MINUTES

COUNCIL MEETING

Tuesday 27 September 2022
6:00 pm

Off-Site Meeting
Lara Hall, 1A Flinders Avenue, Lara

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr P Murrihy (Brownbill Ward) - Mayor
Cr T Sullivan (Bellarine Ward) - Deputy Mayor
Cr S Asher (Bellarine Ward)
Cr J Mason (Bellarine Ward)
Cr E Kontelj (Brownbill Ward)
Cr S Mansfield (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

CITY OF GREATER GEELONG

1. PROCEDURAL MATTERS 3
1.1. Acknowledgement of Country 3
1.2. Apologies 3
1.3. Leaves of Absence 3
1.4. Declarations of Conflicts of Interest 3
1.5. Confirmation of Minutes 3
1.6. Public Question and Submission Time 4
1.7. Petitions 21
2. REPORTS 22
2.1. Amendment C339ggee Flood Zones and Overlays - Review of Complex Submissions - Lara, Avalon and Fyansford 22
2.2. Amendment C434ggee Geelong Saleyards - Consideration of Submissions 137
2.3. South Geelong Urban Design Framework 158
2.4. Draft Community Safety Framework 299
2.5. Tree Management Policy 319
2.6. Public Transparency Policy Adoption 346
2.7. Terms of Reference Review – Women in Community Life Advisory Committee and Access & Inclusion Advisory Committee 363
2.8. 2021/2022 Geelong Major Events Committee - Annual Report To Council 384
2.9. Tender T2200087 - Provision of Recruitment Services 389
2.10. Planning Authorisation - Council to Staff 397
3. NOTICES OF MOTION 401
3.1. Serendip and You Yangs - Request to Write to Minister 401
3.2. North Geelong Warriors Football (Soccer) Club 403
4. RECORD OF INFORMAL MEETINGS OF COUNCILLORS 405
5. PLANNING DELEGATIONS 408
6. CONFIDENTIAL 412

Present: Cr P Murrihy (Mayor), Crs A Aitken, K Grzybek, B Harwood, E Kontelj, S Mansfield, J Mason, B Moloney, R Nelson, T Sullivan

Also Present: K Phyland (Acting Chief Executive Officer), G Smith (Director City Planning and Economy), R Stevens (Director Community Life), B Prosser (Manager Corporate Affairs), S McKew (Manager Governance)

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

Presentation

Crs Grzybek and Aitken provided the gallery with a snapshot of some of the activities and projects happening in the Windermere Ward.

1.2. Apologies

Cr S Asher

1.3. Leaves of Absence

Nil

1.4. Declarations of Conflicts of Interest

Cr Grzybek declared a Conflict of Interest in Amendment C339ggee Flood Zones and Overlays – Review of Complex Submissions – Lara, Avalon and Fyansford in that Cr Grzybek owns a property in the flood study.

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr Harwood moved, Cr Sullivan seconded -

That the Minutes of the Council Meeting held on 23 August 2022 be confirmed.

Carried

1.6. Public Question and Submission Time

The following persons submitted questions prior to the Council Meeting on the following various subjects:

1. Stephen Park – Rates Notice
2. Jeff Taylor – Public Infrastructure – Lara
3. Adrian Barber – Public Infrastructure – Footpaths – Lara
4. Lorraine Kulic – Lara Giants Basketball Club
5. Robert Barby – Lions Club Lara – Storage Shed
6. Michael Helman – Planning Amendment C339ggee Lara Flood Overlay
7. Barry White – Serendip Sanctuary - Lara
8. Roger Smith – Serendip Sanctuary – Lara
9. Barry White - Planning Amendment C339ggee Lara Flood Overlay
10. Sharon – Saleyards Housing – Traffic Management
11. Michael Helman – Serendip Sanctuary – Lara
12. Angela Mangan – Pakington Street Urban Design Framework
13. William Burrows – Planning Amendment C339ggee Lara Flood Overlay
14. Frank Chalifour – Planning Amendment C339ggee Lara Flood Overlay
15. Denis Scott – Planning Amendment C339ggee Lara Flood Overlay
16. Marylyn Pettit – Planning Amendment C339ggee Lara Flood Overlay and Sandy Road, Lara
17. Ben Neville – South Geelong Urban Design Framework
18. Penny Clarke – Planning Amendment C339ggee Lara Flood Overlay
19. Jenny – South Geelong Urban Design Framework
20. James and Eliza McLaughlin – South Geelong Urban Design Framework
21. Sally Kirner – Pakington Street Urban Design Framework
22. Graham Hobbs – Highton Urban Design Framework
23. John Winkler – Kyema Drive Drainage and Sandy Road, Lara
24. Dr Jane Mooney – Pakington Street Urban Design Framework and Submission of Formal Minutes: North Pakington Community Meeting
25. Caitlin Kirby – Pakington Street Urban Design Framework
26. Pati Seiler *(Sally Kirner as Proxy)* Pakington Street Urban Design Framework
27. Katherine Scorpo – South Geelong Urban Design Framework
28. Jennifer Lewis – South Geelong Urban Design Framework
29. Erin – Highton Urban Design Framework
30. Huw Davies – South Geelong Urban Design Framework
31. Jennifer Bantow – South Geelong Urban Design Framework
32. Wilma Cameron – South Geelong Urban Design Framework

Adrian Barber:

For several years now the Council has declined to resolve the lack of footpath on Buckingham Street Lara, leaving no safe path for walkers, pram pushers, children, and mobility scooters to walk along Buckingham Street.

Was funding for this footpath approved in the current budget? and when will these works be completed?

Thank you for your questions, Adrian.

The City is investing $1 million this financial year to complete strategic missing links in the City's footpath network. Missing sections in Buckingham Street and Melissa Drive, Lara are being delivered as part of this program.

Lorraine Kulic:

The Lara Giants Basketball Club would like to know what the plan is from the city to move forward on a local basketball stadium and bring our business case and study to fruition?

Thank you for your question, Lorraine.

The City was pleased to assist Lara Giants Basketball Club by way of a community grant to prepare a concept plan for the development of a 3 court indoor stadium, at Beckley Park.

The key strategic planning priority for indoor court facilities in the northern parts of the City is an expansion to the existing Leisuretime sports precinct along with new 3 court indoor stadium for Lara West as part of the growth area planning. These are outlined in the Social Infrastructure Plan and required as part of the Precinct Structure Plan and Developer Contributions Plan Development of facilities that differ from the current strategic planning priorities of Council and are on private land therefore would likely require the attraction of State or Federal Government funding for their delivery.

Robert Barby:

Are you able to please provide clarity to the Members of the Lions Club of Lara, regarding your decision to backflip over the agreed siting of their new storage shed, at the Lara Golf Club, after a building permit was issued to the building contractor, by the City of Greater Geelong?

Thank you for sharing your experience, Robert.

Any party wishing to construct or place a building on City owned or managed land has a responsibility to obtain landowner's consent from the City's delegate for Asset ownership.

Unfortunately the building permit was applied for without the landowner's consent to construct the building in this location. A building permit is a regulatory process that considers the building requirements, which is separate from consent for the location.

The City understands that the Lions Club approached the golf club, however the golf club does not have the authority to grant this consent. The site is not suitable and the City is assisting the Lions Club to identify an alternative location.

Michael Helman:

There appears to be no definitive rationale for placing this Overlay, the summary states that the Overlay is based upon anecdotal evidence and aerial photo imagery, it appears that this was a desktop exercise.

The maps are extremely difficult to read, what is the point of the Overlay?

Does this Overlay fix any historical flooding possibility that approved housing being built with floor levels below 300ml?

Will the Overlay enable Insurance Companies to either refuse insurance cover to older houses or substantially increase premiums?

Thank you for your questions, Michael.

The City's flood studies follow the method documented in the Australian Rainfall & Runoff 2019 Guidelines (ARR 2019) which is considered the national standard.

The hydraulic modelling and mapping used the best available ground-based Light Detecting and Ranging data (LiDAR) and photogrammetry. LiDAR is a proven method used to determine ground level information over large areas and does not need access to individual properties. It is also more detailed than what can reasonably be captured by site visits.

As part of the study the City also undertook floor level surveys on 1,154 properties. Property owners were contacted if access was required however, in most cases the surveyor was able to take measurements from the street.

The City acknowledges that the catchment maps make it difficult to view individual properties and where the Special Building Overlay (SBO) would be applied. The City has taken on this feedback and exploring ways to make the maps more accessible.

The SBO applies to stormwater flooding in urban areas only. Drainage systems were previously designed to a lower standard than those used today with generally no provision for overland flows.
The purpose of the SBO is to ensure that future developments:

- *allow the free passage of floodwaters*
- *minimise flood damage*
- *are compatible with flood hazard and local drainage conditions, and*
- *will not cause a significant rise in flood level or flow velocity.*

Each insurance company has its own process for calculating premiums. Criteria generally includes historical flood information, claims history and building type.

Barry White:

Serendip Sanctuary's role in wildlife conservation, and nature-based tourism should be a centrepiece for the region's visitor economy. However, Parks Victoria, appears set on destroying its intrinsic value. Serendip is internationally recognised and has attracted many thousands of visitors over. Serendip and You Yangs were identified in Parks Vic's You Yangs Precinct Master Plan released in February, as the focus for future development. Most recently, Parks Vic started removing native birds and animals - the very essence of Serendip's value as a major visitor attraction.

The Plan makes no mention of removing wildlife, but it does, accurately, describe the poor condition and quality of hides, fences and enclosures (on p122) due to lack of funding for maintenance and development.

Council was a member of the Master Plan's Project Control Group and must now take some responsibility for what is occurring. Community representation was never invited and indeed, was rejected. A public petition was conducted which attracted 18000 public responses. The great majority opposed the first draft, highlighting the lack of focus on wildlife which was the essence of Serendip's operations and value.

My question is:

Will Council urgently advocate on the community's behalf to protect Serendip from further decline, the return of wildlife that has been removed, recognition of its role as a major wildlife destination and refuge, and a key tourist attraction for our region?

Thank you Barry for your question.

The City acknowledges current community concerns and agree that Serendip Sanctuary is a highly valued asset and visitor destination that has great potential to grow and evolve.

In response, Cr Kylie Grzybek has put forward a Notice of Motion for Council to consider this evening. The motion proposes the City corresponds with the Minister of Environment regarding the importance of Serendip Sanctuary as an environmental and tourist asset, and current community concerns. The City will continue to work closely with the community and state government to achieve a positive outcome for the community and environment.

Barry White – Submission 2

I refer to the Lara component of C339 Planning Amendment and associated zoning proposals. At the August 23 Council meeting I requested that the community consultation process be reviewed, and an open public information session conducted as most existing property will face similar issues. This was rejected in favour of a face-to-face interview process which only enabled a small percentage of the more than 500 objectors to participate. Interviews conducted between individual residents being confronted by planners and engineers was confronting and intimidating. I didn't leave my 15 minute interview with questions answered. I left with more documents, that raised even more questions!

This amendment will affect thousands of households. A public session with a clear and simple explanation about the purpose of the project, why Lara, what the zoning proposals will mean, especially for existing property owners, and the financial implications, then followed by individual face to face interviews if required, would have been a better process. As things stand, given continued uncertainty, this proposal should be rejected.

Question 1:
Where major changes are proposed which will impact on communities and thousands of rate payers, will Council undertake a review of its community engagement and consultation process? It should focus on what the community wants to know, not what management wants to deliver. What has been delivered is not community consultation.

Thank you for your question, Barry.

The City understands that while some questions were generic in nature, the majority of questions received through the course of the amendment were property specific. The City felt this was best discussed 1-to-1 as personal information was involved.

The City had over 50 property owners attend the appointments. City officers continue to be available to answer any questions from residents.

It is important to understand that the amendment does not cause or change the likelihood of flooding but recognises the existing risk. Should the amendment not proceed, there is a risk that new buildings are not constructed in a way that would protect them and neighbouring properties against future flooding.

The City understands that you would have preferred a town hall style meeting; the most recent community sessions were just one of many ways the City has engaged with Lara residents.

The City held three community engagement events at the Lara RSL as part of the study. Each event had three sessions and focussed on different objectives

- *11 September 2018 – gather knowledge of historical flooding in the region and create public awareness on the project.*
- *28 March 2019 – seek feedback on the modelling of the calibration events.*
- *22 October 2019 – seek comments on the draft flood extents.*

The events were communicated via City News (10 advertisement placements) and Lara Happenings (3 advertisement placements). The engagement resulted in 4,935 web page views, 6 online comments, and 82 visitors to the sessions.

The City also hosted drop-in sessions at Lara Hall in August 2021. These sessions did move online following a change to COVID restrictions.

Roger Smith:

Question 1:
Re: Serendip Sanctuary: CoGG has been involved - through its representatives - with much of the You Yangs Master Plan process. As we now see PV taking irrevocable steps at Serendip - that were not included in the Master Plan and in fact may be contrary to the Plan - we believe it is time for the key community representative (CoGG) to step in on behalf of the community to arrange a working/advisory group which would:

a) be made up of at least 3 carefully selected members of the community to who would liaise with PV to plan the future of Serendip;
b) include a local Ward Councillor;
c) meet regularly with PV and report back to Council after each meeting;
d) provide an annual report to Counci;l
e) have the ability to take grievances direct to Council and to the PV Board in cases where a matter cannot be resolved at a regular meeting; and
f) have an ongoing role in the implementation of the Master Plan for at least the next 5 years

Question 2:
Re: Serendip Sanctuary: As lack of funding is the principal problem with future plans for Serendip will CoGG begin negotiations with the Victorian Department of Treasury & Finance aimed at providing urgent funding to ensure that Serendip has a viable future.

