m being unlikely of recovery. Collectability of an amount owed to Council by Lifestyle Investments of $2.7m relating to developer levies is considered potentially doubtful due to a contractual dispute. This item had not been budgeted.
8	Amortisation - Intangible Assets	This charge of $0.6m was included in budget for deprectaion charges but has been shown separately in the actual results.
9	Amortisation - Right of Use Assets and Finance costs - leases	This charge of $2.9m was included in budget for leasing and rental charges but had been shown separately in the actual results to highlight the impact of the introduction of the new accounting standard for leased assets.
10	Borrowing costs	Deferral of budgeted borrowings and lower than expected interest rates on current borrowings has resulted in these costs being less than budgeted.
11	Finance Costs - Leases	These costs result from the introduction in this year of a new accounting standard for the treatment of leased assets.

Notes to the Financial Report
For the Year Ended 30 June 2020

1.2 Capital works

	Budget 2020 $'000	Actual 2020 $'000	Variance 2020 $'000	Variance 2020 %	Ref
Property					
Land	8,610	4,612	(3,998)	-46%	1
Buildings	18,915	25,371	6,456	34%	2
Total Property	27,524	29,983	2,459	9%	
Plant and Equipment					
Plant, machinery and equipment	4,305	6,620	2,315	54%	3
Computers and telecommunications	9,317	4,274	(5,043)	-54%	4
Total Plant and Equipment	13,622	10,894	(2,728)	-20%	
Infrastructure					
Roads	23,880	26,970	3,091	13%	5
Footpaths and cycleways	5,886	5,614	(272)	-5%	
Drainage	13,928	16,005	2,077	15%	6
Recreational, leisure and community facilities	15,829	14,285	(1,544)	-10%	7
Waste management	1,402	1,599	197	14%	8
Parks, open space and streetscapes	7,731	11,100	3,369	44%	9
Other infrastructure	7,175	6,433	(743)	-10%	
Total Infrastructure	75,830	82,006	6,175	8%	
Total Capital Works Expenditure	116,977	122,883	5,907	5%	
Represented by:					
New asset expenditure	74,206	76,446	2,240	3%	
Asset renewal expenditure	36,693	36,765	72	0%	
Asset upgrade expenditure	6,078	9,672	3,594	59%	
Total Capital Works Expenditure	116,977	122,883	5,907	5%	

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Land	Delay of land acquisition in Fyansford $1.6m, St Leonards Early Childhood Centre $1.0m and Sparrovale Wetlands $1.7m which was offset by additional spending on Bell Park Early Learning Centre $1.1m.
2	Buildings	Increased spending on Civic Precinct $7.0m and Building renewals $0.7m offset by delay in Food Relief project $1.0m.
3	Plant, machinery & equipment	Full year budget for heavy and dedicated fleet was spent as well as unspent funding from previous year.
4	Computers and telecommunications	Delayed expenditure on public WIFI $0.3m, Core IT replacement program $1.6m and digital modernisation $3.5m.
5	Roads	Federal Roads program incurred additional spend $0.5m, income associated with Special Rates and Charges not received $3.6m and Fixing Country Roads underspent by $1.8m.
6	Drainage	Drainage renewal program additional spend $0.3m and Coriyule Rd Project did not receive expected income $1.3m.
7	Recreational, leisure and community facilities	Delay in projects commencing Lara Family Hub and Library $0.4m, Kingston Sports Pavilion $0.2m and various DCP projects $1.2m
8	Waste management	Hede St landfill investigative works not completed $0.2m
9	Parks, open space and streetscapes	Early commencement of West Oval Redevelopment $1.1m, LED Lighting $0.2m, Malop St Mall activation $0.2m,and Central Geelong Advancement $0.4m and finalsiation of Ocean Grove Tennis Club $0.6m and Northern Skate Park $0.3m

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

(a) Customer and Corporate Services

Customer and corporate services provides efficient, effective and proactive support services across council to enable the delivery of policy commitments, business improvements and financial information. The provision of these services includes financial services, digital information and technology, property and procurement, customer service, business improvement and program integration and development.

Planning, Design and Development

The planning services area includes the assessment of city development, health and local laws, planning strategy and urban growth.

Community Life

Community life provides high quality community focused programs, service delivery and communication to residents. Community life is comprised of community care, connected communities, family services, health communities, leisure and recreational services and social planning and investment.

City Services

City services is responsible for constructing new infrastructure and maintaining existing infrastructure across a very diverse range of assets that underpin the wellbeing of the community. These assets include capital works engineering services, environment and waste, city works, parks and gardens, emergency management and municipal resources.

Economy, Investment and Attraction

Economy, investment and attraction supports local festivals and events and advocates on behalf of the community for major events, tourism and cultural opportunities. Investment and attraction is responsible for arts and culture, economic development and events and tourism.

CEO & People and Culture

People and culture provides efficient and effective services to meet the growing needs of the community.

Governance, Strategy and Performance

Governance and legal services provides effective governance oversight of the organisation. Service areas include governance and legal services, strategy engagement and performance, corporate communication and marketing, enterprise risk and legal services.

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 2.1 Analysis of Council results by program

(b) Summary of revenues, expenses, assets and capital expenses by program

2020	Income	Expenses	Surplus/(Deficit)	Grants included in income	Total assets
	$'000	$'000	$'000	$'000	$'000
Customer and Corporate Services	267,714	48,197	219,516	22,986	310,471
Planning, Design and Development	37,396	29,686	7,710	1,060	11,461
Community Life	75,424	97,344	(21,920)	30,947	548,405
City Services	102,109	170,042	(67,933)	11,689	1,969,797
Economy, Investment and Attraction	4,585	37,909	(33,324)	1,020	122,421
People and Culture & CEO	(0)	8,931	(8,932)	-	-
Governance, Strategy and Performance	156	10,329	(10,173)	-	-
	487,384	402,440	84,945	67,701	2,962,554

2019	Income	Expenses	Surplus/(Deficit)	Grants included in income	Total assets
	$'000	$'000	$'000	$'000	$'000
Customer and Corporate Services	255,925	38,901	217,025	22,070	162,941
Planning, Design and Development	37,434	26,607	10,827	5,482	14,321
Community Life	75,401	96,694	(21,293)	34,572	504,739
City Services	113,773	151,035	(37,262)	13,673	1,867,206
Economy, Investment and Attraction	5,503	33,278	(27,775)	2,537	118,582
People and Culture & CEO	49	7,031	(6,983)	-	-
Governance, Strategy and Performance	377	9,632	(9,255)	50	-
	488,462	363,178	125,284	78,384	2,667,789

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 3 Funding for the delivery of our services	2020	2019
3.1 Rates and charges	$'000	$'000

Council uses Capital Improved Value as the basis of valuation of all properties within the municipal district. The Capital Improved Value of a property is the total market value of the land plus buildings and other improvements.

The valuation base used to calculate general rates for 2019-20 was $73.68 billion (2018-19 $64.48 billion).

General rates	186,442	177,493
Municipal charge	13,263	12,521
Waste management charge	38,325	35,635
Special rates and charges	1,165	2,568
Supplementary rates and rate adjustments	2,217	2,084
Interest on rates and charges	427	572
Revenue in lieu of rates	71	69
Total rates and charges	241,910	230,942

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2019, and the valuation was first applied in the rating year commencing 1 July 2019.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Infringements and costs	2,185	3,881
Court recoveries	900	857
Town planning fees	2,253	2,449
Land information certificates/registrations	2,351	3,437
Permits	3,857	3,833
Total statutory fees and fines	11,546	14,457

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Aged and health services	3,017	2,669
Leisure centres and recreation	14,921	18,916
Child care/children's programs	5,938	7,142
Parking	6,906	10,280
Building services	4,547	4,314
Waste management services	10,247	11,270
National Wool Museum	586	809
Parks	159	824
Rental and leasing	2,703	2,484
Road works	934	1,080
Planning	870	1,246
Other fees and charges	2,856	2,900
Total user fees	53,685	63,934
User fees by timing of revenue recognition		
User fees recognised over time	-	-
User fees recognised at a point in time	53,685	-
Total User Fees	53,685	-

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

3.4 Funding from other levels of government

Grants were received in respect of the following:

Summary of grants		
Commonwealth funded grants	46,156	47,065
State funded grants	21,545	31,318
Total grants received	67,701	78,383
(a) Operating grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	22,900	20,931
Family services	9,721	9,425
General home care	12,826	14,383
Other	323	249
Recurrent - State Government		
Aged care	2,162	2,564
School crossing supervisors	908	900
Family services	5,949	7,040
Environment	-	222
Community development	233	481
Other	2,430	1,944
Total recurrent operating grants	57,451	58,139
Total operating grants	57,451	58,139

Notes to the Financial Report
For the Year Ended 30 June 2020

	2020 $'000	2019 $'000
(b) Capital grants		
Recurrent - Commonwealth Government		
Roads to recovery	2,059	1,497
Total recurrent capital grants	2,059	1,497
Non-recurrent - Commonwealth Government		
Recreation	168	580
Other	219	-
Non-recurrent - State Government		
Roads	3,308	2,086
IT	-	365
Recreation	2,727	2,613
Buildings	945	9,434
Central Geelong revitalisation	-	3,009
Other	824	660
Total non-recurrent capital grants	8,191	18,747
Total capital grants	10,250	20,244
(c) Unspent capital grants received on condition that they be spent in a specific manner		
Capital		
Balance at start of year	1,051	2,926
Received during the financial year and remained unspent at balance date	3,344	1,051
Received in prior years and spent during the financial year	(1,051)	(2,926)
Balance at year end	3,344	1,051
Operating		
Balance at start of year	-	-
Received during the financial year and remained unspent at balance date	5,775	-
Received in prior years and spent during the financial year	-	-
Balance at year end	5,775	-

Grant income is recognised at the point in time when the council satisfies its performance obligations as specified in the underlying agreement.

3.5 Contributions

Monetary	18,170	6,702
Non-monetary	89,952	85,905
Total contributions	108,122	92,607
Contributions of non-monetary assets were received in relation to the following asset classes.		
Land	20,275	12,105
Other infrastructure	69,677	73,800
Total non-monetary contributions	89,952	85,905

Monetary and non-monetary contributions are recognised as revenue when council obtains control over the contributed asset.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

Proceeds of sale	9,933	10,167
Written down value of assets disposed	(15,851)	(12,172)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	(5,918)	(2,005)

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

Notes to the Financial Report
For the Year Ended 30 June 2020

	2020	2019
	$'000	$'000
3.7 Other revenue		
Interest	1,484	2,005
Other	2,936	6,471
Total other revenue	4,420	8,476

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when council gains control over the right to receive the income.

Note 4 The cost of delivering services

4.1 Employee costs		
Wages and salaries	139,242	128,831
WorkCover	2,349	2,121
Casual staff/supplementary labour	7,662	11,104
Superannuation contributions	12,407	11,765
Fringe benefits tax	605	491
Other	1,007	280
Total employee costs	163,273	154,592
Superannuation contributions		
Employer made contributions to the following funds:		
Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	789	926
	789	926
Employer contributions payable at reporting date.	-	-
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	7,198	4,932
Employer contributions - other funds	5,018	6,696
	12,216	11,628
Employer contributions payable at reporting date.	-	-

Refer to note 9.3 for further information relating to council's superannuation obligations.

4.2 Materials and services		
Materials	7,885	8,953
Contract payments	47,166	41,953
Building maintenance	5,803	5,222
Plant/equipment/vehicle costs	8,513	7,379
Waste disposal and recycling	12,119	9,685
Utilities	10,944	11,650
Office administration	6,635	6,656
Information technology	2,721	2,624
Insurance	2,611	1,815
Levies	5,733	5,257
Geelong Regional Library Corporation Funding Agreement Contribution	10,776	9,920
Consultants	6,906	4,558
Capital works reclassified as expense	5,546	1,540
Total materials and services	133,357	117,212
4.3 Depreciation		
Property	11,937	10,985
Plant and equipment	6,616	6,239
Infrastructure	50,446	48,727
Total depreciation	68,999	65,951

Refer to note 5.2 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.4 Amortisation - Intangible assets		
Other - Airspace	663	-
Total Amortisation - Intangible Assets	663	-
4.5 Amortisation - Right of use assets		
Property	2,933	-
Vehicle	24	-
Other	24	-
Total Amortisation - Right of use assets	2,981	-

Notes to the Financial Report
For the Year Ended 30 June 2020

	2020 $'000	2019 $'000
4.6 Bad and doubtful debts		
Parking fine debtors	1,383	1,210
Other debtors	4,945	1,222
Total bad and doubtful debts	6,327	2,432
Movement in provisions for doubtful debts		
Balance at the beginning of the year	10,769	8,350
New provisions recognised during the year	6,235	2,416
Amounts already provided for and written off as uncollectible	-	(13)
Amounts provided for but recovered during the year	90	16
Balance at end of year	17,094	10,769

Provision for doubtful debt is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.7 Borrowing costs

Interest - borrowings	2,246	1,897
Total borrowing costs	2,246	1,897

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by council.

4.8 Finance Costs - Leases

Interest - Lease Liabilities	375	-
Total finance costs	375	-

4.9 Other expenses

Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals.	96	96
Auditors' remuneration - Internal	173	123
Councillors' allowances	420	419
Contributions	7,272	5,157
Other	3,746	4,161
Landfill rehabilitation costs	-	277
Marketing, promotion and advertising	1,849	1,909
Events and functions	886	1,018
Operating lease rentals	1,259	4,211
Security	717	672
Memberships and subscriptions	445	474
Licences, fees and permits	713	572
Total other expenses	17,575	19,089

Note 5 Our financial position

5.1 Financial assets

(a) Cash and cash equivalents		
Cash on hand	130	119
Cash at bank	21,953	11,764
Total cash and cash equivalents	22,083	11,883
(b) Other financial assets		
Term deposits - current	81,287	93,645
Non-current - unlisted shares at cost - Regional Kitchen Pty Ltd	-	230
Total other financial assets	81,287	93,875
Total financial assets	103,370	105,758

Councils cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:

- Trust funds and deposits (Note 5.3)	12,827	7,542
- Grants received but not expended (Note 3.4)	9,119	1,051
Total restricted funds	21,946	8,592
Total unrestricted cash and cash equivalents	81,424	96,935

Intended allocations

Although not externally restricted the following amounts have been allocated for specific future purposes by the Council:

- Cash held to fund carried forward capital works	28,306	23,571
- Other reserve accounts	4,283	- 4,588
Total funds subject to intended allocations (Refer 9.1 (b))	32,589	18,983

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Notes to the Financial Report
For the Year Ended 30 June 2020

(c) Trade and other receivables	2020 $'000	2019 $'000
Current		
Statutory receivables		
Rates debtors	1,496	3,244
Provision for doubtful debts - rates	(451)	(437)
Infringement debtors	11,229	10,497
Provision for doubtful debts - infringements	(10,352)	(8,969)
Non-statutory receivables		
Other debtors including landfill, leasing and permits	16,271	13,849
Provision for doubtful debts - other debtors	(6,291)	(1,361)
Total current trade and other receivables	11,901	16,823
Non-current		
Statutory receivables		
Special rate scheme	5,211	585
Long term rates	4,120	2,250
Non-statutory receivables		
Loans and advances to community organisations	98	98
Total non-current trade and other receivables	9,429	2,933
Total trade and other receivables	21,330	19,756

Short and long term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred.

(d) Ageing of receivables

The ageing of Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	4,432	4,827
Past due by up to 30 days	-	-
Past due between 31 and 180 days	1,364	3,236
Past due between 181 and 365 days	143	1,237
Past due by more than 1 year	150	723
Total trade and other receivables	6,089	10,023

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of $6.3m (2019: $1.3m) were impaired. The amount of the provision raised against these debtors was $6.3m (2019: $1.3m). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with the council's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Current (not yet due)	-	1
Past due by up to 30 days	-	335
Past due between 31 and 180 days	2,514	253
Past due between 181 and 365 days	456	694
Past due by more than 1 year	3,321	78
Total trade and other receivables	6,291	1,361

Notes to the Financial Report
For the Year Ended 30 June 2020

5.2 Non-financial assets	2020	2019
(a) Inventories	$'000	$'000
Inventories held for distribution	782	805
Inventories held for sale	330	322
Total inventories	1,113	1,127

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets		
Prepayments	4,727	1,751
Accrued income	123	1,289
Other	-	1
Total other assets	4,850	3,041

(c) Intangible assets		
Landfill air space	2,837	3,500
Total intangible assets	2,837	3,500

	Landfill $'000
Gross carrying amount	
Balance at 1 July 2019	3,500
Amortisation	(663)
Balance at 1 July 2020	2,837
Net book value at 30 June 2019	3,500
Net book value at 30 June 2020	2,837

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

5.3 Payables	2020 $'000	2019 $'000
(a) Trade and other payables		
Trade payables	18,747	20,459
Prepaid Income (includes rates and leisure services)	2,405	4,271
Accrued expenses	14,675	9,978
Total trade and other payables	35,827	34,708
(b) Trust funds and deposits		
Refundable deposits	10,070	6,016
Fire services levy	2,757	1,526
Total trust funds and deposits	12,827	7,542
(c) Unearned income		
Grants received in advance - operating	2,564	-
Grants received in advance - capital	3,344	-
Other	3,211	-
Total unearned income	9,119	-

Amounts received as deposits and retention amounts controlled by council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable deposits - Deposits are taken by council as a form of security in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received twenty-eight days after the rate instalment due date. Amounts disclosed here will be remitted to the state government in line with that process.

Notes to the Financial Report
For the Year Ended 30 June 2020

	2020 $'000	2019 $'000
5.4 Interest-bearing liabilities		
Current		
Borrowings - secured	11,291	9,264
	11,291	9,264
Non-current		
Borrowings - secured	71,317	56,577
	71,317	56,577
Total	82,608	65,841

Borrowings are secured against the Council Rate Base

(a) The maturity profile for the Council's borrowings is:

Not later than one year	11,291	9,264
Later than one year and not later than five years	49,445	34,409
Later than five years	21,872	22,168
	82,608	65,841

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.
The classification depends on the nature and purpose of the interest bearing liabilities. Council determines the classification of its interest bearing liabilities at initial recognition.

5.5 Provisions

2020	Employee $ '000	Landfill restoration $ '000	Other $ '000	Total $ '000
Balance at beginning of the financial year	32,634	16,693	-	49,328
Additional provisions	20,850	-	3,901	24,751
Amounts used	(18,874)	(10)		(18,884)
Balance at the end of the financial year	34,610	16,683	3,901	55,194
2019				
Balance at beginning of the financial year	32,159	13,625	-	45,784
Additional provisions	21,606	3,088	-	24,694
Amounts used	(21,131)	(19)	-	(21,150)
Balance at the end of the financial year	32,634	16,693	-	49,328

Notes to the Financial Report
For the Year Ended 30 June 2020

(a) Employee provisions	2020 $'000	2019 $'000
Current provisions expected to be wholly settled within 12 months		
Annual leave	10,733	9,459
Long service leave	2,537	2,824
Other	178	209
	13,448	12,492
Current provisions expected to be wholly settled after 12 months		
Annual leave	968	879
Long service leave	17,292	16,445
	18,260	17,324
Total current employee provisions	31,707	29,816
Non-current		
Long service leave	2,903	2,818
Total non-current employee provisions	2,903	2,818
Aggregate carrying amount of employee provisions:		
Current	31,707	29,816
Non-current	2,903	2,818
Total aggregate carrying amount of employee provisions	34,610	32,634

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability.

Key assumptions:		
- discount rate	0.24% - 0.71%	0.98% - 1.04%
- inflation rate	2.50%	2.30%

(b) Landfill restoration	2020 $'000	2019 $'000
Current	124	247
Non-current	16,559	16,446
	16,683	16,693

Council is obligated to restore its landfill sites to a standard as mandated by the Environment Protection Authority. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Key assumptions:		
- discount rate	1.51% - 1.72%	1.73% - 1.915%
- estimated cost to rehabilitate	18,865	18,865

(c) Other provisions		
Developer Contributions Liabilities	26	135
Other Provisions	3,875	-
	3,901	135
Provisions Total		
Current	35,706	30,063
NonCurrent	19,488	19,399
	55,194	49,462

5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2020.

Bank overdraft	5,000	5,000
Total facilities	5,000	5,000
Used facilities	-	-
Unused facilities	5,000	5,000

Notes to the Financial Report
For the Year Ended 30 June 2020

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

2020	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
IT	353	91	-	-	444
Recycling	2,873	2,873	5,027	-	10,773
Facilities maintenance	1,413	883	1,307	32	3,635
Open space and parks management	1,352	993	1,060	1,859	5,265
Consultancies	1,031	884	920	-	2,835
Cleaning contracts for council buildings	2,052	2,052	1,526	-	5,631
Roads	2,151	1,931	2,992	-	7,073
Other	2,151	1,903	2,660	-	6,713
Total	13,376	11,610	15,492	1,890	42,369
Capital					
Buildings	35,791	71,597	-	-	107,388
Other	12,348	218	-	-	12,567
Total	48,139	71,815	-	-	119,954

2019	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
IT	643	-	-	-	643
Recycling	545	-	-	-	545
Facilities maintenance	3,102	906	1,322	-	5,331
Open space and parks management	2,220	716	456	-	3,392
Consultancies	2,749	261	57	-	3,067
Cleaning contracts for council buildings	2,433	946	899	-	4,278
Roads	877	440	220	-	1,537
Other	1,083	1,019	681	-	2,783
Total	13,652	4,288	3,635	-	21,575
Capital					
Buildings	12,273	313	-	-	12,585
Other	5,874	-	-	-	5,874
Total	18,147	313	-	-	18,459

5.8 Leases

Policy applicable before 1 July 2019

As a lessee, council classifies leases as operating or finance leases based on its assessment of whether the lease transferred significantly all of the risks and rewards incidental to ownership of the underlying asset to council.

Operating lease payments, including any contingent rentals, were recognised as an expense in the comprehensive income statement on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern of the benefits derived from the use of the leased asset. The leased asset was not recognised in the balance sheet.

All incentives for the agreement of a new or renewed operating lease were recognised as an integral part of the net consideration agreed for the use of the leased asset, irrespective of the incentive's nature or form or the timing of payments.

In the event that lease incentives were received to enter into operating leases, the aggregate cost of incentives were recognised as a reduction of rental expense over the lease term on a straight-line basis, unless another systematic basis was more representative of the time pattern in which economic benefits from the leased asset were consumed.

Policy applicable after 1 July 2019

Council has applied *AASB 16 Leases* using a modified retrospective approach with the cumulative effect of initial application recognised as an adjustment to the opening balance of accumulated surplus at 1 July 2019, with no restatement of comparative information. The council applied the approach consistently to all leases in which it is a lessee.

On transition to *AASB 16 Leases* , Council elected to apply the practical expedient to 'grandfather' the assessment of which transactions are leases. The council has applied this practical expedient to all of its contracts and therefore applied *AASB 16 Leases* only to contracts that were previously identified as leases.

Notes to the Financial Report
For the Year Ended 30 June 2020

At inception of a contract, all entities would assess whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- The customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The customer has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

· any lease payments made at or before the commencement date less any lease incentives received; plus

· any initial direct costs incurred; and

· an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

· Fixed payments

· Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;

· Amounts expected to be payable under a residual value guarantee; and

· The exercise price under a purchase option that council is reasonably certain to exercise, lease payments in an optional renewal period if cCouncil is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Council has elected to apply the temporary option available under *AASB 16 Leases* which allows not-for-profit entities to not measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Right-of-Use Assets	Property	Vehicles	Equipment	Total
	$'000	$'000	$'000	$'000
Balance at 1 July 2019	-	-	-	-
Additions	7,800	69	740	8,609
Amortisation charge	(2,933)	(24)	(24)	(2,981)
Balance at 30 June 2020	4,867	45	716	5,628

Lease Liabilities	2020
Maturity analysis - contractual undiscounted cash flows	$'000
Less than one year	2,671
One to five years	2,655
More than five years	-
Total undiscounted lease liabilities as at 30 June:	5,326
Lease liabilities included in the Balance Sheet at 30 June:	
Current	2,812
Non-current	2,957
Total lease liabilities	5,769

Notes to the Financial Report
For the Year Ended 30 June 2020

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

	2020
Expenses relating to:	$'000
Short-term leases	1,258
Leases of low value assets	2
Total	1,259
Variable lease payments (not included in measurement of lease liabilities)	-

Non-cancellable lease commitments - Short-term and low-value leases

Commitments for minimum lease payments for short-term and low-value leases are payable as follows:

Payable:	
Within one year	1
Later than one year but not later than five years	6
Total lease commitments	7

i. Leases classified as operating leases under *AASB 117 Leases*

At transition, lease liabilities were measured at the present value of the remaining lease payments, discounted at council's incremental borrowing rate as at 1 July 2019. Right-of-use assets are measured at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments. Council applied this approach to all applicable leases.

Council used the following practical expedients when applying *AASB 16 Leases* to leases previously classified as operating leases under *AASB 117 Leases* .

- Applied a single discount rate to a portfolio of leases with similar characteristics.
- Adjusted the right-of-use assets by the amount of *AASB 137 Provisions, Contingent Liabilities and Contingent Assets* onerous contract provision immediately before the date of initial application, as an alternative to an impairment review.
- Applied the exemption not to recognise right-of-use assets and liabilities for leases with less than 12 months of lease term.
- Used hindsight when determining the lease term if the contract contains options to extend or terminate the lease.

Council is not required to make any adjustments on transition to *AASB 16 Leases* for leases in which it acts as a lessor, except for a sub-lease. Council accounted for its leases in accordance with *AASB 16 Leases* from the date of initial application.

Impact on financial statements

On transition to *AASB 16 Leases* , council recognised an additional $7.8m of right-of-use assets and $7.8m of lease liabilities

When measuring lease liabilities, council discounted lease payments using its incremental borrowing rate at 1 July 2019. The weighted-average rate applied is 3%.

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	At fair value 30 June 2019	Additions	Contributions	Revaluation	Depreciation	Disposal	Write-off	Transfers	At fair value 30 June 2020
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Land	720,478	5,548	23,963	10,595	-	(7,060)	-	523	754,047
Buildings	288,421	20,029	-	155,433	(11,937)	(778)	-	21,018	472,187
Plant and equipment	29,772	9,810	-	-	(6,616)	(899)	-	124	32,191
Infrastructure	1,409,415	40,427	67,367	-	(50,843)	(7,115)	-	36,169	1,495,420
Work in progress	76,397	47,069	-	-	-	-	(5,451)	(57,833)	60,182
	2,524,483	122,883	91,331	166,028	(69,397)	(15,851)	(5,451)	0	2,814,027
			##	#					

Summary of work in progress (WIP)	Opening WIP	Additions	Write-off	Transfers	Closing WIP
	$'000	$'000	$'000	$'000	$'000
Buildings	18,398	22,276	(848)	(13,876)	25,952
Plant and equipment	783	2,011	(397)	(9)	2,388
Infrastructure	57,216	22,782	(4,206)	(43,949)	31,843
Total	76,397	47,069	(5,451)	(57,833)	60,182

Revaluation - $166,028 recorded against the Reserve

Contributions includes Non monetary contributions $90m and found assets $1m.

Notes to the Financial Report
For the Year Ended 30 June 2020

(a) Property

	Land - specialised	Land - non specialised	Land under roads	Total land and land improvements	Heritage buildings	Buildings - specialised	Buildings - non specialised	Leasehold improvements	Total buildings	Work In progress	Total property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2019	655,178	44,758	20,543	720,479	30,683	233,232	38,853	3,106	305,874	18,398	1,044,751
Accumulated depreciation at 1 July 2019	-	-	-	-	(1,570)	(10,336)	(3,786)	(1,761)	(17,453)	-	(17,453)
	655,178	44,758	20,543	720,479	29,113	222,896	35,067	1,345	288,421	18,398	1,027,298
Movements in fair value											
Additions	4,523	1,025	-	5,548	361	18,037	1,088	544	20,029	22,276	47,854
Contributions	20,275	-	3,324	23,599	-	-	-	-	-	-	23,599
Unrecognised Assets	364	-	-	364	-	-	-	-	-	-	364
Revaluation	4,655	1,060	4,879	10,595	82,645	220,857	257	-	303,759	-	314,354
Disposal	(1,170)	(5,890)	-	(7,060)	0	(926)	(260)	-	(1,186)	-	(8,246)
Write-off	-	-	-	-	-	-	-	-	-	(848)	(848)
Transfers	933	(410)	-	523	22	52,361	(31,453)	87	21,018	(13,876)	7,665
	29,580	(4,214)	8,204	33,570	83,028	290,330	(30,369)	631	343,620	7,553	384,743
Movements in accumulated depreciation											
Depreciation and amortisation	-	-	-	-	(1,849)	(8,715)	(1,100)	(272)	(11,937)	-	(11,937)
Accumulated depreciation of disposals	-	-	-	-	-	389	19	-	409	-	409
Revaluation	-	-	-	-	(43,609)	(104,338)	(378)	-	(148,326)	-	(148,326)
Transfers	-	-	-	-	-	(2,876)	2,876	-	-	-	-
	-	-	-	-	(45,459)	(115,541)	1,417	(272)	(159,854)	-	(159,854)
At fair value 30 June 2020	684,758	40,544	28,747	754,049	113,710	523,561	8,484	3,738	649,494	25,952	1,429,494
Accumulated depreciation at 30 June 2020	-	-	-	-	(47,028)	(125,877)	(2,369)	(2,033)	(177,307)	-	(177,307)
	684,758	40,544	28,747	754,049	66,682	397,685	6,115	1,705	472,187	25,952	1,252,187

Notes to the Financial Report
For the Year Ended 30 June 2020

(b) Plant and Equipment

	Plant machinery and equipment	Fixtures fittings and furniture	Computers and telecomms	Work in progress	Total plant and equipment
	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2019	36,872	15,385	32,394	783	85,435
Accumulated depreciation at 1 July 2019	(15,330)	(11,762)	(27,788)	-	(54,880)
	21,543	3,623	4,607	783	30,556
Movements in fair value					
Additions	6,018	1,160	2,632	2,011	11,820
Disposal	(4,730)	-	(49)	-	(4,779)
Write-off	-	-	-	(397)	(397)
Transfers	-	42	83	(9)	116
	1,288	1,201	2,665	1,605	6,760
Movements in accumulated depreciation					
Depreciation and amortisation	(3,656)	(647)	(2,312)	-	(6,616)
Accumulated depreciation of disposals	3,844	-	37	-	3,881
	188	(647)	(2,276)	-	(2,735)
At fair value 30 June 2020	38,161	16,587	35,060	2,388	92,195
Accumulated depreciation at 30 June 2020	(15,141)	(12,410)	(30,063)	-	(57,614)
	23,019	4,177	4,997	2,388	34,580

Notes to the Financial Report
For the Year Ended 30 June 2020

(c) Infrastructure

	Road seal	Road pavement	Footpaths and cycleways	Drainage	Recreational, leisure and community	Kerb and channel	Roads other	Other infrastructure	Work in progress	Total infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2019	213,784	593,220	274,652	613,370	166,497	239,491	198,896	98,871	57,216	2,455,998
Accumulated depreciation at 1 July 2019	(100,467)	(249,044)	(145,187)	(174,453)	(62,879)	(139,019)	(77,791)	(58,649)	-	(1,007,488)
Opening Balance Adjustment Gifted Assets	-	-	2,563	15,557	-	-	-	-	-	18,120
	113,317	344,177	132,029	454,475	103,618	100,472	121,105	40,222	57,216	1,466,630
Movements in fair value										
Additions	8,021	5,255	5,580	6,874	4,031	4,250	3,669	2,747	22,782	63,209
Contributions	9,988	23,290	8,273	22,761	-	-	2,438	-	-	66,751
Disposal	(5,748)	(2,827)	(5,312)	(2,209)	(371)	(1,270)	(784)	-	-	(18,522)
Write-off	-	-	-	-	-	-	-	-	(4,206)	(4,206)
Unrecognised assets(valued at WDV)	-	-		456	-		313	-	-	769
Transfers	3,840	6,992	5,601	6,821	3,544	1,177	4,775	3,419	(43,949)	(7,780)
	16,101	32,710	14,142	34,703	7,204	4,157	10,411	6,166	(25,373)	100,221
Movements in accumulated depreciation										
Depreciation and amortisation	(8,773)	(7,676)	(6,034)	(6,890)	(6,861)	(4,141)	(4,655)	(5,814)	-	(50,843)
Accumulated depreciation of disposals	3,985	1,527	3,310	1,123	293	785	384	-	-	11,407
Unrecognised assets (valued at WDV)	-	-	-	(154)	-	-	-	-	-	(154)
	(4,787)	(6,148)	(2,724)	(5,921)	(6,568)	(3,356)	(4,271)	(5,814)	-	(39,590)
At fair value 30 June 2020	229,885	625,930	291,358	663,630	173,701	243,648	209,307	105,036	31,843	2,574,339
Accumulated depreciation at 30 June 2020	(105,254)	(255,192)	(147,911)	(180,374)	(69,448)	(142,375)	(82,062)	(64,463)	-	(1,047,078)
	124,631	370,738	143,447	483,257	104,254	101,273	127,245	40,573	31,843	1,527,261

Notes to the Financial Report
For the Year Ended 30 June 2020

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Variance in building component rates is due to the type of building Major or Minor , the type of material used and also variance of sub component lives within the component group. Rates applied are based on the shortest and longest lives of subcomponents within each major component group. Major component groups are shown below. Revaluation of Building Assets are now being completed using Asset Valuer Pro which has the capability of supplying accurate component valuations and depreciable lives.

Asset recognition thresholds and depreciation periods

	Depreciation Period	Threshold Limit
		$'000
Land and Land Improvements		
Land		1
Buildings		
Buildings (Component level recognition adopted in 2019-2020)	20 - 150 years	10 (Total Cost)
Structure	50 - 155 years	
Sub Structure	50 - 150 years	
Fitout	20 - 70 years	
Roof	40 - 140 years	
Mechanical Services	20 - 60 years	
Hydraulic Services	50 - 100 years	
Electrical Services	25 - 50 years	
Floor Coverings	13 - 30 years	
Security Services	15 - 20 years	
Transport Services (Lifts Escalators)	60 - 100 years	
Building Improvements	50 years	
Leasehold improvements	10 years	1
Plant and Equipment		
Heavy Plant and Equipment, Commercial Vehicles	10 years	1
Personal Computers	3 years	1
Computer Equipment	4-5 years	1
Software	4-5 years	1
Light Motor Vehicles	5-7 years	1
Fixtures and Fittings	10 years	1
Infrastructure		
Road Spray Seal	12 years	1
Road Asphalt Seal	25 years	1
Road Pavement	80 years	1
Drainage	40 - 100 years	1
Kerbs and Channel	60 years	1
Footpaths and Bikepaths	50 years	1
Recreation	7-80 years	1
Airspace	As per landfill cell	1
ROU	As per lease	1

Notes to the Financial Report
For the Year Ended 30 June 2020

Land under roads

Council recognises land under roads acquired after 30 June 2008 at fair value.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life. Straight line depreciation is charged based on the residual useful life as determined each year. Depreciation periods used are listed below and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date, leasehold improvements are amortised over a 10 year period.

Valuation of land and buildings

Valuation of land and buildings were undertaken by Stephen Davey of Opteon AAPI CPV Member no 63379. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Council also engaged the services of APV Valuers & Asset Management to review Council revaluation process and to assist council with implementing componentisation of Council building assets. This commenced with the current revaluation of our Land and Building assets. This process identified long life and short life assets in this asset class and resulted in a change in depreciation allocated to some buildings. This process will be implemented across a number of council's asset classes.

Specialised land is valued at fair value using site values adjusted for En-globo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date of the current valuation is detailed in the following table.

Details of council's land and buildings and information about the fair value hierarchy as at 30 June 2020 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
Non Specialised Land	-	40,544	-	Jan-20
Specialised Land	-	-	684,758	Jan-20
Land under Roads	-	-	28,747	Jan-20
Heritage Buildings	-	-	66,682	Jan-20
Specialised Buildings	-	-	397,685	Jan-20
Non Specialised Buildings	-	6,115	-	Jan-20
Leasehold Improvements	-	-	1,705	Various
Total	-	46,659	1,179,577	

As a result of COVID19 having an impact on the property market, a re- assessment of land and land under roads in Geelong was undertaken by Opteon in June 2020 for the period January to June 2020. The market that the property asset is transacted and or valued in is being impacted by the uncertainty that the COVID19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation there is a market uncertainty resulting in significant valuation uncertainty.

Notes to the Financial Report
For the Year Ended 30 June 2020

Valuation of infrastructure

Valuation of infrastructure assets has been undertaken by the asset management engineers.

The date of the current valuation is detailed in the following table.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Details of Council's infrastructure and information about the fair value hierarchy as at 30 June 2020 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
Road Pavement	-	-	370,738	Apr-17
Road Seal	-	-	124,631	Apr-17
Road Other	-	-	127,245	Apr-19
Kerb and Channel	-	-	101,273	Apr-19
Footpaths and Cycleways	-	-	143,447	Apr-19
Drainage	-	-	483,257	Apr-18
Total	-	-	1,350,591	

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values of 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $1.00 and $5,465 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from $315 to $33,800 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 20 years to 150 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets (other than recreation, leisure and open space and other infrastructure, which are measured at cost) are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2020	2019
Reconciliation of specialised land	$'000	$'000
Land under roads	28,747	20,543
Parks and reserves	684,758	655,177
Total specialised land	713,505	675,720

Notes to the Financial Report
For the Year Ended 30 June 2020

6.2 Investments in associates

(a) Investments in associates

Investments in associates accounted for by the equity method are:		
Geelong Regional Library Corporation	9,401	10,126

Geelong Regional Library Corporation

Background

Principal activity is to provide Library Services to member municipalities. Council holds 88.22% (2019 88.14%) of equity in the corporation. Council has four directors on the Board of seven. Council has the ability to influence rather than control its operations. Incorporated in Australia.

Fair value of Council's investment in Geelong Regional Library Corporation	9,401	10,126
Council's share of accumulated surplus/(deficit)		
Council's share of accumulated surplus/(deficit) at start of year	6,791	7,128
Reported surplus/(deficit) for year	(725)	(337)
Council's share of accumulated surplus/(deficit) at end of year	6,066	6,791
Movement in carrying value of specific investment		
Carrying value of investment at start of year	10,126	10,463
Share of surplus/(deficit) for year	(725)	(337)
Carrying value of investment at end of year	9,401	10,126

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 7 People and relationships

	2020 No.	2019 No.
7.1 Council and key management remuneration		

(a) Related Parties

Parent entity
City of Greater Geelong

(b) Key Management Personnel

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors	Cr Stephanie Asher (Mayor 15 October 2019 - 30 June 2020)		
	Cr Kylie Grzybek (Deputy Mayor 15 October 2019 - 30 June 2020)		
	Cr Bruce Harwood		
	Cr Peter Murrihy		
	Cr Anthony Aitken		
	Cr Eddy Kontelj		
	Cr Sarah Mansfield		
	Cr Jim Mason		
	Cr Pat Murnane		
	Cr Ron Nelson		
	Cr Trent Sullivan		
Total Number of Councillors		11	11
Chief Executive Officer and other Key Management Personnel			
	Chief Executive Officer		
	Director Economy, Investment & Attraction		
	Director Governance, Strategy & Performance		
	Director City Services		
	Director Planning, Design & Development		
	Director Customer & Corporate Services		
	Director Community Life		
	Director People & Culture		
Chief Executive Officer and other Key Management Personnel		8	11
Total Key Management Personnel		19	22

(c) Remuneration of Key Management Personnel	2020 $'000	2019 $'000
Total remuneration of key management personnel was as follows:		
Short-term benefits	2,699	2,590
Long-term benefits	57	81
Post Employment Benefits	198	167
Termination benefits	-	226
Total	2,954	3,064

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	2020 No.	2019 No.
$10,000 - $19,999	-	1
$30,000 - $39,999	9	10
$50,000 - $59,999	1	-
$70,000 - $79,999	-	1
$90,000 - $99,999	1	-
$100,000 - $109,999	-	1
$160,000 - $169,999	-	1
$170,000 - $179,999	-	1
$200,000 - $209,999	-	1
$240,000 - $249,999	-	1
$250,000 - $259,999	-	1
$270,000 - $279,999	1	1
$280,000 - $289,999	4	-
$290,000 - $299,999	2	1
$420,000 - $429,999	-	-
$430,000 - $439,999	1	2
	19	22

Notes to the Financial Report
For the Year Ended 30 June 2020

(d) Senior Officer Remuneration

A Senior Officer is an officer of the City, other than Key Management Personnel, who:
a) has management responsibilities and reports directly to the Chief Executive; or
b) whose total annual remuneration exceeds $151,000

The number of Senior Officers are shown below in their relevant income bands:

Income Range:	2020 No.	2019 No.
$148,000 - $149,999	-	3
$150,000 - $159,999	4	8
$160,000 - $169,999	7	9
$170,000 - $179,999	7	5
$180,000 - $189,999	7	8
$190,000 - $199,999	5	2
$200,000 - $209,999	5	3
$210,000 - $219,999	1	-
$220,000 - $229,999	1	1
$230,000 - $239,999	-	1
	37	40
Total Remuneration for the reporting year for Senior Officers included above, amounted to	6,735	6,987

7.2 Related party disclosure

(a) Transactions with related parties

Contributions are paid by the City of Greater Geelong to the Geelong Regional Library Corporation.
Please refer to details in Note 6.2

(b) Outstanding balances with related parties

There are shared services paid by the City of Greater Geelong on behalf of the library, which are subsequently reimbursed. The outstanding balance as at 30th June 2020 is $288k receivable from the Geelong Regional Library Corporation.

(c) Loans to/from related parties

There are no loans in existence with related parties

(d) Commitments to/from related parties

There are no commitments in existence with related parties.

Notes to the Financial Report
For the Year Ended 30 June 2020

Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

(a) Contingent assets

In the course of creating new subdivisions, developers construct infrastructure assets which are vested with council when council issues a Statement of Compliance. These assets are brought to account as revenue (Contributions - Non Monetary Assets) and capitalised

At reporting date, developers had commenced construction of assets that will eventually be transferred to Council issuing a Statement of Compliance.

Council cannot reliably measure the value of assets involved prior to completion.

Operating lease receivables

Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 80 years. All leases include a CPI based revision of the rental charge annually.