Thank you for your questions Roger and strong support of Serendip Sanctuary.

The City acknowledges the community concerns for the future of Serendip Sanctuary, which was an integral part of the You Yangs Precinct Master Plan.

In recognition of this, Cr Kylie Grzybek has put forward a Notice of Motion for Council to consider this evening. The motion proposes the City corresponds with the Minister of Environment regarding the importance of Serendip Sanctuary as an environmental and tourist asset, and current community concerns. The motion, which will be discussed later during this meeting, lists several requests for the Minister, including to work in partnership to support the delivery of the You Yangs Precinct Master Plan.

Sharon:

What consideration if any is COGG giving to the impact of car traffic from the Saleyards Housing on Pakington Street and surrounding streets?

Thank you for your question, Sharon.

The Geelong Saleyards Precinct Plan – Movement and Access Strategy Report was prepared by ESR Transport Planning to inform the Geelong Saleyards Precinct Plan. It considered the site's immediate and broad context, factoring in existing infrastructure including Pakington Street. The Report gave particular consideration to the existing road network, public transportation routes, pedestrian infrastructure, available car parking in the area and the Municipal Bicycle Network. An analysis was provided on the existing capacity of the road network, and the Report provides recommendations for upgrades and works to adequately cater for the increased traffic resulting from the proposal. These recommendations have been used to inform the Saleyards Precinct Plan.

Michael Helman:

Council has a portfolio to maximise Tourism and its economic benefit within the City. Most tourism offers to the north of the City are environmental with a little bit of recreation.

One of the hidden gems is Serendip Sanctuary which is now in a critical state of change and neglect by Parks Victoria. I and my team redeveloped the Sanctuary and it opened to the public in September 1991. The offer to the Community and International and Domestic tourists was a series of walks past captive native wildlife to world class bird hides to view free range animals without disturbing the wildlife and without difficulty to the visitor. Serendip is not a Zoo it is unique and offers so much more.

The captive breeding of endangered and threatened Brolga and Bustard continued and flourished over the years. A CSF education program for Prep to year 12 was established and TAFE and University needs were met. Interactive and Passive interpretations were located throughout the Sanctuary. Parks Victoria has now removed most of the Captive animals with the rest to follow shortly. Ceased breeding Brolga and Bustards. Removed most of the interpretations and delivers very little education services at the Sanctuary.

Serendip is now a shadow of its former self and there is now no reason for anyone to visit. Is Council as the promoter of Tourism for the region able to influence Parks Victoria to reverse the neglect and dismantling of everything that was unique and precious to the Community?

Thank you Michael for your question and strong support of Serendip Sanctuary.

The City acknowledges the community concerns for the future of Serendip Sanctuary, which was an integral part of the You Yangs Precinct Master Plan.

In recognition of this, Cr Kylie Grzybek has put forward a Notice of Motion for Council to consider this evening. The motion proposes the City corresponds with the Minister of Environment regarding the importance of Serendip Sanctuary as an environmental and tourist asset, and current community concerns. The motion, which will be discussed later during this meeting, lists several requests for the Minister, including to work in partnership to support the delivery of the You Yangs Precinct Master Plan.

Angela Mangan:

Question 1:
My questions relate to the Pako North UDF. At the October 2021 Council meeting I asked the question "What are the exact processes and standards that Geelong Council have in place to ensure that any new developments are of an architecturally high standard, and fit within the character of the area that they will be located in? " The response I received at that meeting 11 months ago was " The City is currently in the process of developing a Geelong Design Excellence Program with the Office of the Victorian Government Architect, including the potential establishment of a Geelong Design Review Panel to consider significant developments where the City is the Responsible Authority".

Will Council please provide an update on the development and establishment of this program and panel in terms of when both will be operational, and will these be a mandated part of the process of evaluating applications for any future developments in Geelong including Gordon Avenue and Pako?

Question 2:
At the recent on street neighbourhood chat / meetings in Pako North between residents and a Council urban planner, a number of questions were asked by residents that were unable to be answered by the urban planner at the time. These questions were written down by the external consultant at these meetings, and residents were told answers would be sought and provided. Have the individuals who asked these questions received responses? Where is the publicly accessible list of the questions asked and answers to these questions available?

Thank you for your questions, Angela.

Response Question 1:
The City is committed to the Geelong Design Excellence Program however there have been competing priorities to deliver and this work has not substantially progressed yet. The selection of developments to be considered by the Geelong Design Review Panel will be based on criteria developed as part of the Geelong Design Excellence Program.

Response Question 2:
Responses to questions that couldn't be answered about individual properties have been provided directly to impacted landowners.
The feedback provided by the community during the community engagement process including neighbourhood chats will be published in the summary report and uploaded to the Have Your Say webpage later this week.

William Burrows:

Having built and lived in our Lara (St Andrews Drive) home for well over 40 years and never been impacted by flooding during that time I am puzzled by the proposed flood overlay C339Ggee. What is the need and aim of this proposed overlay and why does it affect the specific areas shown and not other areas within Lara?

Why has an Elcho drain been constructed and is it in anyway to be connected to the future residential development at Lovely Banks and if so, would this impact Lara residences?

If adopted, is it likely that the flood overlay C339Ggee will cause a rise in residential flood insurance for those properties covered by the overlay?

Thank you for your questions, William.

The City cannot assume a property that has never flooded is safe from flood risk without investigating the catchment through flood studies. The resulting flood extents identified are the basis for determining if a flood risk exists. Climate change is expected to make storm and flood events more severe.

The overlays are based on the modelling by the Flood Study. The purpose of the Special Building Overlay (SBO) is to ensure that future developments:

- *allow the free passage of floodwaters;*
- *minimise flood damage;*
- *are compatible with flood hazard and local drainage conditions; and*
- *will not cause a significant rise in flood level or flow velocity.*

Elcho Basin is built to cater for areas within the Geelong Ring Road Employment Precinct and part of the land to the west. This does not include Lovely Banks.

The standard definition of flood in Australia is as follows -
The covering of normally dry land by water that has escaped or been released from the normal confines of:

- *any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or*
- *any reservoir, canal, or dam.*

The SBO applies to areas impacted by stormwater – not riverine flooding. Even if your policy excludes flood damage, your policy may still cover you for events such as storm or rainwater damage.

Each insurance company has its own process for calculating premiums. Criteria generally includes historical flood information, claims history and building type.

Frank Chalifour

Question 1. Will Council solicit the Minister's assistance to stop the removal of and to repopulate recently re-homed or removed fauna at Serendip Sanctuary in Lara done without notice that was never included in the adopted master plan and to request immediate funding to maintain this critical biodiversity and tourism asset?

Question 2. Regarding proposed Amendment C339ggee.
Will Council investigate, what if anything under the planning scheme justified the planning and engineering department under the direction of the city manager to steadfastly refuse to hold a general public information session or to even provide adequate honest open access to all affected parties given most unanswered questions are the same being the effects of proposed flood overlays seen by all as unjustified, expensive, and far too overreaching?

Question 3: Regarding proposed Amendment C339ggee.
Will Council record the planning director's apology into the minutes today that I was not lying to council on my 23 August 2022 question presentation and indeed have never received written answers on specific flood overlay questions put to councils appointed engineering staff during my scheduled public submission phone consultation of 3 September 2021?

Thank you for your questions, Frank.

Response Question 1:
The City acknowledges the community concerns for the future of Serendip Sanctuary, which was an integral part of the You Yangs Precinct Master Plan.

In recognition of this, Cr Kylie Grzybek has put forward a Notice of Motion for Council to consider this evening. The motion proposes the City corresponds with the Minister of Environment regarding the importance of Serendip Sanctuary as an environmental and tourist asset, and current community concerns.

Response Question 2:
The City of Greater Geelong has conducted extensive community consultation on the proposed flood overlays since 2018. This includes holding four Lara Flood Study information sessions in Lara and an online session where residents could view maps and ask questions of City engineers and planners. The planning scheme amendment process for Amendment C339 has also in included public exhibition, accepting of submissions, the opportunity to meet online with City planners and regular updates provided to submitters.

The most recent engagement included individual phone appointments and one to one in person meetings at the Lara Community Centre on Thursday 8 September. Approximately 51 people attended the meetings across five hours. These sessions were the preferred approach over a general "town hall" forum, primarily as the topic is complex and requires direct answers to individual property owners. General information regarding the study, flood modelling and planning scheme amendment is publicly available on the City's website and hard copy on request.

Response Question 3:
The City can confirm that on Tuesday 30 August 2022, an email was sent from Gareth Smith, Director City Planning & Economy, to Frank Chalifour, stating the following:
"Our previous response stating that there were several pieces of written correspondence relating to the Lara Flood Study was incorrect, and the City apologise." I also reaffirmed this during your attendance on 8 September following your meeting with officers. Noting this correction this evening ensures this is on public record of a Council meeting.

Denis Scott:

Question 1:
Lara Flood Overlay Amendment – C339. Firstly, my question does not relate directly to the Lara Flood Study accuracy, although I do have serious doubts about its validity and communication. I will leave that question for others here tonight. Clearly the Planning Dept of the CoGG believe that sometime in the next one hundred years their study predictions will come to fruition. Hence, we are here tonight.

My question is: Whether the amendment is rejected or referred tonight, there is no doubt the Council believes floods will occur in the next one hundred years in Lara. May well be correct – It is after all a prediction.

So, does the Council have any long-term plans for waterway and drainage flood mitigation for the Lara township – particularly plans for drainage augmentation to remove some or all of the SBO areas?

Thank you for your questions, Denis.

A common misconception is that a 1-in-100 year event can take place only once every 100 years. However, it has a 1 in 100, or 1%, chance of occurring at any single location in any given year.

The Lara Flood Study was the first step in better understanding the flood risk in the area. What the City has learnt through its investigations is that structural solutions are not always available – or feasible – for the challenges facing Lara.

The City is working through several mitigation options to determine which would have the most impact.

While new or upgraded infrastructure has a role to play, planning controls are equally important, as is working with emergency response agencies and the community to ensure the City is prepared for large events.

Upgrades to existing infrastructure may reduce the impact of floods however it will not remove the risk entirely. In many cases upgrades will not necessitate the removal of planning controls.

Flooding occurs when the local drainage network reaches capacity during a significant rain event. Local drainage in new estates is generally designed to cater for a 1 in 5 year event (20% chance of occurring).

Rainfall above the 1 in 5 year event will result in overland flows directed to major drainage. Major drainage within new estates is designed to cater for the less frequent 1-in-100 year event. This creates a balance to avoid overdesign and unaffordable infrastructure.

Marylyn Pettit:

Question 1:
How can the community have confidence in the proposed overlay when it is a computer-generated desk top review, with a desk top peer review, with no physical property visits or assessments?

Question 2:
If the Council votes yes tonight to Amendment C339, would the onus then be on affected residents to engage experts at their own expense to represent them at a Panel Hearing to challenge the new overlay?

Question 3:
Can you confirm if Sandy Creek Rd will be included in announced major road work improvements to be conducted across the Geelong Region, as part of the $780 million State Road maintenance blitz?

Thank you for your questions, Marylyn.

Response Question 1

- *The City's flood studies follow the method documented in the Australian Rainfall & Runoff 2019 Guidelines (ARR 2019) which is considered the national standard.*
- *The hydraulic modelling and mapping used the best available ground-based Light Detecting and Ranging data (LiDAR) and photogrammetry.*
- *LiDAR is a proven method used to determine ground level information over large areas and does not need access to individual properties. It is also more detailed than what can reasonably be captured by site visits.*
- *As part of the study, the City also undertook floor level surveys of buildings on 1,154 properties. Property owners were contacted if access was required however, in most cases the surveyor was able to take measurements from the street.*

Response Question 2

- *Submitters may challenge the mapping at a panel hearing. Submitters may use expert witnesses to support their objection. This can be done as a group or individually.*

Response Question 3

- *The $780 million State Road Maintenance blitz is only addressing arterial roads and freeways managed by the State Government. Sandy Creek Road is managed by the City and is not included in the blitz.*
- *The City will be undertaking works to seal Sandy Creek Road north of Granite Road and upgrading the road shoulders of Little River Ripley Road, west of Sandy Creek Road as part of upcoming works programs.*
- *These works are planned to commence in the 2023/24 financial year.*

Sally Kirner:

Question 1:
Will Council commit to Geelong West residents' many concerns by only supporting a UDF for Pako North that stipulates a maximum building height of three storeys?

Thank you for your question, Sally.

It is premature for Councillors to make a decision on the building heights for the precinct.

The City has received feedback from a broad range of stakeholders through the consultation process.

Officers will put a recommendation to Council that balances the City's policy objectives, impacts on neighbourhood character and amenity and the views of all stakeholders when the final UDF is presented to Council for a decision later in the year.

Graham Hobbs:

When will the Highton Urban Design Framework, first started in 2017 and subsequently amended numerous occasions be finally dismissed (save for necessary upgrades to Bellevue Arcade, footpaths and surfaces), so I may advise the overwhelming current community supporters evidenced by their 3890 signatures when the uncertainty may end, and the unique Highton village can retain its functionality with minimal disruption to its use?