Future minimum rentals receivable under non-cancellable operating leases are as follows:

	2020	2019
	$'000	$'000
Not later than one year	1,634	1,752
Later than one year and not later than five years	3,847	4,195
Later than five years	2,978	3,593
	8,459	9,540

(b) Contingent liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Building Cladding

Council has issued one building permit to a medium risk building (office building not residential accommodation). Council staff have been working with the owners and have removed the cladding at ground level around the entrances and at the base of the two fins that ascend the building. Council will continue to work with the owners on the removing the remaining cladding.

8.2 Change in accounting standards

The following new AAS's have been issued that are not mandatory for the 30 June 2020 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods.

AASB 1059 Service Concession Arrangements: Grantors (AASB 1059) (applies 2020/21 for LG Sector)

AASB 1059 addresses the accounting for a service concession arrangement by a grantor that is a public sector entity by prescribing the accounting for the arrangement from the grantor's perspective. It requires the grantor to:

- recognise a service concession asset constructed, developed or acquired from a third party by the operator, including an upgrade to an existing asset of the grantor, when the grantor controls the asset;
- reclassify an existing asset (including recognising previously unrecognised identifiable intangible assets and land under roads) as a service concession asset when it meets the criteria for recognition as a service concession asset;
- initially measure a service concession asset constructed, developed or acquired by the operator or reclassified by the grantor at current replacement cost in accordance with the cost approach to fair value in *AASB 13 Fair Value Measurement* . Subsequent to the initial recognition or reclassification of the asset, the service concession asset is accounted for in accordance with *AASB 116 Property, Plant and Equipment* or *AASB 138 Intangible Assets* , as appropriate, except as specified AASB 1059;
- recognise a corresponding liability measured initially at the fair value (current replacement cost) of the service concession asset, adjusted for any other consideration between the grantor and the operator; and
- disclose sufficient information to enable users of financial statements to understand the nature, amount, timing and uncertainty of assets, liabilities, revenue and cash flows arising from service concession arrangements.

Based on the council's current assessment, there is expected to be no impact on the transactions and balances recognised in the financial statements as the council is not a grantor in a service concession arrangement.

AASB 2018-7 Amendments to Australian Accounting Standards - Definition of Material (applies 2020/21 for LG Sector)

The Standard principally amends *AASB 101 Presentation of Financial Statements* and *AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors* . The amendments refine the definition of material in AASB 101. The amendments clarify the definition of material and its application by improving the wording and aligning the definition across AASB Standards and other publications. The impacts on the local government sector are expected to be minimal.

AASB 2019-1 Amendments to Australian Accounting Standards - References to the Conceptual Framework (applies 2020/21 for LG Sector)

This Standard sets out amendments to Australian Accounting Standards, Interpretations and other pronouncements to reflect the issuance of the Conceptual Framework for Financial Reporting (Conceptual Framework) by the AASB. The impacts on the local government sector are expected to be minimal.

Notes to the Financial Report
For the Year Ended 30 June 2020

8.3 Financial instruments

(a) Objectives and policies

Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the Notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes council to fair value interest rate risk. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1989* . Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. To help manage this risk:

- council have a policy for establishing credit limits for the entities council deals with;
- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 0.25% and -0.25% in market interest rates (AUD) from year-end rates of 0.25%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of councils operations.

8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy , Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Notes to the Financial Report
For the Year Ended 30 June 2020

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 2 to 5 years. The valuation is performed either by experienced council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

The new cases of COVID19 in Victoria increased significantly in July 2020 and the Victorian State Government declared a State of Disaster on August 2nd 2020. From midnight 5th August Stage 3 restrictions were introduced across some areas of regional Victoria including City of Greater Geelong. This has resulted in closure of Council's leisure centres and indoor recreation venues and reduced utilisation of child care facilities which will have an impact on Council's revenue streams in 2020-21 (refer Overview). Due to the significant uncertainty surrounding the COVID19 pandemic and the government's response to this, it is not possible to estimate the full impact on Council's operations, financial position and cash flow at this point in time. Council does not consider it practicable to provide a quantitative or qualitative estimate of the potential impact of this pandemic on Council at this time.

Note 9 Other matters

9.1 Reserves (a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increment (decrement) $'000	Balance at end of reporting period $'000
2020			
Property			
Land & Buildings	603,134	166,028	769,162
	603,134	166,028	769,162
Infrastructure			
Roads	209,521		209,521
Footpaths and cycleways	33,353		33,353
Drainage	175,546	-	175,546
	418,420	-	418,420
Total asset revaluation reserves	1,021,554	166,028	1,187,582
2019			
Property			
Land & Buildings	603,134		603,134
	603,134	-	603,134
Infrastructure			
Roads	188,940	20,581	209,521
Footpaths and cycleways	22,925	10,428	33,353
Drainage	175,546		175,546
	387,411	31,009	418,420
Total asset revaluation reserves	990,545	31,009	1,021,554

The asset revaluation reserve is used to record the movement in fair value of Council's assets over time.

Notes to the Financial Report
For the Year Ended 30 June 2020

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
(b) Other reserves				
2020				
Car Parking Reserve	200	-	-	200
Public Open Space Reserve	966	3,001	1,844	2,123
Main Drainage Reserve	-	143	143	-
Deferred Works Reserve	23,571	28,306	23,571	28,306
Asset Development Reserve	(72)	-	45	(117)
Asset Redevelopment Reserve	281	-	36	245
DCP Reserve - Jetty Road Stage 1	1,026	1,601	3,317	(690)
DCP Reserve - Armstrong Creek East Precinct	(3,490)	3,440	25	(75)
DCP Reserve - Armstrong Creek West Precinct	1,819	4,799	36	6,582
DCP Reserve - Armstrong Creek HBP	(9,530)	435	3,104	(12,199)
DCP Reserve - Armstrong Creek Town Centre	(2,208)	-	-	(2,207)
DCP Reserve - Armstrong Creek South Precinct	(11)	-	698	(709)
DCP Reserve - Ocean Grove Growth Area	1,395	56	-	1,451
DCP Reserve - Lara West	(110)	2,980	51	2,819
Armstrong Creek Public Open Space	1,443	1,200	-	2,643
S173 - Lonsdale Golf Club	57	-	-	57
Water Quality Levy	2,036	663	2	2,697
Jetty Road Public Open Space	322	285	-	607
S173 - St Leonard's Growth Area 1	1,177		-	1,177
S173 - St Leonard's Growth Area 2	-	(1,044)	-	(1,044)
S173 - Wandana Heights Estate	74	331	-	405
S173 - Clifton Springs DP023	37	-	-	37
S173 - Fyansford DP016	-	84	-	84
S173 - Drysdale Walk DP024	-	197	-	197
Total Other reserves	18,983	46,477	32,872	32,589
2019				
Car Parking Reserve	200	-	-	200
Public Open Space Reserve	1,512	1,409	1,955	966
Main Drainage Reserve	-	212	212	-
Deferred Works Reserve	47,300	23,571	47,300	23,571
Asset Development Reserve	142	-	214	(72)
Asset Redevelopment Reserve	344	-	63	281
DCP Reserve - Jetty Road Stage 1	1,161	475	610	1,026
DCP Reserve - Armstrong Creek East Precinct	379	658	4,527	(3,490)
DCP Reserve - Armstrong Creek West Precinct	432	1,444	57	1,819
DCP Reserve - Armstrong Creek HBP	(512)	258	9,276	(9,530)
DCP Reserve - Armstrong Creek Town Centre	(4,349)	-	(2,141)	(2,208)
DCP Reserve - Armstrong Creek South Precinct	-	-	11	(11)
DCP Reserve - Ocean Grove Growth Area	1,198	197	-	1,395
DCP Reserve - Lara West	78	37	225	(110)
Armstrong Creek Public Open Space	2,356	44	957	1,443
S173 - Lonsdale Golf Club	23	34	-	57
Water Quality Levy	1,618	425	7	2,036
Jetty Road Public Open Space	447	(125)	-	322
S173 - St Leonard's Growth Area 1	-	1,177	-	1,177
S173 - Wandana Heights Estate	-	74	-	74
S173 - Clifton Springs DP023	-	37	-	37
S173 - Fyansford DP016	-	-	-	-
Total Other reserves	52,329	29,927	63,273	18,983

Council maintains three statutory reserves (Car Parking, Public Open Space and Main Drainage) to record funds collected from developers under the Planning and Environment Act and Local Government Act. Council identifies, as part of the budget process, capital works relevant to these reserves and records the capital expenditure as settlement of the obligations created in collecting the levies.

Council maintains a Deferred Works Reserve to record the estimated amount of Capital Expenditure that is expected to complete the capital projects that were approved in the previous year's budget, but had not been completed at year end.

Council maintains an Asset Development Reserve to record funds provided to council for development of coastal infrastructure.

Council has an Asset Redevelopment Reserve to record funds provided to council for the Saleyards redevelopment.

Council maintains individual reserves to record funds for each of the Approved Developer Contribution Plans (DCP).

Notes to the Financial Report
For the Year Ended 30 June 2020

9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	2020 $'000	2019 $'000
Surplus/(deficit) for the year	84,945	125,284
Depreciation/amortisation	72,643	65,951
(Profit)/loss on disposal of property, infrastructure, plant and equipment	5,918	2,005
Other Non Cash Items	4,800	(2,781)
Contributions - Non-monetary assets	(89,952)	(85,905)
Share of net loss of associates	725	337
Capital	-	(3,275)
Finance Costs	2,223	1,901
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(1,573)	(5,830)
(Increase)/decrease in prepayments	(1,809)	(872)
Increase/(decrease) in unearned income	9,119	-
Increase/(decrease) in trade and other payables	1,120	310
(Decrease)/increase in other liabilities	5,285	785
(Increase)/decrease in inventories	14	(26)
Increase/(decrease) in provisions	5,732	3,543
Net cash provided by/(used in) operating activities	99,190	101,428

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation categories receive both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2020, this was 9.5% as required under Superannuation Guarantee legislation).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB119,

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

A triennial actuarial review is currently underway for the Defined Benefit category as at 30 June 2020 and is expected to be completed by 31 December 2020.

As at 30 June 2019, an interim actuarial investigation was held as the Funds provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 107.1%. The financial assumptions used to calculate the VBI's were:

Net investment returns 6.0% pa
Salary information 3.5% pa
Price inflation (CPI) 2.0% pa.

Vision Super has advised that the actual VBI at June 2020 was 104.6%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2019 interim actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Notes to the Financial Report
For the Year Ended 30 June 2020

Employer Contributions

Regular Contributions

On the basis of the results of the 2017 full actuarial investigation conducted by the Fund Actuary, council makes employer contributions to the Fund's Defined Benefit category rates determined by the Fund's Trustee. For the year ended 30 June 2020, this rate was 9.5% of members' salaries (9.5% in 2018-19). This rate is expected to increase in line with any increases in the SG contribution rate and reviewed as part of the 30 June 2020 triennial valuation.

In addition, council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding Calls

If the defined Benefit category is in an unsatisfactory financial positional at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purpose of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2019 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which council is a contributing employer. Generally, a full actuarial investigation conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2019 and a full actuarial investigation was conducted as at 30 June 2017.

The Fund's actuarial investigations identified the following for the Defined Benefit category of which council is a contributing employer:

	2019 $m	2017 $m
A VBI Surplus	$151.3	$69.8
A total service liability surplus	$233.4	$193.5
A discounted accrued benefits surplus	$256.7	$228.8

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2019.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2019.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2019.

Council was notified of the 30 June 2020 VBI during August 2020 (2019: August 2019).

The 2020 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2020. It is anticipated that this actuarial investigation will be completed by 31 December 2020. The financial assumptions for the purposes of this investigation are:

	2020 Triennial Investigation	2017 Triennial Investigation
Net investment	5.60%	6.50%
Salary inflation	2.5% for the first two years and 2.75%pa thereafter	3.50%
Price Inflation	2.00%	2.50%

Notes to the Financial Report
For the Year Ended 30 June 2020

9.4 Correction of a prior period error

Council has identified one prior period error. This is explained below. Council has adjusted comparative numbers for the error and restate each of the affected financial statements for the 2019 financial year, as shown in the tables below.

Recognition of non-monetary contributions

During the 2018-19 financial year, council recognised non-monetary contributions for infrastructure assets that related to the 2017-18 financial year. This error understated non-monetary contribution income for the year ended 30 June 2018 by $28m. The error also understated property, infrastructure, plant and equipment and accumulated surplus as at 30 June 2018 by $28m. There was also non-monetary contributions that should have been recognised in the 2018-19 financial year of $18m. These errors have now been processed through the general ledger and are reflected in the tables below.

Impact of correction of error on the Comprehensive Income Statement

	2020 $'000	2019 $'000 (restated)	2019 $'000 as previously presented
Contributions - non-monetary	89,952	85,905	85,905
Total Income	487,384	488,462	488,462
Surplus/(deficit) for the year	84,945	125,284	125,284
Total Comprehensive result	250,973	156,293	156,293

Impact of correction of error on the Balance Sheet

	2020 $'000	2019 $'000 (restated)	2019 $'000 as previously presented
Non-current assets			
Property, infrastructure, plant and equipment	2,814,027	2,524,481	2,506,363
Total non-current assets	2,841,322	2,541,270	2,523,152
Total Assets	2,962,553	2,667,789	2,649,671
Net Assets	2,761,209	2,510,236	2,492,118
Equity			
Accumulated Surplus	1,541,038	1,469,699	1,451,581
Total Equity	2,761,209	2,510,236	2,492,118

Impact of correction of error on the Statement of Changes in Equity

	2020 $'000	2019 $'000 (restated)	2019 $'000 as previously presented
Balance at beginning of financial year	2,510,236	2,353,943	2,335,825
Surplus/(deficit) for the year	84,945	125,284	125,284
Net asset revaluation increment/(decrement)	166,028	31,009	31,009
Transfers to other reserves	-	-	-
Transfers from other reserves	-	-	-
Balance at end of Financial year	2,761,209	2,510,236	2,492,118

Notes to the Financial Report
For the Year Ended 30 June 2020

10 Change in accounting policy

Council has adopted *AASB 15 Revenue from Contracts with Customers* , *AASB 16 Leases* and *AASB 1058 Income of Not-for-Profit Entities* , from 1 July 2019. This has resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements.

Due to the transition methods chosen by council in applying these standards, comparative information throughout these financial statements has not been restated to reflect the requirements of the new standards except in relation to contracts that were not complete at 1 July 2019.

a) AASB 15 Revenue from Contracts with Customers - Impact of Adoption

AASB 15 Revenue from Contracts with Customers applies to revenue transactions where council provides services or goods under contractual arrangements.
Council adopted *AASB 15 Revenue from Contracts with Customers* using the modified (cumulative catch up) method. Revenue for 2019 as reported under *AASB 118 Revenue* is not adjusted, because the new standard is only applied from the date of initial application.

AASB 15 Revenue from Contracts with Customers requires revenue from contracts with customers to be recognised as council satisfies the performance obligations under the contract.

b) AASB 16 Leases

AASB 16 Leases requires right of use assets and related liabilities for all lease agreements to be recognised on the balance sheet. The Statement of Comprehensive Income is to separately recognise the amortisation of the right of use asset, and the finance costs relating to the lease. Council has elected to adopt the modified (cumulative catch up) method under the standard and as such has not adjusted 2019 disclosures.

c) AASB 1058 Income of Not-for-Profit Entities

AASB 1058 Income of Not-for-Profit Entities applies to income received where no contract is in place. This includes statutory charges (such as rates) as well as most grant agreements.

Council adopted *AASB 1058 Income of Not-for-Profit Entities* using the modified (cumulative catch up) method. Income for 2019 is not adjusted, because the new standard is only applied from the date of initial application.
AASB 1058 Income of Not-for-Profit Entities requires income to be recognised as council satisfies the performance obligations under the contract.

Attachment 4

City of Greater Geelong

Performance Statement

For the Year Ended 30 June 2020

PERFORMANCE STATEMENT

Description of municipality
For the year ended 30 June 2020

The City of Greater Geelong municipality is located 75 kilometres from the Melbourne CBD. The municipality covers 1,252 square kilometres, comprising country, coastal and suburban areas. Greater Geelong is bounded by Moorabool Shire, Wyndham City, Borough of Queenscliffe, Surf Coast Shire and Golden Plains Shire.

The municipality has a population of almost 259,000, which is expected to increase to more than 393,000 by 2041 – growth of nearly 52 per cent. Geelong has a diverse economy with over 18,800 businesses and a labour force of approximately 128,000 people. While Greater Geelong has recorded strong Gross Regional Product and jobs growth in recent years, the coronavirus (COVID-19) pandemic, and associated restrictions, have interrupted this trend. Forecasts show that all local industries have experienced job losses and reduced revenue, except healthcare and social assistance.

The industries that contribute the most jobs and value-added Gross Regional Product in Greater Geelong include health care and social assistance, education and training, construction, retail trade and manufacturing.

Other Information
For the year ended 30 June 2020

COVID-19 impact on Council in 2019–20

To address the social and economic impacts of COVID-19 restrictions, Council approved support and recovery packages of over $10.8 million for the 2019–20 and 2020–21 financial years. It also adopted a COVID-19-hardship policy, to provide financial relief to businesses and individuals.

To minimise the potential spread of COVID-19, many City facilities were closed a few days before government restrictions took effect, including libraries. Our Swim Sport and Leisure centres were also impacted in January with temporary closures due to air-quality concerns and this has been reflected in overall visitor participation rates.

Despite the challenges, the majority of our services, including waste and recycling, road maintenance and community services, continued - with the delivery of some services modified to comply with restrictions. Our Maternal Child Health Services maintained participation rates, despite moving some appointments online.

Where COVID-19 impacts have been identified, as affecting the indicators in this report, explanatory notes have been provided.

Basis for preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures, together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act (Vic) 1989* and Local Government (Planning and Reporting) Regulations 2014.

Where applicable, the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems, or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, as forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2014 require explanation of any material variations in the results contained in the performance statement.

The forecast figures included in the performance statement are those adopted by council in its strategic resource plan on 25 June 2019, and which forms part of the council plan. The strategic resource plan includes estimates, based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General-Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.

Sustainable capacity indicators
For the year ended 30 June 2020

	***INDICATOR**/MEASURE*	RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Population						
C1	*Expenses per head of population* [Total expenses / Population]	$1,394.33	$1,455.15	$1,439.94	$1,554.22	The 2019–20 result has been impacted by several one-off expenses, including increased waste charges, higher asset write-offs and doubtful debts.
C2	*Infrastructure per head of population* [Value of infrastructure / Population]	$6,294.53	$6,695.35	$7,080.74	$7,955.62	The value of infrastructure assets has increased largely due to building revaluations and an increase in gifted assets.
C3	*Population density per length of road* [Population / Kilometres of local roads]	107.12	110.26	111.85	112.28	We add to our local road network every year, but the population is increasing at a faster rate than the local road network.
Own-source revenue						
C4	*Own-source revenue per head of population* [Own source revenue / Population]	$1,053.39	$1,221.66	$1,258.73	$1,202.83	
Recurrent grants						
C5	*Recurrent grants per head of population* [Recurrent grants / Population]	$264.72	$232.62	$236.45	$229.83	
Disadvantage						
C6	*Relative Socio-Economic Disadvantage* [Index of Relative Socio-Economic Disadvantage by decile]	5	6	6	6	Greater Geelong's SEIFA Index of Disadvantage in 2011 was in the lowest 50% in Victoria and in 2016 moved to the lowest 60% in Victoria. While this shows a more favourable state-wide comparison, the Index itself has shown no significant change, only moving from 993 in 2011 to 994 in 2016.
Workforce turnover						
C7	*Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	8.8%	10.9%	8.8%	8.9%	Our turnover rate has remained steady over the past four years, except for 2017–18, when we had a higher than usual number of resignations.

Service performance indicators
For the year ended 30 June 2020

SERVICE/*INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Aquatic Facilities						
AF6	***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Population]	8.48	8.36	8.82	6.53	The utilisation of our aquatic facilities was impacted by: • unfavourable weather during the 2019–20 summer season • centre closures due to smoke haze from bushfires • centre closures caused by COVID-19 restrictions.
Animal Management						
AM7	***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x100	New in 2020	New in 2020	New in 2020	100%	Animal management prosecutions presented to the Magistrates Court have increased over the past three years in proportion to the reported number of serious dog attacks. All 27 prosecutions heard this financial year were successfully prosecuted. Six additional prosecutions were postponed until 2020–21, due to COVID-19 restrictions.
Food Safety						
FS4	***Health and safety*** *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	96.48%	99.46%	99.32%	98.19%	Despite slight variations, we have performed very well in this indicator since 2017. In the 2019 calendar year, only three notifications did not receive timely follow-up, as the businesses were not trading frequently.
Governance						
G5	***Satisfaction*** *Satisfaction with council decisions* [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	48	53	55	56	Our results reflect the sound decision-making by our current Council. In addition, live streaming of council meetings and community focus meetings continue to have a positive impact on our community.

SERVICE/*INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Libraries						
LB4	***Participation*** *Active library members* [The sum of the number of active library borrowers in the last 3 financial years / The sum of the population in the last 3 financial years] x100	19.28%	18.17%	18.20%	17.57%	The definition of this indicator changed in 2019–20 and now averages the past three years data. The result is therefore not comparable to past years. COVID-19 restrictions had a significant impact on collection use as Geelong Regional Library Corporation branches were closed from 19 March to 8 June, then opened to restricted hours and patron limits. Note this indicator only measures collection item loans and doesn't capture other library activity, such as events, programs, Wi-Fi use and in-library attendance.
Maternal and Child Health (MCH)						
MC4	***Participation*** *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	73.46%	73.78%	73.17%	73.14%	Moving some face-to-face services online to accommodate COVID-19 restrictions has had no obvious impact on participation rates.
MC5	***Participation*** *Participation in the MCH service by Aboriginal children* [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	73.26%	64.86%	63.39%	76.37%	We have continued to build our partnership with the Wathaurong Aboriginal Co-operative to provide a place-based Maternal and Child Health service.
Roads						
R5	***Satisfaction*** *Satisfaction with sealed local roads* [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	47	49	54	60	Our Roads to Success in-house business improvement program, improved engagement and online interactive map of infrastructure projects has led to an increase in community satisfaction of 13 index points since 2017.

SERVICE/*INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Statutory Planning						
SP4	***Decision making*** *Council planning decisions upheld at VCAT* [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	61.54%	68.00%	64.00%	54.17%	In 2019–20, 13 of the 24 matters referred to VCAT were set aside. As only 2 per cent of total planning decisions were referred to VCAT, this is a very small proportion of planning decisions overall. Notably, there is no obvious pattern to the types of planning decisions being set aside. One appeal was postponed until 2020–21 due to COVID-19 restrictions.
Waste Collection						
WC5	***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	56.32%	54.75%	54.00%	55.73%	Green waste and recycling ratios have been relatively consistent over the past few years. The growing population is increasing green organic and waste tonnage, but recycling tonnage has remained the same because of changes in product stream, newspapers and glass content.

As part of the ongoing review and improvement of reporting, Local Government Victoria retired the following indicator:

RETIRED SERVICE/*INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Animal Management						
AM4	***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions]	73.46%	73.78%	73.17%	Retired in 2020	As of 1 July 2019, this indicator was replaced by the amended *Animal management prosecution* measure AM7.

Financial performance indicators
For the year ended 30 June 2020

DIMENSION/ *INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	FORECASTS 2021	FORECASTS 2022	FORECASTS 2023	FORECASTS 2024	MATERIAL VARIATIONS AND COMMENTS
Efficiency										
E2	***Expenditure level*** *Expenses per property assessment* [Total expenses / Number of property assessments]	$2,804.67	$2,974.29	$2,952.67	$3,193.97	$3,077.32	$3,164.58	$3,254.59	$3,327.88	The 2019–20 result has been impacted by higher one-off expenses, but these costs are not expected to be recurring.
E4	***Revenue level*** *Average rate per property* [Total rate revenue / Number of property assessments]	New in 2020	New in 2020	New in 2020	$1,602.56	$1,632.56	$1,675.27	$1,723.69	$1,773.94	The average rate per property is forecast to grow from 2021 due to an expected increase in special rates and charges schemes.
Liquidity										
L1	***Working capital*** *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	147.35%	145.35%	155.09%	112.69%	152.95%	101.84%	109.69%	93.99%	Changes in our 2019–20 liquidity ratio are the result of newly adopted accounting standards, which have increased the value of our short-term liabilities. Working capital is forecast to decrease from 2022 due to reduced cash balances.
L2	***Unrestricted cash*** *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	122.64%	115.02%	118.83%	75.68%	134.32%	83.82%	92.08%	76.49%	Restricted cash, in the form of unspent conditional grants, increased in 2019–20. This decreased our overall percentage of unrestricted cash. Reduced cash balances and increasing current liabilities are forecast to impact this result in the future.
Obligations										
O2	***Loans and borrowings*** *Loans and borrowings compared to rates* [Interest bearing loans and borrowings / Rate revenue] x100	22.28%	22.73%	28.83%	34.31%	54.56%	61.67%	68.62%	62.77%	Our loan for $25 million was drawn down in May 2020, impacting this financial year's result. Our forecast years reflect loans increasing to fund large capital projects, including the Civic Precinct.

DIMENSION/ *INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	FORECASTS				MATERIAL VARIATIONS AND COMMENTS
						2021	2022	2023	2024	
O3	***Loans and borrowings*** *Loans and borrowings repayments compared to rates* [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	5.70%	5.06%	4.70%	4.34%	5.50%	6.56%	7.73%	8.06%	Our forecast years reflect loans increasing to fund large capital projects, including the Civic Precinct.
O4	***Indebtedness*** *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	15.22%	18.36%	23.93%	30.10%	42.24%	42.52%	48.58%	43.70%	Our loan for $25 million was drawn down in May 2020, impacting this financial year's result. Our forecast years reflect loans increasing to fund large capital projects, including the Civic Precinct.
O5	***Asset renewal and upgrade*** *Asset renewal and upgrade expense compared to depreciation* [*Asset renewal and asset upgrade expenditure* / Asset depreciation] x100	New in 2020	New in 2020	New in 2020	67.30%	76.17%	86.43%	65.87%	54.87%	We have planned significant expenditure increases to fund asset renewal and upgrades in 2020–21 and 2021–22.
Operating Position										
OP1	***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (or deficit) / Adjusted underlying revenue] x100	-3.54%	1.99%	5.38%	-3.42%	-0.24%	8.36%	6.91%	7.63%	COVID-19 has negatively impacted our service revenue. In addition, our community support and recovery packages have resulted in short-term deficits in 2019–20. While we expect these to carry over into 2020–21, we are forecasting a return to a surplus position from 2021–22.
Stability										
S1	***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	64.45%	58.93%	59.50%	61.87%	64.15%	59.58%	62.22%	62.26%	
S2	***Rates effort***	0.40%	0.41%	0.36%	0.33%	0.33%	0.35%	0.37%	0.38%	

DIMENSION/ *INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	FORECASTS				MATERIAL VARIATIONS AND COMMENTS
						2021	2022	2023	2024	
	Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100									

As part of the ongoing review and improvement of reporting, Local Government Victoria retired the following indicators:

RETIRED DIMENSION/ *INDICATOR*/*MEASURE*		RESULTS 2017	RESULTS 2018	RESULTS 2019	RESULTS 2020	MATERIAL VARIATIONS AND COMMENTS
Efficiency						
E1	*Average residential rate per residential property assessment* [Residential rate revenue / Number of residential property assessments]	$1,487.58	$1,525.79	$1,585.94	Retired in 2020	As of 1 July 2019, this measure was replaced by E4.
Obligations						
O1	*Asset renewal compared to depreciation* [Asset renewal expense / Asset depreciation] x100]	52.03%	47.55%	50.36%	Retired in 2020	As of 1 July 2019, this measure was replaced by O5.

CERTIFICATION OF THE PERFORMANCE STATEMENT

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act (Vic) 1989* and the Local Governement (Planning and Reporting) Regulations 2014.

_____
Karen Olesnicky CPA
Principal Accounting Officer
Dated: 8 September 2020

In our opinion, the accompanying performance statement of The City of Greater Geelong for the year ended 30 June 2020 presents fairly the results of council's performance, in accordance with the *Local Government Act (Vic) 1989* and the Local Governement (Planning and Reporting) Regulations 2014.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capability.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Greater Geelong City Council and by the Local Governement (Planning and Reporting) Regulations 2014 to certify this performance statement in its final form.

_____
Cr Stephanie Asher
Mayor
Dated: 8 September 2020

_____
Cr Anthony Aitken
Councillor
Dated: 8 September 2020

_____
Martin Cutter
Chief Executive Officer
Dated: 8 September 2020

8. PREVENTION OF SINGLE-USE PLASTICS POLICY

Source:	**City Services – Environment and Waste Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Environment**

Purpose

1. For Council to consider and adopt the Prevention of Single-Use Plastics Policy (**Attachment 2**).

Background

2. In August 2018, a notice of motion was initiated by Cr Mansfield for Council to develop a Plastic Wise Program to reduce single use plastics at City events and offices.

3. On April 28, 2020 Council adopted the Waste and Resource Recovery Strategy which includes the following vision:

   '*The City contributes to a circular economy by leading and supporting the community to actively avoid waste and increase resource recovery*.'

4. The Strategy also includes a key action to:

   '*Phase out single use plastics across City buildings.'*

5. To further support the Waste and Resource Recovery Strategy a Plastic Wise Program Action Plan was also adopted by Council on 28 April 2020. The Plastic Wise Program included an action to develop a Single-Use Plastics Policy.

Key Matters

6. Council has a leadership opportunity to reduce single use plastics by adopting the Prevention of Single-Use Plastics Policy.

7. The purpose of the policy is to set out the City's commitment to progressively eliminate the use of single-use plastic products from all council operations and council managed events.

8. The policy will also apply to organised activities held at all sites owned and managed by the City.

9. The City is committed to eliminating single-use plastics because:

   9.1 Plastics do not biodegrade and therefore cause long-term pollution to our natural environment; and

   9.2 Greenhouse gas emissions associated with the production of single-use plastics contribute to global climate change.

Cr Mansfield moved, Cr Kontelj seconded -

10. That Council :

10.1 Note the environmental harm caused by single-use plastics; and

10.2 Adopt the Prevention of Single-Use Plastics Policy.

Carried.

Attachment 1

Financial Implications

1. Funding required to implement the Prevention of Single-Use Plastics Policy will be considered in annual planning and budget cycles.

Community Engagement

2. Extensive community consultation has been conducted as part of the development of the Waste and Resource Recovery Strategy. There was strong community feedback that Council should take a leadership role in reducing and preventing the use of single-use plastic.

Social Equity Considerations

3. The introduction of the Prevention of Single-Use Plastics Policy will support waste minimisation, increase amenity and reduce environmental impacts, all of which will increase social equity.

Policy/Legal/Statutory Implications

4. The Prevention of Single-Use Plastics Policy will commit Council to the Implementation Priorities listed in the document including monitoring and reporting on achieving the objectives of the Policy.

Alignment to Council Plan

5. The Prevention of Single-Use Plastics Policy supports the Council Plan 2018-22 strategic priority, Effective Environmental Management and shows leadership to address waste and environmental challenges. By adopting this new Policy, we move closer to our goal of zero waste to landfill and support a circular economy.

Conflict of Interest

6. No officers involved in the preparation of this report have a direct or indirect interest in the maters to which this report relates.

Risk Assessment

7. The implementation of the Prevention of Single-Use Plastics Policy will help reduce environmental risks associated with excess waste. The minimisation of occupational health and safety risks have been considered and incorporated within the Policy.

Environmental Implications

8. Millions of tonnes of plastic enter the world’s rivers and oceans each year. Single-use plastics have a negative impact on our environment, harm wildlife including aquatic species and marine bird life. The Prevention of Single-Use Plastics Policy aims to reduce waste produced by the City and by events on Council owned and/or managed land. This will minimise impacts on the environment.

THE CITY OF
GREATER GEELONG

PREVENTION OF SINGLE-USE PLASTICS MANAGEMENT POLICY

VERSION: 1

Approval Date:

Approved by: Council

Review Date:

Responsible Officer: Director City Services

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

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D19-4828

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Introduction

PURPOSE

The purpose of this policy is to set out the City's commitment to progressively eliminate the use of single-use plastic products from all council operations and council managed events.

It outlines how our planning; decision-making and management processes will aim to:

- Eliminate the use of single-use plastics in our operations;
- Eliminate the use of single-use plastics in our facilities;
- Eliminate the use of single-use plastics at events held in our facilities or on our lands; and
- Demonstrate leadership to our community in eliminating the use of single-use plastics within our municipality.

Our aim is to reduce the use of raw materials, enhance our community's quality of life and ensure a sustainable future for our region. We're committed to eliminating single-use plastics because:

- Plastics consume resources during their production and distribution,
- Plastics do not biodegrade and therefore cause long-term pollution to our natural environment, and
- Greenhouse gas emissions associated with the production of single-use plastics contribute to global climate change.

SCOPE

This policy applies to operational activities of the City and to civic, community and commercial events taking place in City owned and operated facilities or on City managed lands.

This policy applies to:

- City staff, volunteers and contractors; and
- Organisations or individuals organising events.

EXEMPTIONS

Exemptions permitting the use of single-use plastic products may be granted by department managers when these products are necessary to meet OH&S requirements, emergency response needs or when no other practical alternative product is available.

Definitions

This section defines the key terms used in this policy.

CITY

The City of Greater Geelong organisation, led by the CEO.

CEO

The Chief Executive Officer of the City of Greater Geelong.

COUNCIL

The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

EVENTS

Includes, but is not limited to, commercial events, civic events, official functions, community forums, meetings, conferences, promotional activities, training events and information sessions.

SINGLE-USE PLASTIC

Refers to plastic and polystyrene products designed to be used once and then disposed of. This includes, but is not limited to, products such as drink bottles, cups, plastic bags, food packaging, straws and balloons.

Policy

Key Policy Principles

- The City will demonstrate leadership in reducing waste and recovering resources by:
    - Generating less waste by replacing the use of single-use plastics products for more readily re-used and/or recyclable products.
    - Progressively eliminating the use of single-use plastics in our operations in order to reduce our impacts on the environment.

The role of the Environment and Waste Department

- Will undertake periodic audits in order to quantify the usage of single-use plastic products in our operations and event activities.
- Will develop an action plan ensuring compliance with relevant waste management legislation.
- Will develop education and awareness initiatives which guide staff, community members and businesses in the implementation of this policy.

Additional Implementation Priorities

- The City's Events Department will amend event permit guidelines and approval processes to guide event organisers in the elimination of single-use plastics from public events held on council land or in council facilities.
- The Procurement Services Unit will work with preferred suppliers to develop an approved list of sustainable stationary products available for purchase by all departments of council.
- The Procurement Services Unit will work with corporate caterers to develop required standards for the provision of sustainable cutlery and crockery options for civic events and in council facilities.
- The Procurement Services Unit will amend tender and procurement guidelines to prioritise the purchase of sustainable alternatives to single-use plastic products.
- The City will implement National Australian Built Environment Rating System (NABERS) 6-star waste management standards in our new Civic Accommodation precinct.
- A City Hall trial site will be established to implement revised waste systems that support general waste avoidance, reduction of single-use plastic usage and increased landfill diversion.
- The Facilities Maintenance Unit will work with cleaning contractors to implement bin systems that support the elimination of single-use plastics in council facilities.
- All department managers will allocate procurement responsibilities to at least one officer in their department to support the implementation of this policy.

Implementation of this Policy

MONITORING AND REPORTING

The City will complete periodic audits to monitor our performance in eliminating the use of single-use plastics from council operations and council managed events.

The Responsible Officer for this policy will present an annual report to ELT to detail our progress in achieving the objectives of this policy.

ADVICE AND ASSISTANCE

The Environment and Waste department will allocate a responsible officer to implement this policy and provide advice to the organisation regarding this policy.

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
Management Policy documents and approval documentation	Authorising Officer	Permanent	ReX
Procedure documents and approval documentation	Authorising Officer	7 years	ReX

REVIEW

The City should review and, if necessary, amend this policy within four years of the approval date.

References

STATE GOVERNMENT REFERENCES

- Occupational Health and Safety Act 2004
- Environment Protection Act 1970
- Statewide Waste and Resource Recovery Infrastructure Plan 2018
- Recycling Victoria (Circular Economy) Policy

COUNCIL REFERENCES

- Council Plan 2018-22
- Greater Geelong: A Clever and Creative Future (approved 2017)
- Sustainability Framework (approved 2020)
- Waste and Resource Recovery Strategy 2020-30
- Environment Strategy 2020-30
- Procurement Policy (approved 2019)

9. ENVIRONMENT STRATEGY 2020-2030

Source:	**City Services – Environment and Waste**
Director:	**Guy Wilson-Browne**
Portfolio:	**Environment**

Purpose

1. For Council to consider and adopt the Environment Strategy 2020-2030.

Background

2. The Environment Strategy 2020-2030, and the associated Environment Strategy Action Plan 2020-2022, have been developed to replace the Environmental Management Strategy 2014-2017. The Strategy and Action Plan guide our response to significant environmental issues and associated impacts on our region.

3. The draft Strategy was informed by extensive community engagement between June and December 2019.

4. The draft Strategy was released for public consultation between 4 May and 26 June 2020. Forty submissions were received from our community and stakeholders.

Key Matters

5. The development of the Environment Strategy was a key action contained within the recently adopted Sustainability Framework. The Environment Strategy provides strategic priorities, principles, directions and targets and is supported by a two-year Action Plan.

6. The goals contained within the Environment Strategy will help guide the City's decision making, operations and programs to reduce environmental impacts, build resilience to climate risks and enhance our urban and natural environments. The strategy also guides our role in collaborating with the community, all levels of government and other stakeholders on environment and sustainability issues.

7. The consultation responses from the community show overwhelming support for the goals, principles and actions contained with the Environment Strategy.

8. The Environment Strategy will be supported by subordinate plans and strategies including the Climate Change Response Plan (currently being developed), an updated Biodiversity Strategy, Urban Forest Strategy, Stormwater Services Strategy and Waste and Resource Recovery Strategy.

Cr Kontelj moved, Cr Mansfield seconded -

9. That Council adopt the Environment Strategy 2020-30 (Attachment 3).

Carried.

Attachment 1

Financial Implications

1. Funding required to implement the actions of the Environment Strategy will be considered in the annual planning and budget cycles. The City will also seek external funding opportunities to deliver the actions within the Draft Strategy.

Community Engagement

2. The development of the Environment Strategy was informed by extensive community engagement including:

    2.1 Community stakeholder workshop to inform the draft Strategy;

    2.2 Community Open House;

    2.3 Eight-week online community engagement survey which yielded forty written responses and 194 comments; and

    2.4 Workshops with key stakeholder groups.

3. The following themes were identified from the engagement feedback:

    3.1 Action on climate change was seen by the community as the highest priority goal;

    3.2 Protection of our landscapes, biodiversity and water resources is critical to our future prosperity;

    3.3 Our community is passionate about and want to be involved in protecting our region's environment;

    3.4 Protection of our environment needs to be considered as equally important with economic and social considerations in our decision-making processes;

    3.5 The City needs to set ambitious environmental management targets and be transparent in reporting our progress;

    3.6 The City needs to lead a region wide response to climate change and protection of our environment; and

    3.7 The City to engage with the Wadawurrung Traditional Owners to protect our regions lands, biodiversity and cultural heritage.

4. The changes made to the Environment Strategy based upon community feedback include:

    4.1 Commitment to Global Reporting Initiative Standards (GRI);

    4.2 Strengthened climate change commitments – including partnerships to reduce community emissions;

    4.3 Increased the number and breadth of biodiversity commitments and strengthened targets;

    4.4 Increased commitments to collaborate with the Wadawurrung to connect culture and biodiversity;

    4.5 Increased commitment to review planning controls to help improve biodiversity protection and sustainable development; and

    4.6 Aligned the Strategy to commitments to reduce the use of single-use plastic.

Social Equity Considerations

5. The Environment Strategy 2020 - 2030 recognises the importance of equity, access and inclusion as a key priority area contributing to the long-term sustainability of our community.

6. Many of the actions contained within the Strategy will increase social equity, including supporting access to information, open space reserves and community participation.

Policy/Legal/Statutory Implications

7. The implementation of the Environment Strategy will influence the amendment of relevant existing policies and the development of new policies.

Alignment to Council Plan

8. The Environment Strategy 2020 – 2030 supports the strategic priority of effective environmental management and shows leadership to address waste, climate change, water, biodiversity and other environmental challenges.

Conflict of Interest

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

Risk Assessment

10. The delivery of the actions within the Environment Strategy will minimise risks to the environment, human health and infrastructure assets.

Environmental Implications

11. The Environment Strategy sets a vision, goals and actions that provide leadership for the City and our community to manage our natural and built environment and minimise our environmental impacts.

Attachment 2

Discussion

1. Extensive community consultation and feedback has confirmed that the community want improvements to biodiversity, sustainable urban development, decreased water usage, lower greenhouse gas emissions and better waste management.

2. The community support a broad range of actions across all the five Goals contained within the Environment Strategy to improve the region's sustainability.

3. Key targets contained within the Environment Strategy to address the community feedback include:

    3.1. All City-managed operations to be carbon neutral by 2025;

    3.2. All City-owned light fleet vehicles to be powered by zero-emission power sources by 2030;

    3.3. 100% renewable electricity supply used for all City owned and operated buildings and streetlights by 2025;

    3.4. Strengthened climate change commitments by adopting a new Climate Change Response Plan by 2021;

    3.5. Achieve a net gain of biodiversity;

    3.6. Plant one million new trees in Greater Geelong by 2030;

    3.7. Complete urban heatwave vulnerability modelling and identify priority urban greening sites by 2023;

    3.8. Develop an Urban Ecology Plan by 2025;

    3.9. Halve the volume of organic materials going to landfill from residential waste bins between 2020 and 2030, with an interim target of 20 percent reduction by 2025;

    3.10. Establish an additional 1,000 hectares of protected natural habitat by 2030;

    3.11. Engage 100,000 people in nature education and conservation activities by 2025;

    3.12. Review and update our Biodiversity Strategy by 2021;

    3.13. Review planning policies and processes to support UN Sustainable Development Goals and the IPCC 1.5-degree pathway by 2025; and

    3.14. Develop masterplans for priority waterways to improve the social, environmental and economic values of urban waterways.

4. The targets contained within the Environment Strategy are supported by the Environment Strategy Action Plan 2020-2022 which provide further commitments by the City. The Action Plan will be reviewed and updated every two years.

5. Working in partnership with the community and stakeholders is essential for the delivery of the Environment Strategy. The Strategy provides examples of how the City, local businesses, utilities and community can strengthen our partnerships to improve environmental outcomes. This includes conservation restoration programs and actions to reduce greenhouse gas emissions.

THE CITY OF GREATER GEELONG

ENVIRONMENT STRATEGY 2020–30

CITY OF GREATER GEELONG

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

Artwork: Dr Jenny Murray-Jones

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Views over Johnstone Park, Geelong

We would like to express our gratitude to the following individuals, organisations and community groups who have helped us to develop this strategy:

- Tony Overman, Director, Encader Consulting
- Barwon Coast Committee of Management
- Barwon Water
- Bellarine Community Council
- Bellarine Landcare Group
- Breakfree (Greenpeace)
- Deakin University
- Extinction Rebellion Geelong
- Friends of Buckley Falls
- Friends of Waurn Ponds Creek
- Geelong Environment Council
- Geelong Field Naturalists Club
- Persistent Presence
- Thrive for Future
- Wathaurung Aboriginal Corporation

Cover image: Community planting in new growth areas

Inside cover artwork: *Corio*, Dr Jenny Murray-Jones

EXECUTIVE SUMMARY

The purpose of *The City of Greater Geelong Environment Strategy 2020–30* is to define and communicate how the City of Greater Geelong will protect and improve our region's environment.

During the engagement for our 30-year clever and creative vision, our community told us the natural environment was one of the features they most valued about our region[1].

Our region features diverse urban, rural and coastal environments, with large areas dedicated to the conservation of remnant indigenous vegetation, and flora and fauna species of international, national, state and regional significance.

However, our environment is under pressure from a range of local and global challenges, including:

- **Climate change** – our planet is experiencing long-term increases in average temperatures due to human-induced greenhouse gases entering the Earth's atmosphere. This is expected to have significant impacts in the south-western region of Victoria over the coming decade, including higher average temperatures, more intense and frequent heatwaves, more extreme bushfires, declining rainfall and inundation from sea-level rise.
- **Population growth** – our population is expected to grow to 387,900 by 2036 – an increase of more than one third on our 2018 estimated resident population. This will have implications for both our built and natural environments.
- **Waste** – our local community is projected to generate up to 58,000 tonnes of household waste by 2026. This waste will pose a threat to our natural environment if not managed well, particularly plastic waste, which is already polluting our land, rivers, coasts and the oceans.
- **Water issues** – our drinking water supply and waterways will be impacted by the combined effects of climate change and population growth. Our stormwater and drainage infrastructure will also be affected by climate change, with more frequent and extreme weather potentially causing property damage and severe environmental impacts.

These challenges are significant, but we have more knowledge about the problems we're facing – as well as our options for addressing them – than we have in the past. Technology advances, proactive government policies and community mobilisation are creating opportunities for change.

The focus of this strategy is to improve the health of our local environment, while simultaneously striving to protect the lifestyle we all enjoy. It has been informed by what's happening both locally and internationally, as well as the knowledge and ideas of those who participated in our engagement processes.

There are five key goals we hope to achieve by implementing this strategy (see right).

Each goal has been assigned a series of directions and targets we're aiming to achieve between now and 2030.

These goals will influence planning and decision making across our organisation. They will also influence our actions, most directly through *The City of Greater Geelong Environment Strategy Action Plan*.

We'll use the Global Reporting Initiative Environmental Standards to report on these actions and progress towards our targets every two years.

1. City of Greater Geelong (2017) *Our Future, Have Your Say: Stage One Community Engagement Findings* (unpublished)

GOAL 1	BECOME A ZERO-EMISSION, CLIMATE-READY CITY AND REGION
Principle 1.1	Increase energy efficiency and renewable energy production.
Principle 1.2	Switch to renewable electricity and cleaner fuels.
Principle 1.3	Reduce non-energy emissions and increase carbon storage.
Principle 1.4	Increase awareness and understanding of climate change impacts.
Principle 1.5	Build climate change adaptation into decision-making.
Principle 1.6	Increase collaborative climate change responses.
GOAL 2	**CREATE GREENER COMMUNITY SPACES**
Principle 2.1	Increase amenity of community spaces and reduce urban heat risk.
Principle 2.2	Increase adoption of nature-based, green-blue infrastructure solutions.
Principle 2.3	Connect people to nature.
GOAL 3	**CONTRIBUTE TO A CIRCULAR ECONOMY BY REDUCING WASTE**
Principle 3.1	Avoid creating waste.
Principle 3.2	Recover more resources.
Principle 3.3	Protect the environment from waste impacts.
GOAL 4	**PROTECT, ENHANCE AND RESTORE OUR REGION'S BIODIVERSITY**
Principle 4.1	Collaborate with the Wadawurrung Traditional Owners to connect culture and biodiversity.
Principle 4.2	Protect and enhance indigenous biodiversity.
Principle 4.3	Restore biodiversity in modified urban landscapes.
Principle 4.4	Adaptive management approach to biodiversity conservation.
Principle 4.5	Build community knowledge, engagement and partnerships.
GOAL 5	**ACHIEVE BETTER INTEGRATED WATER MANAGEMENT THROUGH PLANNING AND DESIGN**
Principle 5.1	Support sustainable water use.
Principle 5.2	Sustainable management of drainage and stormwater asset networks.
Principle 5.3	Create ecologically healthy, accessible urban waterways.

INTRODUCTION

The purpose of *The City of Greater Geelong Environment Strategy 2020–30* is to define and communicate how the City of Greater Geelong will protect and improve our region's environment and reduce our environmental footprint.

Being close to the coast, rural areas and nature supports our relaxed lifestyle and our sense of community. During the engagement for our 30-year clever and creative vision, our community told us the natural environment was one of the features they most valued about our region[2]. As a regulator, land-use planner, service provider and manager of both built and natural assets, we are uniquely placed to make positive changes that support the vitality of our natural environment.

Since we adopted our first environment management strategy in 1999, a number of globally-significant issues have increased pressure on the natural world. From climate change to habitat loss, the challenges are significant.

The City of Greater Geelong Environment Strategy 2020–30 is designed to guide our planning, decision-making and actions for the next ten years. The focus of our effort will be to improve the health of our local environment, reducing our environmental footprint and simultaneously striving to protect the lifestyle we all enjoy.

ABOUT GEELONG

The place

The City of Greater Geelong is located 75 kilometres south west of Melbourne. Covering an area of 1,247 km^2, our region is made up of Geelong and its surrounding suburbs, rural and coastal townships and rural, agricultural and coastal landscapes.

The Wadawurrung people are the Traditional Owners of this area. As custodians of the land, their history, knowledge and passion continue to inform and shape the environmental practices of today.

The Wadawurrung people continue to work collaboratively with the City in caring for their lands.

The region features a diverse range of urban, rural and coastal environments, with large areas dedicated to recreation and conservation reserves. As well as supporting remnant indigenous vegetation, these landscapes are home to a diverse range of flora and fauna, including many protected species of international, national, state or regional significance.

Our waterways include the Barwon and Moorabool river systems, natural and modified lakes, small creeks and 133 kilometres of coastline, including the sheltered Corio and Port Phillip bays. These fresh and saline waterways, intertidal mudflats, estuaries, rocky reefs, sandy beaches and steep escarpments also support many different species of aquatic and bird life.

Among the 11,639 hectares of wetlands in Greater Geelong, there are significant areas of habitat designated in the Ramsar Convention on Wetlands of International Importance. The wetlands are a refuge for many threatened and migratory bird species that are of local and international significance.

The people

The estimated resident population of Greater Geelong as of 30 June 2019 was 258,934 people[3]. This makes the Greater Geelong municipality the most populated region in Victoria outside of metropolitan Melbourne.

According to *The City of Greater Geelong Settlement Strategy – October 2018*, we are anticipating population growth of approximately 2.5 per cent per annum for the next 16 years[4]. Under this scenario, our population is expected to grow to 387,900 by 2036, an outcome that will have implications for both our built and natural environments.

Our municipality has many individuals and community groups who are actively improving the natural environment by carrying out vital work to restore habitat, protect threatened species and waterways and deliver resource sustainability programs.

The role of the City is to partner with key stakeholders to lead, educate and support our community in caring for our environment.

2. City of Greater Geelong (2017) *Our Future, Have Your Say: Stage One Community Engagement Findings* (unpublished)
3. Australian Bureau of Statistics, www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3218.02018-19? OpenDocument (accessed on 27 March 2020).
4. City of Greater Geelong (2018) *The City of Greater Geelong Settlement Strategy.* Geelong, City of Greater Geelong, page 50.

258,934
2019 ESTIMATED RESIDENT POPULATION

2.66%
POPULATION GROWTH RATE (2018–19)

6 MILLION
VISITORS TO THE REGION (2018–19)

~18,850
BUSINESSES

1,300
HECTARES OF PROTECTED NATURAL HABITAT

11,639
HECTARES OF WETLANDS

133 KM
OF COASTLINE

41,344*
TONNES (CO^2e) COUNCIL EMISSIONS (2018–19)

Figure 1 The Greater Geelong region

* Emissions total inclusive of fleet, natural gas, electricity and landfill emissions.

THE BIGGER PICTURE

This strategy has been informed by international, national, state and local conventions, legislation, strategies and policies.

Figure 2 below illustrates some of the conventions, agreements, legislation and policies relevant to environmental management at a local government level. Victoria alone also has more than 25 pieces of legislation, and over 30 strategies, relating to environmental management.

Conservation reserves are protected to conserve healthy ecosystems

International conventions, agreements, legislation and policy

- *Kyoto Protocol*
- *United Nations Framework Convention on Climate Change Paris Agreement* – 195 nations agree to climate change targets
- United Nations Sustainable Development Goals
- *Bilateral migratory bird agreements*

Commonwealth context

- *Environment Protection and Biodiversity Conservation Act 1999*
- Renewable Energy Target Scheme

Victorian context

- *Environment Protection Act 1970*
- *Flora and Fauna Guarantee Act 1988*
- *Planning and Environment Act 1987*
- *Local Government Act 1989*
- *Aboriginal Heritage Act 2006*
- *Catchment and Land Protection Act 1994*
- *Climate Change Act 2017*
- *Victoria's Climate Change Framework*
- *Victoria's Climate Change Adaptation Plan 2017-2020*
- *Corangamite Regional Catchment Strategy 2013–19*
- *Renewable Energy (Jobs and Investment) Act 2017*
- *Recycling Victoria – A New Economy*
- *Protecting Victoria's Environment - Biodiversity 2037*

Figure 2 The international, federal and state context

OUR PLANNING FRAMEWORK

Figure 3 City of Greater Geelong Planning Framework

As Figure 3 shows, this long-term strategy is helping to realise the community's 30-year vision, as described in *Greater Geelong: A Clever and Creative Future*. The vision is as follows:

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

In particular, the strategy will help deliver on these community aspirations:

- Sustainable development that supports population growth and protects the natural environment.
- Development and implementation of sustainable solutions.

The *City of Greater Geelong Environment Strategy 2020–30* is a major strategy in our planning hierarchy that will be implemented in conjunction with other adopted strategies including:

- *Sustainability Framework* – a framework and policy that embeds sustainability within the City, so it is considered in everything we do
- *Waste and Resource Recovery Strategy 2020–30*
- *Stormwater Services Strategy 2020–30*
- *Settlement Strategy October 2018* and the
- *Urban Forest Strategy 2015-25*

As Figure 3 shows, this strategy will be supported by an action plan that will be updated every two years.

HOW WE ENGAGED

Information we've collated through the following activities has been used to inform the development of this strategy.

SEPTEMBER 2018	JUNE 2019	SEPTEMBER 2019	FEBRUARY 2020	MAY-JUNE 2020
We engaged a consultant, with experience in sustainability, environment and natural resource management, to review the previous strategy and research trends to inform the preparation of the 2020 strategy.	We held a cross-organisational workshop to discuss what the strategy means for all areas of our business. A One Planet Living community consultation session was held. The findings have been used to inform the outcomes.	Community drop-in session was held with 23 environmental stakeholders groups attending.	We completed an organisation-wide peer review of the draft strategy to make sure the document was relevant to all areas of our business.	Following its endorsement by Council the draft strategy was released for community feedback for 8 weeks to inform the final strategy and action plan.

WHAT WE HEARD

The key themes identified through our engagement were:

Biodiversity

- The protection of our environment is equally important as economic and social considerations in decision making processes.
- Urban open spaces should be used for food and nature.
- Blocks of land should be reviewed for conservation purposes and farmers paid to manage bush and wetlands.
- Property owners need freely available information on how to restore small blocks and rooftop gardens should be encouraged.
- More funding should be available for environmental initiatives and for community members, via green bonds.
- The City could provide information about encouraging biodiversity to the community and schools, via the internet, leaflets and newsletters.
- The City should strengthen compliance efforts, including enforcement of wildlife protection, with calls for duck shooting to be stopped.
- Places that are good examples of biodiversity should be protected and promoted.

Sustainable urban growth

- There should be green standards for all new housing, including the type of garden, solar panels, cat-free areas, water tanks and other energy-efficiency initiatives.
- Builders and developers need to be educated about sustainable community design.
- More regulations and planning officers are needed to further protect the natural environment, including wetlands and waterways.
- Compliance with planning controls could be improved by offering incentives, such as lower rates for energy-efficient homes, tree farms and the removal of LPG.
- Tree conservation and revegetation are important and clearing indigenous trees should no longer be permitted.
- New developments should follow natural systems, as a priority, to assist in limiting urban sprawl.
- Offsets plantings for native vegetation removal should remain within our municipality.
- Having access to nature is critically important for our physical and mental wellbeing.

Emissions

- Cars in the region could be reduced by improving public transport and making bikes more accessible.
- Incentives are a great tool for behavioural change, so the City should consider reducing rates for people using solar-powered and electric cars.
- The community needs to be educated about why we need to reduce our emissions and how we can change, with an emphasis on good news stories.
- Native tree planting across the municipality should be increased to help green Geelong.
- More needs to be done to investigate carbon reduction opportunities offered by the natural world, such as carbon sinks, trees, rewilding and increased biodiversity.
- The City should demonstrate leadership by using ethical energy suppliers and creating a key performance indicator for total installation of solar systems.
- Many of our regions cultural heritage sites are at risk due to the impacts of climate change.
- Increasing biomass in our oceans and landscapes will lead to significant carbon sequestration gains.
- Sustainable agriculture practices and community food production can help reduce our regions carbon emissions.

Waste

- A circular economy, where the user pays for the waste generated, has support in the community.
- Waste management should be improved, both in residential homes and in public areas.
- The City should strengthen its procurement policies to kick-start the circular economy.
- State and federal governments need to contribute by:
  - creating market incentives for big businesses to stop using plastic
  - providing a recycling container deposit and
  - introducing a standardised recycling system across the state.
- Education and incentives are the key to achieving any waste reduction goals.
- There should be stronger penalties for illegal dumping, plus resources allocated to help building inspectors investigate and prosecute builders who litter waterways.

Water

- Water should be recycled for all uses.
- Stormwater harvesting should be mandatory in all new developments.
- The City should work with Barwon Water to build sustainable water policies and practices, with a focus on recycling water.
- This strategy needs to align with others – for example, biodiversity, water, waste, urban diversity and natural systems – to avoid policy gaps and fully integrate systems thinking.
- Water flows should be maintained all year round in major rivers to prevent blue-green algae and protect wildlife and public recreation.
- Stormwater filter ponds should be rejuvenated so they are friendlier to wildlife.
- Education, incentives and community engagement are needed to bring the community on board.
- Waste water should not be discharged into our oceans.

Other comments

- This strategy should be the guiding document for all parts of the City – not just individual departments – and there needs to be support and resources to achieve this.
- Climate change is an emergency and the City should consider it as such.
- The City must engage and work closely with the Wadawarrung Traditional Owners in caring for our regions landscapes, waterways, cultural heritage and biodiversity.
- The City must lead, educate and support our community in responding to the challenges facing our environment.

CHALLENGES AND OPPORTUNITIES

Our commitment to caring for the local environment has not changed since we introduced our first environment management strategy 20 years ago. However, the complex challenges we're facing have increased substantially.

Below is a summary of some of the challenges and opportunities addressed in this strategy:

BIODIVERSITY

Challenges

Our native vegetation, habitat and biodiversity are under extreme pressure from threats associated with climate change, population growth and changes to land use in both rural and urban areas. Aside from some large areas secured in conservation reserves, such as the Ramsar Wetlands and coastal reserves, most biodiversity sites are small, fragmented and isolated.

Opportunities

Our knowledge about how to care for our environment, and our ability to respond to existing and future challenges, has improved. Partnerships with the Wadawurrung Traditional Owners, public land managers, private land owners, our community and other councils in our region is helping to protect and enhance our regions biodiversity and create linkages between previously isolated conservation areas.

While urban development and land use change in our region brings challenges, there are also opportunities to improve biodiversity. Assigning space to conservation reserves and habitat connectivity in new growth areas will support biodiversity and contribute to community health and wellbeing.

Future urban greening projects, including the ongoing implementation of the *City of Greater Geelong Urban Forest Strategy 2015–25*, create opportunities to improve biodiversity values in our urban areas.

CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

Challenges

Local emissions are predominantly caused by energy use in buildings, residential and freight transport, industry and agriculture. If we do not change how we live, population growth, urban expansion and car dependency will lead to even higher emissions in the future.

Climate change is already impacting vulnerable areas across our region, including coastal zones and low-lying areas.

In the future, sea-level rise and storm surges have the potential to rapidly erode our vulnerable coastal zones. Drought will increase fire risks and decrease the health and productivity of the land. In new and existing urban areas, an increase in the number of extreme hot days will also be a significant challenge. As an organisation, we must plan and act to reduce these impacts.

Opportunities

We are much better placed to address climate change impacts now than we were ten years ago for the following reasons:

- we understand the risks climate change represents to our environmental, social and economic future and how we can lead a community wide response to this threat.
- technology advances have increased the availability of sustainable infrastructure and energy solutions. These solutions are part our plan to respond to the threat of climate change and achieve our goal of becoming a zero-emission region.

WASTE

Challenges

Waste is becoming an increasingly global environmental issue. Our use of non-biodegradable wastes, such as plastics, is overwhelming our natural environment, polluting our land, rivers, coasts and the oceans.

Locally it is projected that our community will generate up to 58,000 tonnes of household waste by 2026. This waste will pose a threat to our natural environment if not managed well.

Opportunities

Government policy is moving toward a circular economy – a model that aims to design waste out of the system, either by returning resources to nature or sending them back through a system to be productively used. This change of approach, combined with advances in waste processing methods and technologies, brings significant new opportunities to reduce the amount of waste going to landfill.

Changes in the recycling industry and increased media focus on waste have attracted attention to the waste issue in the community. With this awareness comes an opportunity to mobilise people to reduce, recover and recycle materials as part of a whole-of-community effort to reduce waste.

The City of Greater Geelong Waste and Resource Recovery Strategy 2020–30 provides strategic direction and over 80 actions to help address waste and pollution issues.

WATER

Challenges

Climate change will likely result in decreased annual rainfall across our municipality. At the same time, population growth will increase demand for water, putting pressure on our drinking water supply. As periods between rainfall increase, it will place stress on our waterways and impact our ability to manage water quality.

Climate change is also expected to increase the number and intensity of extreme weather events, putting pressure on waterways, as well as our stormwater and drainage infrastructure. This may result in property damage, erosion and sediment transfer, loss of biodiversity and changes in the water table.

Opportunities

We have an opportunity to become more water-resilient by investing in stormwater and rainwater harvesting infrastructure. Greenfield urban development offers an unprecedented opportunity to apply the principles of water sensitive design and integrated water management.

As with climate change, what we know about water management has expanded significantly in recent years. The opportunity to share this knowledge and further partner with government, business and the community to make positive changes is significant. The outcome would be a more holistic approach to water conservation.

LIVEABILITY IN OUR CITIES AND TOWNS

Challenges

Over the past few decades, our urban areas have become dominated by hard surfaces, such as roads, footpaths, gutters, buildings and roofs. These surfaces absorb heat and repel water and reduce the health and amenity of our green spaces. When combined with increasing temperatures and declining rainfalls, these changes will increase the urban heat island effect (see box below).

It is predicted the urban heat island effect will be most pronounced in Geelong's central business district, due to its northerly aspect, wide grid-based streets, lack of tree canopy and hard surfaces, streets and buildings.

Opportunities

Connection with nature is essential for human health and wellbeing, especially in highly-modified urban environments. Without green spaces, trees, water and biodiversity, our streetscapes become uncomfortable, barren, unhealthy places to live. We need to bring nature back into our existing urban areas and plan for best-practice urban ecology outcomes.

Urban development and renewal and land use change in our region presents opportunities to incorporate natural elements into our streetscapes that will contribute to our community health and wellbeing.

WHAT IS THE URBAN HEAT ISLAND EFFECT?

The urban heat island effect refers to the way built-up areas have a greater capacity to absorb, hold and emit the sun's heat, compared to rural areas. It can lead to extreme temperatures of up to 60°C on the street when the ambient temperature is about 35°C.

Extremes of heat at the streetscape level can contribute to adverse health and wellbeing issues including heat distress, dehydration and heat stroke, especially for vulnerable people in the community, such as the elderly.

Kingston Park playground,
Ocean Grove

STRATEGY OVERVIEW

This ten-year strategy sets the long-term strategic goals we will use to help realise our clever and creative vision.

Specifically, it aims to:

- deliver on our sustainability commitments
- embed environmental considerations in decision-making across our business
- communicate the importance of the environment to the region's future.

The key goals we are committed to achieving are shown in the table below and each goal has been assigned a series of targets we're aiming to achieve by 2030.

STRATEGIC GOALS	
Goal 1	Become a zero-emission, climate-ready city and region
Goal 2	Create greener community spaces
Goal 3	Contribute to a circular economy by reducing waste
Goal 4	Protect, enhance and restore our region's biodiversity
Goal 5	Achieve better integrated water management through planning and design

Together with this strategy, we have developed *The City of Greater Geelong Environment Strategy Action Plan*. This plan will describe the actions we'll implement to help us achieve our long-term goals, and will be updated every two years.

We'll use the Global Reporting Initiative Environmental Standards to report on these actions and progress towards our targets every two years. Planning and reporting in this way will help us keep pace with the rapid changes that are happening in environmental management.

Above: Members of Geelong Youth Council with protected vegetation signs

Above: Planting to green community spaces

Above: Coastal areas and cultural heritage sites are under threat from sea-level rise caused by climate change

GOAL 1: BECOME A ZERO-EMISSION, CLIMATE-READY CITY REGION

The planet is experiencing long-term increases in average temperatures due to human-induced greenhouse gases entering the Earth's atmosphere. This is expected to have significant impacts in the south-western region of Victoria over the coming decade, including higher average temperatures, more intense and frequent heatwaves, more extreme bushfires, declining rainfall and inundation from sea-level rise.

In 2018-19, our organisation's total emissions were 41,344 tonnes of carbon dioxide equivalents[5]. We have a responsibility to reduce our emissions, as well as prepare for the potential outcomes a changed climate may bring (see Appendix B for more information about mitigation and adaptation). Failing to prepare could have serious consequences, such as heat-related failures of public assets, a decline in the health of our natural environment, higher rates of infectious and water borne disease and flooding that results from sea level rise and higher peak flows through stormwater systems.

GUIDING PRINCIPLES AND DIRECTIONS FOR 2020–30

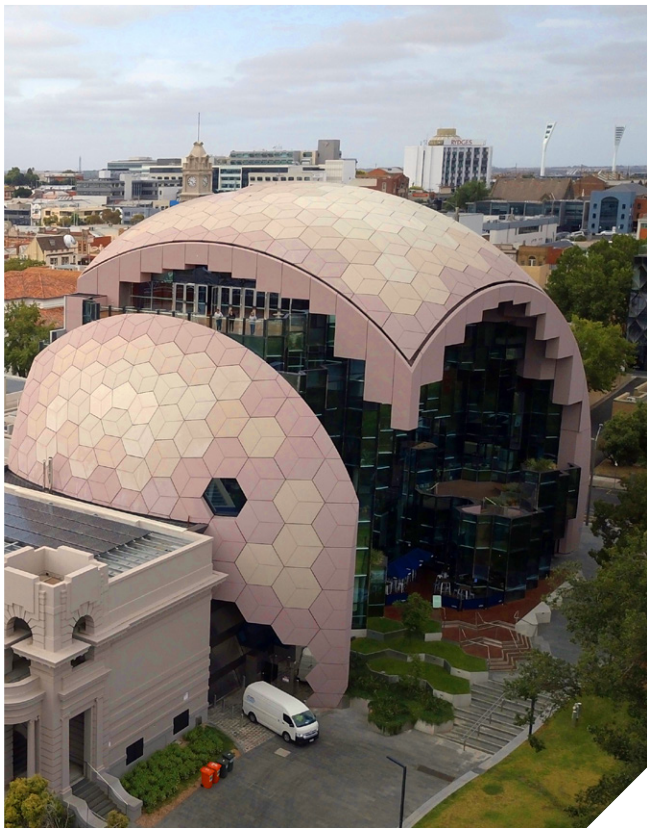
PRINCIPLES		DIRECTIONS
1.1	Increase energy efficiency and renewable energy production.	a. Continue implementing energy efficiency programs in City-owned and operated facilities. b. Support businesses to improve energy consumption efficiency and renewable energy production through initiatives, such as Environmental Upgrade Agreements for commercial property owners. c. Support community efforts to implement innovative renewable energy production and storage solutions and achieve energy consumption efficiencies. d. Support environmentally sustainable design outcomes through planning controls, policy, education and incentives.
1.2	Switch to renewable electricity and cleaner fuels.	a. Prioritise the development of sustainable transport infrastructure and services. b. Switch to renewable power supplies. c. Invest in energy efficiency and renewable energy programs. d. Increase community capacity to adopt energy efficiency measures. e. Pursue financial divestment away from fossil-fuel-aligned investments. f. Support community efforts to transition to a zero-carbon environment.
1.3	Reduce non-energy emissions and increase carbon storage.	a. Prioritise service and infrastructure solutions to reduce and capture municipal waste emissions. b. Support business and community efforts to reduce non-energy emissions. c. Promote sustainable agriculture practices through planning controls, policy, education and incentives. d. Establish a carbon sequestration target to be achieved through revegetation biomass gains.

5. Azility (2020, February 18) City of Greater Geelong Emissions Detail Data Download. Retrieved from https://www.azility.co

PRINCIPLES		DIRECTIONS
1.4	Increase awareness and understanding of climate change impacts.	a. Increase awareness and understanding of climate change impacts and adaptation responses across all areas of our business, and the community. b. Engage our community in the development of a climate change response plan and community emission reduction targets. c. Advocate for, promote and support local, regional, state and federal climate change mitigation and adaptation responses.
1.5	Build climate change adaptation into decision-making.	a. Support regional economic adaptation to climate change risks and opportunities. b. Build climate resilient community infrastructure and services. c. Plan for climate change and emergency management at the municipal level, provide relief and recovery services, and support emergency response operations. d. Develop a proactive culture in our organisation that leads to better decisions for climate change resilience. e. Prioritise, monitor, evaluate and report on climate change adaptation efforts.
1.6	Increase collaborative climate change responses.	f. Establish stronger relationships with key stakeholders to improve knowledge of, and plan responses to, regional climate change impacts. g. Connect with businesses and community to find new ways to respond to climate change.

OUR TARGETS

1. All City-managed operations to be carbon neutral by 2025.
2. 100% renewable electricity supply used for all City owned and operated buildings and streetlights by 2025.
3. Adopt a climate change response plan by 2021
4. 95 per cent of Drysdale Landfill methane gas emissions recovered and used for energy production by 2025.
5. All City-owned light fleet vehicles powered by zero-emission power sources by 2030.
6. Amend our Environmentally Sustainable Design Policy to require sustainable design assessments for all multi-unit developments by 2023.
7. All new large city-owned buildings built after 2020 to achieve a 5-star 'Green Star' environmental rating.
8. All new small city-owned buildings built after 2020 to comply with Built Environment Sustainability Scorecard sustainable design standards.
9. Review planning policies and processes to support UN Sustainable Development Goals and the IPCC 1.5-degree pathway by 2025.



Above: The 5-Green-Star-rated Geelong Library and Heritage Centre

GOAL 2: CREATE GREENER COMMUNITY SPACES

ABOVE: The Johnstone Park raingarden is an example of green-blue infrastructure.

To help us plan future housing supply, we are projecting a population growth rate of 2.5 per cent per annum until 2036[6]. As a result of this growth, more people will be living in urban landscapes – areas typically characterised by extensive areas of buildings and roads, small areas of green open space and an absence of surface water (except after rain events). Without a determined effort, our cities and towns have the potential to become hot, dry and barren landscapes at greater risk of the urban heat island effect.

To counteract this, we need to establish more nature-based green-blue infrastructure solutions. Nature-based green-blue infrastructure refers to natural and constructed assets that are either:

- land-based (green), such as trees, gardens, nature strips, parks and open spaces or
- water–based (blue), such as stormwater, drains, wetlands, ponds and waterways.

This type of infrastructure brings many benefits, including cooler cities and towns, increased community physical and mental wellbeing and increased biodiversity.

Providing green spaces within and between urban areas was one of the highest-rated community ideas from 'Our Future' engagement process[7]. From a blue infrastructure perspective, we also need to rethink how we can reuse stormwater, bringing it back to the surface and allowing it to infiltrate to cool our urban areas.

6. City of Greater Geelong (2018) *Settlement Strategy Summary – October 2018.* Geelong, City of Greater Geelong, p 9
7. City of Greater Geelong (2017) *Our Future: Time to Decide – Stage Two Community Engagement Findings (unpublished).*

GUIDING PRINCIPLES AND DIRECTIONS FOR 2020–30

PRINCIPLES		DIRECTIONS
2.1	Increase amenity of community spaces and reduce urban heat risk.	a. Improve assessment and planning processes to support appropriate long-term responses to urban heat, nature-based green-blue infrastructure solutions and people's connection with nature. b. Adopt minimum greening requirements and methodologies for the development of sustainable and biodiverse streetscapes, infrastructure and open space areas in new developments. c. Support measures to mitigate urban heat in new developments and retrofit existing streetscapes.
2.2	Increase adoption of nature-based, green-blue infrastructure solutions.	a. Secure alternative water supplies suitable for use in the irrigation of sport fields to reduce our reliance on potable water. b. Partner with Barwon Water, Barwon Coast, the CCMA and our community to improve the biodiversity values and ecological health of our waterways. c. Increase the use of landscape planning permit conditions to achieve community space greening outcomes. d. Encourage passive irrigation techniques for urban landscapes. e. Integrate green-blue infrastructure into active travel links to provide shaded and biodiverse transport connections. f. Adopt Water Sensitive Cities practices to increase stormwater infiltration, promote evapotranspiration, mitigate flooding and remove pollutants from stormwater runoff.
2.3	Connect people to nature.	a. Increase the biodiversity levels and ecological health of our urban public spaces. b. Partner with Wadawurrung Traditional Owners to incorporate cultural heritage elements into community spaces. c. Utilise climate resilient flora species that support biodiversity outcomes in community spaces. d. Provide opportunities for active transport, nature play, art and design, and passive and active learning about nature. e. Integrate requirements for greening of community spaces into infrastructure development projects. f. Support partnerships and programs that engage our community in environmental restoration projects. g. Support programs that engage our community in local sustainable food production.

OUR TARGETS

- Increase tree canopy cover in urban Greater Geelong to 25 per cent by 2045, with an interim target of 20 percent by 2030.
- Develop an urban ecology plan by 2025.
- Develop an integrated water management strategy and waterway management plan by 2025.
- Plant one million new trees in Greater Geelong by 2030.
- Establish and maintain parkland areas within 400 metres of all households.
- Develop and implement a sustainable food policy to support community food production by 2023.
- Improve landscape planning controls to support desired urban greening outcomes by 2024.
- Complete urban heatwave vulnerability modelling and identify priority urban greening sites by 2023.

GOAL 3: CONTRIBUTE TO A CIRCULAR ECONOMY BY REDUCING WASTE

Waste is a global problem. Not only are modern societies producing more waste, the waste being produced – most notably plastics – is having worldwide environmental impacts. Recent changes to the global recycling industry have highlighted the scale of these issues.

Greater Geelong's residents are projected to generate 58,700 tonnes of household waste per annum by 2026. Without a sustainable waste and resource recovery system, the waste generated by our community will rapidly accumulate, affecting the health of our natural environment and causing risks to public health and wellbeing.

Our organisation manages a complex waste management system that includes kerbside and public waste collection, sorting, recovery and residual waste transport and disposal. This means we have a strong interest in managing the social, environmental and financial costs of transporting, processing and disposing of waste. It also means we are well-placed to educate residents and businesses on ways to reduce their waste.

We need to act collectively to reduce waste by making better purchasing decisions, avoiding disposable or single-use goods, minimising packaging and supporting a circular economy model (see box right).

Redirecting plastic from landfill with Plastiphalt surface treatment

WHAT IS A CIRCULAR ECONOMY?

A circular economy is a model that aims to design waste out of the system. It retains the value of the materials we produce as waste through greater reuse, recovery and recycling and, in turn, dramatically reduces our use of natural resources and the volumes of waste produced.

GUIDING PRINCIPLES AND DIRECTIONS FOR 2020–30

PRINCIPLES		DIRECTIONS
3.1	Avoid creating waste.	a. Avoid and reduce waste in our operations and at City-sponsored events b. Promote a circular economy through sustainable procurement practices. c. Avoid and reduce waste in the planning and design of new City-owned buildings and facilities. d. Support community and business efforts to avoid and reduce waste through education, behaviour change, capacity-building and innovative services. e. Advocate to state and federal governments for waste-minimising design, manufacturing and packaging policy and legislation. f. Advocate for, promote and support a more circular regional economy.

PRINCIPLES		DIRECTIONS
3.2	Recover more resources.	a. Support community and business efforts to increase reuse, recovery and recycling through education, behaviour-change, capacity-building and innovative services, in partnership with Barwon South West Waste Resource and Recovery Group. b. Support and deliver a sustainable kerbside recycling system. c. Support new and existing markets for recovered resources. d. Review and improve waste data capture and reporting processes for landfill, kerbside collection and resource recovery. e. Promote increased use of recycled materials in road, building and other infrastructure constructions, including environmental applications. f. Provide infrastructure and services in our buildings that support increased recycling rates. g. Partner with other agencies to promote research and development of clean technologies that increase reuse, recovery and recycling.
3.3	Protect the environment from waste impacts.	a. Continue to partner with other local governments and environmental organisations to identify and develop sustainable waste management and infrastructure solutions. b. Protect the environment from litter pollution in public open spaces through enforcement, education and control measures. c. Monitor, review and improve litter reduction measures for wetlands and waterways. d. Partner with key agencies to better educate the community about illegal dumping and litter prevention. e. Promote programs and businesses that reduce the impact of waste on the environment. f. Continue to partner with government agencies and stakeholders to secure funding for environmental protection works. g. Advocate for increased enforcement, technical advice and support from the Victorian Environment Protection Authority.

OUR TARGETS

- Reduce waste produced in City-operated office buildings by 20 per cent by 2025.
- Develop a single-use plastics policy for City operations and events by 2020.
- Single-use plastics phased out of City-owned buildings by 2022.
- Halve the volume of organic materials going to landfill from residential waste bins between 2020 and 2030, with an interim target of 20 percent reduction by 2025.
- Reduce residential recycling bin contamination rates to less than 10 per cent by 2025.
- Use at least 95 per cent of landfill gas generated at the Drysdale Landfill for energy production by 2022.

Everyone has a part to play in a circular economy

GOAL 4: PROTECT, ENHANCE AND RESTORE OUR REGION'S BIODIVERSITY

Our region's rural lands, coastal reserves, waterways, forests, grasslands, nature reserves and streetscapes support flora and fauna species, natural habitats and ecological processes. They are also critical to our health, wellbeing and prosperity, providing clean air and water, productive soils, natural pest control, pollution and flood mitigation and carbon sequestration.

Like much of the world the health of our natural environment is in serious decline and urgent action is required to protect, enhance and restore our regions biodiversity and ecological processes.

As a significant land manager in the region and the responsible authority for administering the planning scheme, we are directly responsible for protecting natural species and habitats, controlling pest plants and animals and supporting biodiversity in public reserves, waterways and streetscapes. We also have a role to play in educating, supporting and partnering with our community and other land managers to protect and enhance our regions biodiversity.

To effectively conserve our regions biodiversity, we must prioritise how we protect, enhance and restore natural assets (see Appendix C for more detail).

GUIDING PRINCIPLES AND DIRECTIONS FOR 2020–30

PRINCIPLES		DIRECTIONS
4.1	Collaborate with the Wadawurrung Traditional Owners to connect culture and biodiversity	a. Collaborate with the Wadawurrung Traditional Owners and use traditional knowledge of country to improve biodiversity planning and management practices. b. Establish Aboriginal Cultural Heritage Land Management Agreements to improve protection and management of cultural sites. c. Partner with the Wadawurrung Traditional Owners to promote knowledge exchange, cultural education and the use of language. d. Enable greater access to country to facilitate stronger cultural connections.
4.2	Protect and enhance indigenous biodiversity.	a. Prioritise the protection of indigenous biodiversity and habitat in all council planning, decision making and operational activities with potential environmental impacts. b. Protect and enhance indigenous biodiversity prioritising: 1. Remnant biodiversity patches larger than 10 hectares 2. Threatened indigenous biodiversity species and communities 3. Under-represented Ecological Vegetation Classes 4. Establishment of biolinks to reduce habitat fragmentation 5. Protection of remnant old trees c. Expand indigenous biodiversity patches through natural regeneration and revegetation programs. d. Restore indigenous biodiversity and habitat to support ecologically healthy waterways, estuaries and wetlands. e. Review and strengthen the planning scheme including enforcement controls to prevent further loss of indigenous biodiversity. f. Support the restoration of indigenous biodiversity and ecological processes in rural and coastal landscapes through planning controls, education and incentives. g. Increase works to control pest plant and animal impacts on indigenous biodiversity. h. Ensure the protection of threatened species and habitats through the development of conservation action plans.

PRINCIPLES		DIRECTIONS
4.3	Restore biodiversity in modified urban landscapes	a. Integrate biodiversity into urban landscapes through planning and design processes. b. Restore biodiversity to our parks, roadsides, reserves, waterways, streetscapes, coastal and rural landscapes using Ecological Vegetation Classes, natural regeneration techniques and indigenous plants of local provenance. c. Restore habitat into urban landscapes through the establishment of indigenous tree, shrub and understory plantings and other habitat elements such as wetlands, logs and stags. d. Restore degraded waterways and wetlands to create habitat and ecologically healthy water flows.
4.4	Adaptive management approach to biodiversity conservation	a. Monitor, analyse and report on biodiversity status, trends and impacts and use the data gained to adapt planning and management practices and improve conservation outcomes. b. Develop knowledge, strategies and management practices to improve the climate resilience of conservation reserves. c. Improve planning controls and public land management practices to reduce impacts of urban development and human activity on indigenous biodiversity.
4.5	Build community knowledge, engagement and partnerships	a. Partner with the state government, neighbouring councils, water, coastal and catchment management authorities to achieve regional biodiversity improvements. b. Partner with regional environmental organisations to support the protection and enhancement of biodiversity sites on private lands. c. Develop education and engagement resources to increase community understanding and involvement in biodiversity conservation activities. d. Provide opportunities for our community to engage with nature.

OUR TARGETS

- Establish conservation protection for all remnant biodiversity patches larger than 10 hectares by 2025.
- Establish an additional 1,000 hectares of protected natural habitat by 2030.
- Engage 100,000 people in nature education and conservation activities by 2025.
- Review and update our *Biodiversity Strategy* by 2021.
- Prevent any new indigenous species or habitat area extinctions during the term of this strategy.
- Achieve a net gain of biodiversity within Greater Geelong during the term of this strategy.

Rivers provide vital habitat for flora and fauna

The endangered Hooded Plover

GOAL 5: BETTER INTEGRATED WATER MANAGEMENT THROUGH PLANNING AND DESIGN

Our finite water supplies are under pressure due to the impacts of climate change and continuing population growth. As Figure 4 shows, without intervention, current water supplies may no longer reliably meet demand by 2029.

Impacts of climate change will include periods of drought, declining water storage levels and drying of our environment. We're also likely to experience more extreme rainfall events that will damage property, infrastructure, environmental and cultural assets through flooding.

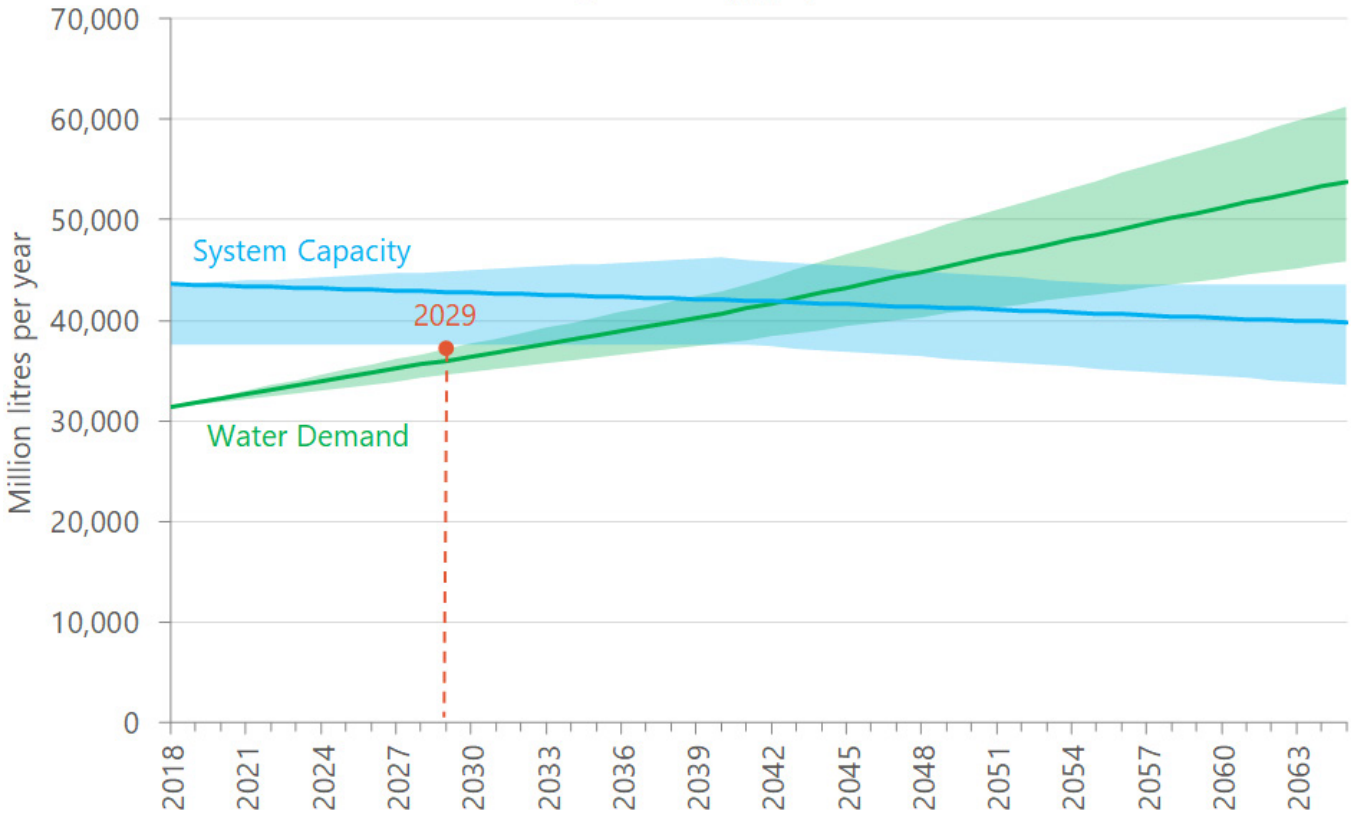


Figure 4 Geelong water supply system 2018–65 (courtesy of Barwon Water)

We need to prepare for these impacts by managing our water resources wisely, securing a sustainable water supply for the ongoing health of our community and our environment.