Thank you for your question, Graham.

Highton Village Urban Design Framework will be considered by Council at the Council Meeting on 25 October 2022.

John Winkler:

On behalf of NE Lara residents, we appreciate council's recent budget commitment to bring forward the Kyema Drive Drainage upgrade to 23/24. This was a huge relief after 40 years of struggle and councils' commitment to finally resolve was warmly received. It has now become apparent the $1.3M allocated will complete only one of two projects needed to resolve the problem.

A meaningful reduction in flooding to below home floor levels requires both the "Kyema Drive Pumps", and the "Lipson Drive Pipe and Drain" projects working together. Put simply the Lipson Drive drain is required to get the Kyema Drive water to Hovells Creek. Water Technology report 18th May 2020 states: "It appears the success of any of the upstream works around Kyema Drive are reliant upon the Lipson Drive drainage works to not cause increases in water levels on private property." Council minutes 14th December 2021 state: "Our investigations identified two projects below – each valued at over $1 million – that could have some positive impact.

Project B would rely on Project A to work effectively and reduce the flooding problems of the areas. Project A - Lipson Drive Pipe and Drain Project B - Kyema Drive Pumps and Mains." This realisation has shattered residents who believed the problem was to be finally resolved. Both projects at $1M, plus design cost $300K is a total cost of $2.3M. Could council confirm the additional $1M will be allocated to honour the promise to complete the works in 23/24.

Thank you for your question, John.

The City has commissioned an independent expert review of the initial design of the drainage upgrade, which is currently being completed.

Due to the expected scale of capital investment required, the project will need to be staged - with additional funding to be determined and considered in future budgets.

The City will be contacting residents with an update on the project once the review has been finalised.

Dr Jane Mooney:

Question 1:
Why has Council not implemented all of the agreed actions from the Pakington North UDF consultative process, specifically a commitment to address wind impacts, overshadowing and overlooking which remain issues in the final UDF?

Question 2:
Why has the UDF process for Pakington North not included an explanation of the impacts and risks of zoning changes as a core focus?

Thank you for your questions, Jane.

Response Question 1:
At its 14 December 2021 meeting, Council resolved to "Approve further community consultation in early 2022 be undertaken for the Pakington Street North Precinct". Officers have provided analysis of amenity impacts where it is possible to at the scale of the UDF.

The Victorian Planning System identifies the potential impacts of wind for developments over 5 stories (not smaller developments). Clause 58.04-4 requires a development over 5 storeys to ensure the design of a building does not contribute to unsafe wind conditions and create comfortable environments for users through the planning permit assessment process.

For overshadowing, a 3D model of overshadowing impacts has been prepared and published on the City's Have Your Say webpage which shows the overshadowing impacts at the spring equinox, as this is the time period used in the Victorian Planning System to assess impacts.
https://hdp-au-prod-app-ggc-yoursay-files.s3.ap-southeast-2.amazonaws.com/5916/6088/1204/Pako_North_UDF_-_Spring_Solistice_HIGH_RES.mp4.

Access to sunlight for private property must comply with the planning scheme requirements for 5 hours of daylight from 9am – 3pm at the September equinox. Due to the interface with the railway line the most significant overshadowing occurs over the railway line. The final UDF included changes to mitigate potential overshadowing.

For overlooking impacts, this is assessed at individual permit stage in accordance with clause 58.04-1. Proponents are required to provide setbacks from side and rear boundaries, and other buildings within the site to: Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.

Response Question 2:
The Greater Geelong Retail Strategy 2018 identifies the transitioning role of the northern precinct and the need to review the zoning regime applied to this area. The Greater Geelong

Retail Strategy identifies the need for approximately 18,000 square metres of floor space in the Pakington Street specialised activity centre and 8,000 square metres of shop floor space.

The expansion of the commercial 1 zone area will enable the additional retail floor space to be delivered and the addition of accommodation uses that are currently prohibited in the commercial 2 zone. The transition from commercial 2 zone to commercial 1 zone does not preclude any businesses that are already operating in the northern precinct from continuing to operate and will not risk the viability of existing businesses.

Caitlan Kirby:

Question 1:
Noting the requirement for transparency over public consultation per the Council Community Engagement Policy, what specific weighting is being given to community feedback vs. submissions from parties with financial interest in the process then making decisions about the final form of the Pakington UDF?

Question 2:
Why has Council not established a subcommittee or consultative body to oversee developments within Increased Housing Diversity Areas to ensure development is managed holistically, and cohesive design principles are used?

Thank you for your questions, Caitlin.

Response Question 1:
Community, landowner and state government agencies and peak body submissions have informed the development of the Draft, Interim and Final UDF.

Our aim with every community engagement is to hear a full range of perspectives from people likely to be affected by, or interested in the outcomes of a planning process and provide a recommendation that balances the broad range of interests.

Response Question 2:
With planning projects, State agencies and other design bodies such as the Office of the Victorian Government Architect (OVGA) are engaged as necessary.

The City assesses new developments across Geelong based on the City of Greater Geelong Planning Scheme in accordance with the Planning and Environment Act.
For increased housing diversity areas clause 16.01-1L-02 provides specific guidance on the scale and form on new development.

Pati Seiler (Sally Kirner as Proxy):

Question 1:
North Pako is nearly exclusively commercial zoned C2Z in small Urban Grain allotments which works in harmony with the southern Heritage Core. People use the diverse suppliers and services in North Pako accompanied by eateries and coffee shops further south within their visits to the precinct. Urban Grain is defined as “The balance of open space to built form, and the nature and extent of subdividing" (from urbandesign.org.au).

The UDF North Pako Context Appreciation pp47-48 is flawed because it sidelines the importance of this existing commercial smaller urban grain; omitting to report accurately on the co-dependent commercial and urban grain connection that North Pako has with the Heritage Core. The 8-, 6- and 4- storey C1Z apartment style vision is founded on this flawed Context Appreciation.

So - with respect to the inaccurate UDF North Pako Context Appreciation pp47-48, has there been a risk analysis of loss of commercial diversity that would impact on the southern Heritage Core, by removing the northern C2Z and driving developer envelopes to amalgamate the allotments for vastly larger Urban Grain?

Question 2:
Given the documented, repeated and strong community objection to a vastly changed neighbourhood character. And given that the existing Planning Scheme zoning C2Z, clauses 34.01-5, 34.01-8 and 58.01 all have rigorous mechanisms to ensure new development fits with existing streetscape character, verandahs, public space and relationships with nearby residences.

Where is the urban design "place making" justification for increased building heights to make North Pako unrecognisable?

Thank you for your questions, Pati.

Response Question 1:
The centre is not identified in the Greater Geelong Retail Strategy 2018 as having an ongoing role as a bulky goods retailing node and consideration of alternative zoning regime is recommended.

The transition from commercial 2 zone to commercial 1 zone does not preclude any businesses that are already operating in the northern precinct from continuing to operate or new commercial businesses finding space to suit their needs in existing or redeveloped sites.

The objectives of the commercial 2 zone are:

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

As compared to the commercial 1 zone:

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

The use of the commercial 1 zone delivers on the strategic land use needs of the city in terms of housing and retailing and will deliver on the community benefit sought through the development of the UDF for the upgrading of the Pako north precinct to include the streetscape design and character elements of the heritage core area.

Response Question 2:
The proposed built form controls including heights in the Final UDF balance the housing objectives of the Council, the existing character and heritage, development viability and ability to deliver public realm upgrades through site redevelopment and the protection of privacy and access to sunlight.

Clauses 34.01-5, 34.01-8 and 58.01 apply to decision making in the commercial 1 zone. These controls do not apply to commercial 2 zoned land and cannot be used in decision making at the moment.

As such, it is important that the UDF is progressed to ensure that the land is rezoned and design controls applied to deliver the fine-grain retail tenancies at the lower levels and a consistent two storey street wall and ground level awnings that will extend the valued retail character of Pakington Street in the heritage core precinct to the north.

Design controls are necessary to ensure a transition to low-scale residential areas to the east and west

Jennifer Bantow:

My question is relating to Agenda Item 2.3 South Geelong Urban Design Framework. It's about Recommendation 2.

> *Request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to introduce policy and development controls into the Greater Geelong Planning Scheme consistent with the recommendations from the South Geelong Urban Design Framework.*

Does the Ministerial process of 'exhibition of a planning scheme amendment' include opportunity for the community to be consulted and have further input?

Question 2:
My second question is also relating to Agenda Item 2.3 South Geelong Urban Design Framework.

Have all the community suggestions for further heritage protection, and for height levels, been included in the South Geelong Urban Design Framework?

Question 3:
My third question is also relating to Agenda Item 2.3 South Geelong Urban Design Framework.

What has been the process, and what expertise and independent input has been involved, in the Peer Reviews of community suggestions for further heritage protection?

Thank you for your questions, Jennifer.

Response Question 1:
Yes. The amendment will be publicly exhibited and there will be the opportunity for submissions to be presented to an independent planning panel appointed by the Minister for Planning.

Response Question 2:
Following community feedback, additional heritage overlays have been recommended for three properties. Two properties have been removed from the heritage overlay.

Building heights have been reduced to two storeys to the rear of properties on Moorabool Street where they abut a residential property (excluding a laneway). The overall building heights along Moorabool Street have remained at 6-7 storeys.

The preferred heights for the Barwon Water site have remained at 3-6 storeys.

A new planning policy for South Geelong will support a transition in height between existing heritage properties and new development throughout the UDF study area.

Response Question 3:
Well known heritage advisory firm Ecology and Heritage Partners undertook the peer review of the South Geelong Urban Design Framework Interim Final Proposed Revision to HO1641 City South Heritage Area, February 2022.
Community suggestions for changes to the application of the heritage overlay were considered by the independent expert.

Their report and recommendations are publicly available https://hdp-au-prod-app-ggc-yoursay-files.s3.ap-southeast-2.amazonaws.com/6916/6363/5199/Peer_Review_SouthGeelongHeritageReview_Final_Aug_22.PDF

Wilma Cameron:

In the introduction (02 page 18) much is claimed about sustainability. How does the council envisage this being implemented eg. Solar. Will planning be given the duty and power to require and police building developments in regard to the use of sustainable materials, techniques, installation of solar etc?

What is meant by “high social housing” when it has been shown that it doesn’t aid ‘liveability and wellbeing’, in comparison to low rise detached or semi-detached units? As South Geelong is one of the oldest suburbs, how does the Council intend to marry a vision of high density and its infrastructure needs with the old existing infrastructure?

Thank you for your questions, Wilma.

Sustainability requirements will be included in the design and development overlay and implemented through the Elevating ESD [Environmentally Sustainable Development] targets planning scheme amendment that is already underway in partnership with the Municipal Association of Victoria. Ultimately the Minister for Planning will determine the extent of ESD requirements that are supported for the precinct.

The diversity of housing stock in Geelong is very limited with 87 percent of houses being single detached dwellings. Research by universities and policy institutes such as the Grattan Institute have shown that a greater supply and diversity of housing types are necessary in modern cities to provide affordable housing for young people and older residents and respond to changing lifestyles and declining household sizes.

Even without a UDF, change will continue to happen. The preparation of planning documents such as the UDF ensure that what is built balances the needs of the overall Geelong community and future generations with the character and infrastructure of the existing area. Without planning guidelines developments there could be ad hoc decision making and overdevelopment of neighbourhoods.

Lionel McWilliam:

Flood Study

I am imploring you to vote no to the flood overly in Lara on Tuesday 27 September and to not send it to an independent panel (which will just rubber stamp the overlay). I live on acreage which does not flood but now with this overly it says it will flood. I have spoken to one of the strategic planners but I was not convinced by his explanations of why this overly is required. I believe that it's floored and the lack of public consultation and transparency needs to be investigated further. I think it not only has implication for Lara but also the Bellarine and Fyansford.

I repeat, I ask you to totally reject the flood overlay, and also why were developers' land excluded? We have no comeback if this goes through.

Serendip Sanctuary

It is extremely disappointing to see the current state of exhibits and upkeep of Serendip. An iconic place to visit in our region, not only for locals but other visitors, Park Victoria for some reason have decided to remove and rehouse all animals not associated with captive breeding to other locations without any consultation with the community, e.g. brolga,tawny frogmouth, wallabies, kangaroos, emus, etc from the Wildlife Walk. People won't bother visiting the Sanctuary as there is nothing to see.

The Master Plan does not say anywhere that animals would be removed and nobody will answer the question, "Who made the decision"?

Through lack of maintenance and funding to fix this, Serendip might as well close down.

Can Council put pressure on Parks Victoria or the State Government to reverse these decisions and restore Serendip to its former iconic place to visit, especially with Avalon Airport, Spirit of Tasmania and the Commonwealth Games bringing prosperity and tourism to our region.

Gareth Smith indicated a response would be forwarded regarding the above two questions.

In relation to the Flood Study, Gareth suggested Council provided ample engagement opportunities for community input and have been very transparent throughout the process.

Your concerns in relation to Serendip will be addressed within Cr Grzybek's Notice of Motion which will be presented later in the evening.

Submission

Dr Jane Mooney submitted Minutes and six appendices of the Help Save Pako Street Community Meeting held on 10 September 2022. This submission relates to consultation on the Pakington Street North Precinct of the Pakington Street (Geelong West) and Gordon Avenue Urban Design Framework.

1.7. Petitions

Graham Hobbs presented a petition containing 3,890 signatures from residents opposing Council's proposed plans for the Highton Village upgrade.

2. REPORTS

2.1. Amendment C339ggee Flood Zones and Overlays - Review of Complex Submissions - Lara, Avalon and Fyansford

Source: **City Planning & Economy**
Director: **Gareth Smith**

Cr Grzybek declared a Conflict of Interest in Amendment C339ggee Flood Zones and Overlays – Review of Complex Submissions – Lara, Avalon and Fyansford in that Cr Grzybek owns a property in the flood study and left the meeting room at 7.57 prior to debate.

Purpose

1. To further consider submissions to Amendment C339ggee and seek Council support to refer all submissions to an independent Panel.

Background

2. The amendment implements the *Lower Barwon Lower Moorabool Flood Investigation (Dec 2018), Lara Flood Study (March 2020)* and *Bellarine Peninsula Corio Bay Local 2.3 Coastal Hazard Assessment (Dec 2015)*.

3. The amendment affects 7,744 properties and applies and revises flood overlays and zones in the above areas. The amendment was publicly exhibited in July-August 2021, with notices sent to more than 10,000 owners and occupiers, resulting in 561 submissions received of which 535 objected. The vast majority of submissions were from the Lara Flood Study area.

4. On 14 December 2021, Council considered an officer's report on submissions and resolved to refer all submissions to an independent Panel, except those relating to the Lara Flood Study to allow officers to further investigate and report back on the more site specific and complex issues of the Lara submissions.

Key Matters

5. Council officers selected around 50 submissions for closer review from the Lara Flood Study area plus an additional 4 submissions from Fyansford, as these submissions were site specific, evidence based and raised issues beyond the general themes already addressed in the 14 December 2021 council report.

6. Submissions were reviewed by council engineers and planners, the Corangamite Catchment Management Authority (CCMA) and the flood experts at Water Technology consultants.

7. **Attachment 1** to this report provides a comprehensive review with maps, analysis and feedback on the submissions.

8. As a result of the review, a total of 2203 properties are recommended for removal from the proposed overlays. These are almost entirely new housing estates and growth areas which have developed since the flood mapping was undertaken or are under planning or construction and will be developed to ensure residential areas are above adopted flood levels.

9. It is recommended the review of complex submissions and the information in the 14 December 2021 council report informs Council's submissions to an independent Panel which is the next step in the process (subject to a Council resolution).

Original Recommendation

Cr Sullivan moved, Cr Nelson seconded –

That Council, having further considered all submissions to Amendment C339ggee Flood Zones and Overlays relating to the Lara Flood Study and Fyansford, resolves to:

1. **Request the Minister for Planning to appoint an Independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider the Lara Flood Study submissions along with all other submissions to Amendment C339ggee which Council resolved on 14 December 2021 to refer to the Panel; and**

2. **Submit to the Panel its response to the submissions as outlined in this report and the Council minutes of 14 December 2021.**

Resolution 2.1

Alternative Motion

Cr Harwood moved, Cr Aitken seconded -

That Council:

1. **Acknowledge the further work undertaken in the Review of Complex Submissions – Lara, Avalon and Fyansford (Attachment 1);**

2. **Defer a decision on the Lara Flood Study Submissions in order for Council officers to undertake further work which:**

   2.1 Reviews the previous criteria as detailed in Attachment 1 of this report, page 15, page 3 for consideration of complex submissions;

   2.2 Determines any reasonable opportunities for the removal of properties proposed to be applied with a flood overlay control; and

   2.3 At the completion of 2.2, prepares a report to Council that considers all the submissions.

3. **Request the Chief Executive Officer to allocate appropriate resources to undertake this further work referred in point 2 above; and**

4. **Note the additional work and costs to facilitate an additional review of submissions as outlined in (2) for the Lara Flood Study is in the order of approximately $30,000.**

Carried

Cr Grzybek re-entered the meeting room at 8.16pm

Procedural Motion

Cr Kontelj moved, Cr Mansfield seconded –

That the Notices of Motion be brought forward for discussion.

Carried

Notices of Motion, Items 3.2 and 3.1, were considered next by Council, in this order, prior to consideration of all other agenda items.

Financial Sustainability

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

Community Engagement

11. In relation to properties in Lara and Avalon, community engagement occurred previously as part of the Lara Flood Study, including community open house sessions and publishing of extensive information on the website.

12. Further opportunity for community input has occurred as part of the public exhibition of the planning scheme amendment.

13. Submitters were advised of the outcomes of the 14 December 2021 Council meeting and have been further notified of the review of complex submissions, with a copy available on Council's Amendment C339 webpage.

14. In the event that Council resolves to refer the submissions to an independent Panel, the submitters will be able to further present their case at a panel hearing.

15. The amendment will also need to come back to a public Council meeting to consider the Panel's recommendations and adopt the amendment before it is submitted to the Minister for Planning for final approval.

Social Equity and Sustainability

16. Lara, which has the most properties proposed for new flood overlays as a result of this amendment, is subject to the same flood related planning controls that exist elsewhere in Greater Geelong. Numerous other towns and suburbs including parts of Barwon Heads, Ocean Grove, Portarlington, Moolap, Corio, Newtown, Highton, Belmont and Wandana Heights are subject to flood overlays such as the Special Building Overlay proposed for urban Lara.

Relevant Law/Policy/Legal Implications

17. The Victorian Floodplain Management Strategy 2016 is a state government strategy that clarifies the roles and responsibilities of government agencies and authorities involved in flood management. In relation to planning, the strategy explains:

    17.1 *"Enhanced effort in municipal planning, supported by increased knowledge of flood hazards, will go a long way towards securing resilience to floods. Flood overlays need to be introduced or updated as soon as possible after new flood maps are produced to maximise the returns on investment in flood information and help manage risk.*"(p.13).

18. In relation to planning policy, the amendment is consistent with the following state planning policies:

    18.1 Clause 11 Settlement;

    18.2 Clause 11.02-1S Supply of urban land;

    18.3 Clause 11.03-2S Growth areas;

    18.4 Clause 13 Environmental risks and amenity;

18.5 Clause 13.01-1S Natural hazards and climate change – identifies the need for adaptation response strategies for existing settlements in risk areas to accommodate change over time. The amendment assists in implementing this by providing more accurate information to guide subdivision and development in responding to risks associated with flooding;

18.6 Clause 13.01-2S Coastal inundation and erosion; and

18.7 Clause 13.03-1S Floodplain Management - identifies that planning is to assist the protection of:

18.7.1 Life, property and community infrastructure from flood hazard;

18.7.2 The natural flood carrying capacity of rivers, streams and floodways;

18.7.3 The flood storage function of floodplains and waterways; and

18.7.4 Floodplain areas of environmental significance or of importance to river health.

19. The amendment is consistent with several related local planning policies as outlined in the 14 December 2021 Council report.

Alignment to Community Plan and Vision

20. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

21. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

22. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

23. As described in the 14 December 2021 report on this amendment, there is a risk if Council as the Planning Authority does not act on the flood mapping it has available, it may be liable if flooding occurs in the future and damages property developed subsequent to the studies.

24. Council can reduce this risk by acting on the scientific based data it has available and applying the appropriate planning overlay or zone as proposed by this amendment. It is considered Council has a duty of care to act and identify flooding and properly control development in flood prone areas.

25. The overlays will help reduce the risk of property damage as a result of stormwater, riverine and coastal flooding by requiring a planning permit for new dwellings and other buildings and works. In particular, this will enable both Council as the Responsible Authority and the CCMA as the Floodplain Management Authority to ensure building floor levels are set above the predicted flood levels and hence minimise economic and personal hardship if flooding is to occur.

Environmental Sustainability

26. The amendment will help manage the environmental hazard posed by stormwater and riverine flooding and impacts of coastal inundation and future sea level rise.

Attachments

1. Attachment 1 - Amendment C339 ggee Review of Complex Submissions [**2.1.1** - 109 pages]

THE CITY OF
GREATER GEELONG

Planning Scheme Amendment C339ggee
Flood overlays and zones

CITY OF GREATER GEELONG

REVIEW OF COMPLEX SUBMISSIONS – LARA, AVALON AND FYANSFORD

City of Greater Geelong

July 2022

BACKGROUND

1. The main purpose of Planning Scheme Amendment C339ggee is to implement the following three flood studies by updating planning scheme zone and overlay maps:

    1.1 Lower Barwon and Lower Moorabool Flood Investigation, December 2018

    1.2 Lara Flood Study, March 2020

    1.3 Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015 (LCHA) (remaining areas around Lake Connewarre).

2. The overlays will help ensure that any significant buildings and works constructed in areas identified as flood prone are built to a standard that considers future flooding.

3. On 28 July 2020 Council resolved to support the preparation and public exhibition of the amendment.

4. The Amendment was exhibited from 15 July 2021 to 16 August 2021 (with late submissions accepted to the end of August and beyond).

5. Notices were sent to 10,326 owners and occupiers of land affected by the proposed overlay and zone changes, government authorities, land managers and prescribed Ministers.

6. The C339ggee webpage contains detailed information including copies of the exhibited planning scheme overlay and zone maps and proposed changes to overlay schedules along with copies of the original flood studies and Frequently Asked Questions (FAQs).

CONSIDERATION OF SUBMISSIONS

7. As a result of public exhibition, a total of 561 submissions were received of which 535 objected.

8. The vast majority of submissions were from the Lara Flood Study area and mainly related to the Special Building Overlay. A further breakdown of submissions is provided below:

Key area of interest of submissions	Number of submissions
Lara Flood Study area	505
Lower Barwon/Moorabool Study area	40
LSIO2 (Sea level rise/coastal inundation)	3
Schedule changes to LSIO and FO	4
Government authority submissions	4
Location of area not specified	5
Total submissions	**561**

9. In September and October 2021, Council officers reviewed the 561 submissions and prepared a table summarising the submission against themes. A description of the themes and an officer's response to each theme was compiled into a report to Council.

10. The submissions were grouped under the following themes:

a) No history of flooding;

b) Need for improved drainage infrastructure;

c) Land not considered flood prone due to topography;

d) Recent development works / new housing estates;

e) Challenges to validity of flood modelling;

f) Impact on insurance;

g) Impact on property values; and

h) Complex or site specific submissions.

11. On 14 December 2021 Council considered the officer's report on submissions received to Amendment C399ggee and resolved as follows:

    1. *Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider all submissions to Amendment C339ggee except those relating to the Lara Flood Study;*
    2. *Defer a decision on the Lara Flood Study submissions to allow Council officers to investigate and prepare a further report on the site specific and more complex submissions and report back to Council in early 2022;*
    3. *Refer all submissions except the Lara Flood Study submissions to the Panel;*
    4. *Submit to the Panel its response to the submissions (except the Lara Flood Study submissions) generally as outlined in this report; and*
    5. *Note that Council officers will liaise with Planning Panels Victoria to delay appointment of a Panel and a Panel Hearing pending the outcome of Council's future consideration of the Lara Flood Study submissions.*

PROCESS TO REVIEW COMPLEX SUBMISSIONS

12. After the Council passed the above resolution Council officers decided to put the complete amendment on hold pending review of the Lara Flood Study submissions as per resolution no.4. This is to enable all the submissions to be referred to a single independent Panel.

13. Council officers further reviewed the submissions that had been categorised as complex submissions in the 14 December council report.

14. Around 50 submissions were selected for closer review from the Lara Flood Study area plus an additional 4 submissions from Fyansford which is within the Lower Barwon Lower Moorabool Flood Study area.

15. The submissions selected for further review were considered to be the more complex submission that raised issues beyond the other themes already addressed in the report to Council of 14 December 2021. The submissions to be reviewed were selected as they included information such as: site specific, factual or evidence based information or data, technical information (including from qualified flood and drainage engineers), local topographic information and knowledge, information on localised drainage systems and information on development and landform changes that have occurred on the ground since original flood studies were prepared and that may impact on the flood prone nature of the land.

16. The task of reviewing the submissions was divided up as follows:

a) **City's Engineering Department** – provided initial engineering advice and reviewed individual submissions in Lara affected by the Special Building Overlay (SBO) which is within the City's remit as the local drainage authority.

b) **City's Strategic Implementation Unit** – coordinated the review, authored this report and reviewed the Lara based submissions that requested rezoning.

c) **Corangamite Catchment Management Authority (CCMA)** – reviewed individual submissions in Lara, Anakie and Avalon for areas proposed for either a Land Subject to Inundation Overlay (LSIO) or Floodway Overlay (FO) which tends to be land affected by riverine flooding and is within the CCMA's remit as the flood plain management authority.

d) **Water Technology Consultants** – The City engaged Water Technology as the original authors of the Lara Flood Study and the Lower Barwon Moorabool, Flood Study to review the more complex submissions and in particular submissions that were lodged by developers and affected multiple properties and included specialist engineering reports.

The focus of the Water Technology review was on areas in Lara that had been subdivided and developed since the original studies were undertaken plus to review information supplied regarding flooding and drainage in the Avalon and Fyansford areas.

Water Technology recommended further modelling be undertaken in the Avalon area and the City commissioned them to undertake this additional work.

17. The review took longer than expected mainly due to human resourcing constraints, other priorities, and high workloads in the City and also within Water Technology where it's flood modelling specialists were required to assist with the northern NSW flood disaster that occurred in the first quarter of 2022. The further modelling undertaken around Avalon also extended the timeframe.