Integrated water management is a collaborative approach to managing all water resources – including drinking water, sewerage, waterways, floodplains, drainage and stormwater networks. It involves working with all relevant stakeholders to plan and deliver improved water management processes.

As an organisation, we are a significant stakeholder in this process. Our role can be roughly divided into four areas:

- **Management** – we oversee drainage and stormwater assets across more than 300 stormwater catchments, as well as the water we use in our day-to-day operations.
- **Planning** – we design major drainage and stormwater infrastructure in areas of urban development.
- **Regulating** – we oversee planning and design in new urban developments, check onsite domestic wastewater systems and enforce building controls in flood-prone areas.
- **Support** – we help our community to recover after significant flood events and work to improve the ecological health of significant urban waterways.

In all these different roles, we have a responsibility to make sure that water resources are managed in the most sustainable way possible.

GUIDING PRINCIPLES AND DIRECTIONS FOR 2020–30

PRINCIPLES		DIRECTIONS
5.1	Support sustainable water use.	a. Act as a sustainable water user. b. Implement best practice stormwater harvesting schemes. c. Reduce demand on drinking water supplies by using alternative water supplies. d. Reduce potable water usage in all new multi-unit, commercial and mixed-use developments. e. Reduce potable water usage in existing and future City-owned assets.
5.2	Sustainable management of drainage and stormwater asset networks.	a. Use adaptation programs to reduce stormwater flooding impacts on people, infrastructure, places and the environment. b. Support urban greening by applying integrated water management practices. c. Integrate stormwater reuse into natural and built environments to create multi-functional community spaces. d. Develop partnerships with governments, water corporations, key agencies, organisations and our community, to plan and deliver sustainable water management outcomes.
5.3	Create ecologically healthy, accessible urban waterways.	a. Partner with Barwon Water, Barwon Coast, the CCMA and our community to improve linkages, biodiversity values and the ecological health of our waterways. b. Improve understanding of the values and threats to urban waterways. c. Improve our capacity to achieve the best possible social, environmental and economic outcomes from urban waterways. d. Secure dedicated resources to achieve best practice in urban waterway management. e. Develop infrastructure to treat or divert waste water before it is discharged into natural waterways.

OUR TARGETS

- Develop a waterway management plan by 2025.
- Develop an integrated water management plan for the North Western Geelong Growth Area by 2025.
- Develop an integrated water management plan for Geelong by 2025.
- Identify catchment management units that don't comply with best-practice standards for water quality, and establish priority infrastructure improvement projects, by 2026.
- Implement the *Stormwater Services Strategy 2020-2030*.

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APPENDIX

A Superb Fairy-wren

APPENDIX A – GLOSSARY

Biodiversity – is the variety of living organisms, the genetic differences between them and the communities and ecosystems in which they occur. Biodiversity underlies all the ecosystem processes that make life possible and is crucial to the ecological stability of Geelong and our planet.

Carbon emissions – refers to all greenhouse gases, including carbon dioxide, methane, nitrous oxide and so on.

Carbon footprint – refers to the total carbon emissions caused by an organisation or other entity.

Carbon neutral – means an organisation, product or service which has been proven to have reduced its emissions where possible and compensated for the remainder by investing in carbon offsets to be 'net zero' carbon emissions.

Carbon offset – is the process of reducing carbon emissions produced in one area of the city's operations to compensate for emission generated elsewhere.

Catchment management unit - refers to a collection of drainage catchments based on similar urban environments, hydrological catchments and discharge points. There are 25 catchment management units in our municipality.

Circular economy – refers to an economic model that continues to recover used resources so that they can be reused.

Climate change – the phenomenon of changing weather patterns caused by the overall warming of the planet due to greenhouse gas emissions

Green-blue infrastructure – refers to the natural and built assets within urban landscapes which are living (green) and which manage water (blue).

Greenhouse gases – atmospheric gases responsible for causing global warming and climate change. The six Kyoto Protocol classes of greenhouse gases are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydro-fluorocarbons (HFCs), per-fluorocarbons (PFCs) and sulphur hexafluoride (SF6).

Integrated water management – water cycle systems including natural, built and services aspects, such as waterways, wetlands and floodplains, drainage and stormwater, drinking water and sewerage as well as water's interfaces with the land in public open spaces.

Our Garden Organics Processing Facility in Anakie

Mitigation – refers to activities undertaken to reduce carbon emissions to the atmosphere

Offset – a reduction in greenhouse gases, or enhancement of greenhouse gas removal from the atmosphere by sinks, relative to a business-as-usual baseline.

Public Open Space – refer to all City controlled lands that are available for public access.

Sequestration – the removal of atmospheric carbon dioxide, either through biological processes (for example, photosynthesis in plants and trees), or geological processes (for example, storage of carbon dioxide in underground reservoirs).

Urban Heat Island Effect – refers to the higher rate of heat absorbed by hard surfaces in urban areas – that is bitumen, paving, concrete, building walls and so on – that causes built up urban areas to be generally warmer that surrounding peri-urban or rural landscapes.

Water Sensitive Urban Design – the management of stormwater within the urban landscape that mitigates floods, reduces pollution and provides public amenity.

APPENDIX B – MITIGATION AND ADAPTATION

Our response to the global issue of climate change will be via:

- Mitigation (or abatement) measures – these are actions we can take to address human-induced greenhouse gas emissions, as the underlying cause of climate change.
- Adaptation measures – these are the actions we can take to 'prepare for actual or expected changes in the climate to minimise harm, act on opportunities or cope with the consequences.'[8]

MITIGATION MEASURES

For local government organisations, greenhouse gas emissions are separated into three types (see Figure 5). Collectively, all these emissions contribute to our 'carbon footprint'.

EMISSION TYPE	DEFINITION	HOW CAN WE RESPOND
Scope 1	Emissions derived from direct combustion of fossil fuels and methane from the breakdown of municipal waste.	• Reduce emissions from vehicles and facility heating, in line with state and national targets. • Manage emissions associated with the breakdown of municipal waste from landfill. • Support the community to reduce their emissions by planning communities that are less reliant on cars.
Scope 2	Emissions are associated with our use of electricity from the grid, which itself has been generated (mostly) from burning coal and natural gas.	• Design new buildings and facilities that are energy efficient. • Upgrade and retrofit buildings. • Switch to renewable energy. • Support the community to reduce their emissions.
Scope 3	Emissions generated by third parties (not electricity) because of our activities, such as business travel, paper and water use.	• Procure goods and services that are emissions-friendly. • Support businesses to reduce emissions through initiatives such as Cleantech Geelong.

Figure 5: Greenhouse Gas Emission Types

ADAPTATION MEASURES

We have been proactive in preparing for climate change in our own operations by embedding climate change into our business risk management systems and working to improve our understanding of potential risks to land, essential services and infrastructure. We were also one of the first local governments in Australia to develop an adaptation strategy in 2011.

Our role is to lead in climate change adaptation, working with the community and stakeholders to understand the issues and risks, evaluate the alternatives and collaboratively implement appropriate adaptation measures.

8. (Victorian Climate Change Act 2017).

APPENDIX C – OUR ROLE IN CONSERVING BIODIVERSITY

RANKING	ACTION	OUR ROLE
1	Protect highest-value biodiversity	• We protect the health of high value biodiversity assets on land we manage. We have direct control of significant areas of high-quality remnant biodiversity and habitats in various types of reserves, particularly conservation, coastal, waterways and roadsides. • We use legislative, regulatory and compliance powers to protect biodiversity. • We support community efforts to protect high-quality biodiversity on public and private lands through education programs and resourcing incentives.
2	Enhance biodiversity	• As a major land manager in the region, we directly manage biodiversity by increasing the quality, extent and connectivity of habitat, supporting flora and fauna populations, managing ecological balance, introducing diversity and protecting threatened species. • We support community efforts to enhance biodiversity on public and private lands and increase community participation in biodiversity enhancement projects.
3	Restore biodiversity in modified rural and urban landscapes.	• We deliver projects that restore biodiversity values in rural and urban landscapes. • We support community participation in biodiversity restoration projects to restore biodiversity in rural and urban areas.

Nature supporting community health and wellbeing

CITY OF GREATER GEELONG

PO Box 104
Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

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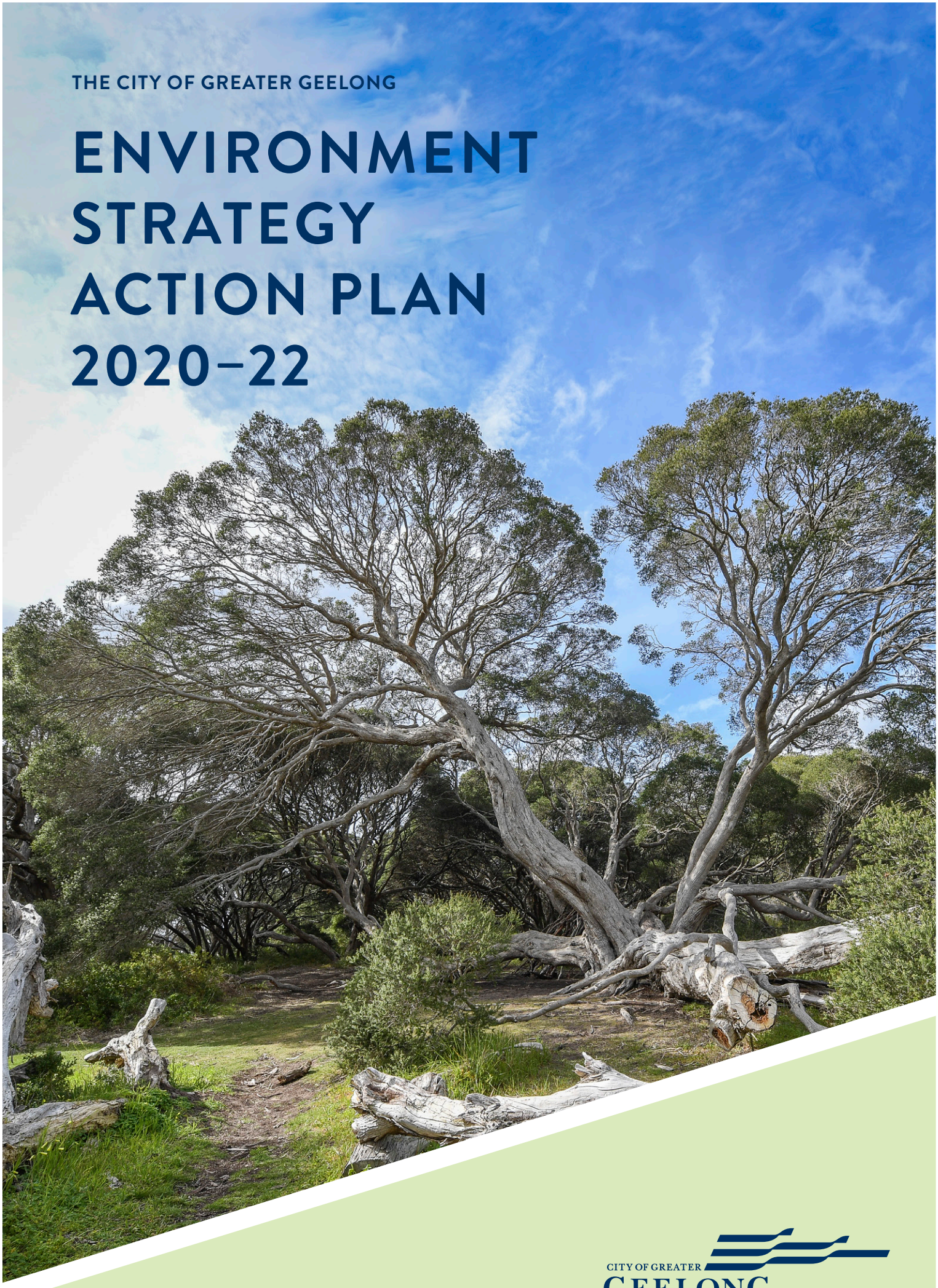
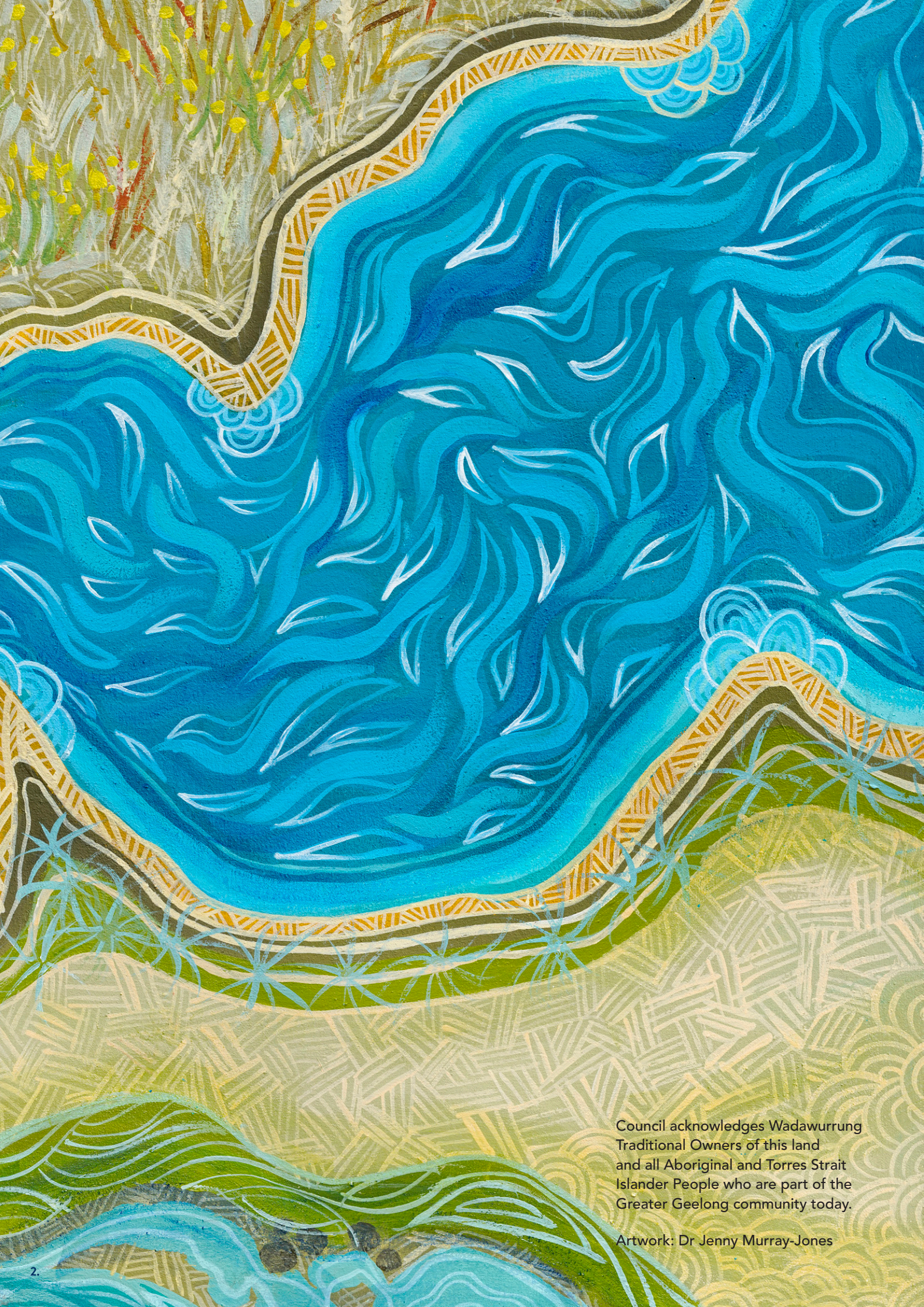
ENVIRONMENT STRATEGY ACTION PLAN 2020–22



CITY OF GREATER GEELONG



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

Artwork: Dr Jenny Murray-Jones

The purpose of this action plan is to achieve the goals, directions and targets established in *The City of Greater Geelong Environment Strategy 2020–30.*

The actions in this plan will be reported on, and updated, every two years. This will help our organisation keep pace with the rapid changes that are happening in environmental management.

STRATEGIC GOALS	
GOAL 1	Become a zero-emission, climate-ready city and region
GOAL 2	Create greener community spaces
GOAL 3	Contribute to a circular economy by reducing waste
GOAL 4	Protect, enhance and restore our region's biodiversity
GOAL 5	Achieve better integrated water management through planning and design

258,934
2019 ESTIMATED RESIDENT POPULATION

2.66%
POPULATION GROWTH RATE (2018–19)

6 MILLION
VISITORS TO THE REGION (2018–19)

~18,850
BUSINESSES

1,300
HECTARES OF PROTECTED NATURAL HABITAT

11,639
HECTARES OF WETLANDS

133 KM
OF COASTLINE

41,344*
TONNES (CO^2e) COUNCIL EMISSIONS (2018–19)

* Emissions total inclusive of fleet, natural gas, electricity and landfill emissions.

MAYOR'S MESSAGE

Greater Geelong's beautiful beaches, north-facing bay, nature reserves and waterways are what make our region so special.

The Council recognises the importance of protecting our unique natural environment that we are lucky to share. We are committed to addressing the challenges that impact these assets.

I'm proud to see that a clear way forward has been set out through the development of this Environment Strategy and Environment Strategy Action Plan, ticking off another key action from the Sustainability Framework.

I thank our passionate community members and stakeholder groups who shared their values and ideas during this process. They see the importance of a region-wide approach to climate action, as well as the local and global context, supported by further engagement with the Wadawurrung Traditional Owners.

By adopting this action plan, the Council is committing to five strategic goals, which will guide the City's decision-making, operations, programs and stakeholder collaboration.

We're all familiar with the saying 'actions speak louder than words'. The community can have confidence that this Council and the team at the City are 'walking the talk' when it comes to protecting and enhancing our vast natural environment, through a focused and deliberate approach.

CR STEPHANIE ASHER

Mayor, City of Greater Geelong

GOAL 1: BECOME A ZERO-EMISSION, CLIMATE-READY CITY REGION

Our targets for 2020-2030

1. Adopt a Climate Change Response Plan by 2021.
2. All City-managed operations to be carbon neutral by 2025.
3. 100% renewable electricity supply used for all City owned and operated buildings and streetlights by 2025.
4. 95 per cent of Drysdale Landfill methane gas emissions recovered and used for energy production by 2025.
5. All City-owned light fleet vehicles powered by zero-emission power sources by 2030.
6. Amend our Environmentally Sustainable Design Policy to require sustainable design assessments for all multi-unit developments by 2023.
7. All new large city-owned buildings built after 2020 to achieve a 5-star 'Green Star' environmental rating.
8. All new small city-owned buildings built after 2020 to comply with Built Environment Sustainability Scorecard sustainable design standards.
9. Review planning policies and processes to support UN Sustainable Development Goals and the IPCC 1.5-degree pathway by 2025.

What we'll keep doing in 2020–22

- Consider climate change impacts and adaptation in decisions and operations, as per the *Sustainability Framework* recommendations.
- Use our financial investments to support accredited, environmentally-sustainable ventures.
- Support and promote community action to reduce climate change impacts.
- Upgrade to energy-efficient lighting, heating and cooling systems in our facilities.
- Install roof-top solar photovoltaic systems in our high-energy consuming facilities.
- Capture and reuse methane gas emissions from municipal landfills to produce energy.
- Source renewable electricity for our operations and public infrastructure.
- Support local sustainability groups to offer events and programs, such as Sustainable House Day, Transition Streets and the Sustainable Living Festival.
- Work with our Future Proofing Geelong partners to support sustainability initiatives.
- Support community efforts to reduce carbon emissions through our Environment and Sustainability Community Grants program.
- Assessing coastal climate change risks and impacts
- Continue planning and development of sustainable transport infrastructure and services.
- Transition City-owned light fleet vehicles to zero-emission power sources.

New actions proposed for 2020–22

- Develop a climate change response plan to consolidate and renew our existing efforts in climate change adaptation and support the Intergovernmental Panel on Climate Change recommendation to limit global temperature rise to 1.5°C above pre-industrial levels.
- Periodically review and update the planning scheme, and other strategic documents, so local policies achieve industry best-practice in addressing climate change impacts.
- Develop a climate change financial risk disclosure statement.
- Amend our *Sustainable Building Policy* to include strengthened energy-efficiency standards and support carbon-neutral operation of all new City-owned facilities.
- Amend procurement practices to prioritise sustainably-produced, climate-resilient infrastructure and asset purchases.
- Implement *The City of Greater Geelong Northern & Western Geelong Growth Areas Framework Plan.*
- Develop action plans for all new development precincts to support environmentally sustainable design.
- Support the *Victorian Climate Change Framework* target for Victoria to be net zero greenhouse gas emissions by 2050.
- Improve our understanding of adaptation responses to better protect natural and built environments in coastal areas.
- Establish a carbon sequestration target to be achieved through revegetation biomass gains.
- Develop a business case to support the establishment of a climate change community education officer.

CASE STUDY 1: ZERO CARBON BUILDINGS PROGRAM

Our Zero Carbon Buildings Program started in 2018 to help reduce carbon emissions from our community buildings. The aim of the program was to improve the environmental performance through energy efficiency gains and renewable energy generation initiatives.

We improved energy efficiency through LED lighting upgrades, automated building control systems and upgraded heating and cooling systems at key sites. To generate renewable energy, we installed 986kW of solar photovoltaic (or solar panels) on our buildings – that's enough to power approximately 220 homes.

This program has resulted in a reduction in energy use, carbon emissions and energy costs.

CASE STUDY 2: THE GREENWAY PROJECT

As part of the Greenway Project, we worked in partnership with community groups to plant 60,000 trees and direct seed 2 hectares of native grasses along the Ted Wilson Trail shared pathway.

Greening this space has created new nature-based recreation opportunities for users of the shared pathway, while also establishing a nature corridor that improves the biodiversity in our region.

GOAL 2: CREATE GREENER COMMUNITY SPACES

Our targets for 2020-2030

1. Increase tree canopy cover in urban Greater Geelong to 25 per cent by 2045, with an interim target of 20 percent by 2030.
2. Develop an urban ecology plan by 2025.
3. Develop an integrated water management strategy and waterway management plan by 2025.
4. Plant one million new trees in Greater Geelong by 2030.
5. Establish and maintain parkland areas within 400 metres of all households.
6. Develop and implement a sustainable food policy to support community food production by 2023.
7. Improve landscape planning controls to support desired urban greening outcomes by 2024.
8. Complete urban heatwave vulnerability modelling and identify priority urban greening sites by 2023.

What we'll keep doing in 2020–22

- Partner with the state government, neighbouring councils, water, coastal and catchment management authorities to deliver regionally significant environmental and social infrastructure improvements.
- Implement the City of Greater Geelong Urban Forest Strategy to increase nature elements in our region's suburbs and townships.
- Maintain our 150,000 existing public space trees.
- Support environment groups, such as Coastcare, Landcare and community park stewardship groups.
- Support community environmental events, including National Tree Day and World Environment Day.
- Plant more than 20,000 indigenous plants every year.
- Undertake pest plant and animal control programs.
- Manage 1,300 hectares of land for conservation purposes.
- Support community involvement in environmental restoration projects using our Environment and Sustainability Community Grants program.

New actions proposed for 2020–22

- Review urban heat and vulnerability assessments periodically to inform priority community space greening projects.
- Implement *The City of Greater Geelong Stormwater Services Strategy 2020–30* to improve stormwater catchments and nature values of public space.
- Develop a waterway management plan that supports stormwater treatment wetlands that will contribute to the health of public spaces and high-value waterways.
- Change local planning policies to establish minimum community space greening and green-blue infrastructure requirements for private sector developments.
- Develop a new biodiversity strategy to guide actions that will protect and improve our region's nature reserves.
- Develop an integrated water management strategy that can guide an integrated and collaborative approach to water planning and management across all parts of the water cycle.
- Update our existing open space strategy to establish goals that will enhance our community reserves.
- Commence the planning and delivery of our One Million Trees Project.
- Implement the Sparrovale Wetland Master Plan.

GOAL 3: CONTRIBUTE TO A CIRCULAR ECONOMY BY REDUCING WASTE

Our targets for 2020-2030

1. Reduce waste produced in City-operated office buildings by 20 per cent by 2025.
2. Develop a single-use plastics prevention policy for City operations and events by 2020.
3. Single-use plastics phased out of City-owned buildings by 2022.
4. Halve the volume of organic materials going to landfill from residential waste bins between 2020 and 2030, with an interim target of 20 percent reduction by 2025.
5. Reduce residential recycling bin contamination rates to less than 10 percent by 2025.
6. 6. Use at least 95 per cent of landfill gas generated at the Drysdale Landfill for energy production by 2022.

What we'll keep doing in 2020–22

- Operate gross pollutant traps in the urban stormwater system to capture rubbish and pollutants.
- Maintain residential kerbside waste collection services, including recycling and green waste.
- Install and service public place recycling bins at key locations.
- Provide waste management community education programs.
- Maintain the Geelong and Drysdale Resource Recovery Centres.
- Remove litter from city-managed roadsides.
- Implement innovative recycling projects, such as the PlastiPhalt recycled plastic road material trial, to divert recyclable materials from landfill.
- Continue to implement environmental monitoring and operational plans for Drysdale Landfill.

New actions proposed for 2020–22

- Support the Victorian Government's Recycling Victoria Circular Economy Policy.
- Implement *The City of Greater Geelong Waste and Resource Recovery Strategy 2020–30* to reduce waste and divert it from landfill.
- Review waste minimisation requirements of:
  - the Sustainable Design Assessment framework and
  - the environmental management plans for construction works.
- Establish a waste minimisation and innovation fund through the Environment and Sustainability Grants Program.
- Develop and implement a waste wise plan to divert recyclable resources generated through our operations away from landfill.
- Establish procedures for all City-sponsored public events that will minimise waste and recover resources.
- Implement sustainable procurement practices to prioritise the use of products produced with sustainable and recycled materials.
- Phase out single-use plastics in City-owned and operated buildings.
- Investigate options for a food organics collection and processing service.
- Collaborate with the Barwon South West Waste and Resource Recycling Group, and other waste industry stakeholders, to implement the regional recycling action plan for the Barwon South West region.
- Investigate infrastructure improvements that will capture more litter from stormwater runoff.
- Develop and implement a landscape rehabilitation plan for the Drysdale Landfill site.
- Conduct annual environment audit of Drysdale Landfill and implement recommendations.
- Investigate opportunities to rehabilitate and develop green spaces at closed landfills.
- Work with stakeholders to divert garbage, recyclables and green organics collected from kerbside bins away from landfill.
- Increase the use of sustainable materials in asset construction and renewal projects.

CASE STUDY 3: GARDEN ORGANICS COMPOSTING FACILITY

In 2018, we opened the Anakie Garden Organics Composting Facility. The facility is capable of processing up to 35,000 tonnes of green organics per year.

This facility processes green organics collected from kerbside garden waste bins. Using an open windrow process, it produces compost that meets Australian Standards. The compost is then used to promote soil health and improve water conservation in our parks and gardens, as well as agricultural properties within the region

This example of a circular economy initiative is an exciting model for other resource recovery projects within Greater Geelong, as well as other municipalities.

CASE STUDY 4: SPARROVALE WETLANDS

In 2019, we acquired 500 hectares of former agricultural land between the Armstrong Creek Urban Growth Area, the Barwon River and the Lake Connewarre State Game Reserve. This site is being developed as an integrated wetland and waterway treatment site.

This conservation reserve will support nationally significant flora and fauna in the region and improve habitat for internationally-protected bird species visiting the Port Phillip (Western Shoreline) and Bellarine Peninsula Ramsar areas.

GOAL 4: PROTECT, ENHANCE AND RESTORE OUR REGION'S BIODIVERSITY

Our targets for 2020-2030

1. Establish conservation protection for all remnant biodiversity patches larger than 10 hectares by 2025.
2. Establish an additional 1,000 hectares of protected natural habitat by 2030.
3. Engage 100,000 people in nature education and conservation activities by 2025.
4. Review and update our Biodiversity Strategy by 2021.
5. Prevent any new indigenous species or habitat area extinctions during the term of this strategy.
6. Achieve a net gain of biodiversity within Greater Geelong during the term of this strategy.

What we'll keep doing in 2020–22

- Support the development and implementation of the Bellarine Peninsula Distinctive Areas Landscapes planning policy.
- Identify and prioritise strategic land acquisition opportunities that complement our existing nature reserves.
- Partner with the state government, neighbouring councils, water, coastal and catchment management authorities to improve habitat values and nature corridors on a landscape level (e.g. Barwon River Parklands project).
- Increase the urban tree canopy cover in our region by implementing the *City of Greater Geelong Urban Forest Strategy*.
- Deliver pest and weed management programs to protect native flora and fauna populations.
- Manage 1,300 hectares of land for conservation purposes.
- Collaborate with regional councils, agencies and our community in the surveying and mapping of our region's biodiversity sites.
- Maintain our 150,000 existing public space trees.
- Support environmental groups in the delivery of community education and conservation activities.
- Support community environmental events, including National Tree Day and World Environment Day.
- Plant over 20,000 new indigenous plants each year.
- Undertake pest plant and animal control programs.
- Support the Nagoya-Geelong Wetland Partnership program.
- Support community-led environmental projects, through our Environment and Sustainability Community Grants program.
- Implement the strengthened biodiversity protection actions established in the *Flora and Fauna Guarantee Amendment Act 2019*.
- Support community pest and weed management and biodiversity restoration through the Restoring Rural Landscapes program.
- Review and develop coastal and marine management plans for coastal areas managed by the City.
- Support the CCMA in the implementation of the Regional Catchment and Corangamite Waterway Management Strategies.
- Establish dedicated dog off leash parks to reduce impacts on habitat areas.

New actions proposed for 2020–22

- Review and update our biodiversity strategy.
- Review and update the planning scheme, and other strategic documents, to make sure local policies, land use and development controls provide strong protection for biodiversity.
- Implement the strengthened biodiversity protection actions established in the *Flora and Fauna Guarantee Amendment Act 2019*.
- Complete environmental assessments and use planning control processes to:
  - identify, protect and manage existing biodiversity values and
  - identify new opportunities for nature reserves.
- Periodically review corporate strategies and plans to check they're supporting this goal.
- Advocate for native vegetation removal offset plantings to stay within municipal boundaries through changes to state planning legislation.
- Partner with the Wadawurrung Traditional Owners to deliver a minimum of four cultural caring for country land management activities each year.
- Develop a Biodiversity Conservation Strategy for the North West Growth Areas.

GOAL 5: BETTER INTEGRATED WATER MANAGEMENT THROUGH PLANNING AND DESIGN

Our targets for 2020-2030

1. Develop a waterway management plan by 2025.
2. Develop an integrated water management plan for the North Western Geelong Growth Area by 2025.
3. Develop an integrated water management plan for Geelong by 2025.
4. Identify catchment management units that don't comply with best-practice standards for water quality, and establish priority infrastructure improvement projects, by 2026.
5. Implement the Stormwater Services Strategy 2020-2030.

What we'll keep doing in 2020–22

- Use the local planning scheme and Environmentally Sustainable Design local planning policy to make integrated water management compulsory in new urban developments.
- Operate gross pollutant traps in the urban stormwater system to capture rubbish and pollutants.
- Manage 300 stormwater catchments, as well as drainage and stormwater assets.
- Plan drainage and stormwater infrastructure in areas of new urban development.
- Partner with the state government, water, coastal and catchment management authorities to achieve regional water management improvements.

New actions proposed for 2020–22

- Adopt *The City of Greater Geelong Stormwater Services Strategy 2020–30* to set standards and priorities for managing water resources in natural and built environments.
- Develop a waterway management plan to improve environmental outcomes in waterways and wetlands on public land.
- Develop master plans for priority waterways to review the social, environmental and economic values of council-managed urban waterways and recommend options that will maximise their value and amenity.
- Develop an integrated water management plan for the Northern and Western Geelong Growth Area.
- Develop an integrated water management plan for Geelong.
- Review and update our sustainable water use plan.
- Review existing stormwater reuse schemes and investigate new opportunities for stormwater harvesting, such as public open space irrigation.
- Prepare long-term programs for stormwater system upgrades and renewals that are consistent with best practice.
- Monitor and investigate stormwater system performance to inform how we invest in the network.
- Develop a healthy waterways program and secure funding to improve these areas by establishing active travel paths and completing revegetation works.
- Periodically review corporate strategies and plans to check they're supporting this goal.

CASE STUDY 5: EASTERN PARK STORMWATER HARVESTING SYSTEM

Water run-off from the East Geelong drainage system is now captured and stored in the Eastern Park dam. Water from this stormwater harvesting dam is treated and used for irrigation in the Botanic Gardens, as well as tree watering around Greater Geelong.

Using recycled water to irrigate reduces pressure on drinking water supplies. This stormwater harvesting system supplies between 50 and 70 per cent of water used for irrigation in the Botanic Gardens, saving up to 15 million litres of drinking water each year.

CITY OF GREATER GEELONG

PO Box 104
Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

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10. TREE MANAGEMENT POLICY

Source:	**City Services – Tree Management Unit**
Director:	**Guy Wilson-Browne**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. To seek Council endorsement to adopt the draft Tree Management Policy.

Background

2. The draft Tree Management Policy **(Attachment 2)** has been developed to provide a framework for the management of trees within the City of Greater Geelong and was endorsed by Council for release to the community for engagement for a period of four weeks.

3. Due to the implications of COVID-19 social distancing restrictions and community facility closures, the engagement campaign was limited to an online engagement approach.

4. The community engagement campaign opened on 15 July 2020 and closed on 12 August 2020. In total, 28 responses were received via the survey during the consultation from individuals and community groups.

Key Matters

5. The feedback received indicates broad support for the development of the Tree Management Policy and a summary of feedback is included in **Attachment 3**.

6. In response to the feedback a number of amendments are suggested for the Policy **Attachment 4**.

7. The amendments to the Policy:

   7.1 Tree Planting – one additional policy statement:

      7.1.1 Planting will prioritise shading pathways and street and park infrastructure.

   7.2 Tree protection – two additional policy statements:

      7.2.1 The City will work with developers to protect as many mature trees as is feasibly possible; and

      7.2.2 The City will engage with the public through consultation, publications, and community planting and education programs to raise awareness of the benefits and management of trees.

   7.3 Tree Removal – four additional policy statements:

      7.3.1 Where a tree has been removed, and the site is suitable for replanting, a replacement tree will be established in future planting seasons;

      7.3.2 If an existing tree is removed to facilitate private or public works, or damaged due to works or vandalism and cannot be retained, an offset value will be applied to the tree;

7.3.3 The offset value is calculated using the following methodology:

(volume of tree canopy removed/volume of an average 5-year-old tree) x Tree Planting and Establishment charge = Offset Value; and

7.3.4 All money collected through the application of offset values will be used to improve tree canopy cover.

7.4 Native Vegetation Framework – now titled Native Tree Management with the following changes:

7.4.1 The goals in policy statement 7.1 have been reworked to provide relevance to trees and moved to the Purpose section of the document;

7.4.2 Section 7.2 and 7.3 have been reworked to provide relevance to trees and moved to the initial Policy Statement on page 5;

7.4.3 Policy statements 1.5 and 1.6 have been moved to Section 7; and

7.4.4 Three new policy statements have been developed addressing biodiversity corridors and catchment areas, rural roadsides and coastal communities:

7.4.4.1 Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas;

7.4.4.2 When planting on Rural Roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection; and

7.4.4.3 Coastal communities are home to significant stands of indigenous tree species. These populations will be reinforced through ongoing planting programs.

8 The revised Tree Management Policy will shape decision making for both Council and the City's operations.

Cr Mason moved, Cr Aitken seconded –

9. That Council :

9.1 Adopt the draft Tree Management Policy (Attachment 2); and

9.2 Request the policy be reviewed no later than 30 September 2022.

Carried.

Division Requested:

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

Attachment 1

Financial Implications

1. There are no additional financial implications arising from the adoption of this policy. The City provides tree management and planting through the Tree Management Unit.

Community Engagement

2. Internal engagement has involved two workshops with six teams and consultation on the draft policy with 17 teams and the Parks, Gardens and City Services Portfolio and Environment Portfolio Councillors. Teams included Environment and Sustainability, Local Laws, Urban Design and Heritage, Open Space Planning, Planning Strategy, Parks, Engineering Services, Central Geelong and Capital Works.

3. Engagement with the community on the Urban Forest Strategy and the Sustainability Framework has also informed the development of this policy.

4. A community engagement campaign opened on 15 July 2020 and closed on 12 August 2020. The campaign resulted in responses from 28 community members from 23 suburbs across the City.

Social Equity Considerations

5. This policy will ensure fair, transparent and consistent management decisions by the Tree Management Unit.

6. The planning and management of trees in accordance with this policy will give due consideration to protecting Aboriginal culture and heritage. This will include raising awareness and compliance with the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018. Council acknowledges that certain native trees can be important to cultural heritage places and are a significant part of the heritage of all Australians.

Policy/Legal/Statutory Implications

7. This policy is consistent with the Policies and Procedures Management Policy. The City has benchmarked the provisions of this policy with policies of other Victorian Councils.

8. The planning scheme includes regulatory protection overlays for trees on private property. These include 42.01 Environmental Significance Overlays, 42.02 Vegetation Protection Overlays, 42.03 Significant Landscape overlays, 43.01 Heritage Overlays and 52.17 Native Vegetation Provision.

Alignment to Council Plan

9. A Key Priority of the Council Plan 2018-22 is to plant more trees to green and cool our city and to maintain quality public open space. This priority is reflected in the community's 30-year Clever and Creative vision, the Urban Forest Strategy and the Sustainability Framework.

Conflict of Interest

10. Officers involved in the preparation or providing advice to this report do not have direct or indirect interest.

Risk Assessment

11. Failure to adopt the policy can result in inconsistent management decisions across Council, causing community dissatisfaction and exposing the City to potential reputational risk and undermining the stated objectives of the Council Plan to deliver infrastructure, services and programs to the community in a sustainable way.

Environmental Implications

12. As the organisation and region face considerable environmental challenges, the Tree Management Policy provides a framework for best practice in managing our tree population and addressing climate change issues through greening the city.

TIME LIMIT:

As per the Governance Rules (3.37.2) a meeting may not continue after 10pm unless a majority of members present vote in favour of its continuance.

Cr Grzybek moved, Cr Sullivan seconded –

That the meeting continue to proceed as per the Governance Rules (3.37.2).

Carried.

THE CITY OF
GREATER GEELONG

Attachment 2

TREE MANAGEMENT COUNCIL POLICY

VERSION: 1

Approval Date: DD Month YYYY of official approval

Approved by: Approval authority – e.g CEO or Council

Review Date: DD Month YYYY – generally 4 years from approval date unless shorter review period required

Responsible Officer: Title – as assigned by Authorising Officer

Authorising Officer: Title – CEO or Director/ Exec Manager of subject area

CITY OF GREATER GEELONG

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D20-272599

INTRODUCTION

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

The planning and management of trees in accordance with this Policy will give due consideration to protecting Aboriginal culture and heritage. This will include raising awareness and compliance with the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018. Council acknowledges that certain native trees can be important to cultural heritage places and are a significant part of the heritage of all Australians.

Purpose

This policy provides the framework for the management of trees within City of Greater Geelong. It establishes when Council will plant, prune or remove a tree and what measures must be undertaken to protect and enhance the tree population.

The purpose of this policy is to:

1. Increase the extent of urban forests, enhance canopy cover and connections with native vegetation;
2. Assist in the protection and enhancement of biodiversity that contribute to healthy ecosystems;
3. Assist in providing buffers from urban development to improve the condition and function of native vegetation;
4. Maximise resilient landscapes, liveability and community health and wellbeing;
5. Assist in carbon sequestration
6. Build community capacity to understand, value and manage our urban green spaces;
7. Increase the collaboration and integration between urban planning, engineering, open space planning and environmental disciplines
8. Advance the engagement and inclusion of traditional owners in management of our open spaces.

Scope

This policy applies to all trees within the City of Greater Geelong located on Council owned and managed land or subject to protection by the City of Greater Geelong planning scheme.

The policy framework applies to all Council departments, government entities, utility companies, land owners, developers and community members.

DRAFT

DEFINITIONS

This section defines the key terms used in this policy.

Term used in Policy

CANOPY TREE – A tree with spreading branches that is greater than 6 metres in height at maturity.

CITY - The City of Greater Geelong organisation, led by the CEO.

CONSTRUCTION WORKS – Any work carried out in connection with the construction, alteration, conversion, fitting-out, commissioning, renovation, repair, maintenance, refurbishment, demolition, decommissioning or dismantling of a structure, road or preparation of a building site and its surrounds.

COUNCIL - The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

COUNCIL OWNED AND MANAGED LAND – Land within the City of Greater Geelong Council that is owned or managed by the City, either developed or otherwise.

DEVELOPMENT WORKS – Real estate development, property development, service installation and changes to land use.