RESULTS OF THE REVIEW

18. The results of the review are summarised in **Appendix 1**. The submissions reviewed are grouped by the reviewing authority. Where individuals have not given permission to publish names the surname is replaced with "individual submitter". Submissions are public documents and full copies are available from the City but for privacy reasons, unless the submitter has provided consent, names and full addresses cannot be published in council minutes or on the City's web site.

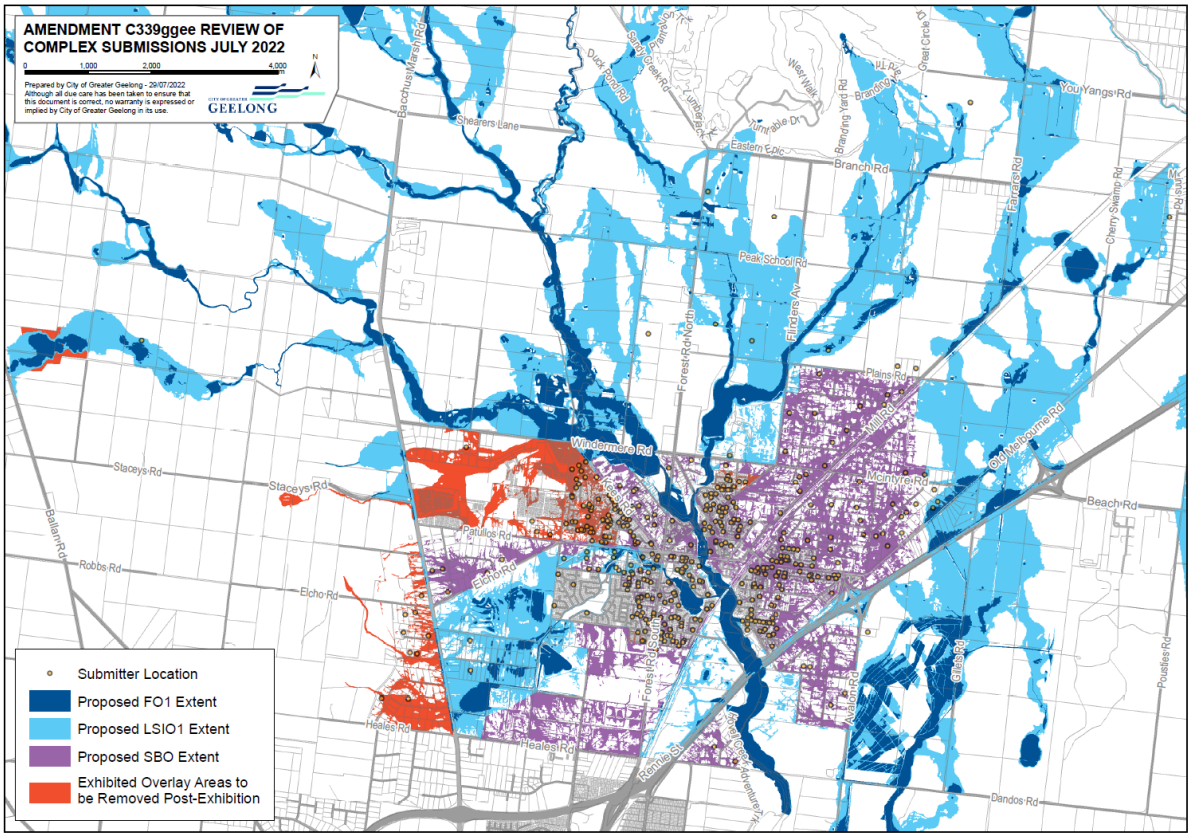
19. The main changes from the review derive from Water Technology's expert advice on the new residential estates that have developed since the flood studies were prepared and growth areas which are under development or soon to be developed. Based on this advice the City is recommending that a number of properties come out of the amendment and overlays are not proceeded with in the new estates in the Lara West and Northern Geelong growth areas.

20. In addition, Council engineers recommend trimming the overlay maps to remove the SBO from a small number of submitter's properties where the overlay only marginally affects the property.

21. In relation to the request for changes to zoning the responses are outlined in the table in Appendix 1. Of the four submissions reviewed only one is considered potentially appropriate being a change in zoning of 6 McHarrys Rd from Low Density Residential Zone 1 (which allows lots of a minimum size of 0.4ha) down to LDRZ2 which allows lots of 0.2ha. This is subject to further discussion regarding reticulated sewerage being provided by Barwon Water.

22. The maps in **Appendix 2** have been prepared showing areas in red that had overlays exhibited but which are now recommended to be removed from the amendment. An overview map of Lara showing exhibited overlays and areas to be removed is in **Figure 1** below and a larger image in Appendix 2.

Figure 1 – Overview map of Lara - with overlays exhibited (blue & purple) and to be removed (red)



23. A total of 2203 properties are proposed to be removed as detailed below:

Location	No. of properties to be removed
Lara	1327
Future Lara (under construction not yet titled)	708
Northern Geelong Growth Area	105
Fyansford	63
Total properties for removal	**2203**

24. A full copy of the memo of advice from Water Technology of 12 May 2022 is in **Appendix 3**.

25. The summary of the Water Technology advice by area from pages 39-40 of the memo is provided below:

26. **Fyansford -** The information on which the Lower Barwon and Lower Moorabool Flood Study was collected in January 2017. At this time the areas around Fyansford were under construction. Since this time these works have been completed which include filling to achieve flood protection. The works within both the Gen Fyansford and Heights estates protect new residential lots from inundation during the 1% AEP riverine flood event, as such it is recommended that these properties now be excluded from the planning scheme amendment, and the exhibited flood related overlays be clipped to the filled development areas. The subject properties include: Heights Estate; 32 Monier Way, and 31-33 Salisbury.

27. The property at 12-15 The Parade Fyansford is recommended to remain within the extent. The limit of the flood protection works within Fyansford do not extend to the property and as such given the low ground levels within the property and adjacent road the area is likely to be inundated during the 1% AEP flood event.

28. **Lara West Precinct (includes Coridale, Applegum, Austin and Manzeene Village estates) -** Due to previous planning permit conditions, additional information and significant changes to land form and drainage infrastructure, it is recommended that the properties identified in this area in relation to submissions 296, 510, 468, 297, 198, 230, 448, 449, 457, 474, 552 (listed below) are excluded from the planning scheme amendment. It may be prudent to maintain the above properties within the land liable to flooding until further flood modelling is completed as part of the Hovells Creek Stormwater Management Plan project.

29. **Lara Lakes and Lara Central Estate** - Due to previous planning permit conditions, additional information, and significant changes to land from and drainage infrastructure, it is recommended that the properties identified in this area in relation to submission 296 (listed below) are excluded from the planning scheme amendment. It may be prudent to maintain the above properties within the land liable to flooding until further flood modelling is completed as part of the Hovells Creek Stormwater Management Plan project.

30. **Avalon** - The response to submissions in the Avalon area relates to the following properties: 1425 Princes Freeway (1-43 Beach Road) and 1475 Princes Freeway (45 Beach Road) ; 15 Avalon Road and 255-275 Avalon Road. It is noted that the Lara Flood Study was undertaken at a regional scale and there are limitations within the model setup and methodology that may have impacts on individual property results and localised flood behaviour.

31. In light of the submission provided, a review of topography data, hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken. Upon review of the information provided within the following submissions, it appears reasonable to reconsider the application of the overlays in their current form based upon the information provided. It appears the boundary inflow locations within the hydraulic model may be providing an over-representation of flooding within the site.

32. **Northern Growth Area -** The Northern Growth Area submission to exclude the site from the current Amendment would exclude a number of existing dwellings from being identified as within a flood prone area. It is recommended that the area be excluded at this time.

CONCLUSION AND RECOMMENDATIONS

33. Council officers recommend removal of 2203 properties from the amendment as outlined in this review. A total of 73 submissions will be resolved by the removal of the properties as proposed i.e., the submitters own or submitted on properties that were proposed to be subject to overlays but no longer will be as a result of these changes.

34. The summary table in **Appendix 1** and the Water Technology memo in **Appendix 3** provide a substantial amount of expert discussion, review, figures, maps, diagrams and planning and engineering based feedback on the submissions that were reviewed.

35. No further removal of overlays is recommended beyond that described in this report. The review has added rigour to the process and should give landowners and Council confidence that the flood modelling (post review) is fit for purpose and accurately maps the areas that could potentially be affected by flooding as required by State government policy.

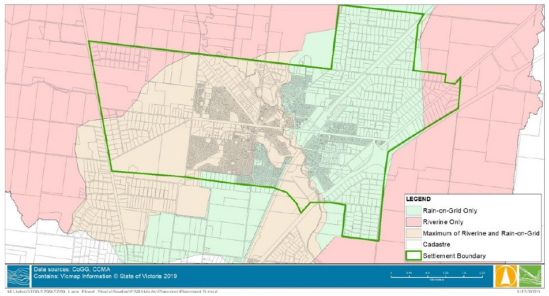
36. The planning overlays being used in Lara and surrounds such as as the SBO, FO and LSIO are commonly used across the municipality and the State. Typically, they do not prevent development, but they do trigger a planning permit for new dwellings and other substantial buildings and works. In particular they ensure that floor levels are constructed above the predicted flood levels and provide an opportunity for specialist flood and drainage engineers at Council and the CCMA to review development applications before permits are issued.

37. The Council minutes of 14 December 2021 and the FAQs which are both available on the C339ggee webpage provide discussion and answers to the broader questions, issues and themes raised in submissions and should be read in conjunction with this more detailed review of the complex submissions.

38. Council officers recommend this review be used as a basis for Council's submission to an independent Panel which is the next step in the planning scheme amendment process.

Appendix 1 – Review of Complex Submissions Summary and Response Table

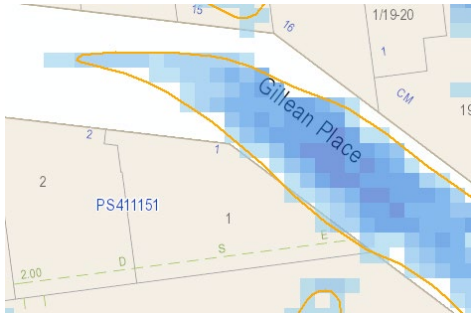
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
126	Individual Submitter	Glenoe Drive	Lara	**CoGG Engineering**	Special Building Overlay (SBO)	Application of the Special Building Overlay to the Rural Living Zone areas against the Victorian Planning Provisions. The RLZ is classed as Rural Zone while the SBO is specifically only to be applied to Urban Zones. Planning Practice Note 12: "The SBO applies to stormwater flooding in urban areas only " Reference Table 1 in PPN 12. Lack of a lower limit in interpreting the Lara Flood study data for the LSIO and SBO have resulted in a significant overreach by Council in the application of these zones in Lara. The data in the Study covers stormwater flooding in steps of 0 to 0.1,0.1 to 0.2 and 0.2 to 0.3 metres. With the lower limit set to 0mm on the first step, large areas with extremely low levels of potential stormwater flooding have been caught with areas where the potential flood risk is higher. It would be more reasonable to set the lower limit to 30mm or so which would limit the application of the SBO and LSIO to areas where potential flooding is actually a potential issue rather than a blanket application to large areas of Lara with little flooding risk.	The City acknowledges the submitter's property is within the Rural Living Zone and that the Special Building Overlay (SBO) is not a perfect fit in this situation. Selection of the most appropriate planning control was the subject of significant discussion, with the decisions based around: • Whether flooding is predominantly riverine or stormwater (see below map) • Whether a particular property is inside the Lara township boundary as shown in Cl 21.13-4  (Lara Flood Study – R04 Assess and Treat Risk Report, fig 5-4, Water Technology, 2020b) An alternative overlay for the subject property is the Land Subject to Inundation Overlay (LSIO). Its purpose as expressed in Cl44.04 is: To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood. In this case, flooding is relatively shallow overland flow and cannot be attributed to a waterway. Where a flood hazard is known, the City has a duty of care to advise residents and to ensure future development responds to and is compatible with the modelled hazard. Depths less than 0.03m (30mm) have been excluded from consideration in delineating the 1% AEP flood extent and the	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							proposed SBO. This is consistent with the approach taken with the Highton Flood Study (amendment C355). Modelling indicates flood depths across the submitter's property are between 0.05 – 0.12m. **No changes are recommended.**	
164	Free	Reliance Avenue	Lara	**CoGG Engineering**	SBO	Submits Amendment as it relates to four properties in Lara in should be withdrawn. Reasonable flood mitigation systems should be installed so properties are not subjected to inundation or flood overlay restrictions. Council should fund installation of flood basin on its land adjoining Elcho Drain connection to Hovels Creek, such that a 1 in 100 year event has such storage at that location to avoid flooding to homes near Elcho Drain, and upstream. Believes this land was for flood mitigation and a basin could prevent loss of homes and life in Lara. Council has allowed significant new development in Lara in the past years, adding to revenue base, also adding flood risk with additional hard surface runoff, homes, roads, larger storm water drains being added to an unchanged Hovels creek, which is known for its flooding history. Refers to bottle neck for floodwater at Hovels Creek under rail bridge, low gradient of storm-water path from Lara to Corio Bay, and planned growth of Lara upstream.	8-10 Reliance Avenue – No overlay 12 Yoorok Drive – Existing SBO1 6 Corvi Court - SBO 4 Fisher Street - SBO The submission relates to four properties as above, two of which are proposed to have the SBO applied through this amendment. One property was previously subject to Schedule 1 to the Special Building Overlay (SBO1) due to its siting withing the Grand Lakes Estate; no change is proposed to the SBO1. No overlay is proposed for the final property. The submitter requests further flood mitigation works are undertaken in Lara to minimise the need for planning controls. A network of flood mitigation measures currently exists within Lara, including floodways, retarding basins, gauges, pumps and flood gates. Further mitigation works are limited to what will feasibly reduce flooding and what is affordable. The Lara Flood Study 2020 identifies a number of mitigation projects, one of which is currently being further developed into detail design. As these are generally multi-year projects, planning controls can be removed from those properties that are protected when works are complete. The submission notes recent growth of Lara and questions the impact of land development of the flooding situation. State planning policy requires new lots be flood free up to and including the 1% AEP event and that land development not cause adverse impact to adjoining properties and the natural environment. This can be achieved through filling and the construction of retarding basins and/or floodways. The Elcho Basin is one example, where the City as owner/developer of the Geelong Ring Road Employment Precinct has constructed the asset to ensure flood conditions on downstream properties	No