DIVERSITY – the inclusion of individual trees representing a variety of genetic family, species and age class to build resilience from disease and ensure continuous canopy through succession.

ECOLOGICAL VEGETATION CLASS - Ecological Vegetation Classes are the standard unit for classifying vegetation types in Victoria. EVCs are described through a combination of floristics, lifeforms and ecological characteristics, and through an inferred fidelity to particular environmental attributes.

HABITAT TREE – Live or dead trees managed to provide ecological niches (microhabitats) such as cavities, bark pockets, large dead branches, cracks, sap runs, or trunk rot.

INDIGENOUS BIODIVERSITY - describes the variety and diversity of all life that originates or occurs naturally in a particular place. This includes individual trees and other species that are special to Greater Geelong

PLANNING SCHEME –means the Greater Geelong Planning Scheme, including clauses 42.01 Environmental Significance Overlays, 42.02 Vegetation Protection Overlays, 42.03 Significant Landscape overlays, 43.01 Heritage Overlays, 52.17 Native Vegetation Provision and the Distinctive Area Landscape Statement.

SUITABLY QUALIFIED ARBORIST - An arborist who holds recognised qualifications in arboriculture, appropriate to the task they are undertaking as per the appropriate legislation or Australian Standard.

TREE - a long lived woody perennial plant, with one or relatively few main stems or trunks.

DRAFT

POLICY

Policy Statement

The City of Greater Geelong is Victoria's second largest city, 75km south west of Melbourne. The City contains a mix of coastal, country and suburban communities that are home to over 150,000 trees. These trees provide many social, economic and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide.

Trees form an essential part of a healthy urban environment. Urban ecology applies to the genes, species and communities of all species within the municipality including trees and plants indigenous to the local area, Australian natives and introduced tree species. Locally indigenous plants and animals require dedicated attention and resources if they are to be conserved and must be protected and enhanced as a priority. Trees provide opportunities to expand the range, habitat and connections between biodiversity conservation areas and are an essential part of achieving good urban ecology outcomes.

The City of Greater Geelong's Urban Forest Strategy presents a vision that 'Geelong will be a cool green city for the future', this supports the objectives of the Sustainability Framework to 'green our urban spaces'. To support this vision and ensure consistency and the best community outcome when managing trees, the Tree Management Policy has been divided into seven key areas:

1. Planning
2. Tree Planting
3. Tree Maintenance
4. Tree Protection
5. Tree Removal
6. Tree root interactions with public and private infrastructure
7. Native Vegetation and Biodiversity

1. Planning

1.1. All strategic, development and construction work within the municipality is required to consider trees as early as possible in the design of the project to ensure the protection of existing trees and alignment with the Urban Forest Strategy and Sustainability Framework.

1.2. The principles that will guide construction and development within the City include:

1.2.1. All design and construction work around trees must consider existing trees to ensure the retention and protection of canopy trees in accordance with Australian Standard 4970 Protection of Trees on Development Sites

1.2.2. All subdivision applications must identify and prioritise sufficient space for canopy tree planting and include tree zones in the functional layout plans in accordance with the Code of Practice for Infrastructure in Road Reserves.

1.2.3. All developments must be designed and built to accommodate a minimum of one mature canopy tree in the nature strip per residential block or every fifteen metres, regardless of the presence of a tree at the time of design and planning.

1.2.4. Engineering solutions that decrease compaction and increase water availability are to be adopted to improve the growing environment for trees, and reduce conflicts with infrastructure

1.2.5. New buildings and associated infrastructure must be designed or located to minimise conflict with existing trees.

1.3. To improve and increase canopy cover in accordance with the Urban Forest Strategy, the largest species suitable for the site shall be selected.

1.4. When designing streetscapes trees that provide an appropriate scale, form and character for the neighbourhood and maximise beneficial environmental outcomes must be selected.

1.5. The City will build partnerships with local, state and federal organisations to help green and cool the city.

DRAFT

2. Tree Planting

2.1. Opportunities for planting will be proactively identified within streets and reserves to increase canopy cover across the municipality.

2.1.1. Planting will prioritise shading pathways and street and park infrastructure

2.1.2. Resident requests for planting will be assessed and if the site is found suitable a tree will be planted in the next available planting season.

2.2. The City will aim to plant at least one tree in front of every property frontage. Additional trees will be planted where there is appropriate space and site conditions.

2.3. Species selection will consider the current and future environment of the site, the constraints specific to the site, the character of the neighbourhood, and diversity and resilience of the tree population

2.4. All tree stock will be grown in accordance with Australian Standard 2303 Tree Stock for Landscape Use

2.5. Council will advocate for greater tree planting on private land

3. Tree Maintenance

3.1. Best arboricultural practice will be applied at all times to promote a healthy and safe tree population. All pruning will be undertaken by a suitably qualified arborist in accordance with Australian Standard 4373 Pruning of Amenity Trees

3.2. Street and park tree inspections and pruning will be undertaken on a regular basis to improve tree health and safety and to provide clearances for pathways, roads, buildings and other essential infrastructure.

3.3. Trees will be inspected and pruned to ensure compliance with the Electricity Safety (Electric Line Clearance) Regulations 2015 (as amended from time to time) and other relevant statutory requirements.

3.4. Tree/s will not be pruned to facilitate views, to provide solar access to solar panels or gardens or to reduce the impact from wildlife waste or noise.

3.5. New technology in the field of arboriculture will be incorporated into management and maintenance techniques where appropriate.

3.6. Trees in areas of environmental significance will be managed to promote safety, the environmental values of the site and habitat opportunities for wildlife

4. Tree Protection

4.1. The City will work with developers to protect as many mature trees as is feasibly possible

4.2. All development applications must include all information necessary to allow a full assessment of the potential impacts on trees to be retained, on or adjacent the site.

4.3. All trees will be protected in accordance with Australian Standard 4970 for the Protection of Trees on Development Sites. Developers are required to meet all costs related to tree protection.

4.4. Council owned and managed trees are protected under the Neighbourhood Amenity Local Law. The City's Local Laws team will investigate and pursue enforcement for any vandalism or unauthorised works to trees.

4.4.1. Trees that do not survive works will be retained as habitat trees where appropriate or a new tree will be replanted in the same location.

4.5. Trees recognised in a Significant Tree Register for scientific, social, horticultural or aesthetic reasons shall be recognised, protected and retained in the landscape.

4.6. The City will engage with the public through consultation, publications, and community planting and education programs to raise awareness of the benefits and management of trees.

5. Tree Removal

5.1. Tree removal will not be permitted to facilitate views (including advertising signs), off-street parking, installation of solar panels or awnings or to reduce the impact from any bird / bat / other animal waste or noise.

5.2. Risk to public safety and property will take priority in tree removal decisions in emergency situations.

DRAFT

5.3. The removal of individual street and park trees will only be approved when:

5.3.1. removal is the only option to mitigate a high or extreme risk; or

5.3.2. the tree is dead or in decline and unlikely to recover; or

5.3.3. the tree is causing damage to infrastructure or property and there is no reasonable option to otherwise resolve the issue; or

5.3.4. the tree is affected by development and there is no other design option available. Removal will occur if the applicant agrees to pay all costs, including removal, replacement and the value of the tree being removed as calculated by the City's methodology. All money collected will be used to improve tree canopy cover; or

5.3.5. the tree/s unable to be maintained to meet Electricity Safety (Electric Line Clearance) Regulations 2015 (as amended from time to time) and other relevant statutory requirements; or

5.3.6. the removal of trees is required to facilitate renewal of the street or reserve.

5.4. Where a tree has been removed, and the site is suitable for replanting, a replacement tree will be established in future planting seasons.

5.5. If an existing tree is removed to facilitate private or public works, or damaged due to works or vandalism and cannot be retained, an offset value will be applied to the tree.

5.5.1. The offset value is calculated using the following methodology:

(volume of tree canopy removed/volume of an average 5-year-old tree) x Tree Planting and Establishment charge = Offset Value

5.6 All money collected through the application of offset values will be used to improve tree canopy cover

6. Tree root interactions with public and private infrastructure

6.1. All development and construction works must make allowances for the protection of Council-owned or managed trees on nature strips and reserves during the planning, design and implementation process.

6.2. When tree roots are reported to be interfering with private infrastructure, investigations will be undertaken in accordance with the City's adopted risk reporting method.

6.3. Cracked pipes or drains leak moisture and provide an ideal entry point and growing environment for any plant roots in the area. It is the responsibility of the asset owner to maintain pipes, so they are fully sealed and do not leak.

6.4. Practical solutions will be sought to reduce the risk of damage to infrastructure from public trees. Tree removal will only be considered if no practical arboricultural solution can be found.

7. Native Tree Management

7.1. The importance of indigenous and native tree species is recognised and the City will seek to enhance indigenous biodiversity where possible.

7.2. Opportunities to integrate environmental outcomes such as promotion of habitat into tree management programs will be sought.

7.3. Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas

7.4. When planting on Rural Roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection.

7.5. Coastal communities are home to significant stands of indigenous tree species. These populations will be reinforced through ongoing planting programs

IMPLEMENTATION OF THIS POLICY

Monitoring and reporting

The Responsible Officer monitors compliance with this Policy and is responsible for reporting to Council.

DRAFT

The Responsible Officer will report to Council quarterly via the Council Plan Quarterly Report.

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
Significant Tree Register	Coordinator - Tree Management	Seven years	Parks Gardens Reserves and Foreshore - Reports
Parks Planning Referrals	Parks Planning Officer	Seven years	Community Laws Management – Planning and Strategy
Tree Planting Program	Tree Planting Supervisor	Seven years	Parks Gardens Reserves and Foreshore – Projects and Programs
Tree Maintenance Program	Coordinator Tree Management	Seven years	Parks Gardens Reserves and Foreshore – Projects and Programs

Review

The City should review and, if necessary, amend this policy within four years of the approval date.

References

- City of Greater Geelong, *Biodiversity Strategy*, 2003
- City of Greater Geelong, *Environment Management Strategy*, 2020
- City of Greater Geelong, *Municipal Road Management Plan*, 2018
- City of Greater Geelong, *Neighbourhood Amenity Local Law 2014*, 2014
- City of Greater Geelong, *Stormwater Services Strategy 2020-2030*, 2019
- City of Greater Geelong, *Urban Forest Strategy*, 2015
- COAG standing Council on Environment and Water, *Australia's Native Vegetation Framework*, 2012
- National Trust, *Register of Significant Trees*, 2014
- Standards Australia, AS4970-2009 *Protection of trees on development sites*, 2009
- Standards Australia, AS4373-2007 *Pruning of amenity trees*, 2007
- Standards Australia, AS2303-2018 *Tree stock for landscape use*, 2018
- Victorian Government Gazette, *Code of Practice for Management of Infrastructure in Road Reserves – Victoria*, 28 April 2016
- Victorian Government Gazette, *Electricity Safety (Electric Line Clearance) Regulations 2015*, 23 June 2015
- Victoria State Government, *Bioregions and EVC benchmarks*, 2020
- Victoria State Government, *Environment Protection and Biodiversity Conservation Act* 1999
- Victoria State Government, *Flora and Fauna Guarantee Act* 1988
- Victoria State Government, *Greater Geelong Planning Scheme*, 2020
- Wadawurrung People, *Caring for Country*, 2020

DRAFT

DRAFT TREE MANAGEMENT POLICY

COMMUNITY ENGAGEMENT | SUMMARY FINDINGS REPORT | 8 SEPTEMBER 2020

ENGAGEMENT CAMPAIGN

On 14 July 2020, Council endorsed the release the Draft Tree Management Policy for community consultation for a period of four weeks.

Due to the implications of COVID-19 social distancing restrictions and community facility closures, the engagement campaign was limited to online engagement.

The community engagement campaign opened on 15 July 2020 and closed on 12 August 2020.

ENGAGEMENT ACTIVITIES AND TOOLS

The following activities and tools were employed to support the community engagement:

- Media release announcing the release of the Draft Policy.
- Dedicated community engagement page to review the draft Policy and to 'have your say'. The page was inclusive of the full plan, 13 summary network reports, project timelines and background information.
- The surveying tool was completed via Survey Gizmo to gauge overall sentiment and gather constructive feedback from contributors.

The following provides a summary overview of respondent sentiment towards the overall Draft Policy.

SUMMARY ENGAGEMENT FINDINGS

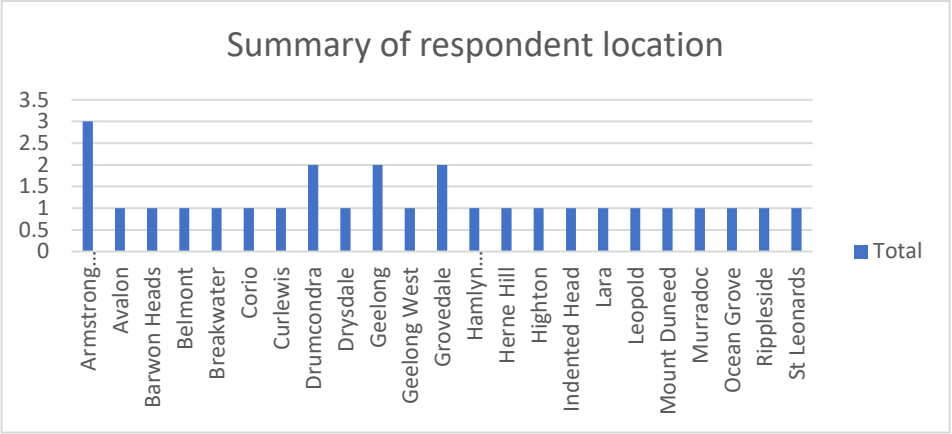
Survey responses received:

28 / 90% overall positive

LOCATION

The following provides a summary overview of respondent location.

Q: To help us with your feedback, can you please select the suburb you live?



What our community told us?

SUMMARY FEEDBACK

The following represents a summary of feedback themes and comments provided by respondents; and outlines the response relative to the final Tree Management Policy.

Note – there may be more than one feedback theme or comment per respondent. The total number of respondents in relation to each feedback theme is shown for context.

Q: The Draft Tree Management Policy has been developed to guide the successful management and protection of our vast tree population. The City is responsible for managing over 70,000 street trees and around 40,000 park trees as well as the trees along rural roadways and in reserves, including those along our waterways and bike trails. Please provide your feedback on the policy?

And

Q: The City of Greater Geelong's Urban Forest Strategy presents a vision that Geelong will be a cool green city for the future, this supports the objectives of the Sustainability Framework to green our urban spaces. To support this vision and ensure consistency and the best community outcome when managing trees, the Tree Management Policy has been divided into seven key areas: Do you have any feedback about each of the key areas below?

Planning
Tree planting
Tree maintenance
Tree protection
Tree removal
Tree root interactions with public and private infrastructure
Native vegetation and biodiversity

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
GENERAL FEEDBACK		
Broad support for the Draft Tree Policy (n= 25)	Broad support for the Tree Management Policy. • *The policy will help assign value and protection to existing trees and hopefully encourage the planting of trees in new suburbs.* • *Thanks to the City and Councillors for a commitment to the responsible management of trees in the municipality. Greening our beautiful City now and planting for the future will benefit everyone.* • *It is great to know that the city of Geelong is taking such interest in trees, as both urban and rural areas could well do with vastly increased coverage.* • *I'd like to say this is a great initiative to plant more tree to help combat climate change.*	The strong overall support from our community and key stakeholders has demonstrated that the Draft Tree Management Policy is on the right track. In addition to the positive reaction to the policy, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	• *It's great that CoGG drafted a tree management policy. It's very rigid in its planning section and thru the "tree sections" It seems like all angles are covered from 1 to 6.* • *We should always aim to add extra shrubs and trees to our streets and parkland.* • *I love trees and especially big trees* • *I support the idea to plant a tree outside every house.* • *The Ocean Grove Community Association Inc generally supports Council's Draft Tree Management Policy* • *The policy is a good start but I don't think it goes far enough.* • *about time value was placed on 'The Urban Forest' perhaps this will stop the COGG seven year itch. Chopping out the good work that comes before in our city streets The Green Spine the shade trees up Moorabool Street. The seemingly endless removal of established trees and good works. Placing value on street trees so builders don't just remove them for convenience when developing sites is wonderful. Will planning have any control over the scorched earth policy that Vic. Rail follows in it's developments? Hope this will help to encourage those who wish to plant more into their nature strips to be able to do so without the council demanding removal. Step in the right direction for COGG.*	
Goals to increase canopy cover and create a cool green city are supported (n=5)	The overall goal to increase canopy cover and create a cool green city through the planting of trees is supported. • *We should always aim to add extra shrubs and trees to our streets and parkland.* • *I support the idea to plant a tree outside every house.* • *Please plant more trees and protect more trees. Developments are dominated the ecosystem and pushing a lot of the wildlife to injury, hardship and extinction.* • *Volume of trees is still quite low compared with Melbourne suburbs and nearly every town in the state.* • *Tree planting should be the focus. Indented Head has less than 1% of tree cover. I can speak from experience that possums have recently lost their habitat*	The way we plan, deliver and develop our urban forest will play an important role in increasing canopy cover and cooling our City. The policy framework is guided by the City of Greater Geelong Urban Forest Strategy (2015).

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	with the cutting down of mature trees in 2019 as evidenced by the damage and almost killing of trees in my yard.	
Functionality of the plan could improve (n=2)	The new policy was considered difficult to understand and apply practically. • *The policy is difficult to understand down to its practical level as it refers to specific Australian standards which are not available as appendices.* • *Overall, I feel the policy is very vague. Where there is opportunity to explicitly define things (i.e. how often trees will be pruned), there are just vague comments such as "Street and park tree inspections and pruning will be undertaken on a regular basis." What is defined as a regular basis?*	The Tree Management Policy is attempting to provide guidance in best practice for both the community and technical specialists. The inclusion of Australian Standards is necessary to achieve this. Unfortunately, it is not possible for Council to include the Standards in a public document due to copyright constraints. Best practice also requires ongoing review of work practices. The guidance provided by the policy does not provide operational specifics, as the flexibility to adapt operational practices in response to new research and industry input is paramount to achieving best practice. The ease of use and functionality of our plans is important, and we will review this again for the next policy review.
Private Trees (n=5)	More controls needed over trees on private land • *Land owners should be actively encouraged and supported to protect and regenerate locally significant vegetation, via fencing and recognized regen techniques. Harsh penalty infringement notices should be developed, supported and pushed into the fore to deter persons removing significant native vegetation.* • *we feel further attention could be paid to the loss of mature trees in broad hectare subdivisions. Developers do not seem to appreciate the value of retaining large trees & opt for their removal because of cost efficiencies & impact on subdivision layout. … At the very least, the Tree Management Policy should contain a commitment that Council will work with developers to protect as many mature trees as is feasibly possible.* • *The biggest risk to trees in COGG is Council allowing developers to remove trees to allow development - how many*	Private tree planting and retention is primarily managed under the City of Greater Geelong Planning Scheme. The Planning Scheme requires a permit for the removal of native trees on properties that are greater than .4 of a hectare and in areas protected by an Environmental Significance Overlay. Smaller residential blocks are not subject to the same requirement, however when a planning permit is sought policies that seek to retain existing vegetation, and to have removed vegetation replaced, including the Tree Management Policy, are considered when determining the outcome of the planning permit application. The City also undertakes community education programs and tree planting days to encourage awareness of the urban forest.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	Bellarine Yellow Gums have been removed with COGG permission, yet they should be highly protected. Likewise, trees on larger blocks in the city are removed for unit development. This policy needs to be much stronger in regard to permission to remove or potentially damage trees/roots when development occurs. • *Should the policy define details about private planting? What are the policies if a resident wants to plant another tree on their nature strip?* • *You have to get tougher on tree removal in private property. It's too late once cut down but strict and punitive measures should be taken against the owner and tree removal*	The suggestion to include a commitment to work with developers to protect as many mature trees as is feasibly possible has been adopted as Policy Statement 4.1 *The City will work with developers to protect as many mature trees as is feasibly possible*.
Too Urban Focussed (n=1)	A greater focus on the environment is needed. • *Disappointing. It is urban focused. Broader environmental issues are ignored. One would think that only arborists and developers, views and roots are relevant. Biodiversity is defined far too broadly and the importance of indigenous species for local ecosystems is ignored. Where is the discussion of the importance of remnant vegetation, of the wonderful assets old trees are, of the need to save isolated old paddock trees.???? Where is the discussion of adaptation to climate change though tree management? Where is the discussion of species selection for parks and streets?? Where is the discussion about roadside verges and their environmental importance Where is the discussion of environmental weed species? Where is the discussion about training of maintenance crews in the difference between weed species and indigenous species? etc etc etc*	The City is committed to managing the environment as a whole and has recently adopted a Sustainability Framework and is currently developing the Environment Management Strategy to guide decision making in this area. The policy has been developed with input from the Environment Team to ensure it supports the aims of the Environment Management Strategy. Further work has been done to narrow the definition of biodiversity and increase relevance to Greater Geelong. The Urban Forest Strategy discusses trees and their relevance to environmental management, climate change and the importance of species selection. The Urban Forest strategy is supported by the following Policy Statements in relation to species selection, climate change and arboricultural expertise: 1.5. *When designing streetscapes trees that provide an appropriate scale, form and character for the neighbourhood and maximise beneficial environmental outcomes must be selected.* 2.3. *Species selection will consider the current and future environment of the site, the constraints specific to the site, the character of the neighbourhood,*

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
		and diversity and resilience of the tree population 3.1 *Best arboricultural practice will be applied at all times to promote a healthy and safe tree population. All pruning will be undertaken by a suitably qualified arborist in accordance with Australian Standard 4373 Pruning of Amenity Trees* The following statements have been adopted in response to feedback from the community and will support retention of mature trees, enhancement of rural roadsides and management of weed species in ecologically important areas. 4.1 *The City will work with developers to protect as many mature trees as is feasibly possible* 7.3. *Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas* 7.4. *When planting on Rural Roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection.*
Holistic approach to all	A 'health in all policies' philosophy could be considered more substantially throughout, such as consulting with experts in biophilic design, especially for the key areas of planning, planting and removal.	The city has recently adopted a Sustainability Framework which outlines our leadership commitments to: • Take a holistic approach • Deliver and enable 'best' and 'next' practice • Enable, lead and promote innovation The Tree Management Policy supports these commitments. The suggestion regarding biophilic design has been noted and will be explored where appropriate.
MACRO THEMES		
Tree Replacement (n=1)	The Policy does not address replacement of trees • *Is tree replacement another key point? We live opposite the rail path that runs through our suburb and have seen many trees removed over the years without*	The ongoing renewal of our existing urban forest is integral in achieving a cool green city.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	being replaced, which has led to a reduction in green canopy. Planting and tree removal don't necessarily cover this issue.	The following policy statement has been adopted to reflect his importance: 5.4. *Where a tree has been removed, and the site is suitable for replanting, a replacement tree will be established in the next available planting season.*
Education (n=2)	To improve the urban forest education programs to promote trees are needed • *We strongly support policy 2.1 indicating Council will support residents' requests for future planting of trees in their adjoining road reserve. We would like the policy strengthened by indicating an intention by Council to actively target landowners in areas where further planting would be desirable & feasible eg old Ocean Grove. We feel most property owners would not be aware of Council's tree planting policies unless directly approached by Council.* • *Some stewardship must be given to residents allowing interrogation of public and private spaces. Or at least recognition for residential elation of the varied streetscapes and ecosystems within C.G.G. Simple things like giving residents access to plants, information and guidelines for planting. Education of younger residents to develop a love of trees and shared areas.*	Awareness of the benefits trees provide and the City's policies in relation to trees is integral to creating a cool green city. The following policy statement has been adopted to strengthen our commitment to raising awareness: 4.6. *The City will engage with the public through consultation, publications, and community planting and education programs to raise awareness of the benefits and management of trees.*
A tree on every nature strip	Support for making a tree on every suitable nature strip a requirement • *I had a wonderful healthy eucalypt planted in my nature strip last year - it's going very well. At the time, I asked CoGG to plant similar in every nature strip throughout CoGG, particularly my street Melissa Crt. The CoGG response was that many people do not want a nature strip tree. I found this illogical & concrete-thinking, given the long list of benefits. As I understand it, our nature strips belong to CoGG. Therefore, it follows that CoGG is the decision-maker over planting trees in nature strips. I urge CoGG to implement same without delay*	The Urban Forest Strategy and the Tree Management Policy both support the planting of a tree on every nature strip within the City. Unfortunately, not every resident agrees at this time. Whilst there are still empty planting sites with residents who wish to have a tree that they will care for and nurture, the City will continue to allow people a decision regarding whether they wish to have a new tree on the nature strip adjacent their house.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
SECTION THEMES		
Section 1 Planning (n=21)	Broad support was shown for the planning policy statements with 11 of the 21 comments expressing support and providing feedback for the section. • *Is obviously thoroughly thought through.* • *Essential. CoGG would do well to employ many more tree & other vegetation managers. Best asset? Greening future CoGG amenities - refuse influence of developers & concrete-loving ppty owners!!* • *Ensuring that the trees and keeping/creating a green canopy must be considered at this early stage is welcomed.* • *I agree with the main objective of planting trees in new developments and in older areas lacking tree cover. The new developments often do not have enough space in their gardens to accommodate a tree because of the reduced block size and larger houses.* • *I agree with the main objective of planting trees in new developments and in older areas lacking tree cover. The new developments often do not have enough space in their gardens to accommodate a tree because of the reduced block size and larger houses.* • *Yes x 5*	The strong overall support from our community and key stakeholders has demonstrated that Section 1 Planning is on the right track. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.
Developing plans for tree management (n=2)	Advice was provided in relation to timing and content of strategies and plans • *Planning should be annual to give timely answers when problems occur eg developers cutting down trees without any Punishment. The council needs to look at tree protection from the protection of tree angle and not how they can be removed without impunity* • *Planning of tree management strategies need to be more detailed and in keeping with endemic and recognised local significant species.*	The Tree Management Policy is the first policy of its kind for the City and supports the City's adopted strategies and plans. The timing and functionality of our plans and policies is important, and we note the advice and will review this again for the next policy.
1.1 All strategic, development and construction work within the municipality is required to consider trees as early as	Strategic Considerations • *1.1 Trees should be given PRIORITY rather than just considered for protection* • *Does age of tree and replacement for the continuation the ecosystem come into play with strategic management.*	The requirement to consider trees as early as possible is to ensure trees are prioritised. Strategic management does typically take into consideration the age of the

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
possible in the design of the project to ensure the protection of existing trees and alignment with the Urban Forest Strategy and Sustainability Framework. (n=2)		tree and potential for replacement when considering renewal programs.
1.2.2 All subdivision applications must identify and prioritise sufficient space for canopy tree planting and include tree zones in the functional layout plans in accordance with the Code of Practice for Infrastructure in Road Reserves.	Clarification of terminology requested • *What is "sufficient space"?*	To establish successfully a tree requires an unconstrained volume of soil to successfully establish a root system that is structurally sound and has access to nutrients and water. This area varies in size according to the species planted. The Code of Practice for Infrastructure in Road Reserves defines sufficient space as being a 5m radius free of underground infrastructure.
1.2.5 New buildings and associated infrastructure must be designed or located to minimise conflict with existing trees.	Conflict with existing trees should be avoided, not minimised • *Conflict with existing trees should be avoided, not minimised. Minimised just means the developer says "I have done my best, but the trees must go."*	In an urban environment space is at a premium and it is not always possible to have sufficient space to avoid conflicts. However, there are alternative design and construction methods that can be adopted to minimise conflicts. The policy statement requires any new development to consider these when working around trees to avoid removal.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
1.3 To improve and increase canopy cover in accordance with the Urban Forest Strategy, the largest species suitable for the site shall be selected. (n=3)	Feedback on height and species type was received • *Height is limited by overhead cables, ncable as well as SEC.* • *Multiple level planting gives better shelter from the weather and more interesting environment for younger families. Restricting tall trees from being planted under powerlines is better than forever trimming them.* • *1.3 Could say: the largest indigenous or native species for the site*	When considering whether a tree is suitable for the site the arborist will consider the "*current and future environment of the site, the constraints specific to the site, the character of the neighbourhood, and diversity and resilience of the tree population*" as per Policy Statement 2.3. This includes above ground infrastructure such as cables and wires and whether the character of the neighbourhood lends itself to neighbourhood planting. Whilst indigenous and native species are excellent trees and provide innumerable benefits to the environment and community, exotic trees are also a part of the character of some Greater Geelong neighbourhoods and their selection can strengthen a sense of place and contribute to the resilience of the urban forest as a whole by increasing diversity.
1.5 The importance of indigenous and native tree species is recognised and the City will seek to enhance biodiversity where possible **1.6 Opportunities to integrate environmental outcomes such as promotion of habitat and biodiversity into tree management programs will be sought.** (n=2)	A greater emphasis on indigenous species selection and targets for biodiversity is requested • *Point 1.5: seek to enhance biodiversity where possible? what does that mean? There is little to no incentive for planners to preference locally indigenous trees that support wildlife while doing all the other great things like cooling, carbon sequestration etc. Additionally point 1.6: Habitat and corridors will be sought. Could we alter it so say 'Habitat and Corridors will be established' sought means try but if it's too hard, i won't bother. Additionally where are the targets for biodiversity and corridors? there is a tree planting target for at least one per household.* • *1.5. …and 1.6... Great, but no targets set. Also would like to see some mention of local provenance to restore some of the damage done by tree clearing.*	The enhancement of biodiversity in tree management can include a range of measures such as utilising species of local provenance, planting for habitat or selecting non weedy species in catchment areas. The identification of biodiversity corridors and catchment areas is a body of work that will be undertaken as part of the City's review of the Biodiversity Strategy. The City will develop appropriate planting palettes for the areas once they are identified. As the work is still under development targets have not been defined.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
1.7 The City will build partnerships with local, state and federal organisations to help green and cool the city. (n=1)	Expansion of the range of partners is requested • *1.7 could also consider building partnerships with private organisations and individuals? The introduction and then very brief mention of Indigenous peoples in 7.1.1.5. seem a bit disjunct from everything else. Importantly, indigenous knowledge isn't mentioned and could be included in 1.7.*	The policy statement does not preclude a partnership with private organisations or the Traditional Owners and provides a commitment to giving due consideration to protecting Aboriginal culture and heritage.
Section 2 Tree Planting (n=28)	Broad support was shown for the Tree Planting policy statements comments expressing support and providing feedback for the Section. • *Streets with trees can be significantly cooler in hot weather.* • *More volume, especially in Northern suburbs needed.* • *Great plant more* • *The more the better* • *Where-ever deemed suitable. As many trees as possible.* • *Yes x 5*	The strong overall support from our community and key stakeholders has demonstrated that Section 2 Tree Planting is on the right track. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.
2.1 Opportunities for planting will be proactively identified within streets and parks to increase canopy cover across the municipality (n=2)	Support for greater clarity regarding park planting • *should include sports grounds.* • *There should be a section titled 'Parks'. In it, the policy should clearly state that it is COGG to plant trees in our parks to improve their amenity for residents and improve biodiversity. Plantings should focus on paths and other areas that create shade. The policy should clearly state that whilst community consultation will be sought prior to extensive plantings, residents cannot object on the basis of 'views'. Sadly, we have lost many trees in local parks over the years that have never been replaced. It seems a vocal minority with views always get their way. It is time for this to stop in the interests of the broader community.*	Planting in sportsgrounds and parks is integral to creating a cool green city. To broaden the scope to include both active and passive open space the Policy Statement 2.1 has had the wording changed from 'parks' to 'reserves'. In addition the following policy statement has been adopted: 2.1.1. Planting will prioritise shading pathways and street and park infrastructure
2.3 Species selection will consider the current and future environment of the site, the constraints specific to the site, the character of the neighbourhood, and	Strong support for indigenous tree planting, selecting the right tree for the location, planting patterns and consultation. • *We should aim to plant local native trees which are best suited to our rainfall.* • *Plant indigenous trees as a priority, plant native as second option, plant exotic if that the only option.*	The Tree Management Policy recognises that indigenous and native species are important to the environment and community. However, exotic trees are also a part of the character of some Greater Geelong neighbourhoods and their selection can strengthen a sense of

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
diversity and resilience of the tree population (n=9)	• *Can we add a point in here stating "Locally indigenous species will be preference for all tree planting, where appropriate"?* • *Species selection could mention that if an indigenous species has not been chosen, why not. For instance, with climate change our flora will need to accommodate new fauna that has historically resided in other regions, and therefore it would be proactive to plant tree species that are indigenous to neighbouring areas that are home to threatened wildlife from those places. The Tree Planting Program selection team need to understand that not all natives are created equal because some can become environmental weeds due to seed dispersal elsewhere. Allergenicity and toxicity should be taken into account.* • *No mention of indigenous sp or local provenance. Would love to see trials of indigenous sp such as Allocasuarina verticillata, Bursaria spinosa, Acacia implexa* • *I would like to see the policy to address whole street planting to provide an avenue-like appearance rather than the current ad hoc plantings. We had (the rather inappropriate) silver birches in our street and the effect was very impressive, We now have an assortment of other trees being planted to the detriment of the overall appearance.* • *Obviously the correct tree species selection is critical to the success of the strategy. Consultation with residents is critical to the success of the project* • *please choose carefully, some have roots which wreck the footpath.* • *Giving extra space to trees that will grow large trunks, avoiding gutters and street infrastructure from being dislodged or broken.*	place and contribute to the resilience of the urban forest as a whole by increasing diversity. The consideration of the constraints of the site and the character of the neighbourhood will guide selection to consider planting patterns, the minimisation of the potential for conflicts with infrastructure and consultation requirements.
2.4 All tree stock will be grown in accordance with Australian Standard 2303 Tree Stock for Landscape Use (n=1)	• *A lot of issues seem to occur with pot bound trees. Root control bags or rocket pots should be encouraged.*	Australian Standard 2303 Tree Stock for Landscape Use provides best practice requirements in relation to root bound stock.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
2.5 Council will advocate for greater tree planting on private land (n=1)	• *This will require dwellings in new subdivisions and dispersed infill developments having a smaller slab/ footings footprint, and there are indeed Victorian LGAs that have policies on this (e.g. Monash I believe). Particularly greater indigenous and native tree planting on private land*	Feedback noted with thanks.
Public open space planting design (n=1)	• *Does the inclusion of urban space and development zones include public open space planting design and implementation*	Yes, public open space planting design and implementation are included in permit application requirements.
Section 3 Tree Maintenance (n=23)	Broad support was shown for the Tree Maintenance policy statements comments expressing support and providing feedback for the Section. • *A critical component for the future health of the trees and safety.* • *Of course, need to be checked for safety* • *In CoGG owned or controlled areas (especially nature strips), timely pruning, pest control, mulching, etc, will ensure the cost of planting is not wasted.* • *Good* • *yes do it* • *Yes x 2*	The strong overall support from our community and key stakeholders has demonstrated that Section 3 Tree Maintenance is on the right track. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.
3.1 Best arboricultural practice will be applied at all times to promote a healthy and safe tree population. All pruning will be undertaken by a suitably qualified arborist in accordance with Australian Standard 4373 Pruning of Amenity Trees (n=2)	Assurance that proper practice will be followed and request for specific pruning practice. • *Can we add a point in here to say "Where possible, trees will be pruned to facilitate the development of natural hollows".* • *How can we ensure proper practice takes place?*	To ensure best arboricultural practice is followed all employees and contractors working for the City are qualified arborists. Pruning to facilitate the development of hollows is not best practice as this introduces decay into the tree and can impact on the structural stability of the tree. Where practicable the City will retain old trees and install nesting boxes to further promote habitat.
3.2 Street and park tree inspections and pruning will be undertaken on a regular basis to improve tree health and safety and to provide clearances for pathways, roads, buildings and other essential infrastructure. (n=4)	Feedback on maintenance inspection programs • *How often are trees inspected? How often are trees pruned? Does this differ for high risk areas such as playgrounds?* • *Ppty owners/tenants should be mandated to cooperate with CoGG, in particular "for the greater good".* • *Where possible, pathways should be diverted to protect the tree from excessive pruning. Light pruning should also be*	The City inspects proactively inspects all trees at regular intervals. The intervals are determined by the location of the tree, the targets beneath the tree and risk levels associated with either the location or the tree. The City also offers a reactive service where a community member can request an inspection of the tree by one of our arborists. If the tree meets

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	possible when passive surveillance is an issue. • *leave habitat logs for people to sit on and play on. leave the mulch nearby to conserve other trees*	criteria for pruning the works will be undertaken. Maintenance works are guided by criteria for clearances as mandated by legislation, promoting health and safety and what is appropriate for the location.
3.3 Trees will be inspected and pruned to ensure compliance with the Electricity Safety (Electric Line Clearance) Regulations 2015 (as amended from time to time) and other relevant statutory requirements. (n=1)	Feedback on species selection • *If you are not planting giant trees under power lines, then less maintenance is required.*	Thank you for the feedback. Species selection for trees under powerlines attempts to balance canopy creation with maintenance requirements.
3.4 Tree/s will not be pruned to facilitate views, to provide solar access to solar panels or gardens or to reduce the impact from wildlife waste or noise. (n=1)	Support for not pruning trees for views • *I'm so pleased that you're clear that views are not superior to nature running its course with vegetation heights and widths. Thank you.*	Canopy trees provide economic, social and environmental benefits for the wider community an it is important to preserve canopy in order to achieve these benefits.
3.6 Trees in areas of environmental significance will be managed to promote safety, the environmental values of the site and habitat opportunities for wildlife (n=1)	Request for the statement to apply to all trees • *It would be good if you could cross out ''in areas of environmental significance''*	The management of trees for environmental values and habitat opportunities for wildlife is not appropriate in all locations.
Patterns of tree cover (n=1)	Opportunities for understanding tree presence in relation to site usage • *Related population usage of the green spaces both public and private function. For example sporting grounds that at present lack tree canopy cover related to public use*	Thank you for the feedback, it has been noted.
Section 4 Tree Protection (n=22)	Broad support was shown for the Tree protection policy statements comments expressing support and providing feedback for the Section. • *Obviously!! Especially against vandalism.*	The strong overall support from our community and key stakeholders has demonstrated that Section 4 Tree Protection is on the right track.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	• *As much as possible, especially vandalism. Maybe a community tree watch.?* • *Existing trees in older areas are often removed or damaged irreparably* • *yes please.* • *Good.* • *Yes x 4*	In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.
4.1 All development applications must include all information necessary to allow a full assessment of the potential impacts on trees to be retained, on or adjacent the site. (n=2)	Clarification requested and support expressed • *where it states "information necessary" what is defined as the necessary information?* • *Yes! Adjacent site trees matter too. Thank you. Please add 'and the impacts on fauna that depend on that tree species or the role of the tree as part of a wildlife corridor'*	The information necessary includes an arboricultural assessment of all impacted trees in accordance with the Australian Standard 4970 for the Protection of Trees on Development Sites, accurate construction plans showing the tree and distances from any works and any site specific information required under a planning permit, which may include ecological reporting on flora and fauna.
4.2 All trees will be protected in accordance with Australian Standard 4970 for the Protection of Trees on Development Sites. Developers are required to meet all costs related to tree protection. (n=2)	Further information on investigation and enforcement in relation to tree protection • *Will trees be investigated during development works to ensure that existing trees are not damaged /compromised during development?* • *Who will investigate and pursue enforcement of vandalism or unauthorised works on trees that are on Development sites? If trees do not survive works on Development sites, will they be retained as habitat trees where appropriate or otherwise a new tree replanted in the same location*	Trees on council owned and managed land are protected under the Neighbourhood Amenity Local Law 2014 and any damage to Council trees is investigated by authorised officers. Trees protected by a planning permit that are damaged are investigated by planning enforcement officers. If the trees do not survive enforcement action is undertaken with outcomes depending on the offence.
4.3 Council owned and managed trees are protected under the Neighbourhood Amenity Local Law. The City's Local Laws team will investigate and pursue enforcement for any vandalism or unauthorised works to trees. (n=1)	Support for the erection of signs or other infrastructure to indicate the tree has been removed • *Too many trees are poisoned or killed by residents, with COGG doing nothing as enforcement. I understand the issues with evidence but i would like to see each tree that has obviously been poisoned or killed, a large sign facing the house/a large shipping container or something in place of the tree that shows this kind of thing is not acceptable!*	The preservation of existing trees is of importance to the City and our goal of a cool green city. Opportunities for alternative methods to discourage vandalism will be reviewed.
4.4 Trees recognised in a Significant Tree Register for scientific, social, horticultural or aesthetic reasons shall	Support for Council developing a Significant Tree Register. • *Do you have a significant tree register for private property? (there is a magnificent*	A Significant Tree Register has been identified as an important opportunity for the City to promote our urban forest.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
be recognised, protected and retained in the landscape. (n=5)	*silky oak 3 doors away but I am glad it is not in my garden!* • *A significant tree native register must be developed across the council to identify and protect significant native species under threat from developers and residents* • *The Significant Tree Register needs to be retained as ongoing.* • *Trees of significance and this means any mature tree because they are becoming so rare should be maintained for health and protected.* • *The criteria for a tree to be recognised as worthy of inclusion in the Significant Tree Register for one of the reasons mentioned should be referenced here*	The Register will recognise trees of • Scientific • Social • Horticultural, or • Aesthetic reasons, and is currently under development and will be completed within the next 12 months.
Tree valuation **(n=2)**	Clarification requested on how the City will value trees. • *put some monetary values on their protection in context of the biological services they provide* • *There no indication on how CoGG will value trees... ie the larger the tree the more valuable in its services of shade and habitat, the greater its beauty and amenity. How does the city assess that? How much money will be spent on protecting a large old tree as assessed by Diameter at breast height and the state habitat hectare assessment. or canopy cover? It would be good to have this assessment process done not only for long standing remnant and planted indigenous trees but also planted or self-seeded native trees as Cr Atkien states they are valuable and provide habitat. If a tree has a canopy cover of 6m will $5000 or $10000? extra be spent on designing root sensitive structures around it.. if it's got a 10m canopy does that spend double or go up on what gradient?*	To clarify the monetary value applied to trees the following statements have been adopted: 5.5. If an existing tree is removed to facilitate private or public works, or damaged due to works or vandalism and cannot be retained, an offset value will be applied to the tree. 5.5.1. The offset value is calculated using the City's adopted methodology: (volume of tree canopy removed/volume of an average 5-year-old tree) x Tree Planting and Establishment charge = Offset Value 5.5.2. All money collected will be used to improve tree canopy cover
Additional comments (n=2)	• *Master document so all parties can see relationship of older trees to fabric of the ecosystem* • *Would increase in time, but grass mowing would reduce*	Feedback noted.
Section 5 Tree Removal (n=22)	Support was shown for the Tree Removal policy statements comments expressing support and providing feedback for the Section.	The strong overall support from our community and key stakeholders has

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	• *Yes x 4*	demonstrated that Section 5 Tree Removal is on the right track. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final Tree Management Policy.
5.1 Tree removal will not be permitted to facilitate views (including advertising signs), off-street parking, installation of solar panels or awnings or to reduce the impact from any bird / bat / other animal waste or noise. (n=2)	Support for retaining trees even when they impact views or drop debris • *We should be enforcing the right of existence of the tree rather than someone's arbitrary sea view. The tree can outlast the occupier and maybe the next one.* • *We also shouldn't permit tree removal to reduce the impact of waste from the tree itself, e.g. leaf litter, pollen mess, petal mess, bark mess.*	The city values existing trees and will be guided by policy statement 5.3 when determining when trees will be removed.
5.2 Risk to public safety and property will take priority in tree removal decisions in emergency situations. (n=1)	Support for maintaining trees rather than removing them. • *trees do drop limbs etc. it shouldn't be the reason to remove all trees. The Cyprus in peninsula caravan parks are all being slowly removed and can't see much sign of large trees being planted to replace them*	The City employs a team of arborists who are committed to retaining trees where possible unless removal in accordance with policy statement 5.3 is the only option available.
5.3. The removal of individual street and park trees will only be approved when: (n=5)	Clarification on operational aspects of tree removal • *do the criteria include the expected lifespan of the species?* • *What is the hierarchy of approval for tree removals? Who approves tree removal? Is it an Officer, Manager, Director or does it need to go to Council?* • *If a tree is removed, who is responsible for disposal of it? Can mulch and firewood be offered to residents or businesses?* • *Where appropriate, another tree should be planted as close as possible to the tree that is required to be removed.* • *First, try proactive pruning & other maintenance. Only remove tree if a specialist deems it is dangerous: if removal is unavoidable, advance notice to all nearby owners/tenants, explaining why.*	Tree removals are assessed and approved by the appropriate city arborist. The arborist will assess the tree and determine if any options for retention are viable. If removal is scheduled the arborist will undertake consultation with impacted residents and refer the site to be assessed for replacement planting. By products of the tree such as mulch are reused by the City.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
5.3.4. the tree is affected by development and there is no other design option available. Removal will occur if the applicant agrees to pay all costs, including removal, replacement and the value of the tree being removed as calculated by the City's methodology. All money collected will be used to improve tree canopy cover; or (n=3)	Support for tree retention and clarification on valuation sought. • *There no indication on how CoGG will value trees.* • *Are there exemptions to when the tree amenity value been charged? I don't think it should be charged if the tree has a useful life expectancy of less than two years, where the tree is a declared weed species, where the tree is already dead, where the tree poses a risk, where the tree is proven to be causing damage.* • *While structurally compromised trees do need to be removed, the removal should not be automatically granted due to a development. Use existing tree as a focus point rather than raze everything and start again. Respect for older trees and vegetation*	Clarification of the valuation method has been included as policy statement 5.5. The value of the tree will be applicable to all trees other than those that meet the criteria for removal.
5.3.6. the removal of trees is required to facilitate renewal of the street or reserve. (n=2)	Objection to the removal of trees for street or reserve renewal. • *Please do not remove trees for Street or reserve renewal unless they are a declared weed. the "feel" a streetscape is largely determined by trees especially positively if they are very large and very old. Work around them.* • *No, the removal of trees to facilitate the renewal of the street or reserve is undesirable. There should be a set of guidelines for Parks Planning to work from, depending on factors such as the species in question compared with the abundance of that tree species in the immediate area. Any renewal plans need to maximise existing tree retention and exceptions need to be justified to Council.*	Removal of trees for street or reserve renewal is not a desired outcome and all design options are explored before removal is decided upon. If removal is required valuation costs are applied to the project to ensure replacement trees are included in the landscape.
Additional Comments (n=2)	• *Sad to see those tree (ornamental pears I think) that were only in for a few years at the Geelong West football ground get removed. But it's a big development so I expect more will be planted.* • *CGG needs to ensure contractors and staff operate to a plan not just cost shifting from councile to land owners and developers*	Feedback noted with thanks.
Section 6 Tree root interactions with public and private infrastructure	Support was shown for the Tree root interactions with public and private infrastructure policy statements comments expressing support and feedback	The overall support from our community and key stakeholders has demonstrated that Section 6 Tree root

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
(n=15)	• *a practical approach as shown in this document* • *Obviously, the protection of any infrastructure makes sense.* • *Yes* • *Yes*	interactions with public and private infrastructure is on the right track. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final
6.2. When tree roots are reported to be interfering with private infrastructure, investigations will be undertaken in accordance with the City's adopted risk reporting method. (n=1)	• *Please, take action BEFORE it becomes a problem.*	A City arborist will investigate any alleged interference as soon as it is identified. Works will not be carried out to prevent possible future damage that may never occur.
6.4. Practical solutions will be sought to reduce the risk of damage to infrastructure from public trees. Tree removal will only be considered if no practical arboricultural solution can be found. (n=1)	• *Maintenance of infrastructure and careful selection of tree species to suit locations*	Feedback is consistent with Tree Management Policy and noted with thanks.
Tree Damage (n=1)	Clarification on damage caused by trees. *Why is there no section on tree damage? A small amount on tree roots but what happens if a Council tree branch falls on a property? Who is liable?*	Determining potential liability for an incident depends on a number of variables. It is therefore not possible to comment on who will be liable for hypothetical situations.
Section 7 Native Vegetation Framework **(n=23)**	Qualified support was shown for the Native Vegetation Framework policy statements with comments expressing support and feedback • *An essential part of tree planning processes. We have to provide for indigenous plants and animals to improve their health and biodiversity.* • *The more the better. Too much has been destroyed.* • *VITAL. Only a fool would disagree.* • *Yes X 4*	The overall support from our community and key stakeholders has demonstrated that Section 7 native Vegetation Framework requires revision. In addition to the positive reaction to the Section, our community and key stakeholders also provided comprehensive and constructive feedback that has allowed us to further enhance the final policy:

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
Section 7 Native Vegetation Framework (n=5)	Dissatisfaction was expressed with the format of Section 7. • *The policy gets to section 7 and its changes dramatically in language and gives no structure of how practically the policy will be used. Its like it is written by a different person on a different page. I like the language of section 7. But I cant see how its going to better protect our indigenous trees or our long living native trees in street scapes. It looks and sounds like an add-on rather integral to the tree policy. Inserting at the top would give more broader guidance, not at the bottom as an after thought.* • *The Draft Tree Management Policy discusses the importance of indigenous species and possibilities for biodiversity outcomes and promoting habitat in the "planning" section , but in no way are indigenous species mentioned in "planting." Also there are no measurable outcomes set. Too many general statements made without targets. Would love to see more biodiverse plantings …Less monocultures …Targets need to be set to achieve this. Also there needs to be mention of using local provenance for indigenous tree plantings. Using local provenance can be "make or break" as to whether the plantings are successful or not. Overall would love to see goals set to achieve all things mentioned in the plan.* • *Great to have this included but unless there are some structured steps and prioirties its feels very hollow and difficult to apply.* • *It says COGG commits to a native veg framework but nothing about how this relates to the tree management policy?* • *Very general statements. No measurable targets to hold these statements to account.*	• the goals in policy statement 7.1 have been reworked to provide relevance to trees and moved to the Purpose of the document. • Section 7.2 and 7.3 have been reworked to provide relevance to trees and moved to the initial Policy Statement on page 5. • Section 7 has been renamed 'Native Tree Management" • Policy statements 1.5 and 1.6 have been moved to Section 7 • 3 new policy statements have been developed addressing biodiversity corridors and catchment areas, rural roadsides and coastal communities.
Planting for biodiversity and habitat (n=4)	• *Overall the policy is adequate, however I don't think it is strong enough in enhancing and promoting local biodiversity in the street scape. I would like to see stronger commitments from COGG on this front.* • *I would like council to increase tree and complimentary indigenous habitat*	Section 7 has been modified to include policy statements 1.5 and 1.6 (now 7.1 and 7.2) that promote indigenous biodiversity and habitat management.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	planting wherever possible. For instance there are vast areas of grassed public land in the Drysdale, Clifton Springs areas which could become woodland habitat. This includes bayside areas and public creek let catchments. Planting up would reduce the vast areas requiring mowing. Maybe the local landcare nursery could help with this. In the future, replacing exotic woodland areas with indigenous plantings could be considered. There are probably many other areas within the municipality that would benefit from such treatment. I know the list is endless, but the more the better • *please choose wisely, some streets are objectionable because of bird droppings, and you will not win friends if you have designated possum corridors!* • *Look at planted more local native shrubs and lower storey plants. Let's encourage native birds by establishing green outcrops across our growing region.*	
Prioritise indigenous species (n=5)	• *In this day and age it would seem inappropriate to be supporting the planting of exotic palm trees in new estates such as St Leonards. Why is there not a street scape plan which would include all native endemic trees as part of and development or on going maintenance on council land. Species such as the local Banksia , Sheoak and acacia are surely better than palm trees and white cedars as has been planted previously. Land both public and private inside and out side of town boundaries should be accurately assessed for significant landscape values.* • *Diversity is fantastic, whether they are native or not doesn't matter too much to me. Sometimes the best is a native, sometimes a deciduous sometimes a fruit tree, lets not be too narrow.* • *If suitable indigenous species can be used in a planting they should be given serious consideration* • *appreciate this is a municipality-wide policy document but some advocacy for the planting of locally indigenous plant species should be provided. One of the features of the character of the Ocean Grove township, particularly the older areas, is the existence of hundreds of*	Section 7 has been modified to include policy statements 7.3, 7.4 and 7.5 that promote specific planting opportunities for indigenous and native tree planting.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	mature indigenous tress & shrubs which could be further strengthened with additional planting in road reserves & on private property. We propose that under the Planning heading an additional policy statement be made to the effect that in the preparation of all future Structure Plans for Bellarine towns, detailed proposals must be included re implementation of the Tree Management Policy with an emphasis on future planting of locally indigenous species. • *A native vegetation framework is great, but really needs to be predominantly indigenous. Connectivity may be inbuilt with award-winning estates, but we need to tap into dispersed infill development more proactively to improve cooling and wildlife corridors in established neighbourhoods. Maybe there are instances when a developer wants to subdivide a property into three, for example, council could purchase one daughter block for vegetation only, so that there are more trees and one less dwelling from the parent site.*	
Additional comments (n=1)	• *Do grasses and secondary vegetation be included at the time of planting or replacement of tree stock. As they must be for management of ecosystem*	Where appropriate additional planting will be undertaken with tree planting.
SPECIFIC REQUESTS		
Operational requests (n=3)	A number of requests reflected requests for specific works or information. • *I would like to see trees planted along Bell Parade in Drumcondra. The road is one of the main entry's into Geelong, with visitors wanting to come along the Esplanade to enter Geelong or locals visiting Rippleside park. Currently I feel the street lacks street appeal and would benefit greatly to the addition of Trees. With the addition of Trees to Bell Parade, it would brighten the entrance onto the Geelong waterfront and showcase Geelong's stance on the importance of trees and building a sustainable future.!* • *Bell Parade in Drumcondra would highly benefit with the planting of trees along the street, as it is currently has minimal trees along the street. Being one of the*	The Tree Management Policy is to provide guidance on decision making for the management of trees. Operational requests have been forwarded to the relevant officer for attention. Requests for planting in Bell Parade, Drumcondra, Rippleside Park and Indented Head have been forwarded to the City's planting team for assessment. The query regarding local fauna has been forwarded to the City's Environment Team and the query regarding spoon drains to the City's Engineering team.

Theme / Occurrences	Summary / Comments	Response / Action in Final Plan
	main entry points to Geelong CBD and waterfront, the street would be more aesthetically inviting with the addition of Trees and would also demonstrate Geelongs's focus on trees and their impact on reducing climate change. • *Who are the local fauna advisors? We have had lots more currawongs and parrot family lately, how do we encourage the smaller birds?* • *I would love to see trees either side of the path at Rippleside Park and around the picnic tables. We use to have mature trees through that section of the park but were sadly cut down and never replaced.* • *Indented Head needs more trees. Very few older areas have nature strip plantings.* • *Can you please revisit why trees can't be planted within 4-5 metres of a spoon drain? Trees are planted around creeks and rivers to stabilise them. Wouldn't the same happen with a spoon drain? The trees would filter and stabilise the "banks" of the drains. As an aside spoon drains should be the drainage of choice in seaside areas rather than kerbing and channeling. The spoon drains filter rubbish and dog ooo before it goes out in to the bay.*	

THE CITY OF
GREATER GEELONG

Attachment 4

TREE MANAGEMENT COUNCIL POLICY

VERSION: 1

Approval Date: DD Month YYYY of official approval

Approved by: Approval authority – e.g CEO or Council

Review Date: DD Month YYYY – generally 4 years from approval date unless shorter review period required

Responsible Officer: Title – as assigned by Authorising Officer

Authorising Officer: Title – CEO or Director/ Exec Manager of subject area

CITY OF GREATER GEELONG

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D20-272599

INTRODUCTION

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

The planning and management of trees in accordance with this Policy will give due consideration to protecting Aboriginal culture and heritage. This will include raising awareness and compliance with the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018. Council acknowledges that certain native trees can be important to cultural heritage places and are a significant part of the heritage of all Australians.

Purpose

This policy provides the framework for the management of trees within City of Greater Geelong. It establishes when Council will plant, prune or remove a tree and what measures must be undertaken to protect and enhance the tree population.

The purpose of this policy is to:

1. Increase the extent of urban forests, enhance canopy cover and connections with native vegetation;
2. Assist in the protection and enhancement of biodiversity that contribute to healthy ecosystems;
3. Assist in providing buffers from urban development to improve the condition and function of native vegetation;
4. Maximise resilient landscapes, liveability and community health and wellbeing;
5. Assist in carbon sequestration
6. Build community capacity to understand, value and manage our urban green spaces;
7. Increase the collaboration and integration between urban planning, engineering, open space planning and environmental disciplines
8. Advance the engagement and inclusion of traditional owners in management of our open spaces.

Scope

This policy applies to all trees within the City of Greater Geelong located on Council owned and managed land or subject to protection by the City of Greater Geelong planning scheme.

The policy framework applies to all Council departments, government entities, utility companies, land owners, developers and community members.

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DEFINITIONS

This section defines the key terms used in this policy.

Term used in Policy

CANOPY TREE – A tree with spreading branches that is greater than 6 metres in height at maturity.

CITY - The City of Greater Geelong organisation, led by the CEO.

CONSTRUCTION WORKS – Any work carried out in connection with the construction, alteration, conversion, fitting-out, commissioning, renovation, repair, maintenance, refurbishment, demolition, decommissioning or dismantling of a structure, road or preparation of a building site and its surrounds.

COUNCIL - The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

COUNCIL OWNED AND MANAGED LAND – Land within the City of Greater Geelong Council that is owned or managed by the City, either developed or otherwise.

DEVELOPMENT WORKS – Real estate development, property development, service installation and changes to land use.

DIVERSITY – the inclusion of individual trees representing a variety of genetic family, species and age class to build resilience from disease and ensure continuous canopy through succession.

ECOLOGICAL VEGETATION CLASS - Ecological Vegetation Classes are the standard unit for classifying vegetation types in Victoria. EVCs are described through a combination of floristics, lifeforms and ecological characteristics, and through an inferred fidelity to particular environmental attributes.

HABITAT TREE – Live or dead trees managed to provide ecological niches (microhabitats) such as cavities, bark pockets, large dead branches, cracks, sap runs, or trunk rot.

INDIGENOUS BIODIVERSITY - describes the variety and diversity of all life that originates or occurs naturally in a particular place. This includes individual trees and other species that are special to Greater Geelong

PLANNING SCHEME –means the Greater Geelong Planning Scheme, including clauses 42.01 Environmental Significance Overlays, 42.02 Vegetation Protection Overlays, 42.03 Significant Landscape overlays, 43.01 Heritage Overlays, 52.17 Native Vegetation Provision and the Distinctive Area Landscape Statement.

SUITABLY QUALIFIED ARBORIST - An arborist who holds recognised qualifications in arboriculture, appropriate to the task they are undertaking as per the appropriate legislation or Australian Standard.

TREE - a long lived woody perennial plant, with one or relatively few main stems or trunks.

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POLICY

Policy Statement

The City of Greater Geelong is Victoria's second largest city, 75km south west of Melbourne. The City contains a mix of coastal, country and suburban communities that are home to over 150,000 trees. These trees provide many social, economic and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide.

Trees form an essential part of a healthy urban environment. Urban ecology applies to the genes, species and communities of all species within the municipality including trees and plants indigenous to the local area, Australian natives and introduced tree species. Locally indigenous plants and animals require dedicated attention and resources if they are to be conserved and must be protected and enhanced as a priority. Trees provide opportunities to expand the range, habitat and connections between biodiversity conservation areas and are an essential part of achieving good urban ecology outcomes.

The City of Greater Geelong's Urban Forest Strategy presents a vision that 'Geelong will be a cool green city for the future', this supports the objectives of the Sustainability Framework to 'green our urban spaces'. To support this vision and ensure consistency and the best community outcome when managing trees, the Tree Management Policy has been divided into seven key areas:

1. Planning
2. Tree Planting
3. Tree Maintenance
4. Tree Protection
5. Tree Removal
6. Tree root interactions with public and private infrastructure
7. Native Vegetation and Biodiversity

1. Planning

1.1. All strategic, development and construction work within the municipality is required to consider trees as early as possible in the design of the project to ensure the protection of existing trees and alignment with the Urban Forest Strategy and Sustainability Framework.

1.2. The principles that will guide construction and development within the City include:

1.2.1. All design and construction work around trees must consider existing trees to ensure the retention and protection of canopy trees in accordance with Australian Standard 4970 Protection of Trees on Development Sites

1.2.2. All subdivision applications must identify and prioritise sufficient space for canopy tree planting and include tree zones in the functional layout plans in accordance with the Code of Practice for Infrastructure in Road Reserves.

1.2.3. All developments must be designed and built to accommodate a minimum of one mature canopy tree in the nature strip per residential block or every fifteen metres, regardless of the presence of a tree at the time of design and planning.

1.2.4. Engineering solutions that decrease compaction and increase water availability are to be adopted to improve the growing environment for trees, and reduce conflicts with infrastructure

1.2.5. New buildings and associated infrastructure must be designed or located to minimise conflict with existing trees.

1.3. To improve and increase canopy cover in accordance with the Urban Forest Strategy, the largest species suitable for the site shall be selected.

1.4. When designing streetscapes trees that provide an appropriate scale, form and character for the neighbourhood and maximise beneficial environmental outcomes must be selected.

1.5. The City will build partnerships with local, state and federal organisations to help green and cool the city.

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2. Tree Planting

2.1. Opportunities for planting will be proactively identified within streets and reserves to increase canopy cover across the municipality.

2.1.1. Planting will prioritise shading pathways and street and park infrastructure

2.1.2. Resident requests for planting will be assessed and if the site is found suitable a tree will be planted in the next available planting season.

2.2. The City will aim to plant at least one tree in front of every property frontage. Additional trees will be planted where there is appropriate space and site conditions.

2.3. Species selection will consider the current and future environment of the site, the constraints specific to the site, the character of the neighbourhood, and diversity and resilience of the tree population

2.4. All tree stock will be grown in accordance with Australian Standard 2303 Tree Stock for Landscape Use

2.5. Council will advocate for greater tree planting on private land

3. Tree Maintenance

3.1. Best arboricultural practice will be applied at all times to promote a healthy and safe tree population. All pruning will be undertaken by a suitably qualified arborist in accordance with Australian Standard 4373 Pruning of Amenity Trees

3.2. Street and park tree inspections and pruning will be undertaken on a regular basis to improve tree health and safety and to provide clearances for pathways, roads, buildings and other essential infrastructure.

3.3. Trees will be inspected and pruned to ensure compliance with the Electricity Safety (Electric Line Clearance) Regulations 2015 (as amended from time to time) and other relevant statutory requirements.

3.4. Tree/s will not be pruned to facilitate views, to provide solar access to solar panels or gardens or to reduce the impact from wildlife waste or noise.

3.5. New technology in the field of arboriculture will be incorporated into management and maintenance techniques where appropriate.

3.6. Trees in areas of environmental significance will be managed to promote safety, the environmental values of the site and habitat opportunities for wildlife

4. Tree Protection

4.1. The City will work with developers to protect as many mature trees as is feasibly possible

4.2. All development applications must include all information necessary to allow a full assessment of the potential impacts on trees to be retained, on or adjacent the site.

4.3. All trees will be protected in accordance with Australian Standard 4970 for the Protection of Trees on Development Sites. Developers are required to meet all costs related to tree protection.

4.4. Council owned and managed trees are protected under the Neighbourhood Amenity Local Law. The City's Local Laws team will investigate and pursue enforcement for any vandalism or unauthorised works to trees.

4.4.1. Trees that do not survive works will be retained as habitat trees where appropriate or a new tree will be replanted in the same location.

4.5. Trees recognised in a Significant Tree Register for scientific, social, horticultural or aesthetic reasons shall be recognised, protected and retained in the landscape.

4.6. The City will engage with the public through consultation, publications, and community planting and education programs to raise awareness of the benefits and management of trees.

5. Tree Removal

5.1. Tree removal will not be permitted to facilitate views (including advertising signs), off-street parking, installation of solar panels or awnings or to reduce the impact from any bird / bat / other animal waste or noise.

5.2. Risk to public safety and property will take priority in tree removal decisions in emergency situations.

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5.3. The removal of individual street and park trees will only be approved when:

5.3.1. removal is the only option to mitigate a high or extreme risk; or

5.3.2. the tree is dead or in decline and unlikely to recover; or

5.3.3. the tree is causing damage to infrastructure or property and there is no reasonable option to otherwise resolve the issue; or

5.3.4. the tree is affected by development and there is no other design option available. Removal will occur if the applicant agrees to pay all costs, including removal, replacement and the value of the tree being removed as calculated by the City's methodology. All money collected will be used to improve tree canopy cover; or

5.3.5. the tree/s unable to be maintained to meet Electricity Safety (Electric Line Clearance) Regulations 2015 (as amended from time to time) and other relevant statutory requirements; or

5.3.6. the removal of trees is required to facilitate renewal of the street or reserve.

5.4. Where a tree has been removed, and the site is suitable for replanting, a replacement tree will be established in future planting seasons.

5.5. If an existing tree is removed to facilitate private or public works, or damaged due to works or vandalism and cannot be retained, an offset value will be applied to the tree.

5.5.1. The offset value is calculated using the following methodology:

(volume of tree canopy removed/volume of an average 5-year-old tree) x Tree Planting and Establishment charge = Offset Value

5.6 All money collected through the application of offset values will be used to improve tree canopy cover

6. Tree root interactions with public and private infrastructure

6.1. All development and construction works must make allowances for the protection of Council-owned or managed trees on nature strips and reserves during the planning, design and implementation process.

6.2. When tree roots are reported to be interfering with private infrastructure, investigations will be undertaken in accordance with the City's adopted risk reporting method.

6.3. Cracked pipes or drains leak moisture and provide an ideal entry point and growing environment for any plant roots in the area. It is the responsibility of the asset owner to maintain pipes, so they are fully sealed and do not leak.

6.4. Practical solutions will be sought to reduce the risk of damage to infrastructure from public trees. Tree removal will only be considered if no practical arboricultural solution can be found.

7. Native Tree Management

7.1. The importance of indigenous and native tree species is recognised and the City will seek to enhance indigenous biodiversity where possible.

7.2. Opportunities to integrate environmental outcomes such as promotion of habitat into tree management programs will be sought.

7.3. Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas

7.4. When planting on Rural Roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection.

7.5. Coastal communities are home to significant stands of indigenous tree species. These populations will be reinforced through ongoing planting programs

IMPLEMENTATION OF THIS POLICY

Monitoring and reporting

The Responsible Officer monitors compliance with this Policy and is responsible for reporting to Council.

DRAFT

The Responsible Officer will report to Council quarterly via the Council Plan Quarterly Report.

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
Significant Tree Register	Coordinator - Tree Management	Seven years	Parks Gardens Reserves and Foreshore - Reports
Parks Planning Referrals	Parks Planning Officer	Seven years	Community Laws Management – Planning and Strategy
Tree Planting Program	Tree Planting Supervisor	Seven years	Parks Gardens Reserves and Foreshore – Projects and Programs
Tree Maintenance Program	Coordinator Tree Management	Seven years	Parks Gardens Reserves and Foreshore – Projects and Programs

Review

The City should review and, if necessary, amend this policy within four years of the approval date.

References

- City of Greater Geelong, *Biodiversity Strategy*, 2003
- City of Greater Geelong, *Environment Management Strategy*, 2020
- City of Greater Geelong, *Municipal Road Management Plan*, 2018
- City of Greater Geelong, *Neighbourhood Amenity Local Law 2014*, 2014
- City of Greater Geelong, *Stormwater Services Strategy 2020-2030*, 2019
- City of Greater Geelong, *Urban Forest Strategy*, 2015
- COAG standing Council on Environment and Water, *Australia's Native Vegetation Framework*, 2012
- National Trust, *Register of Significant Trees*, 2014
- Standards Australia, AS4970-2009 *Protection of trees on development sites*, 2009
- Standards Australia, AS4373-2007 *Pruning of amenity trees*, 2007
- Standards Australia, AS2303-2018 *Tree stock for landscape use*, 2018
- Victorian Government Gazette, *Code of Practice for Management of Infrastructure in Road Reserves – Victoria*, 28 April 2016
- Victorian Government Gazette, *Electricity Safety (Electric Line Clearance) Regulations 2015*, 23 June 2015
- Victoria State Government, *Bioregions and EVC benchmarks*, 2020
- Victoria State Government, *Environment Protection and Biodiversity Conservation Act* 1999
- Victoria State Government, *Flora and Fauna Guarantee Act* 1988
- Victoria State Government, *Greater Geelong Planning Scheme*, 2020
- Wadawurrung People, *Caring for Country*, 2020

DRAFT

11. MUNICIPAL PUBLIC HEALTH AND WELLBEING PLAN ANNUAL REPORT 2019-20

Source:	**Community Life – Healthy Communities**
Director:	**Robyn Stevens**
Portfolio:	**Community Health, Wellbeing and Safety**

Purpose

1. To note the Municipal Public Health and Wellbeing Plan 2018-21 (the Plan) second annual report.

Background

2. The Plan was endorsed by Council on 23 October 2018. In accordance with the *Public Health and Wellbeing Act 2008, section 26 (4)* "A Council must review its municipal public health and wellbeing plan annually (**Attachment 2**) and, if appropriate, amend the municipal public health and wellbeing plan."

Key Matters

3. This is a comprehensive report for the second year of the Municipal Public Health and Wellbeing Plan 2018-21. It takes a 'health in all policies' approach, highlighting projects, programs and services which specifically relate to the four goal areas of the Plan, and the priorities the community confirmed were important for their health and wellbeing.

4. This year, key achievements include:

   4.1 The vital communities project inception work to meet our goal to supporting social connection to improve mental health;

   4.2 The increased opportunities to provide connect infrastructure that encourages active travel such as the Shared Trails Master Plan, which contributes to increasing participation in physical activity;

   4.3 The adoption of our first *Social Housing Plan 2020-41* is a highlight in meeting our third goal to improve access to safe and healthy local environment, services and food; and

   4.4 As part of our goal to increase community safety and prevention of violence and injury, the City implemented a range of initiatives to assist with preventing graffiti in the community.

5. The *Public Health and Wellbeing Act 2008* also asks councils to work with partners in implementing the Plan, and several examples of projects in partnership with others have been included in this report.

6. Development of the new Municipal Public Health and Wellbeing Plan 2021-25 has commenced, and will continue throughout 2020-21, with adoption due in October 2021.

7. No changes are required to the Plan for its final year.

Cr Mansfield moved, Cr Murnane seconded -

8. That Council note the Municipal Public Health and Wellbeing Plan 2018-2021 second annual report.

Carried.

Attachment 1

Financial Implications

1. No direct financial implication. However, it is important to note that its implementation is embedded in the City's core business plans and budgets.

Community Engagement

2. The implementation of the Plan requires the City to continuously engage with our community to ensure we are meeting their needs using the Plan's three-tiered approach: place based, people centred and environmentally sustainable.

Social Equity Considerations

3. The principle underpinning this Plan, of striving for health equity, is consistent with the City's social equity principles and with the *Victorian Public Health Plan 2019-23* responding to diverse community needs and tackling the disadvantage, stigma and discrimination that affect health and wellbeing.

4. The newly endorsed Victorian Public Health Plan aims to foster an inclusive system that affords all Victorians the opportunity for optimal health and wellbeing, tackling the attitudes, systems and structures that reinforce health inequalities. Good health and wellbeing are important to everyone and enables people to more fully participate in communities, education and employment opportunities.

Policy/Legal/Statutory Implications

5. The *Public Health and Wellbeing Act 2008, section 26 (4)* requires Council to annually review the Plan and ensure to resubmit to the Secretary of the Department of Health and Human Services if any changes are made.

Alignment to Council Plan

6. The *Municipal Public Health and Wellbeing Plan 2018-2021* is directly related to the 11 priorities of the Council Plan within its approach of 'health in all policies' and health and wellbeing being at the core of its business as a Local Government.

Conflict of Interest

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

Risk Assessment

8. There are no risks associated to this report or to the Plan.

Environmental Implications

9. The Plan has been developed in accordance to the *Climate Changes Act 2017* where the Act requires Councils to consider climate change within the Municipal Public Health and Wellbeing Plan.

12. ROSLYN ROAD, HIGHTON: FOOTPATH CONSTRUCTION – SRC 346 – FINALISATION OF SCHEME

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. This report is to finalise the Special Charge Scheme for footpath construction at Roslyn Road between Scenic Road and Remony Avenue, Highton.

Background

2. This project involved the construction of a footpath along the south side of Roslyn Road, Highton between Scenic Road and Remony Avenue (refer to attached plan – **Attachment 3**) to provide safe access for pedestrians.

3. The works were facilitated via a Special Charge Scheme, declared by Council at its meeting of 28 February 2017:

   3.1 There are 24 residential properties abutting the proposed works that receive special benefit;

   3.2 There are no City owned properties in the scheme; and

   3.3 The total estimate of cost for the works was $268,714, consisting of funding from the Special Charge Scheme totalling $217,096 (from both property owners and the City) plus retaining walls and a pedestrian refuge works totalling $51,618 (fully funded by the City).

Key Matters

4. The works have now been completed (refer to **Attachment 5**) at a total actual cost of $326,979, consisting of Special Charge Scheme works totalling $230,359 plus City funded works totalling $96,620.

5. Additional costs were incurred from the works to construct retaining walls along property frontages and a new pedestrian refuge island at the intersection with Thornhill Road.

6. The Special Charge Scheme can be finalised based on the total actual cost as shown in Schedule A – **Attachment 2**.

Cr Harwood moved, Cr Nelson seconded -

7. That Council:

7.1 Endorse the Special Charge Schemes final costs and amendments to the special charges on properties as shown in Schedule A – Attachment 2; and

7.2 Instruct the Chief Executive Officer to adjust the special charge and notify the property owners as required by Section 166 of the Local Government Act 1989 as shown in Schedule A – Attachment 2.

Carried.

Attachment 1

Financial Implications

1. The project has been funded under the core footpath construction program (C02303).

2. The final design and construction costs are summarised below:

	Estimate	Actual	Change
Scheme cost to property owners	$69,471	$73,715	$4,244 (up 6%)
Scheme cost to Council	$147,625	$156,644	$9,019 (up 6%)
Scheme Total	**$217,096**	**$230,359**	$13,263 (up 6%)
Construct support retaining walls and a new pedestrian refuge island at the intersection with Thornhill Road – full cost to Council	$51,618	$96,620	$45,002 (up 87%)
Works Total	**$268,714**	**$326,979**	**$58,266** (up 22%)

3. Utility works associated with the project (i.e. telephone and sewerage assets) cost was more than originally estimated, and accounts for the increase in Special Charge Scheme amounts.
4. The scope of retaining walls and a pedestrian refuge increased during the works related to latent site conditions not identified prior to construction. This includes the removal of vegetation and water seepage within the naturestrip.
5. Based on the declared benefit ratio of 0.32 for the Special Charge Scheme, the revised final special charges have been prepared as shown in Schedule A – **Attachment 2.**
6. Property owners have the ability to nominate a payment plan and may access our hardship policy if applicable.

Community Engagement

7. Communication with property owners was undertaken during the project and Special Charge Scheme processes as shown in **Attachment 4.** A levy notice was issued to the Property Owner on 2 March 2017.

Alignment to Council Plan

8. This report aligns with the Council Plan as follows:

    8.1 Integrated Transport Connections and key priority to improve our road management and engagement program; and

    8.2 Implement a Council program of infrastructure upgrades including streets, roads and drains.

    8.3 Other connections to the Council Plan include:

        8.3.1 An investment into sustainable infrastructure, reducing operation and maintenance liability; and

        8.3.2 Encourages use of active transport, such as walking due to the footpath construction creating a safer public space.

Social Equity Considerations

9. The provision of properly sealed and drained roads and footpaths provides improved amenity, connectivity and safety for pedestrians.

Policy/Legal/Statutory Implications

10. The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy. The process chart for Special Rate Schemes is shown in **Attachment 4**.

11. From the initial property owner survey results and intention to declare submissions, there was a majority of objection to the scheme. The concerns raised were considered as part of the declaration report and determined to proceed with the scheme as the recovery of cost was less than one third of the total cost. The process for considering objections under Section 163B of the Local Government Act only applies if the scheme is recovering an amount that exceeds two thirds of the total cost of the scheme:

    11.1 Administrators were appointed to act as the Greater Geelong City Council when the scheme Submissions Review Panel Hearing was conducted, and the scheme was declared.

Conflict of Interest

12. No Council Officer involved with this process has any direct or indirect interest in the project or properties included in the Special Charge Scheme.

Risk Assessment

13. Provision of a sealed pathway provides safer walking conditions for pedestrians by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces. Provision of a footpath constructed to standards and suitably drained will provide safer passage for pedestrians.

14. Inclusion of retaining walls and a new pedestrian refuge island at the intersection with Thornhill Road provides enhance pedestrian safety:

    14.1 While most of the works were completed by May 2018, the additional retaining wall works delayed the completion of the project until 2019 which involved further investigations on service authority assets and drainage options related to water seepage within the nature strip.

Environmental Implications

15. The new footpath provides proper sealed access and improved amenity as dust and mud concerns are mitigated.

16. No significant vegetation removal was required to complete the project.

Attachment 2

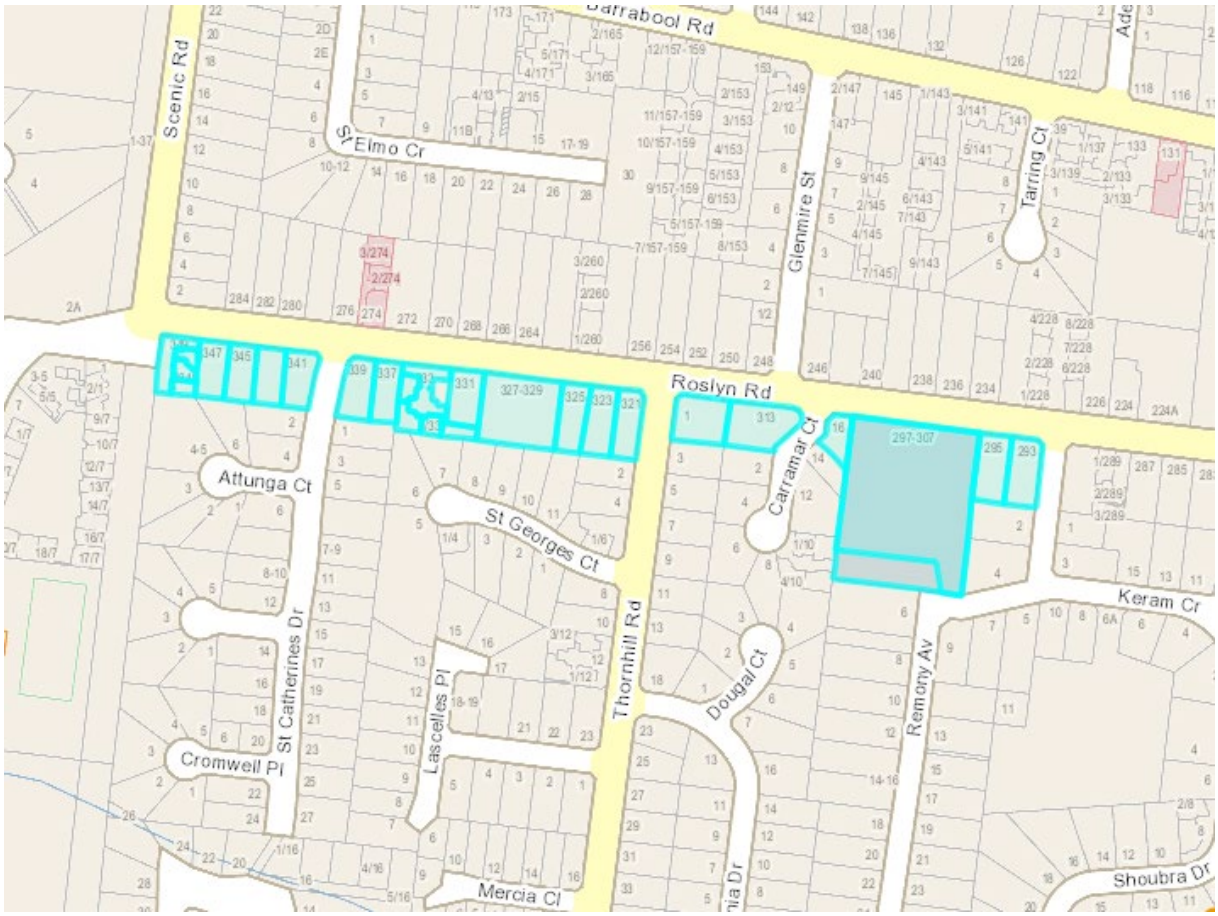
SCHEDULE 'A'

ADDRESS	ESTIMATED COST	ACTUAL COST
293 Roslyn Road, HIGHTON VIC 3216	$2,464.09	$2,614.60
295 Roslyn Road, HIGHTON VIC 3216	$3,133.16	$3,324.53
297-307 Roslyn Road, HIGHTON VIC 3216	$8,028.18	$8,518.55
16 Carramar Court, HIGHTON VIC 3216	$2,088.33	$2,215.89
313 Roslyn Road, HIGHTON VIC 3216	$3,834.78	$4,069.01
1 Thornhill Road, HIGHTON VIC 3216	$3,497.42	$3,711.05
321 Roslyn Road, HIGHTON VIC 3216	$2,206.22	$2,340.97
323 Roslyn Road, HIGHTON VIC 3216	$2,878.37	$3,054.18
325 Roslyn Road, HIGHTON VIC 3216	$2,812.88	$2,984.69
327-329 Roslyn Road, HIGHTON VIC 3216	$5,397.14	$5,726.80
331 Roslyn Road, HIGHTON VIC 3216	$3,111.06	$3,301.09
1/333 Roslyn Road, HIGHTON VIC 3216	$2,336.32	$2,479.03
2/333 Roslyn Road, HIGHTON VIC 3216	$2,336.32	$2,479.03
3/333 Roslyn Road, HIGHTON VIC 3216	$2,336.32	$2,479.03
4/333 Roslyn Road, HIGHTON VIC 3216	$2,336.32	$2,479.03
337 Roslyn Road, HIGHTON VIC 3216	$2,881.45	$3,057.45
339 Roslyn Road, HIGHTON VIC 3216	$2,185.42	$2,318.90
341 Roslyn Road, HIGHTON VIC 3216	$2,562.19	$2,718.69
343 Roslyn Road, HIGHTON VIC 3216	$2,933.08	$3,112.23
345 Roslyn Road, HIGHTON VIC 3216	$2,944.63	$3,125.47
347 Roslyn Road, HIGHTON VIC 3216	$3,023.99	$3,208.70
1/349 Roslyn Road, HIGHTON VIC 3216	$1,381.01	$1,465.36
2/349 Roslyn Road, HIGHTON VIC 3216	$1,381.01	$1,465.36
3/349 Roslyn Road, HIGHTON VIC 3216	$1,381.01	$1,465.36
TOTAL	$69,470.70	$73,715.00

Attachment 3

PLAN OF SCHEME AREA

Legend: - **properties in the scheme area**



Attachment 4

PROCESS CHART

Stage	***Status***	***Description***	***Date***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of residents and feedback from the community via informal survey. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs.	24/06/2014
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process.	15/03/2016
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time.	26/03/2016
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.	22/04/2016
Submissions Review Panel Hearing	✓	A Submissions Review Panel is convened and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme.	07/09/2016
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.	28/02/2017
Appeal	N/A	Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.	N/A
Construction	✓	Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.	2018-2019
Final Cost Report	✓	At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.	September 2020

Attachment 5

Photos of Completed Works

13. TOWER ROAD AND SPROAT STREET, PORTARLINGTON - PROPOSED ROAD CONSTRUCTION - SPECIAL CHARGE SCHEME 294 – DECLARATION OF CHARGE

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Transport and Connections**

Purpose

1. This report seeks a resolution by Council to declare a Special Charge Scheme to partially fund the construction of road sealing and kerb and channel at No. 122 to No. 155 Tower Road and No. 110 to No. 128 Sproat Street, Portarlington.

Background

2. The proposed road construction works have been developed in response to several residents requesting the sealing of the unsealed section of Tower Road recognising the demand for improved transport infrastructure, to complement recent land development, address road safety and limit impacts from dust to the adjacent properties.

3. Council resolved its intention to declare a Special Charge Scheme at its meeting of 12 May 2020. A public notice, letters to all affected property owners and an online information portal were completed containing all pertinent scheme information.

Key Matters

4. The scheme has been separated into three project components at a total cost of $382,842.00.

   4.1 Project 1 – construction of sealed road in Tower Road $199,650.00;

   4.2 Project 2 – construction of kerb and channel in Tower Road $87,966.00; and

   4.3 Project 3 – construction of kerb and channel in Sproat Street $95,226.00.

5. Estimated proposed contributions from property owners is $86,659.15 (22.64%) based on an apportionment of cost, with Council's contribution estimated at $296,182.84 (77.36%). The estimated cost and apportionment are shown in Attachment 4 - Schedule C.