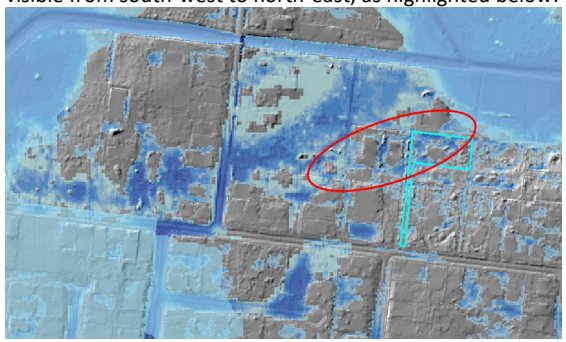
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							are not worsened as a result of ongoing development ion the precinct. **No changes are recommended.**	
213	Individual Submitter	Kiddle Drive	Lara	**CoGG Engineering**	SBO	Submitter states Lara has experienced a few major flooding events during his time here, particularly in low-lying areas where homes have been flooded. Not so in Kiddle Drive — what happens here are not flooded homes but water-logged paddocks. Submits that SBO applies to stormwater flooding in urban areas only. States Council are obviously concerned about this surface water but what actually are their plans and solutions?	As per Submission 126, the SBO is proposed to be applied to a rural residential property, this time in the Rural Living Zone. The purpose of SBO is to recognise that there is a risk of flooding as a result of overland flow beyond the capacity of the existing drainage system. In this instance, flooding cannot be attributed to a waterway therefore the SBO is the most appropriate overlay to reflect the known flood hazard. The SBO gives the City opportunity to assess buildings and/or works that may restrict or redirect flows. In low-risk areas such as this, typically the only requirement would be to raise finished floor levels. **No changes are recommended**.	No
225	Individual Submitter	Gillean Place	Lara	**CoGG Engineering**	SBO	Submits that the SBO only comes 70cm into property.	The proposed SBO represents a minor encroachment of approximately 0.7m (70cm) into the property. Modelled depths are between 0.03 – 0.04m (30 – 40mm). This is likely to be a result of how the model grid was delineated, and whilst is not 'wrong' does represent an unnecessary burden on the property.  **It is recommended that the SBO is clipped to the property line.**	Yes, See Map 1

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
233	Houston	Forest Road North	Lara	**CoGG Engineering**	SBO	Submits that objection relates specifically to the fact that the source data and time of the study is using information on our property that was prior to the subdivision of the lot now known as 137 Forest Road North. The study is using the topography of the lot and assumed it to be flat and refers to it as being a part of 145 Forest Road North in Lara. Refers to house and shed construction and ground works to raise profile which has not been taken into account by thew amendment i.e. inappropriate data.	Submission 233 objects to the application of the SBO due to recent building works that have occurred on the property. As detailed in the Lara Flood Study – R01 Preliminary Report, photogrammetry covering the urban areas of Lara was captured in 2017. This data was processed to remove all buildings and structures to produce the 'bare-ground' Digital Terrain Model used in the flood model. Aerial photography indicates building works on the property commenced in late 2017. There is no evidence of widespread filling of the land that would prevent overland flows from entering the property from the north. Re-running the flood model to include the dwelling may result in a slight redistribution of overland flows within the property, however the works that have been completed are unlikely to make it flood-free. **No changes are recommended.**	No
262	Individual Submitter	Buckingham St	Lara	**CoGG Engineering**	SBO	Submission questions the accuracy of the flood mapping due to the presence of boundary fences.	Boundary fences are typically removed from raw LiDAR and photogrammetry in order to produce the 'bare-earth' Digital Terrain Model used in the flood model. Any build-up of earth around fence-lines will typically be captured. Obstructions, including buildings and structures are accounted for by increasing the surface roughness, which directs overland flows to areas of least resistance. Whilst this is not a perfect representation, it is standard practice within the industry and provides a good balance of detail to project cost.	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							From the raw flood mapping a clear overland flow path is visible from south-west to north-east, as highlighted below:  There is some variation from the final flood study mapping to the proposed SBO extent. Shallow depths (below 0.03m) have been excluded, small unconnected 'puddles' have been removed and the gridded results have been smoothed. Whilst there may be some localised inaccuracies, the intent of the SBO is simply to provide a trigger for works in the floodplain to be further assessed so that the clear passage of floodwaters is maintained, and works do not represent a hazard to human health and safety. **No changes are recommended.**	
279	Bevan Little Lambs Playgroup Lara	Lakeside Bvd	Lara	**CoGG Engineering**	SBO	Wants decision to apply SBO to property reviewed and the SBO removed. Block of land has a 2.2m fall high ground rear of block. In 2005 approval was granted to build family home. Before work commenced on the house build, the block was cut at the same level as neighbours. With house design enclosing the rear yard, retainer walls, tanks, landscaping including extensive aggie drainage, drainage pits, dual redundancy storm water discharge system were all designed and installed with very calculated intentions (in short, 2	Submission 279 asserts that flood risks identified in the Lara Flood Study 2020 did not exist previously. The possibility of flooding has always existed, it simply had not been fully quantified. As with any environmental hazard, the City has a duty of care to advise residents of flood hazards where known, and to ensure future development responds to and is compatible with the modelled hazard. The flood study was completed by experts in the field, has been independently peer reviewed and is therefore considered fit for purpose as a regional flood study. Specific to the submitter's property, the flood hazard is not from raised water levels within the lake system, rather from the inability of underground drainage system to accept and	No

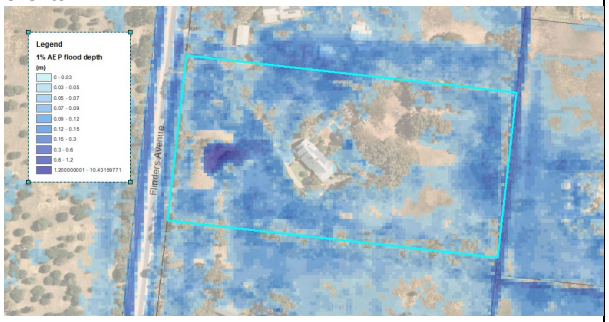
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						drainage systems that allow dedicated maximum storm water discharge from rear yard of property into street drainage system. In the rare event that the street drains were at maximum capacity, the water from our property flows across nature strip onto Lakeside BVD). Living room floor (covered by SBO) is 3.7m higher than Elcho drain path in Lake Lands retention system. SBO is totally unreasonable, major technical shortcomings that brings into question the flood model. Council should consider legal implications of accepting the findings, insinuating Council accepts an increase in flood risk to landowners in Lakeside Bvd. A flood risk that did not clearly exist a few years ago in a modern estate that was approved by the COGG.	convey runoff during heavy rainfall. Excess runoff then flows overland along low-lying drainage paths. It is clear that the owners have invested significantly in drainage infrastructure on their property. The National Construction Code and relevant Australian Standards require that site drainage systems cater for up to the 1 in 20 year (5% AEP) rainfall event, however this will be quickly overwhelmed in more intense rainfall. Rainwater tanks are typically installed to capture rainwater for reuse but have limited use in flood mitigation unless significant airspace is available. The City is keenly aware that the drainage system in Lara, as with many other parts of the municipality, has been constructed to differing standards over the course of many years. The study does not invalidate works previously completed in accordance with the standards of the day. The study is a necessary first step to identify 'hot spots' and assess the financial and social impact of flood damage. It is only with this information that the City can sustainably build a program of mitigation strategies including physical works, flood warning and information dissemination strategies, and planning and building controls. The Special Building Overlay is the least onerous of the flood related planning controls, as it typically reflects shallow, low hazard overland flows. It is acknowledged a planning permit adds additional time and cost, however, provides opportunity for owners and building designers to tailor a design to the land. Minor works may be exempt from a permit, as set out in cl 44.05-2. **No changes are recommended**	
288	Maczyszyn	Buckingham St	Lara	**CoGG Engineering**	SBO	Opposes SBO with reasons including: 30 years lived in Lara the only flood event was primarily caused by works conducted by the Council incorrectly conducting works on the Hovel Creek area. Property is opposite Grand Lakes Estate. During construction of estate the council	The City agrees with the submitter that the developer of Grand Lakes Estate invested significant effort to ensure new lots within that estate were flood free. This does not guarantee the situation will be improved for adjoining properties, only that it will not be made worse. As with Grand Lakes, recent development including Manzeene Village, Lara Central, Lara Views and estates within the Lara West urban growth area have invested significant time and money in studies and	No

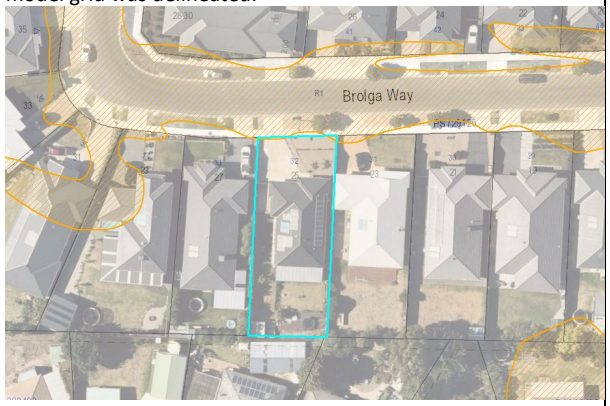
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						insisted that the developer, Bisinella Developments, invest significant time, effort, and money into ensuring drainage was adequately addressed. Was signed off by Geelong council. Fall of property is away from street and rear has large culvert drain, in 9 years lived in current property no flood events. Annual rainfall for Lara is considerably less that the state average. COGG has approved, without foresight, an excessive number of developments without the adequate consider, planning or development of infrastructure. Impacts of overlay include increased insurance premiums, issues in gaining approval for improvements.	infrastructure to ensure land can be developed without adverse impact on existing residences and the natural environment. Whilst the comment on Lara's low average annual rainfall is noted, this has no bearing on whether land will flood. There will still be rainfall events that drainage systems are simply unable to manage, particularly so in older areas where subdivision does not fully consider topography. Similarly, the comments relating to the fall of the property and the presence of the drain to the rear are noted. Lot-scale drainage in rural-residential areas is required to have capacity for the 10% AEP event. Given overlays reflect the 1% AEP event, this drain will be quickly overwhelmed in higher rainfall events. The submitter has also raised concerns around future insurance coverage and costs. This is a common theme when flood models are published. Advice from the Insurance Council of Australia is "As of March 2015, more than 93% of home building and contents insurance policies contain flood cover as a standard inclusion" (https://www.floods.org.au/client_images/1787680.pdf). Flood insurance premiums are generally proportional to the flood risk at a property, therefore studies such as the Lara Flood Study 2020 allow insurers to better tailor their products to suit. Where a resident feels an insurer has overestimated their flood risk, the City is able to supply flood data (extent, depth, etc.) to assist in re-assessing the risk. **No changes are recommended.**	
289	Maguire	Flinders Ave	Lara	**CoGG Engineering**	SBO	Seeks review of proposal to include property in the SBO. Gives specific topographic examples/local knowledge as to why flooding is mitigated. Lived at property since 1995 and have some experience in how the property handles large stormwater events. Important mitigations in place that reduce flooding impacts on this property.	Submission 289 questions whether the Study has considered improvements to and surrounding the property, including a driveway elevated above natural surface, flood storage provided by a dam on site and catch drains to the east and north. The Digital Elevation Model has certainly captured the driveway, dam and drain to the east of the property, as evidenced by decreased (driveway) and increased (drain, dam) flood depths in these areas.	No

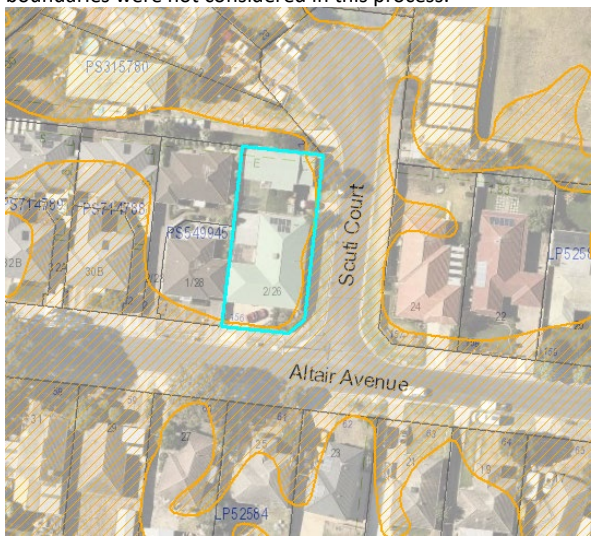
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						Generally, the property slopes gently toward Flinders Avenue and Plains Road. 1. The dam, rather than being an item of risk, plays an important flood mitigation role. Historically, the dam is empty (as now) or only partially full and is a catchment for significant flooding events that impact the Windermere Rd side. Also, drainage pipe leading from the dam to the nature strip in Flinders Avenue allows emptying of water from the dam if it over-fills. 2. Driveway, runs over 100m from Flinders Avenue to behind the house, is built up above surrounding land and acts as a barrier. 3. During large stormwater events, water on the Plains Rd side runs toward the front end of our neighbour's property, channel diverts excess waters to Flinders Avenue. 4. Channel system mitigates water entering property from the rear, not clear if it has informed the Lara Flood study.	The drain to the north is a private asset that has lesser capacity than the easement drain to the east, therefore will not provide significant flood protection for anything but frequent rainfall events.  The drain to the east was constructed circa 1990 and is estimated to have capacity for up to a 10% AEP event. It is noted the dam is generally kept empty; however, it will not have the capture capacity of a properly designed retarding basin. **No changes are recommended.**	
292	Individual Submitter	Brolga Way	Lara	**CoGG Engineering**	SBO	Amendment affects the front 30-40cm of our land, on which our house is set back 8m from the property line on a steep upwards incline. *Attached images highlighting submission*	The submitter's property sits within the Lara Central Estate, which was more broadly referred to in submission 269. The proposed Special Building Overlay represents a very minor encroachment along the frontage. As presented in the submission, a retaining wall has been constructed along the frontage which significantly elevates the majority if the lot above footpath level. Similar to submission 225, it can be surmised that the identified flooding is a result of how the	Yes - clip overlay to exclude property See Map 4

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							model grid was delineated.  **It is recommended that the SBO extent is clipped to the property line.**	
300	Matthews	Buckingham Street	Lara	**CoGG Engineering**	SBO	Same submission and property as number 288	See no.288	
331	Moore	Turnstyle Crt	Lara	**CoGG Engineering**	SBO	Submission 331 queries the mapped flood extents based on the existence of drainage infrastructure on and adjacent to the property.	The shape and extent of the 1% AEP flood extent over the land is reflective of flat terrain. Model results show floodwaters are shallow and low velocity, with increased depth in any small depression. Features such as the mounded areas referred to in the submission have been captured in the Digital Terrain Model and generally excluded from the proposed SBO. As previously noted, the raw flood mapping is simplified to produce the draft planning overlays, which may result in some areas that are not expected to flood being covered by the overlay. This is normal practice and was addressed by the panel for amendment C265 which applied the SBO to parts of Portarlington, Newcomb, and Corio. This simplification process also explains why roadside drains may not fully covered by the proposed SBO, as elevated driveways will split the water in the drain into disconnected pieces that may be smaller than the minimum 'puddle' size. The submitter acknowledges areas of the site are inundated during 'unusual rain events'. The areas highlighted in the	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							submission are within the proposed SBO, which suggests results of the flood model are generally accurate. **No changes are recommended.**	
334	Individual Submitter	Altair Ave	Lara	**CoGG Engineering**	SBO	SBO only covers a small amount of property. This amendment is provisionally supported on the basis that: 1. Residential properties are not publicly defined as being within a SBO if the SBO covers a minor percentage of the land or dwelling area. 2. Additional approvals are not required for minor interior and exterior changes (e.g. fencing, replacing roofing on existing pergola) for areas of a property impacted by the SBO overlay but outside the specific SBO overlay boundary. 3. Assistance is provided (e.g. advice, materials) to property owners to minimise any impact of storm water in advance of such occurrence.	It is noted the submitter generally supports the application of planning controls based on the Lara Flood Study 2020 but has some concerns relating to the need for approvals for minor works and support during flood events. As previously detailed, the proposed Special Building Overlay is based on the modelled 1% AEP flood extent with some minor modifications to remove shallow depths and isolated 'puddles' and to smooth the blocky raw model outputs. Property boundaries were not considered in this process.  Most of the subject property is flood free, with modelled flood depths in the proposed SBO between 0.03 – 0.06m (30 – 60mm). The need for a permit is triggered by buildings or works within the SBO, subject to exemptions listed in cl 44.05-2. For example, a replacement fence in the same location and	Yes, clip overlay to exclude property See Map 2

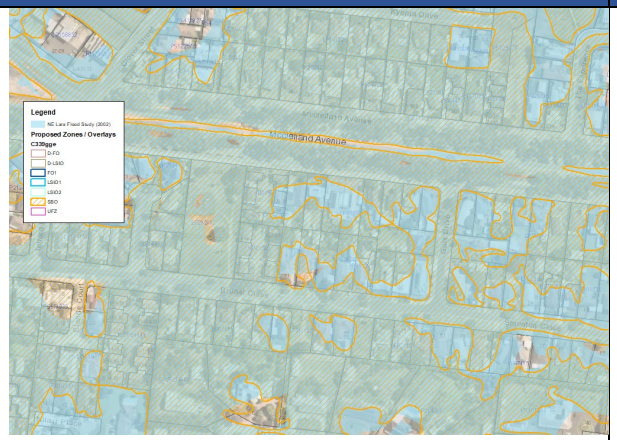
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							of the same materials is generally exempt from needing a permit. Flood response and recovery activities and responsibilities for such are set out within Municipal Flood Emergency Plans. VicSES and the City have roles in providing flood warnings, immediate assistance and evacuation if needed and recovery assistance in the event damage results in a dwelling being uninhabitable. **It is recommended the SBO be clipped to the property boundary.** In this instance the encroachment of the SBO is minor, modelled flooding is low hazard and is likely to have resulted minor anomalies in delineation of the model grid and Digital Terrain Model.	
385	Phelps	Watt St	Lara	**CoGG Engineering**	SBO	Land was recently subdivided, and extensive and expensive earth and flood mitigation works have been undertaken, which aren't reflected in the flood modelling	Submission 385 objects to the application of the SBO due to building works that have recently occurred on the property. As detailed in the Lara Flood Study – R01 Preliminary Report, photogrammetry covering the urban areas of Lara was captured in 2017. At this time, building works on the subject land had not commenced. The subject property has been identified as flood prone for some time, as shown in the below extract from the North East Lara Flood Study (WBM Oceanics, 2002):	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							 Figure 5-2 Area of inundation above 100mm Land shown by that study to be subject to flooding during the 1% AEP event had previously been designated as flood prone for the purposes of Building Regulations (1994), which has resulted in the requirement for floor levels of the new dwelling to be elevated. It is important to note that providing freeboard to a dwelling does not change the flood prone status of the land. The 1% AEP flood extent in the vicinity of the submitter's property has slightly reduced from the 2002 to the 2020 study:	

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							 The submitter also notes the City required a rainwater tank be installed on the new dwelling. This is correct; however, it is not intended to protect the dwelling from flooding. The City's piped drainage network is only designed to cater for relatively minor rainfall events (generally 20% AEP); rainwater tanks can be used as on-site detention to ensure stormwater discharge matches conditions that existed for a single dwelling on the property, to ensure development does not exacerbate flood conditions during frequent events and adversely impact surrounding properties. **No changes are recommended.**	
397	Individual Submitter			**CoGG Engineering**	SBO	No address given Submission 397 does not object to the application of overlay(s) to a specific property, however, suggests the modelling is inaccurate due to an absence of lived history, makes comment on maintenance issues, implications for insurance coverage and community consultation.	As previously indicated, the Lara Flood Study 2020 does not create flooding where it did not previously exist, it merely models the impacts across the entire catchment. State policy in planning and floodplain management obligates the City to act on the best available information by informing residents of the hazard and including the information in the planning scheme to inform decision making. The submitter's comments on their lived history of flooding are noted. It cannot be assumed that flooding has not previously occurred or will not occur at any given property, on the basis that there are no records of flooding to the extent identified by	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							the mapping of 1% AEP overland flows. The City has engaged with the community on a number of occasions over the course of the flood study, where long term residents have provided valuable intelligence and first-hand accounts of flooding that have been fed into validation of the study outputs. During intense rainfall events, blockages to rural drains will generally have little impact on the scale of flooding as they are only designed to cater for more frequent, less intense rainfall events. If the submitter is aware of issues with the City's road and drainage infrastructure that are not captured by proactive inspection, these can be reported for rectification. The issue of insurance coverage has been commented on to in response to submissions 288 and 300. Similarly, the value of a property is determined by the complex interplay of many different factors such as location, streetscape, and amenity. It is difficult to assign what effect if any, the identification of land as liable to flooding may have on the value of a property, nor is there any evidence that flood studies previously undertaken by the City have had any effect on values. **No changes are recommended.**	
405	Individual Submitter	Wongalea Drive	Lara	**CoGG Engineering**	SBO	Challenges flood modelling due to vacant farmland opposite property and general topography of Lara. Claims that only flooding could occur as a result of increased drainage load as a result of potential future development.	The Special Building Overlay represents the extent of flooding expected during an event that has a 1% chance of occurring in any given year. It is not related to a waterway overtopping its banks but represents overland flow paths where stormwater will flow when the capacity of the underground drainage system is reached during heavy rainfall. The submitter's lived history is noted, but this does not mean flooding has not or will not occur. The model used to derive the 1% AEP flood extent relies on many inputs, including a Digital Terrain Model (validated with ground survey), the existing drainage system and land uses. The model also considers the ability of rainfall to infiltrate into undeveloped land and garden areas. Modelling indicates flood depths across the property are in the range 0.03 – 0.21 m (20 – 210mm). Water depths in Wongalea Drive in front of the property up to 0.4m (400mm), which is	No

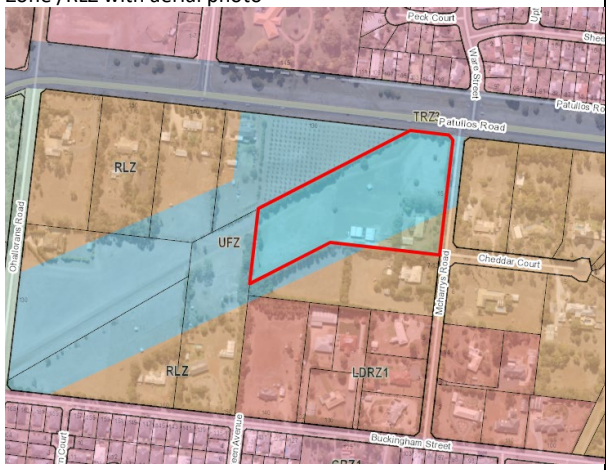
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							classified H2-Unsafe for small vehicles (Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014). This does not mean the road is not trafficable, however it is not recommended certain vehicles attempt to drive in floodwaters. The submission makes reference to the impact of development on adjoining land. It is requirement of state planning policy that development consider the capacity of existing infrastructure and, where deficiencies exist, to undertake works so that there is no adverse impact on adjoining properties. Undertaking flood studies and including the results in the planning scheme allows the City to be more informed in its decision making. **No changes are recommended.**	
410	ROAD Securities	Grosvenor Drive	Wandana Heights	**CoGG Engineering**	SBO	The current floor slab is about 250mm above the existing gutter. Also cites other examples where modelling contradicts real world.	This submission requests amendment of the Special Building Overlay due to minor encroachment of their property. Less than 1m2 of the property is proposed to be encumbered. Modelling outputs show the depth of water in the affected corner is 0.03m (30mm). 	Yes - clip overlay to exclude property See Map 3