6. No formal submissions were received in relation to the proposed charge. Should Council declare the scheme, there is an opportunity for submissions to be sent to the Victorian Civil and Administrative Tribunal (VCAT) for further consideration and determination.

Cr Mason moved, Cr Aitken seconded -

That Council:

7. Resolves to declare the Special Charge Scheme as follows:

7.1 The special charge is declared for a period of five years commencing at the start of construction; and

7.2 The special charge be declared for the purpose of defraying expenses incurred by Council in relation to road construction, being pavement works, sealing of the road, construction of kerb and channel and ancillary works at No. 122 to No. 155 Tower Road and No. 110 to No. 128 Sproat Street, Portarlington.

7.3 The total cost of scheme be recorded as $382,842.00 made up of:

(a) Project 1 - $199,650.00 for No. 122 to No. 155 Tower Road (road seal);

(b) Project 2 - $87,966.00 for No. 122 to No. 155 Tower Road (kerb & channel); and

(c) Project 3 - $95,226.00 for No. 110 to No. 128 Sproat Street (kerb & channel).

(Refer to Attachment 2 – Schedule A).

7.4 For the purposes of Section 163 (2A) of Local Government Act 1989 (the Act), the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula (R x C = S), where the:

(a) 'Benefit ratio' (R) being calculated at:

1. R_1 = 0.221 for Project 1;

2. R_2 = 0.220 for Project 2; and

3. R_3 = 0.244 for Project 3.

for the special benefits to all persons liable to pay the special charge (Refer to Attachment 2 – Schedule B).

(b) 'Total cost' (C) of performing the function described in this resolution based on estimated cost be recorded as $382,842.00 made up of:

1. C_1 = $199,650.00 for Project 1;

2. C_2 = $87,966.00 for Project 2; and

3. C_3 = $95,226.00 for Project 3.

(c) 'Maximum levy' (S) be recorded as $86,659.15 (Refer to Attachment 3 – Schedule B) with:

1. S_1 of $44,041.24 for Project 1;

2. S_2 of $19,382.77 for Project 2; and

3. S_3 of $23,235.14 for Project 3.

7.5 The following be specified as the area for which the special charge is so declared:

(a) The area within municipal district of Council highlighted in the plan attached to this resolution (Refer to Attachment 5).

7.6 The following be specified as the land in relation to which the special charge so declared:

(a) Land within the area shown on the plan (Refer to Attachment 5).

7.7 The following be specified as the criteria which form the basis of the special charge so declared:

(a) Ownership of any land described in this Resolution.

7.8 The following be specified as the way the special charge so declared will be assessed and levied:

(a) The property receives an access and amenity benefit;

(b) The maximum levy includes an access and amenity benefit; and

(c) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.

7.9 Having regard to the preceding parts of this resolution but subject to Section 166 (1) of the Act, that;

(a) the owner of the land described in column 1 and column 2 of Attachment 4 – Schedule C into the resolution is liable for the estimated amount set out in column 6 of Attachment 4 – Schedule C; and

(b) the owner may, subject to any further resolution of Council pay the special charge in the following manner:

1. the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;

2. interest will not be charged for six (6) months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and

3. in accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 (2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of this section).

8. Authorise Council's Chief Executive Officer or delegated authority to levy the special charge in accordance with Section 163(4) of the Act.

Carried.

Attachment 1

Financial Implications

1. Proposed contributions from property owners and Council are set out in the table below:

	Project 1 Tower Road (Seal)	**Project 2** Tower Road (Kerb and Channel)	**Project 3** Sproat Street (Kerb and Channel)	**Total**
Property Owner Contributions	$44,041.24	$19,382.77	$23,235.14	**$86,659.15**
Council Contribution	$155,608.76	$68,583.23	$71,990.86	**$296,182.85**
Total	$199,650.00	$87,966.00	$95,226.00	**$382,842.00**

2. Proposed contributions from property owners and Council are based on benefit ratios of 0.221, 0.220 and 0.244 for Project 1, Project 2 and Project 3 of the scheme respectively and are calculated as shown in Attachment 3 – Schedule B.

3. The Council contribution reflects the wider community benefit and the costs associated with non-rateable properties.

4. Funding for construction has been included in the 2020-21 Street Construction Sub-program.

5. Special charges are the primary source of revenue for Council's road and footpath construction programs to ensure the ongoing delivery of a range of important transport services to the local community. In times of emergency, such as with the COVID-19 pandemic, it is recognised that significant hardship that can be experienced by the members of the community:

    5.1 The City will consider an application for financial hardship relief confidentially and objectively based on the information provided by the person in the application and will and advise of its decision in writing after receiving the application and all supporting information.

Community Engagement

6. In 2009 residents of Tower Road were surveyed to gauge support for a road sealing scheme. The results of this survey did not conclusively support a scheme proceeding at that time, with one property owner in favour, four (4) against and five (5) who did not respond.

7. Since this time and noting the changes with land development and other urbanisation regular feedback has been provided to officers that there is support from the community to reconsider a scheme.

8. In June 2015 residents living on Tower Road between Alison Road and Sproat Street formed an action group and raised several road safety concerns with the City regarding the road crest, concealed driveways and nuisance caused by dust in summer and mud in winter. The residents involved in the action group asked for the road to be sealed and indicated support to contribute to the cost of works.

9. Requests to improve the road infrastructure is summarised with the following records of communication:

    9.1 76 requests for service relating to grading and pothole repairs along the unsealed section of Tower Road;

    9.2 13 requests for dust suppression along the unsealed section of Tower Road;

    9.3 Seven requests for service for the section of Tower Road to be sealed;

    9.4 13 letters to residents advising them that the road will be considered for construction under a Special Charge Scheme as part of the City's forward road construction program;

    9.5 Several letters received through the local MP's office on behalf of residents seeking construction, and the City's response acknowledging the community requests and that a Special Charge Scheme is being considered in future works programs.

    9.6 In December 2018, three residents campaigned for sealing on this section of Tower Road with one resident noting "there are 13 residences in this part of Tower Road and almost all owners want to see this road sealed as soon as is possible."

10. Subsequent to Council's intention to declare a Special Charge Scheme resolution at its meeting of 12 May 2020:

    10.1 A Public Notice was placed in the Geelong Advertiser on 13 June 2020 with a copy sent to all affected property owners;

    10.2 Letters to all affected property owners were sent 9 June 2020 advising of the Intention to Declare and ways of providing feedback under the COVID-19 arrangements; and

    10.3 An online information portal was established of Council's website containing all pertinent scheme information.

11. No submissions were received during the 28-day submission period following the advertisement of the Public Notice which closed on 10 July 2020:

    11.1 During the 28-day period, officers received informal enquiries regarding the apportionment of scheme cost, response were provided.

12. Further correspondence will be sent to all affected property owners following Council's decision on the declaration:

    12.1 Should Council resolve to declare the charges, all property owners have a right of appeal to VCAT. This information is included in the Levy Notice which is sent. Should VCAT confirm the scheme, Council is cleared to proceed to construction.

13. The Special Charge Scheme process is described in **Attachment 6.**

Social Equity Considerations

14. The provision of properly sealed and drained roadways is aligned to the Council Plan and provides improved amenity, connectivity and safety for motorists and pedestrians.

15. Council is not required to levy a special rate or charge on any or every property that will receive a special benefit. A property with a special benefit may be excluded from the scheme for any of the following reasons:

    15.1 Council is unable to levy a special charge on the property;

    15.2 The owner of the property has already contributed to the costs of the works through a development levy;

15.3 Council considers that there are advantages for the municipality in excluding the property from the scheme;

15.4 Council considers that the special benefits for the property are marginal and would not warrant including the property in the scheme; or

15.5 Any other reason that Council considers appropriate.

Policy/Legal/Statutory Implications

16. The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 including the 2004 Ministerial Guideline and Council's Special Rates and Charges Policy and Community Engagement Guidelines.

Alignment to Council Plan

17. These works primarily align with the Council Plan principle of Integrated Transport Connections and key priority to improve our road management and engagement program:

17.1 These works also directly respond to the Council Plan action to implement a Council program of infrastructure upgrades including streets, roads and drains.

18. Other connections to the Council Plan include:

18.1 An investment into sustainable infrastructure for the Portarlington community, reducing operation and maintenance liability; and

18.2 Encourages use of active transport, such as cycling and walking due to the road construction creating a safer public space.

Conflict of Interest

19. No Council Officer involved with this process has declared any direct or indirect interest in the properties included in the scheme.

Risk Assessment

20. Construction of the unsealed section of Tower Road will provide safer driving conditions for motorists with a defined and more standard road profile. The improved drainage with kerb and channel on both Tower Road and Sproat Street will reduce the hazards associated with water over roads and the effects of nuisance flooding.

Environmental Implications

21. No significant vegetation removal will be required to complete the project.

22. Council will encourage the use of recycled materials for the project construction.

Attachment 2

SCHEDULE 'A'

COST ESTIMATE FOR SEALING TOWER ROAD, PORTARLINGTON AND CONSTRUCTING OF KERB AND CHANNEL (Project 1 and Project 2).

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE $	AMOUNT $	Scheme Split	Seal	K&C
1.00	**GENERAL**							
1.01	Initial site establishment and set up, decamping and site clean-up and other fixed costs up to time of completion of works.		Item		$24,000.00	Both	$12,000.00	$12,000.00
1.02	Traffic management costs.		Item		$16,000.00	Seal	$16,000.00	$0.00
1.03	Setting out of works.		Item		$1,000.00	Both	$500.00	$500.00
1.04	Service / Cable locations		Item		$700.00	Both	$350.00	$350.00
1.05	Internal supervision fee (COGG construction)		Item		$5,000.00	Both	$2,500.00	$2,500.00
2.00	**EARTHWORKS & DEMOLITION**							
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	110	m^3	$60.00	$6,600.00	Seal	$6,600.00	$0.00
2.02	Placement and consolidation of engineered fill with approved materials in preparation for new works.	270	m^3	$60.00	$16,200.00	Seal	$16,200.00	$0.00
2.03	Trimming / Removal and disposal of trees.		Item			Seal	$0.00	$0.00
3.00	**PAVEMENT WORKS**							
3.01	150mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	250	m^3	$100.00	$25,000.00	Seal	$25,000.00	$0.00
3.02	150mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	250	m^3	$120.00	$30,000.00	Seal	$30,000.00	$0.00
3.05	30mm compacted depth 10mm nominal size type N Asphalt spread and compacted including emulsion prime & grit using a paver.	1635	m^2	$35.00	$57,225.00	Seal	$57,225.00	$0.00
6.00	**DRAINAGE**							
	PIPES							
6.01	Connect existing household storm water to kerb and channel. Including excavation, supply and placement of kerb adapters.	6	No.	$250.00	$1,500.00	K&C	$0.00	$1,500.00
6.02	100mm dia Sub-Soil drains including excavation, supply, placement and provision of approved backfill.	230	m	$48.00	$11,040.00	K&C	$0.00	$11,040.00
	PITS: SEP							
6.03	Modify existing pit to match finished surface level and supply and fit Gatic type cover.	1	No.	$775.00	$775.00	K&C	$0.00	$775.00
7.00	**CONCRETE WORKS:**							
	KERBING							
7.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	231	m	$140.00	$32,340.00	K&C	$0.00	$32,340.00

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	Scheme Split	Seal	K&C
7.02	Concrete layback for vehicle crossing 3m wide, including bedding & formwork.	16	No.	$300.00	$4,800.00	K&C	$0.00	$4,800.00
8.00	**LANDSCAPING**							
8.01	Top soiling and seeding nature strips, medians and outer separators.	500	m^2	$15.00	$7,500.00	K&C	$0.00	$7,500.00
SUB-TOTAL: A					**$239,680.00**		**$166,375.00**	**$73,305.00**
10.00	**PROVISIONAL ITEMS**							
10.01	Alteration to private Water supply.		No		$0.00		$0.00	$0.00
10.02	Alteration to private Gas supply.		No		$0.00		$0.00	$0.00
SUB-TOTAL: B					**$0**		**$0**	**$0**

SUB-TOTAL: C (=A+B)	**$239,680.00**		**$166,375.00**	**$73,305.00**
20% DESIGN, ADMINSITRATION AND CONTINGENCY: D	**$47,936.00**		**$33,275.00**	**$14,661.00**
CONSTRUCTION COST ESTIMATE: E (=C+D)	**$287,616.00**		**$199,650.00**	**$87,966.00**

COST ESTIMATE FOR SPROAT STREET, PORTARLINGTON, CONSTRUCTING OF KERB AND CHANNEL (Project 3).

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE $	AMOUNT $
1.00	**GENERAL**				
1.01	Initial site establishment and set up, decamping and site clean-up and other fixed costs up to time of completion of works.		Item		$6,500.00
1.02	Traffic management costs.		Item		$5,000.00
1.03	Setting out of works.		Item		$1,000.00
1.04	Service / Cable locations		Item		$700.00
1.05	Internal supervision fee (COGG construction)		Item		$2,000.00
2.00	**EARTHWORKS & DEMOLITION**				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	50	m^3	$60.00	$3,000.00
2.02	Placement and consolidation of engineered fill with approved materials in preparation for new works.	50	m^3	$60.00	$3,000.00
3.00	**PAVEMENT WORKS**				
3.01	150mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	20	m^3	$100.00	$2,000.00
3.02	150mm compacted depth Class 2 20mm crushed rock, supplied, spread and compacted.	20	m^3	$120.00	$2,400.00
3.05	30mm compacted depth 10mm nominal size type N Asphalt spread and compacted including emulsion prime & grit using a paver.	132	m^2	$35.00	$4,620.00
6.00	**DRAINAGE**				
	PIPES				
6.01	Connect existing household storm water to kerb and channel. Including excavation, supply and placement of kerb adapters.	10	No.	$250.00	$2,500.00
6.02	100mm dia Sub-Soil drains including excavation, supply, placement and provision of approved backfill.	220	m	$48.00	$10,560.00
	PITS: SEP				
6.03	Modify existing pit to match finished surface level and supply and fit Gatic type cover.	1	No.	$775.00	$775.00
7.00	**CONCRETE WORKS:**			`	
	KERBING				
7.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	220	m	$140.00	$30,800.00
7.02	Concrete layback for vehicle crossing 3m wide, including bedding & formwork.	10	No.	$300.00	$3,000.00

8.00	**LANDSCAPING**				
8.01	Top soiling and seeding nature strips, medians and outer separators.	100	m^2	$15.00	$1,500.00
SUB-TOTAL: A					**$79,355.00**
10.00	**PROVISIONAL ITEMS**				
10.01	Alteration to private Water supply.		No		$0.00
10.02	Alteration to private Gas supply.		No		$0.00
SUB-TOTAL: B					**$0**

SUB-TOTAL: C (=A+B)	**$79,355.00**
20% DESIGN, ADMINSITRATION AND CONTINGENCY: D	**$15,871.00**
CONSTRUCTION COST ESTIMATE: E (=C+D)	**$95,226.00**

Attachment 3

'Schedule B'

Benefit Ratios

Benefit Ratio Project 1 – Tower Road Seal

A Purpose

To seal Tower Road Portarlington abutting properties from #129 to Sproat St.

B Coherence

The works will provide a physical connection between #129 Tower Road and Sproat St, Portarlington and will provide a special benefit to adjoining and adjacent properties.

C Total Cost C

Total Estimated cost of works

TOTAL COST C_1 **$199,650.00**

D Identify Special Beneficiaries

16 properties with frontage to the road are considered to receive a combination of access and amenity benefits.

E Estimate of Total Special Benefits out of the scheme -TSB (out)

There are two land parcels which are fully non-rateable that are considered to receive special benefit but are not included in the scheme.

Properties Excluded TSB (out) = 2 BU

F Estimate of Total Special Benefits in the scheme - TSB (in)

The total benefits to each property are represented in terms of Benefit Units (BU). The construction of Tower Road is considered to provide special benefit to the abutting properties in terms of access (1.0BU) and amenity(1.0BU). Not all properties receive a full benefit. There are 16 allotments receiving benefit 14 calculated as Access BU and 15 as Amenity BU for a total of 29 BU.

Properties Included TSB (in) = 29.00 BU

G Estimate of Total Community Benefit -TCB

The community will receive a benefit from the works as the roads are used to access other areas. From current traffic counts the estimated use of the road is 77.6% for the wider community and 22.4% for the affected property owners.

- (357vpd, 16 properties with 5 movements/day (assumed several holiday properties with lower usage: 80 property movements 80/357 = 22.4%)
  TCB is calculated as follows:

TCB = (Total Benefits (29) / 0.224) X 0.776 =

TCB = 100.46 BU

H **Calculate "Benefit Ratio" - R**

Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{29}{29 + 2 + 100.46}$ **R_1** **0.221**

I **Maximum Total Levy (S)**

Maximum Total Levy (S = R X C) **S_1** **$44,041.24**

Council Contribution to Special Charge Scheme $155,608.76

Benefit Ratio Project 2 – Tower Road Kerb and Channel

A Purpose

To construct kerb and drainage in Tower Road Portarlington abutting properties from #131 to Sproat St.

B Coherence

The works will provide a physical connection of kerb and road/property drainage between #131 Tower Road and Sproat St, Portarlington and will provide a special benefit to adjoining and adjacent properties.

C Total Cost C

Total Estimated cost of works

TOTAL COST C_2 **$87,966.00**

D Identify Special Beneficiaries

14 properties with frontage to the road are considered to receive amenity benefits.

E Estimate of Total Special Benefits out of the scheme -TSB (out)

There is one (1) land parcels which are fully non-rateable that are considered to receive special benefit but are out of the scheme.

Properties Excluded TSB (out) = 1 BU

F Estimate of Total Special Benefits in the scheme - TSB (in)

The total benefits to each property are represented in terms of Benefit Units (BU). The construction of kerb and channel and ancillary works (i.e. drainage) in Tower Road is considered to provide special benefit to the abutting properties in terms of amenity (1.0BU). There are 14 allotments receiving amenity benefits from the scheme at a total of 13.5 BU.

Properties Included TSB (in) = 13.5 BU

G Estimate of Total Community Benefit -TCB

The community will receive a benefit from the works as the roads are used to access other areas. From current traffic counts the estimated use of the road is 77.6% for the wider community and 22.4% for the affected property owners.

- (357vpd, 16 properties with 5 movements/day (assumed several holiday properties with lower usage: 80 property movements 80/357 = 22.4%)
  TCB is calculated as follows:

TCB = (Total Amenity Benefits (13.5) / 0.224) X 0.776 =

TCB = 46.77 BU

H Calculate "Benefit Ratio" - R

$$\text{Benefits Ratio} = \frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{13.5}{13.5 + 1 + 46.77} \quad R_2 \quad \mathbf{0.220}$$

I **Maximum Total Levy (S)**

Maximum Total Levy (S = R X C)	S_2	**$19,382.77**
Council Contribution to Special Charge Scheme		$68,583.23

Benefit Ratio Project 3 – Sproat Street Kerb and Channel

A Purpose

To construct kerb and drainage in Sproat Street Portarlington abutting properties from #110 to #128.

B Coherence

The works will provide a physical connection of kerb and road/property drainage between #110 to #128 Sproat St, Portarlington and will provide a special benefit to adjoining and adjacent properties.

C Total Cost C

Total Estimated cost of works

TOTAL COST C_3 **$95,226.00**

D Identify Special Beneficiaries

10 properties with frontage to the road are considered to receive amenity benefits.

E Estimate of Total Special Benefits out of the scheme -TSB (out)

There are no parcels of land deemed to receive benefit which are out of the scheme.

Properties Excluded TSB (out) = 0 BU

F Estimate of Total Special Benefits in the scheme - TSB (in)

The total benefits to each property are represented in terms of Benefit Units (BU). The construction of kerb and channel and ancillary works (i.e. drainage) in Tower Road is considered to provide special benefit to the abutting properties in terms of amenity(1.0BU). There are 10 allotments receiving benefit from the scheme at a total of 9.0 BU.

Properties Included TSB (in) = 9.0 BU

G Estimate of Total Community Benefit -TCB

The community will receive a benefit from the works as the roads are used to access other areas. From current traffic counts the estimated use of the road is 75.6% for the wider community and 24.4% for the affected property owners.

- (205vpd, 10 properties with 5 movements/day (assumed several holiday properties with lower usage: 50 property movements 50/205 = 24.4%)
  TCB is calculated as follows:

TCB = (Total Access Benefits (9.0) / 0.244) X 0.756 =

TCB = 27.89 BU

H Calculate "Benefit Ratio" - R

$$\text{Benefits Ratio} = \frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{9}{9 + 0 + 27.89} \quad R_3 \quad \mathbf{0.244}$$

I **Maximum Total Levy (S)**

Maximum Total Levy (S = R X C)	S_3	**$23,235.14**
Council Contribution to Special Charge Scheme		$71,990.86

Project 1 – Benefit Units - Tower Road (Road Seal)

Prop Key	Address	Access Benefit	Amenity Benefit	Total Benefit	Total Estimated Cost	Comments
261691	155 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261690	153 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261689	151 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261688	149 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261687	147 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261686	145 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261701	122-138 Tower Road, PORTARLINGTON VIC 3223	0.00	0.50	0.50	$759.33	rural - no formed access from unsealed
261685	143 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261684	141 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261683	139 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261682	137 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261681	135 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
227559	140A Tower Road, PORTARLINGTON VIC 3223	0.00	0.00	0.00	$0.00	Vodafone 1/4 - rateable
261702	140 Tower Road, PORTARLINGTON VIC 3223	0.00	0.00	0.00	$0.00	Barwon Water - Non-Rateable
310009	140B Tower Road, PORTARLINGTON VIC 3223	0.00	0.00	0.00	$0.00	Optus 1/4 - rateable
310010	140C Tower Road, PORTARLINGTON VIC 3223	0.00	0.00	0.00	$0.00	Telstra 1/4 - rateable
261680	133 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	
261679	131 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	

361589	129C Tower Road, PORTARLINGTON VIC 3223	0.00	0.00	0.00	$0.00	Barwon Water - Non-Rateable
261703	142-160 Tower Road, PORTARLINGTON VIC 3223	1.00	1.00	2.00	$3,037.33	rural - access
260476	128 Sproat Street, PORTARLINGTON VIC 3223	0.00	0.50	0.50	$759.33	Corner property access from Sproat St
		14.0	**15.00**	**29.00**	**$44,041.24**	

Project 2 - Benefit Units - Tower Road (Kerb and Channel)

Prop Key	Address	Access Benefit	Amenity Benefit	Total Benefit	Total Estimated Cost	Comments
261691	155 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261690	153 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261689	151 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261688	149 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261687	147 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261686	145 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261685	143 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261684	141 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261683	139 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261682	137 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261681	135 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261680	133 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
261679	131 Tower Road, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$1,435.76	
361589	129C Tower Road, PORTARLINGTON VIC 3223	0.0	0.00	0.00	$0.00	Barwon Water Non-Rateable
260476	128 Sproat Street, PORTARLINGTON VIC 3223	0.0	0.50	0.50	$717.88	Corner property
		0.00	**13.50**	**13.50**	**$19,382.77**	

Project 3 - Benefit Units - Sproat Street (Kerb and Channel)

Prop Key	Address	Access Benefit	Amenity Benefit	Total Benefit	Total Estimated Cost	Comments
260467	110 Sproat Street, PORTARLINGTON VIC 3223	0.0	0.50	0.50	$1,290.84	Corner property
260468	112 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260469	114 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260470	116 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260476	128 Sproat Street, PORTARLINGTON VIC 3223	0.0	0.50	0.50	$1,290.84	Corner property
260475	126 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260474	124 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260473	122 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260472	120 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
260471	118 Sproat Street, PORTARLINGTON VIC 3223	0.0	1.00	1.00	$2,581.68	
		0.00	**9.00**	**9.00**	**$23,235.14**	

Attachment 4

SCHEDULE 'C'

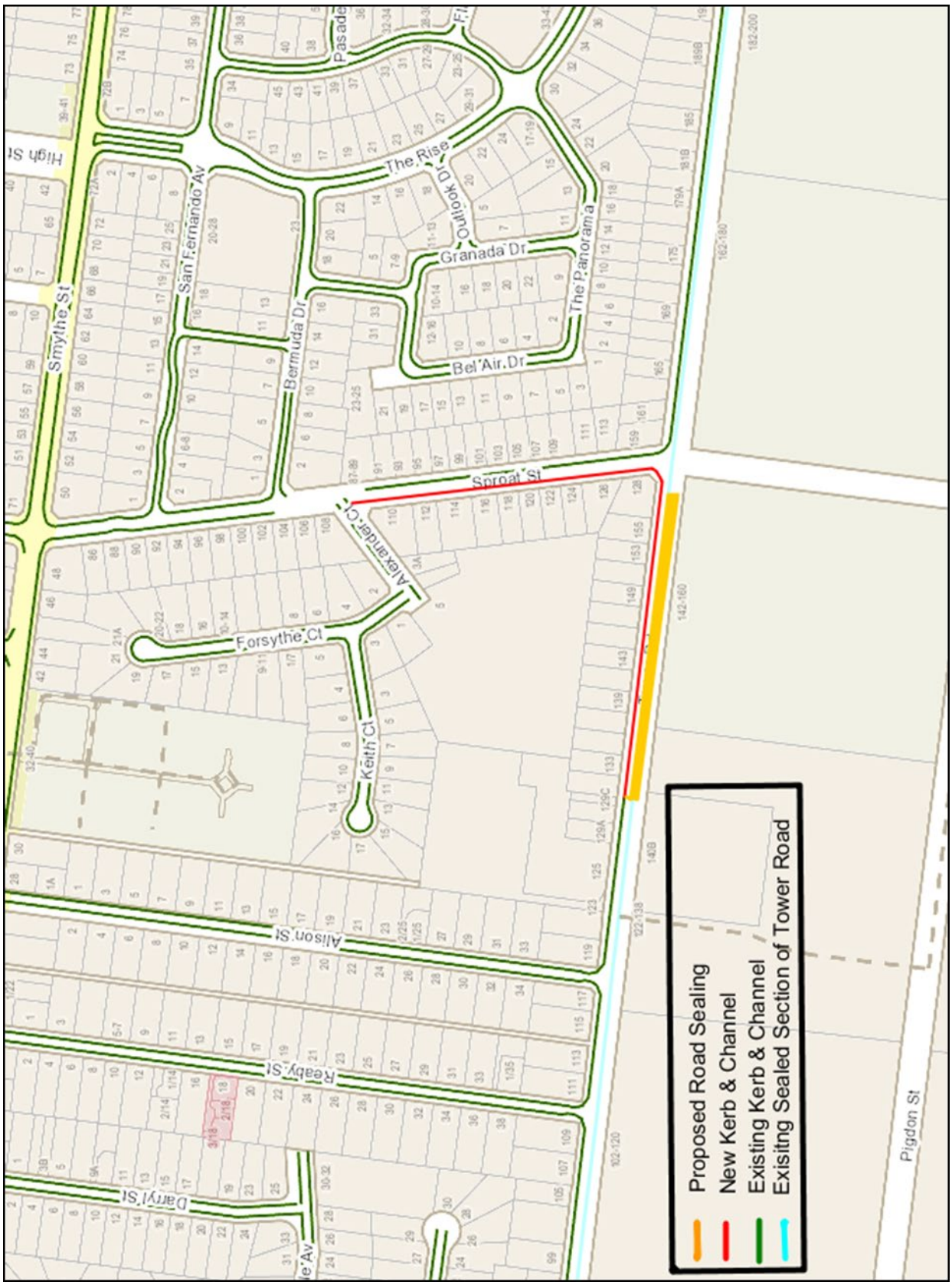
SPECIAL CHARGE SCHEME FOR ROAD CONSTRUCTION AND KERB AND CHANNEL

TOWER ROAD AND SPROAT STREET, PORTARLINGTON

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
Prop Key	Address	Tower Road road seal	Tower Road kerb and channel	Sproat Street kerb and channel	TOTAL
260467	**110 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$1,290.84	$1,290.84
260468	**112 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260469	**114 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260470	**116 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260471	**118 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260472	**120 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260473	**122 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
261701	**122-138 Tower Road, PORTARLINGTON VIC 3223**	$759.33	$-	$-	$759.33
260474	**124 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260475	**126 Sproat Street, PORTARLINGTON VIC 3223**	$-	$-	$2,581.68	$2,581.68
260476	**128 Sproat Street, PORTARLINGTON VIC 3223**	$759.33	$717.88	$1,290.84	$2,768.05
361589	**129C Tower Road, PORTARLINGTON VIC 3223**	$-	$-	$-	$-
261679	**131 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261680	**133 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261681	**135 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261682	**137 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261683	**139 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261702	**140 Tower Road, PORTARLINGTON VIC 3223**	$-	$-	$-	$-
227559	**140A Tower Road, PORTARLINGTON VIC 3223**	$-	$-	$-	$-
310009	**140B Tower Road, PORTARLINGTON VIC 3223**	$-	$-	$-	$-
310010	**140C Tower Road, PORTARLINGTON VIC 3223**	$-	$-	$-	$-
261684	**141 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261703	**142-160 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$-	$-	$3,037.33
261685	**143 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261686	**145 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261687	**147 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09

261688	**149 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261689	**151 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261690	**153 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
261691	**155 Tower Road, PORTARLINGTON VIC 3223**	$3,037.33	$1,435.76	$-	$4,473.09
Totals		**$44,041.24**	**$19,382.77**	**$23,235.14**	**$86,659.15**

Attachment 5



Attachment 6

PROCESS CHART

SPECIAL CHARGE SCHEMES–
(Section 163 – Local Government Act 1989)

TOWER ROAD AND SPROAT STREET, PORTARLINGTON

Stage	***Status***	***Description***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of residents and feedback from the community via informal survey. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs. **2017**
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. **Carried 12 May 2020.**
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time. **Advertised 13 June 2020**.
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme. **Submissions closed 10 July 2020.**
Submissions Review Panel Hearing	n/a	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. **No submissions received**.
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to decide on the scheme.
Appeal		Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
Construction		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.

14. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT LARA CENTRAL ESTATE, STAGE 8

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. To revoke Council's designation of 26 October 2004 of flood affected land at Lara Central Estate, Stage 8 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Background

2. Council has a statutory obligation under the *Building Regulations 2018* to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

3. The current designated flood mapping (**Attachment 2**) was designated by Council at its meeting of 26 October 2004.

4. This revocation will result in another stage of new lots in Lara Central Estate fronting Flinders Avenue, Lara being free of their flood prone status, paving the way for owners to build homes on their land.

Key Matters

5. The flood mapping is subject to a revision due to the subdivision and development at Flinders Avenue, Lara. Prior to subdivision the parent lot was liable to flooding. This development site, which is also known as Lara Central Estate, Stage 8 achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (**ARI**) event due to approved internal earthworks.

6. The recommendation by Council engineers that the flood prone status can be removed includes assessment of internal drainage, road construction and earthworks to contain potential floodwaters from the 100-year ARI event within road and drainage reserves (**Attachment 3**).

7. It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of this development, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

Cr Grzybek moved, Cr Aitken seconded -

8. That Council revoke the Council designation of 26 October 2004 of flood affected land at Lara Central Estate Stage 8 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Carried.

Attachment 1

Financial Implications

1. There are no financial implications arising from the subject of this report.

Community Engagement

2. A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.

3. Relevant City databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Social Equity Considerations

4. Council have a responsibility to the community to provide the best possible information on areas that are flood prone. The removal of flood prone designation allows owners to build on their land without a special permit from the City, and without raising the floor level of their home. It also reduces the cost of property insurance.

Policy/Legal/Statutory Implications

5. The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the *Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2018, Water Act 1989, Subdivision Act 1988* and *Emergency Management Act 1986*.

6. The works have resulted in the lots being protected from flooding during a major storm event that has a one per cent probability of occurring in any one year and occurs on average once in 100 years. This is the required standard for new subdivisions.

Alignment to Council Plan

7. The recommendations of this report are consistent with the Council Plan, in relation to planned sustainable development.

Conflict of Interest

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

Risk Assessment

9. Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

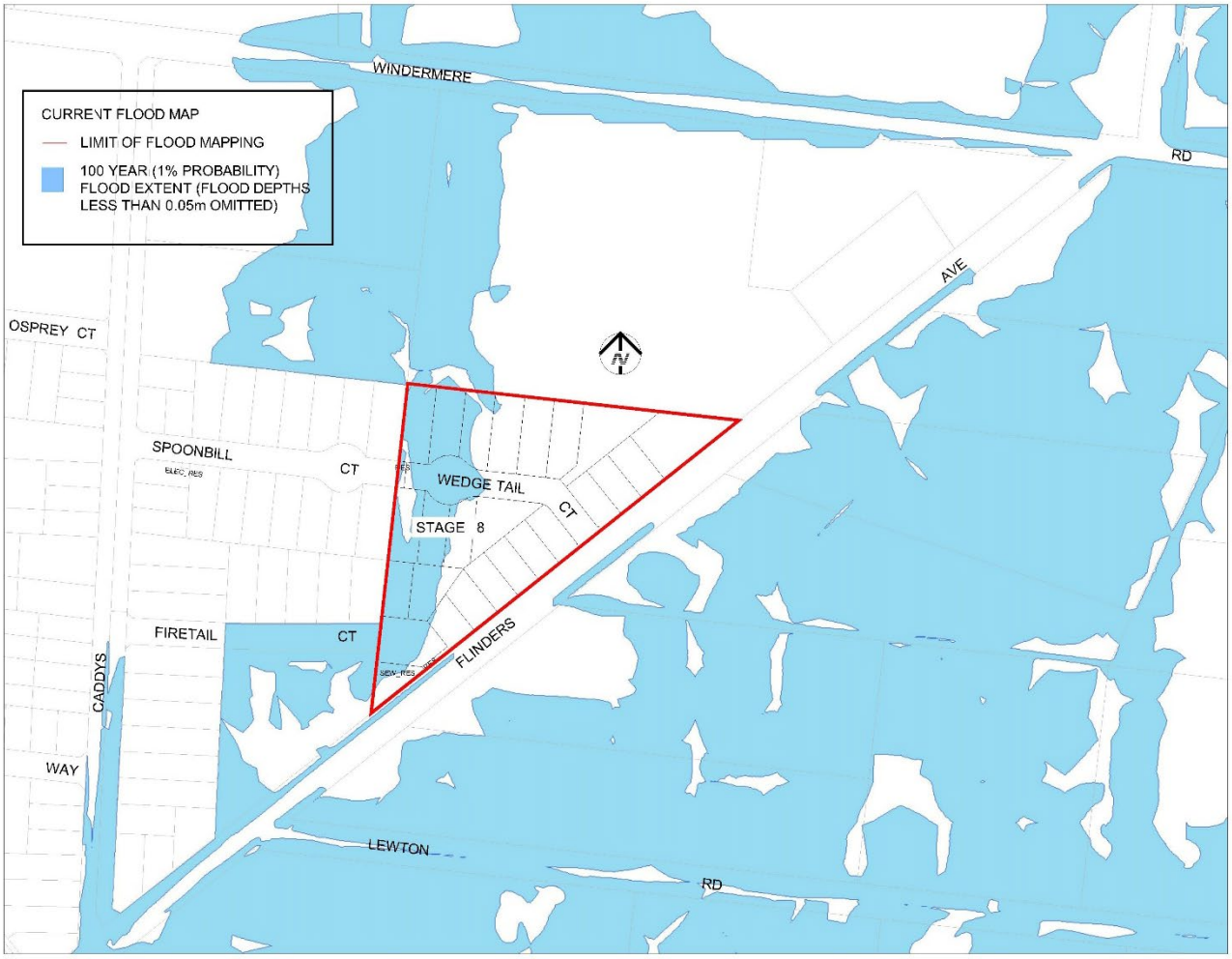
10. The revocation of the designation is the final step in minimising Council's risk.

Environmental Implications

11. The revocation of flood-prone areas designation and designation of revised flood data through the design of this stage is considered unlikely to result in any known adverse environmental impacts.

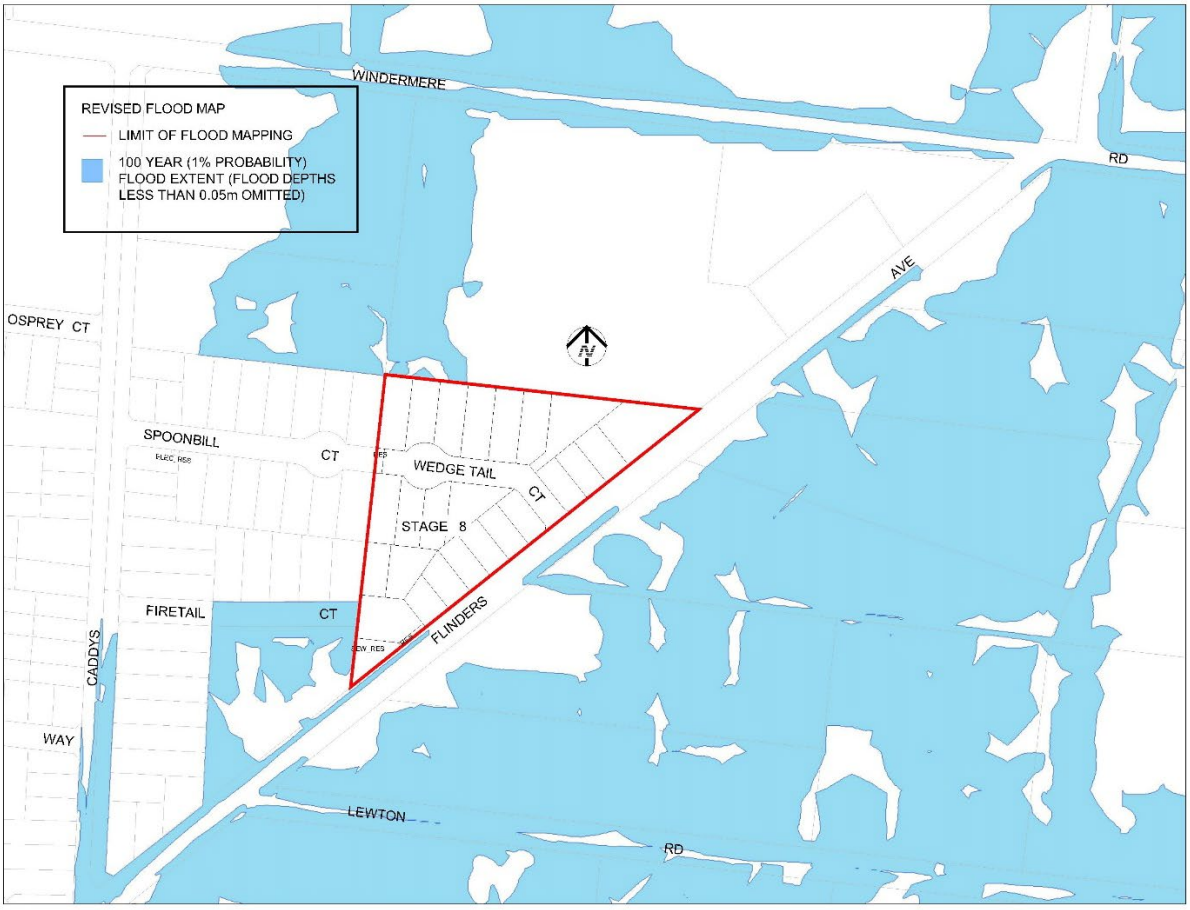
Attachment 2

Current Flood Map



Attachment 3

Amended Flood Map



15. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT ARMSTRONG ESTATE, STAGES 45 AND 54

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. To revoke Council's designation of 12 December 2006 of flood affected land at Armstrong Estate, Stages 45 and 54 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Background

2. Council has a statutory obligation under the *Building Regulations 2018* to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

3. The current designated flood mappings (**Attachment 2 and Attachment 3**) were designated by Council at its meeting of 12 December 2006.

4. This revocation will result in another stage of new lots in Armstrong Estate fronting Airport and Whites Road being free of their flood prone status, paving the way for owners to build homes on their land.

Key Matters

5. The flood mapping is subject to a revision due to the subdivision and development at 60 Airport Road and 52-86 Whites Road, Mount Duneed. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Armstrong Estate, Stages 45 and 54 and achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (**ARI**) event due to approved internal earthworks.

6. The recommendation by Council engineers that the flood prone status can be removed includes assessment of internal drainage, road construction and earthworks to contain potential floodwaters from the 100 year ARI event within road and drainage reserves (**Attachment 4 and Attachment 5**).

7. It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of this development, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

Cr Murnane moved, Cr Nelson seconded -

8. That Council revoke the Council designation of 12 December 2006 of flood affected land at Armstrong Estate, Stages 45 and 54 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Carried.

Attachment 1

Financial Implications

1. There are no financial implications arising from the subject of this report.

Community Engagement

2. A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.

3. Relevant City databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Social Equity Considerations

4. Council have a responsibility to the community to provide the best possible information on areas that are flood prone. The removal of flood prone designation allows owners to build on their land without a special permit from the City, and without raising the floor level of their home. It also reduces the cost of property insurance.

Policy/Legal/Statutory Implications

5. The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the *Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2018, Water Act 1989, Subdivision Act 1988* and *Emergency Management Act 1986*.

6. The works have resulted in the lots being protected from flooding during a major storm event that has a one per cent probability of occurring in any one year, and occurs on average once in 100 years. This is the required standard for new subdivisions.

Alignment to Council Plan

7. The recommendations of this report are consistent with the Council Plan, in relation to planned sustainable development.

Conflict of Interest

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

Risk Assessment

9. Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

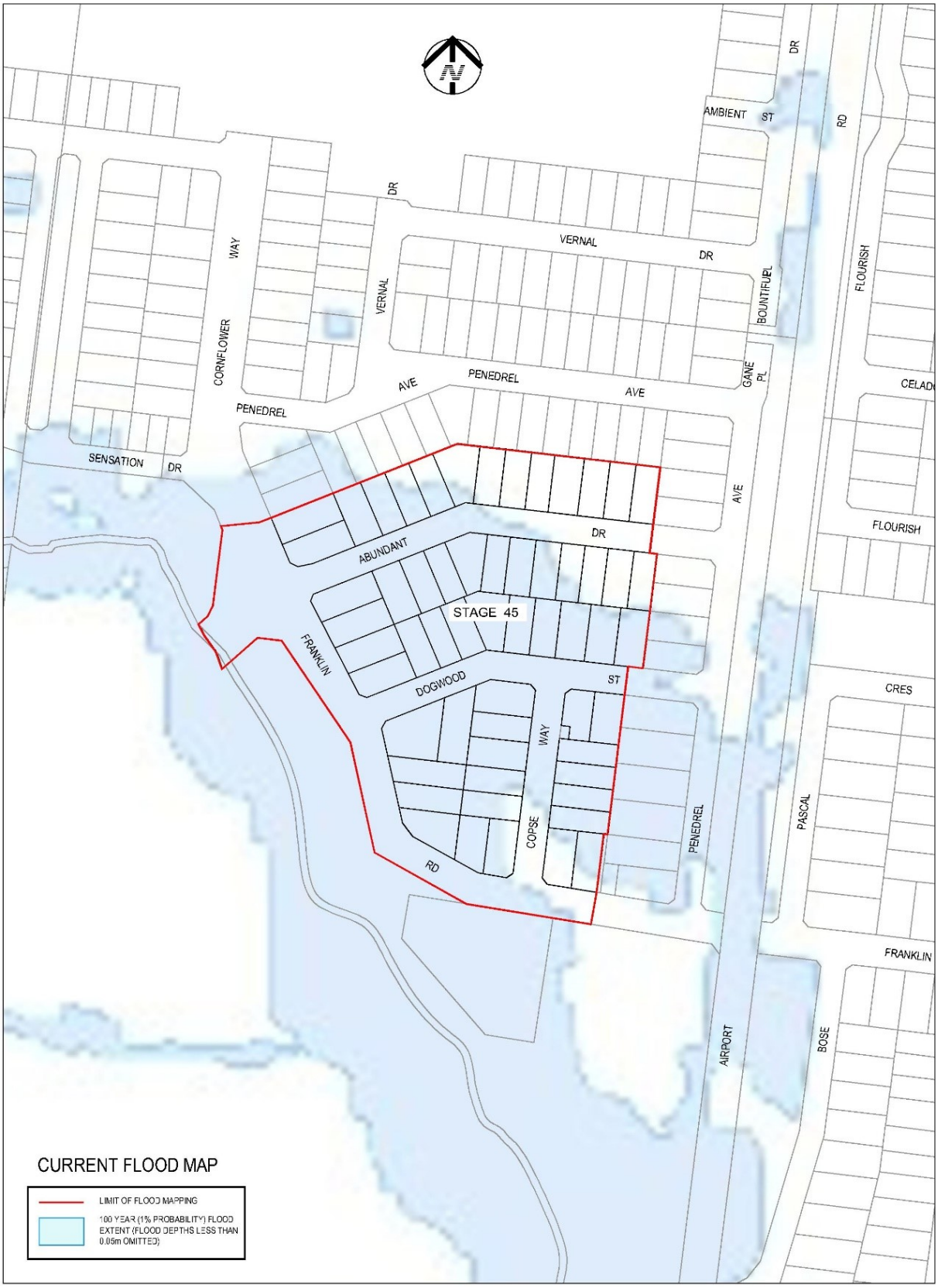
10. The revocation of the designation is the final step in minimising Council's risk.

Environmental Implications

11. The revocation of flood-prone areas designation and designation of revised flood data through the design of this stage is considered unlikely to result in any known adverse environmental impacts.

Attachment 2

Current Flood Map Stage 45



Attachment 3

Current Flood Map Stage 54

Attachment 4

Amended Flood Map 45

Attachment 5

Amended Flood Map 54

16. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT MANZEENE VILLAGE, LARA STAGES 8A, 8B AND 12

Source:	**City Services – Engineering Services**
Director:	**Guy Wilson-Browne**
Portfolio:	**Parks, Gardens and City Services**

Purpose

1. To revoke Council's designation of 25 March 2003 of flood affected land at Manzeene Village, Stages 8A, 8B and 12 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Background

2. Council has a statutory obligation under the *Building Regulations 2018* to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

3. The current designated flood mapping (**Attachment 2**) was designated by Council at its meeting of 25 March 2003.

4. This revocation will result in further stage of new lots in Manzeene Village being free of their flood prone status, paving the way for owners to build homes on their land.

Key Matters

5. The flood mapping is subject to a revision due to the subdivision and development at Manzeene Village, Lara. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Manzeene Village, Stage 8A, 8B and 12 achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (**ARI**) event due to approved internal earthworks.

6. The recommendation by Council engineers that the flood prone status can be removed includes assessment of internal drainage, road construction and earthworks to contain potential floodwaters from the 100 year ARI event within road and drainage reserves (**Attachment 3**).

7. It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of this development, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

Cr Grzybek moved, Cr Aitken seconded -

8. That Council revoke the Council designation of 25 March 2003 of flood affected land at Manzeene Village, Stage 8A, 8B and 12 as liable to flooding pursuant to regulation 153 of the *Building Regulations 2018*.

Carried.

Attachment 1

Financial Implications

1. There are no financial implications arising from the subject of this report.

Community Engagement

2. A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.

3. Relevant City databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Social Equity Considerations

4. Council have a responsibility to the community to provide the best possible information on areas that are flood prone. The removal of flood prone designation allows owners to build on their land without a special permit from the City, and without raising the floor level of their home. It also reduces the cost of property insurance.

Policy/Legal/Statutory Implications

5. The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the *Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2018, Water Act 1989, Subdivision Act 1988* and *Emergency Management Act 1986*.

6. The works have resulted in the lots being protected from flooding during a major storm event that has a one per cent probability of occurring in any one year and occurs on average once in 100 years. This is the required standard for new subdivisions.

Alignment to Council Plan

7. The recommendations of this report are consistent with the Council Plan, in relation to planned sustainable development.

Conflict of Interest

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

Risk Assessment

9. Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

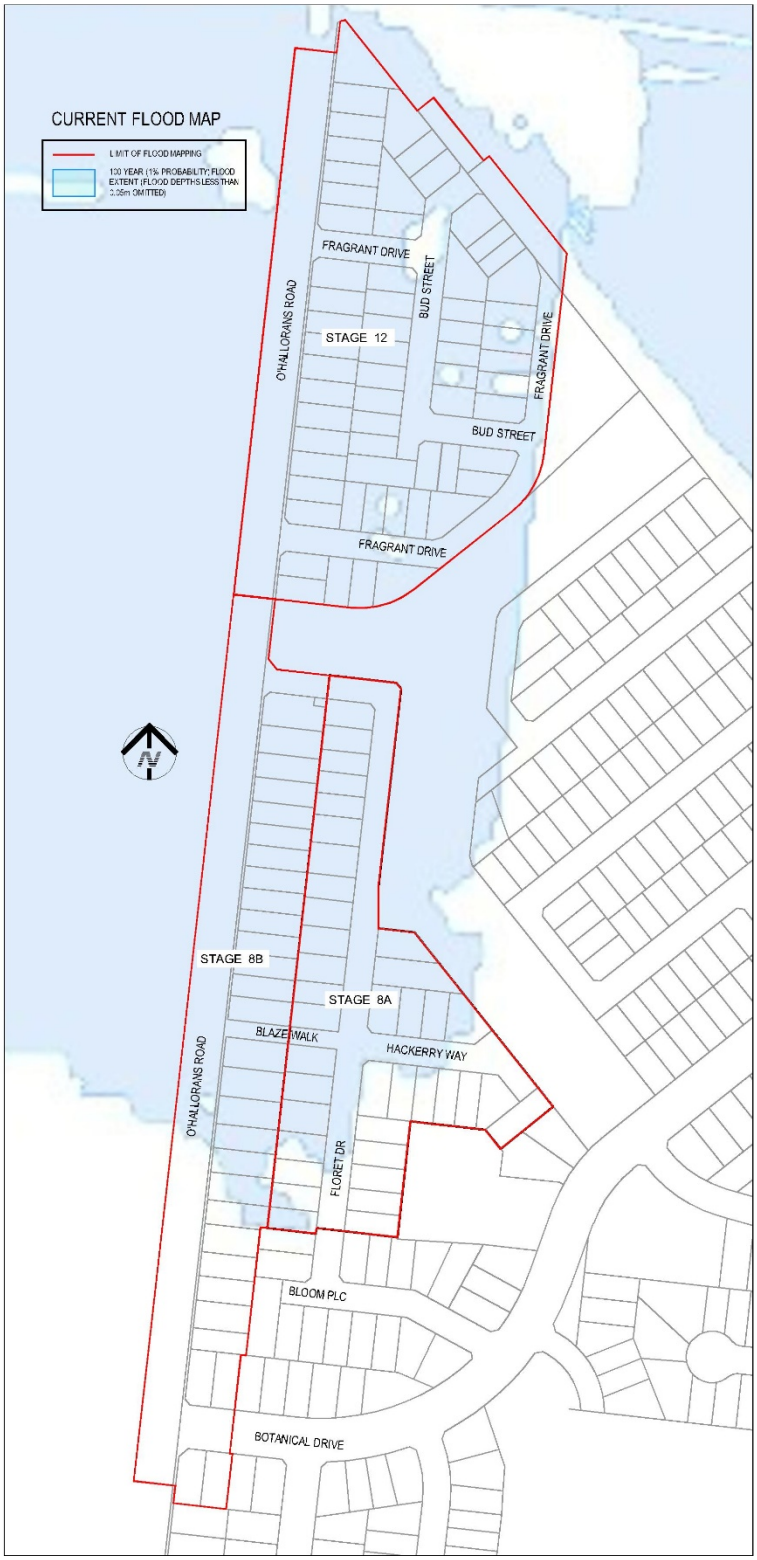
10. The revocation of the designation is the final step in minimising Council's risk.

Environmental Implications

11. The revocation of flood-prone areas designation and designation of revised flood data through the design of this stage is considered unlikely to result in any known adverse environmental impacts.

Attachment 2

Current Flood Map



Attachment 3

Amended Flood Map

17. ROAD DEVIATION – PART OF CORIO STREET, GEELONG

Source:	**Customer & Corporate Services – Property, Procurement and Assets**
Director:	**Michael Dugina**
Portfolio:	**Finance**

Purpose

1. To recommend that Council initiate the statutory process for the proposed deviation of approximately 147m2 of Corio Street, Geelong to a new road off Bayley Street, Geelong (as shown in **Attachment 3**), to enable construction of a carpark entrance off Corio Street to the future Civic Precinct.

Background

2. The accommodation strategy and the construction of the Civic Precinct at 137 Mercer Street proposes the deviation of part of Corio Street, between Mercer and Gheringhap Streets at the rear of 151 Mercer Street, and the creation of a road from Bayley Street into the Civic Precinct. **Attachment 2** shows a detailed location plan of the relevant parcels of land.

3. Council previously discontinued and purchased another part of Corio Street which was identified as land required for the Civic Precinct development. This occurred in September 2008.

Key Matters

4. Corio Street is a road on Crown land.

5. Council has the power under Clause 2 of Schedule 10 of the *Local Government Act 1989* (**LGA89**) to deviate a road, including a road on Crown land. Ministerial consent is required where a road on Crown land is proposed to be deviated onto land which is not Crown land. Ministerial consent will be sought if, after public submissions have been invited and considered, Council resolves to deviate the road.

6. The proposed deviation is commenced by giving public notice under s223 of LGA89, which invites submissions on the proposed road deviation.

7. If the deviation process is completed, the deviated portion of Corio Street will vest in Council under section 207B(2A) of LGA89. The newly created road which extends from Bayley Street into the Civic Precinct (located on land owned by Council at 4 Bayley Street), will become a road.

8. The section of Corio Street which is proposed to be deviated is needed to provide an entrance to a planned underground carpark in the Civic Precinct development. This section, having an area of approximately 147m2 (as shown in **Attachment 3**), is situated behind 151 Mercer Street, which is owned by Council.

9. To facilitate the construction of the Civic Precinct development, DELWP has issued a construction licence over that part of Corio Street that is proposed to be deviated. The City has sublicensed the land under the construction licence to Quintessential Equity 047 Pty Ltd (the appointed developer of the Civic Precinct) in order for the necessary development works to be carried out.

10. The recommendation has been received and noted by the Central Administrative Accommodation Project Advisory Committee (Project Advisory Committee) on 2 September 2020.

Cr Aitken moved, Cr Grzybek seconded -

11. That Council:

11.1 Give notice under section 223 of the *Local Government Act 1989* of its intention to deviate approximately 147m2 of Corio Street, Geelong to a road off Bayley Street, Geelong as shown in Attachment 3;

11.2 Appoint the Submissions Review Panel to hear any submissions if any person wishes to appear in person or be represented by a person specified in support of a submission; and

11.3 Note that a further report will be presented to Council to consider the outcomes of the Submissions Review Panel and/or the proposed deviation.

Carried.

Attachment 1

Financial Implications

1. There will be nominal costs associated with publishing a public notice in the newspapers and the gazette notice.

2. There are no additional financial implications in the deviation and submissions process.

3. The new road construction forms part of the Civic Precinct development and no additional costs will be incurred as a result of this proposal.

Community Engagement

4. A public submissions process under s223 of LGA89 will be required for the proposed deviation outlined in this report. This provides an opportunity for the community to provide its feedback to the Council on the proposed deviation.

Social Equity Considerations

5. There are no adverse social equity impacts created as a result of this road deviation.

Policy/Legal/Statutory Implications

6. Council has the power to deviate a road under Clause 2 of Schedule 10 of LGA89, by notice published in the Government Gazette, subject to obtaining the consent of the Minister for the deviation of a road on Crown land to land that is not Crown land.

7. A person may make a submission under section 223 of LGA89 on the proposed exercise of the power to deviate a road under Clause 2 of Schedule 10.

Alignment to Council Plan

8. Improved Health and Safety – Providing safer public places. As part of the Civic Precinct development, the deviated road will provide greenspace to be incorporated which will be an inclusive and inviting environment for the public and the new road will provide safe service access to the area.

9. Informed Social Infrastructure and Planning – Maintaining our public open space by providing more accessible public urban space.

10. Planned Sustainable Development – Managing the impact of development – the development of the Civic Precinct will achieve the highest environmental standards in design, energy, waste and water usage. The development has a six star – green star design. The entrance to the underground carpark is an example of ensuring sensitive design with minimal impact in accordance with the City's ambition to position Geelong as a leader in innovative and sustainable design.

11. Leadership, Strategy and Governance - the Civic Precinct will achieve the objectives set out in Council Plan to consolidate the City of Greater Geelong offices into a civic centre accessible to the public in a central location. The underground carpark will assist with the provision of car parking and the entry to such is required to be designed to ensure the purpose is achieved in a sustainable and aesthetic way.

Conflict of Interest

12. There is no officer conflict of interest, direct or indirect, in the preparation of this report.

Risk Assessment

13. The Civic Precinct development has been subject to detailed risk management and it is considered the proposed deviation of the road is a more suitable and required design outcome.

Environmental Implications

14. The City's new office in the Civic Precinct will achieve the highest environmental standards in design, energy, waste and water usage.

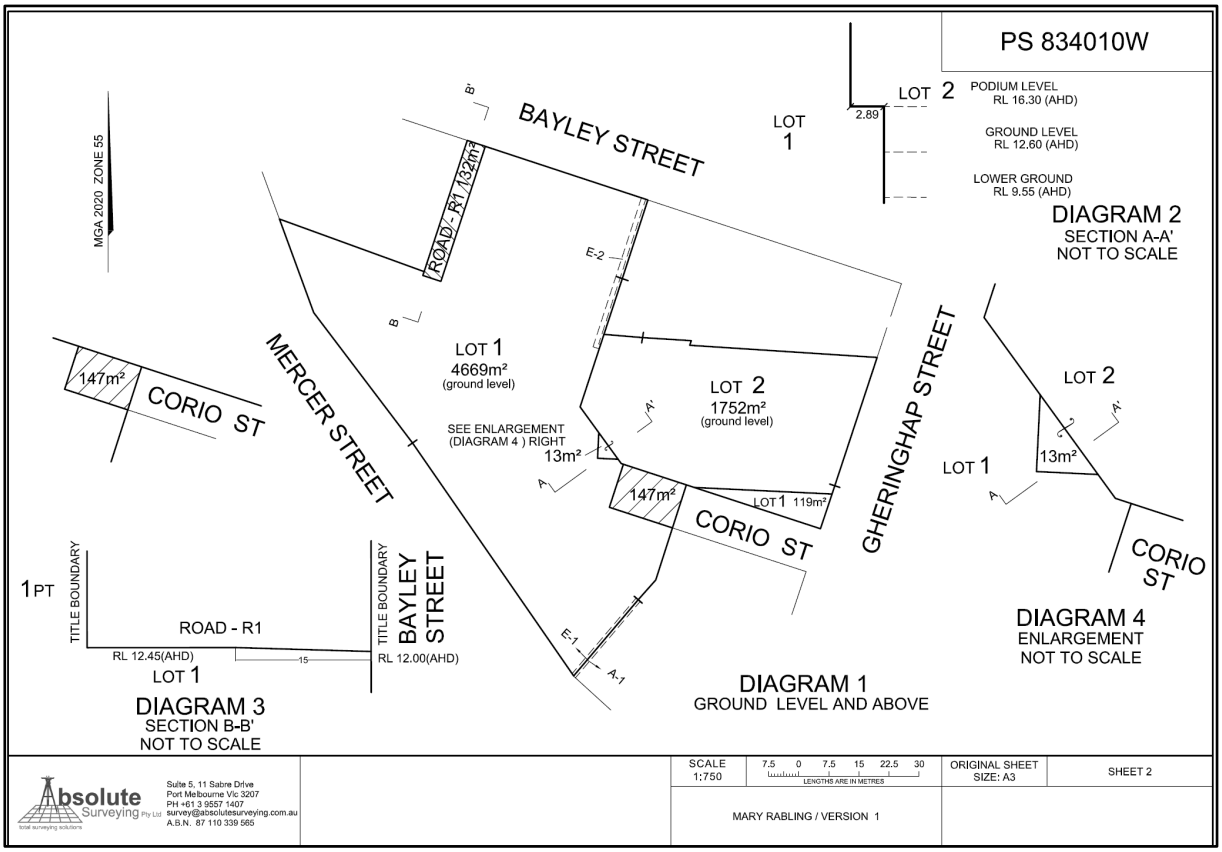
Attachment 2

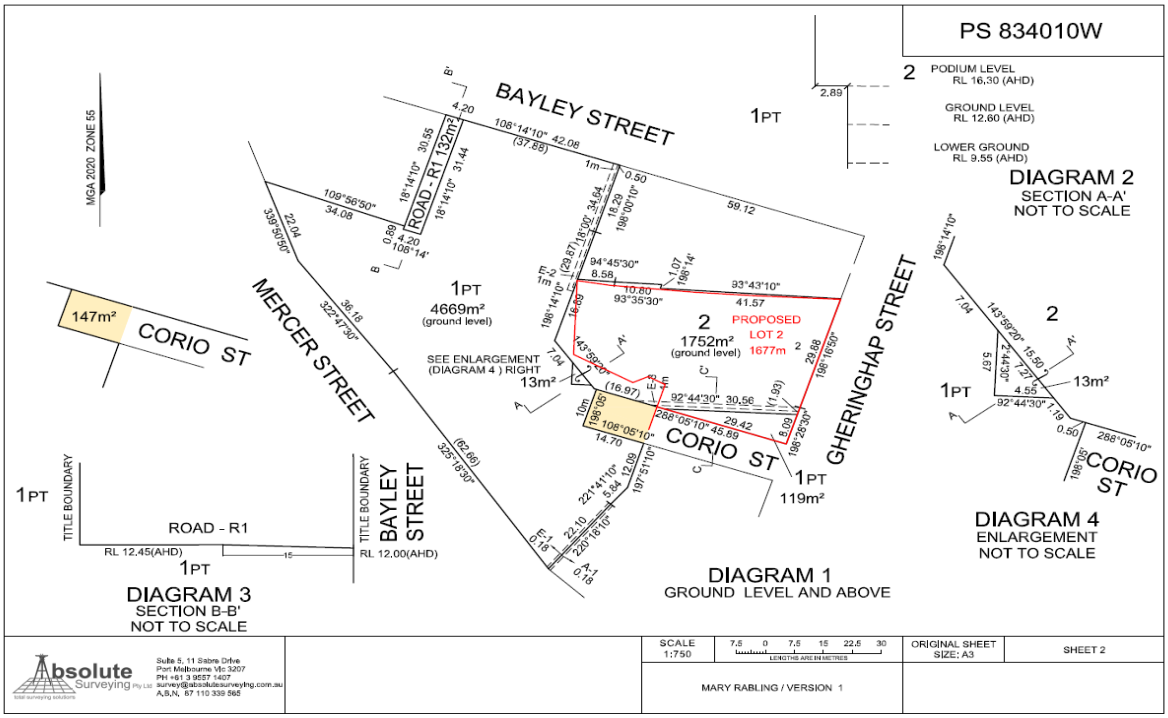
LOCATION PLAN

Proposed road deviation

Attachment 3

PROPOSED ROAD DEVIATION




PS 834010W
BAYLEY STREET
MERCER STREET
CORIO ST
GHERINGHAP STREET
BAYLEY STREET
ROAD - R1 132m²
ROAD - R1
147m²
1PT
4669m²
(ground level)
2
1752m²
(ground level)
PROPOSED
LOT 2
1677m
SEE ENLARGEMENT
(DIAGRAM 4) RIGHT
13m²
119m²
TITLE BOUNDARY
RL 12.45(AHD)
RL 12.00(AHD)
MGA 2020 ZONE 55
2 PODIUM LEVEL RL 16.30 (AHD)
GROUND LEVEL RL 12.60 (AHD)
LOWER GROUND RL 9.55 (AHD)
DIAGRAM 1
GROUND LEVEL AND ABOVE
DIAGRAM 2
SECTION A-A'
NOT TO SCALE
DIAGRAM 3
SECTION B-B'
NOT TO SCALE
DIAGRAM 4
ENLARGEMENT
NOT TO SCALE
Absolute Surveying Pty Ltd
Suite 5, 11 Sabre Drive
Port Melbourne Vic 3207
PH +61 3 9557 1407
survey@absolutesurveying.com.au
A.B.N. 67 110 339 565
SCALE 1:750
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE: A3
SHEET 2
MARY RABLING / VERSION 1

18. PROPOSED SALE OF PART OF 137 MERCER STREET (CIVIC ACCOMMODATION PRECINCT)

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

Purpose

1. To seek Council approval for the City to give public notice of its intention to sell land located at 137 Mercer Street, Geelong marked as Lot 2 on proposed Plan of Subdivision PS834010W (**Proposed Lot 2**).

Background

2. In October 2019 Council undertook the statutory process required under section 189 of the *Local Government Act 1989* for the proposed sale of land at 137 Mercer Street, Geelong, which was to be sold as part of the development of the Civic Accommodation Precinct. Council resolved to sell that land at its meeting on 26 November 2019. The configuration of the land that was resolved to be sold is shown in the plan in **Attachment 2** (Original Configuration).

3. After final design of the adjacent Council accommodation building and basement area, and the acquisition of adjoining Crown land, it has become necessary to alter the boundaries of the Original Configuration, necessitating a new statutory process for sale of the revised lot. See **Attachment 4** for a plan which overlays the previous allotment over the proposed.

Key Matters

4. A plan showing the configuration of Proposed Lot 2 is contained in **Attachment 3**. The plan shows Proposed Lot 2 as having an area of 1752m2 at ground level and 10m2 of air space extending upwards commencing from the podium of the building that will be constructed on Proposed Lot 2. The airspace cross section can be seen in diagrams 2 and 4 on the plan in **Attachment 3**. The airspace cross section hangs over the ground level component of Lot 1 (to be owned by Council). The airspace was also included in the original configuration and plans referred in the development agreement.

5. Council will be consolidating properties acquired on Bayley Street, Geelong and some of the Crown land recently purchased on the site to create the proposed Lot 1. Proposed Lot 2 also incorporates a small portion of the Crown land (19m2) and land on the western boundary to better accommodate design of Council's building and basement. Adjustment has been made to the southern boundary to minimise the land size to the actual development parcel, leaving an area of 119m2 that will be retained by Council as part of proposed Lot 1. Prior to the sale of Proposed Lot 2, Council will obtain an independent certified valuation for Proposed Lot 2. The land will not be sold for less than the amount of the independent certified valuation for the land. The sale of lot 2 will fund the acquisition of other parcels in the precinct.

6. After reconfiguration of the site and assuming the eventual sale of Proposed Lot 2 Council will own 4,788m2 of land in the precinct. This area will increase to 4,935m2 once part of Corio street is closed and acquired. A separate report is to be presented on this matter. Prior to redevelopment and reconfiguration of titles Council owned 4,565m2 so there has been an increase in land holdings of 370m2.

7. If submissions are received as part of the statutory process, they will be considered by the Council or if requesting to be heard, the Submissions Review Panel will hear the submissions and a further report will be put to Council.

8. The recommendation has been received and noted by the Central Administrative Accommodation Project Advisory Committee (Project Advisory Committee) on 2 September 2020.

Cr Harwood moved, Cr Grzybek seconded -

9. That Council:

9.1 Give notice under section 189 of the *Local Government Act 1989* of its intention to sell the land marked Lot 2 on proposed Plan of Subdivision PS834010W, being part of the land at 137 Mercer Street, Geelong;

9.2 Appoint the Submissions Review Panel to hear any submission if any person wishes to appear in person or be represented by a person specified in support of a submission; and

9.3 Note that a further report will be presented to Council to consider the outcomes of the Submissions Review Panel and/or the sale of the land.

Carried.

Attachment 1

Financial Implications

1. The offer to purchase this property was part of the successful negotiated development agreement relative to the establishment of Council's Civic Accommodation Precinct. The land will only be sold in order to reconfigure the development parcel to realise the best value and approved design outcome for Council. The sale of the land will fund other land acquisitions in the new precinct.

Community Engagement

2. Any person will have an opportunity to make a written submission on the proposed sale under the notice of intention to sell land. A submitter is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission, at a meeting to be heard in support of their submission.

Social Equity Considerations

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

Policy/Legal/Statutory Implications

4. Section 189 of the *Local Government Act 1989* requires that Council must obtain a valuation of the property from a suitably qualified property valuer which is made not more than 6 months prior to the sale and give public notice of its intention to sell the land and consider any submissions received.

5. Section 223 of the *Local Government Act 1989* requires that if any submissions are received, they will be considered by Council and if requested, heard by the Submissions Review Panel followed by a report to Council.

Alignment to Council Plan

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

Conflict of Interest

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

Risk Assessment

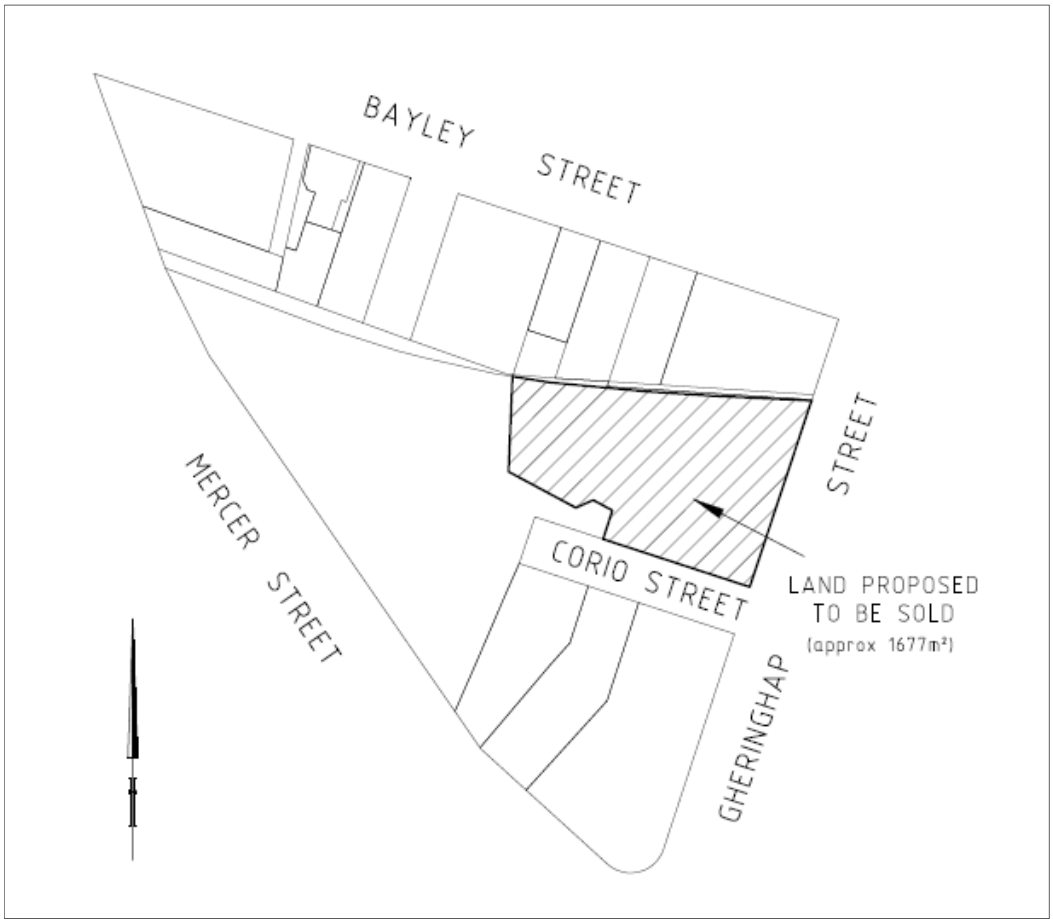
8. No notable risks associated with implementation of the recommendations.

Environmental Implications

9. There are no environmental implications to this proposal.

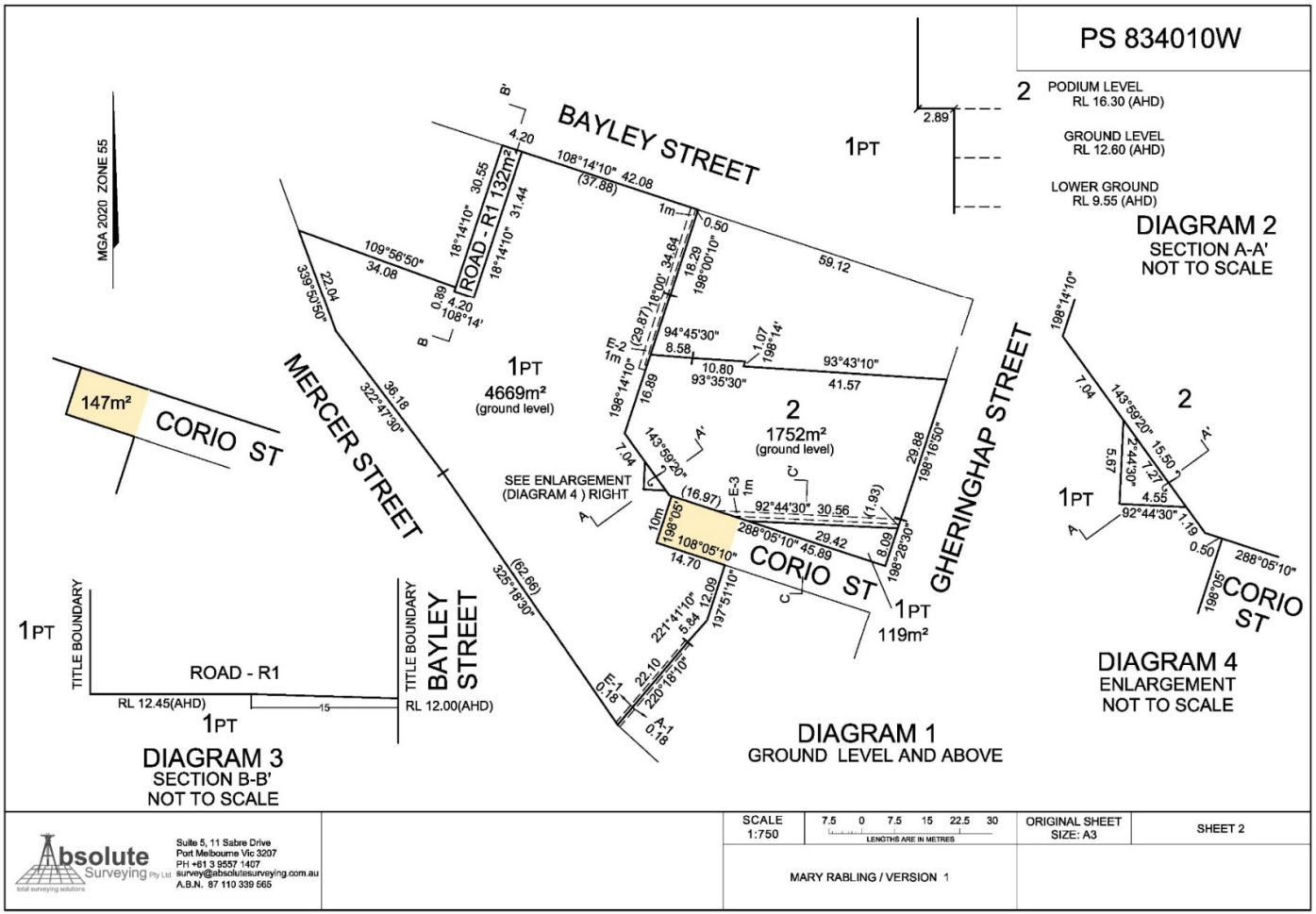
Attachment 2

Original Configuration of land resolved to be sold



Attachment 3

New Configuration of Proposed Lot 2



PS 834010W

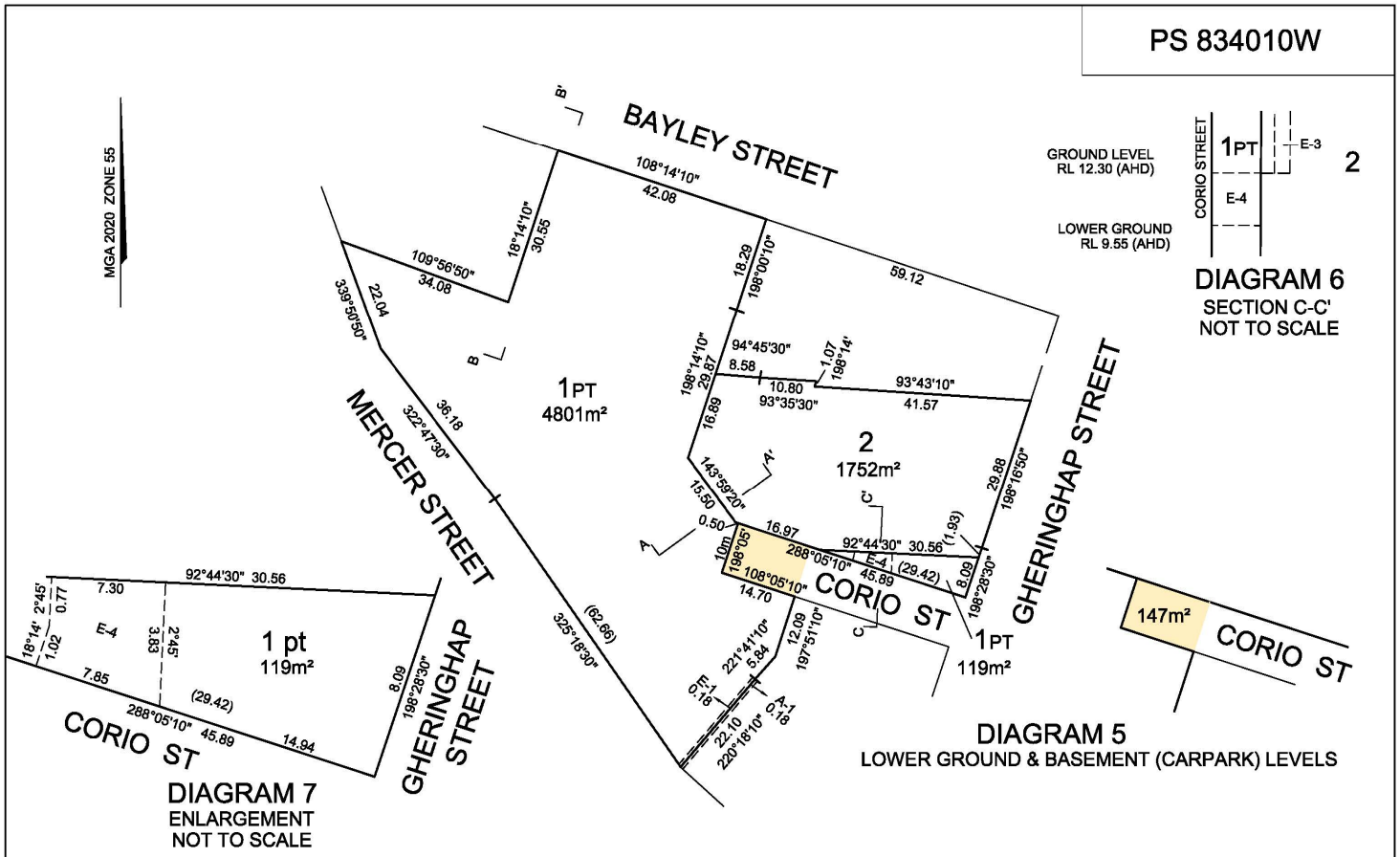


DIAGRAM 6
SECTION C-C'
NOT TO SCALE

DIAGRAM 5
LOWER GROUND & BASEMENT (CARPARK) LEVELS

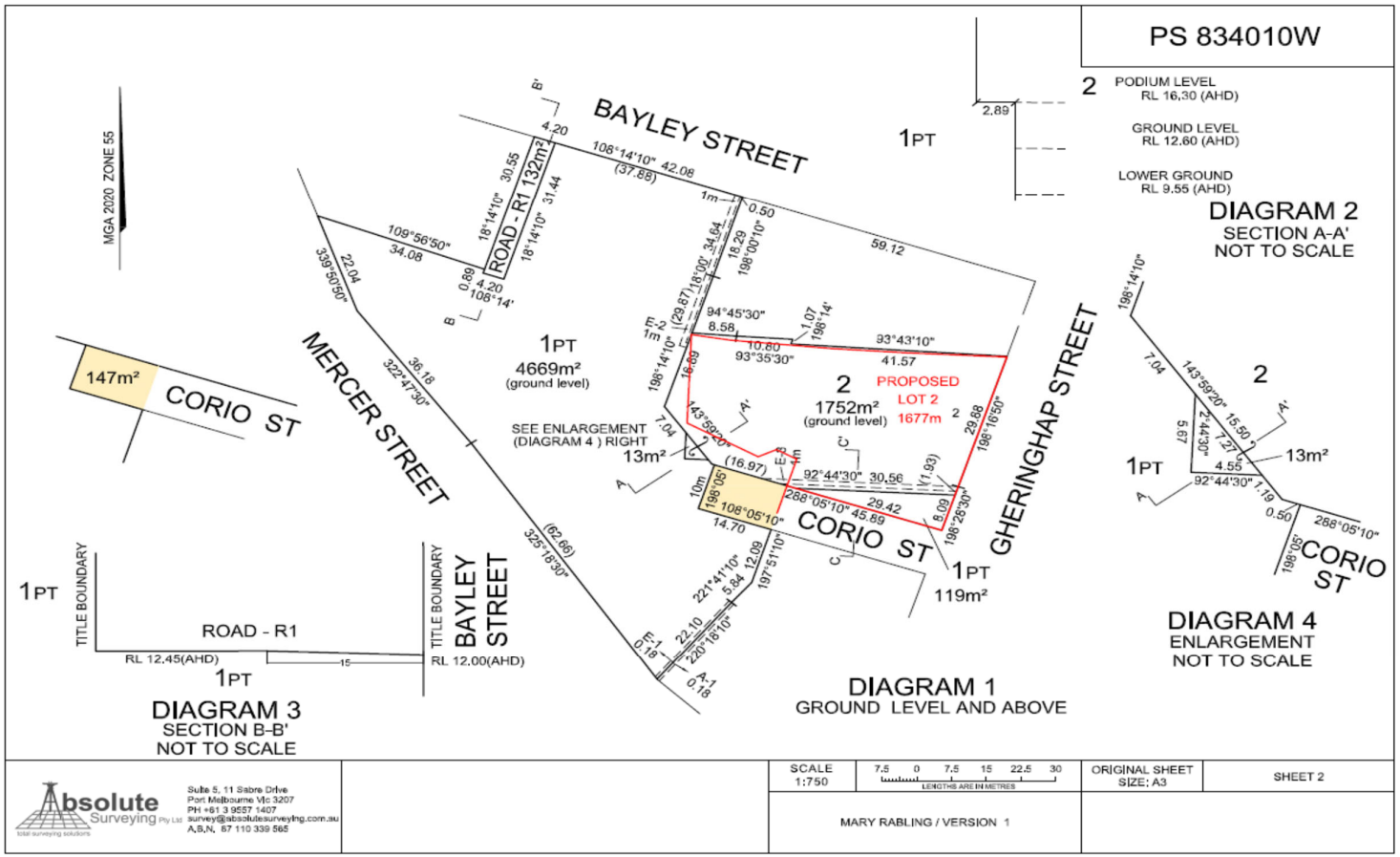
DIAGRAM 7
ENLARGEMENT
NOT TO SCALE

Absolute Surveying Pty Ltd
total surveying solutions
Suite 5, 11 Sabre Drive
Port Melbourne Vic 3207
PH +61 3 9557 1407
survey@absolutesurveying.com.au
A.B.N. 87 110 339 565

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
MARY RABLING / VERSION 1			

Attachment 4

Overlay Plan of Proposed Lot 2



19. PROPOSED DEVELOPMENT *(CONFIDENTIAL)*

Cr Harwood moved, Cr Grzybek seconded -

That in accordance with Section 89 (2) (e) of the Local Government Act 1989, this proposed development matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

20. CONTRACTUAL MATTER *(CONFIDENTIAL)*

Cr Harwood moved, Cr Mason seconded -

That in accordance with Section 89 (2) (d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

21. PROPOSED DEVELOPMENT *(CONFIDENTIAL)*

Cr Murrihy moved, Cr Harwood seconded -

That in accordance with Section 89 (2) (e) of the Local Government Act 1989, this proposed development matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

22. AUDIT AND RISK COMMITTEE – SUMMARY REPORT AND COMMITTEE MEMBERSHIP *(CONFIDENTIAL)*

Source:	**Governance, Strategy & Performance – Integrity and Risk**
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.

Cr Nelson moved, Cr Sullivan seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 10.36pm

Cr Nelson moved, Cr Sullivan seconded -

That the Meeting be opened to the public.

Carried.

The Meeting was opened to the public at 11.05pm

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 11.05pm Tuesday, 8 September 2020.

Signed: _____

Cr Stephanie Asher (Mayor)

Date: _____