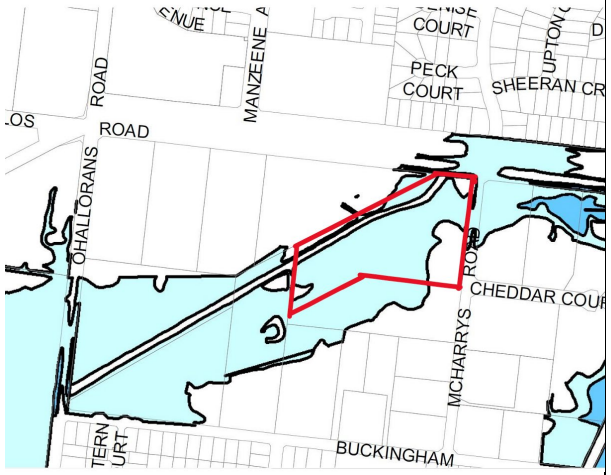
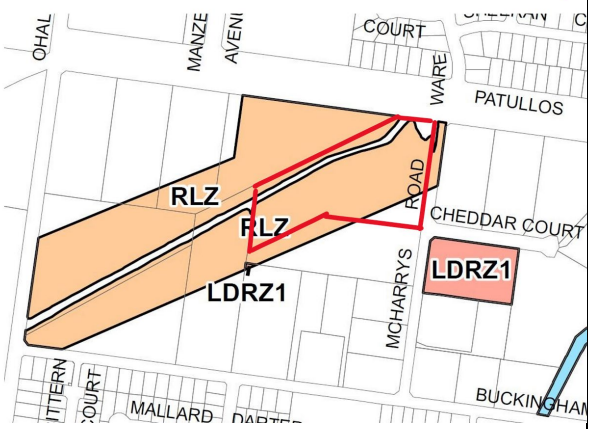
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							Given the minor encroachment and low risk, it is recommended the SBO is clipped to the property boundary.	
48	Blair	McHarrys Rd	Lara	**CoGG Planning**	Zoning change and LSIO1	Supports the change that is in the Amendment to reclassify part of land (15 McHarrys Rd) from flood overlay to RLZ, but with the change to include the rezoning of submitter's land to LDRZ as is proposed for 6 McHarrys Road Lara. Refers to Lara Structure Plan Page 16 stated "*The McHarrys Road area is considered appropriate for the Low Density Residential Zone. This area is adjacent to an existing Low-Density precinct and the new Grand Lakes Estate residential development*". Provides other reasons for the land to be rezoned to LDRZ in particular… "One of the main reasons for not rezoning our land to LDRZ in the past by the council was because of the flood overlay that existed on our property, but now that is being removed there should now be no reason not to change its classification."	This property is currently in both the Urban Floodway Zone and the Rural Living Zone – see Figure 1 below. A house is located on the RLZ part of the land in the south east corner. In the new zone and overlay mapping under C339 it proposed to put all the land in the RLZ and instead of the UFZ apply the LSIO to the flood prone area. The three figures below show existing zoning, proposed LSIO and the proposed RLZ zoning. The submitter wants the land to be included in the Low Density Residential Zone 1 (LDRZ1) presumably so it could be subdivided. The minimum subdivision area for a lot in the LDRZ1 is 0.4 hectares (ha). Whilst the land title is close to 3ha most of it is flood prone. There is only around 0.38ha of land in the south east corner of the property outside the LSIO (and hence not flood prone). It is poor planning practice to allow subdivision of flood prone land and the size of the flood free land in the south east corner is not big enough to warrant a zoning change of the entire site to LDRZ1 to facilitate subdivision. **On this basis the RLZ as exhibited is considered to be the most appropriate zone and no changes are recommended.**	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							Figure 1- Current zoning maps showing site in Urban Floodway Zone /RLZ with aerial photo  Figure 2 - Exhibited overlay maps showing LSIO in light blue (below)	

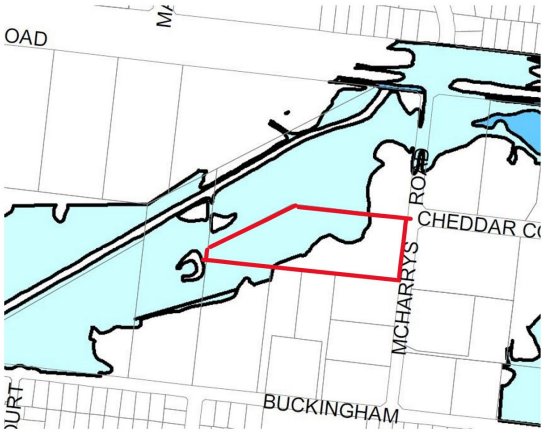
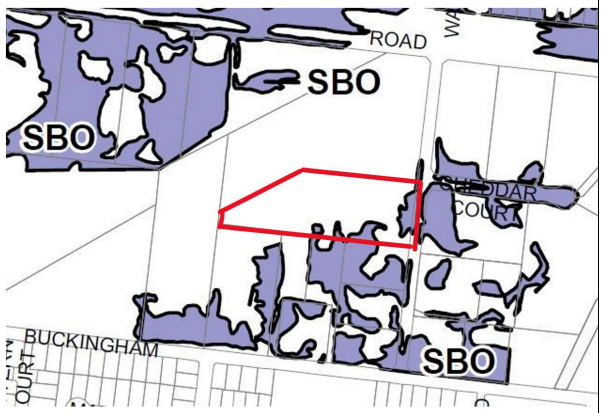
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							 Figure 3 - Exhibited zone map (below) 	
184	Individual Submitter	Bath Street	Lara	**CoGG Planning**		Objects to Amendment C339 which proposes to apply the Land Subject to Inundation Overlay (LSIO1) to the land. Submits the land is currently not affected	The land has been identified as being flood prone as part of the Lara Flood Study and as such it is appropriate that a planning scheme overlay be applied to recognise this fact. An overlay is a commonly used tool across Greater Geelong and	No

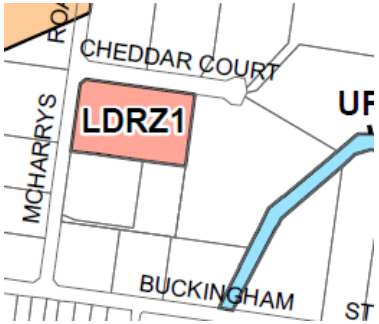
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						by any planning overlays and the proposed LSIO1 is a significant change to how the land will be managed now and in the future. Requests the land is deleted from Amendment C339. Submission states that the subject land is currently zoned General Residential Zone – Schedule 1. No planning overlays apply to the land. The land was not identified in the Lara Structure Plan as a site potentially impacted by flooding. Frustrated that Council that the LSIO is the preferred planning overlay to implement the Lara Flood Study. The planning assessment could have considered other options, including the provision of greater drainage infrastructure.	Victoria to trigger a planning permit for buildings and works in flood prone areas. Typically, this results in any new dwellings having floor levels raised above the flood level and allows consideration of access and other issues that flooding may cause. Where land is in the General Residential Zone the Special Building Overlays is normally used as is proposed in many other parts of urban Lara. However, the SBO is for flooding from local stormwater drainage systems. In this case the LSIO is proposed as the land is affected by potential inundation from a water course. **The choice of overlay (i.e. SBO versus LSIO) will be further reviewed with Council engineers however it is recommended that an overlay continue to be applied and no change to exhibited mapping is proposed at this stage.**	
298	Martin	McHarrys Road	Lara	**CoGG Planning**	Zoning change	Supports the change that is in the Amendment to reclassify part of land from Urban Floodway Zone to RLZ, but with the change to include the rezoning of submitter's land to LDRZ as is proposed for 6 McHarrys Road Lara.	This submission relates to 7-13 McHarrys Rd. The wording in the submission is the same as submitter 48 which is for the property to the north on McHarrys Rd. As with the property to the north the Amendment proposes to put all the land in the RLZ and instead of the UFZ apply the LSIO to the flood prone area. In addition, this property is affected by the proposed SBO mapping in the south eastern party of the site. The proposed overlays are shown in Figures 1 and 2 below. As with submitter 48 proposals to further subdivide this property that may result if it is placed in the LDRZ1 are unlikely to be supported as the flood free area is not adequate to provide flood free lots of sufficient size. **On this basis the RLZ as exhibited is considered to be the most appropriate zone and no changes are recommended.**	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							Figure 1 – Proposed LSIO (below)  Figure 2 – Proposed SBO (below) 	
301	Maxwell c/o Context	McHarrys Rd	Lara	**CoGG Planning**	Zoning change	The Amendment seeks to rezone the Subject Land at 6 McHarrys Rd from Rural Living Zone (RLZ) to Low Density	The land is proposed for rezoning from RLZ to LDRZ1. LDRZ1 applies in areas without reticulated sewerage and applies to properties surrounding this site and allows lots of	Yes (subject to more

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
	Planning Pty Ltd					Residential Zone 1 (LDRZ1) – which is fully supported subject to points regarding reticulated sewerage. Submitter advises they are in active conversation with Barwon Water regarding the connection of reticulated sewerage from Patullos Road to 6 McHarrys Road and would like Council to consider the possibility of rezoning the subject site to LDRZ2.	minimum 04ha. LDRZ2 allows lots down to 0.2 ha in size and requires reticulated sewerage. Council officers are willing to consider LDRZ2 zoning, but it requires further discussion with Barwon Water and Council engineers. This can occur as part of the next step in the amendment process being the Panel hearing. Below is the proposed zone map. 	detail to be provided)
91	Charlesworth	Farrars Road	Lara	**Corangamite Catchment Management Authority (CCMA)**	Land Subject to Inundation Overlay Schedule 1 (LSIO1)	Believes that the flood levels on the proposed mapping overestimates the area of property subject to flooding and request a modification of the proposed flood mapping. The property is 5 acres in size. A shed/garage was constructed at the rear in the mid-1970s. No water inundation has ever occurred affecting either the house or garage during this time. Amount of inundation on the property each year has significantly reduced since the drainage was improved along the front of the property and throughout Farrars Road in around 2015. Current inundation overlay appears to be more accurate than the proposed inundation overlay level, in terms of the	CCMA comments: Comments regarding flood history are noted however insufficient evidence is provided to justify the requested reduction in extent. It is noted that the submission details water was 10m from the house in 2012. Not familiar with the 2012 event in this location however this anecdotal extent seems to be very close to the house, particularly given 2012 was not a large enough event for calibration modelling. In any case, 2012 was not significant enough to compare to a 1% AEP event, which the overlays are based off. Based on this CMA is confident in the proposed 1% AEP based overlay. Comments regarding elevations of driveway appear to have been picked up in ground level information used in the study: depth over the driveway is less than the surrounding area. Driveway appears to hold up water, this can be seen on both the flood mapping depth results and aerial imagery where the area immediately north of the driveway is wetter/greener than south.	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						inundation experienced on our property during the last 50 years of submitter's experience. Proposed inundation overlay does not identify raised areas on property.	It is assumed that the dam walls have been included in LSIO due to filtering/filling of holes. Flood model results show the elevated dam walls are not subject to inundation. There is likely little practical effect in removing this from the LSIO as this is not a developable area. Flooding on this property, with the exception of deep water in the dam, is not a barrier to development based on current flood hazard management practices at CCMA. The overlay and associated permit trigger will ensure that future development has a degree of flood immunity and retains the storage and passage of floodwaters as required by current government policy. Not clear why dam was included in LSIO rather than FO. Submitters comments regarding neighbouring dams not being in LSIO appear to be due to their inclusion in FO. Recommend leaving as LSIO in this case due to small dam size (note this is also likely why it wasn't FO in the first place). **No change to mapping recommended.**	
92	Individual Submitter	Old Melbourne Road	Lara	**Corangamite Catchment Management Authority (CCMA)**	Floodway Overlay Schedule 1 (FO1) and LSIO1	Property has previously had an LSIO Overlay and due to this reason, as the property owner/submitter become aware of the two main reasons that potential flooding occurs not just on this property but the neighbouring properties as well: 1. Placement of underground services. 2. Council drains. Concerned at lack of drains maintenance and believes this would reduce flood extent.	<u>CCMA comments:</u> It is the understanding of the CMA that flooding north of the highway here is impacted by the number, spacing and capacity of culverts under the road. Flood depths in the front of the subject property are around 0.4 metres. Immediately south of the road, in the drain, flood levels drop by around 0.25 metres. This conveyance restriction appears to be the largest influence on flood depths in this area. Matters raised in the submission relate primarily to drainage and would potentially be impactful in small (frequent) storm events, however the proposed works (removal of earth and removal of vegetation in drains) are unlikely to have a significant impact in a 1% AEP event. This area is the ultimate drainage point for a significant catchment. **No change to mapping recommended.**	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
177	Individual Submitter	Ballan Rd	Anakie	**Corangamite Catchment Management Authority (CCMA)**	FO1, LSIO1	Includes a marked-up copy of exhibited FO LSIO map with elevations from GoogleEarth. Submits flooding & inundation in the Anakie area only occurs as the result of poor construction and maintenance of roads preventing the natural dispersion of water.	Topographic data used in the study is up to date and more accurate than that available from Google Earth. Flood modelling does not allow water to flow uphill. CMA notes this is at a boundary of the flood model (i.e. inflow location) which may skew results. This is not expected to influence the extent greatly but may have a small impact **Change recommended - Amendment mapping appears to have merged old maps with new. This should be rectified.**	Yes - amend maps to correct mistake See Map 9
228	Holt	Plains Road	Lara	**Corangamite Catchment Management Authority (CCMA)**	FO1, LSIO1	The water overlays in Amendment C339ggcc are on our property 375 Plains Road Lara, bounded by Plains Road, The Melbourne-Geelong Rail line, Peak School Road, and the Old Melbourne Road, excluding east of Cherry Swamp Road. Historically the water has been a problem to the landowners for the following reasons: 1. Flatness of the land, not all of it is a flood plain. 2.The interference of the water course by the railway, Mill Road and including all the recent drainage works. 3 At Old Melbourne Road, the failure of the water to continue to flow across the flood plain due to interference with water flow. Map is significantly better than the previous flood plain map. Map is incorrect with the flood plain being so extensive when the water flows through the property from north to south in formed water courses.	CCMA comments: Little to respond to, submission appears to acknowledge the flatness of the land and difficulty in conveying water. CCMA no comment on drainage matters not related to us. Worth noting the LSIO should have minimal impact on the farming use of the land. **No change to mapping recommended**	No
229	Hora	Blairs Road	Lara	**Corangamite Catchment Management**	FO1, LSIO1	Objects to flood overlay mapping for this property which indicates minor inundation along boundary, nature stirps and road	CCMA comments: 200 Blairs Road: Inconsequential flooding and little purpose of	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
				Authority (CCMA)		drains. Property hasn't flooded since living there in 1977. Entry to property never floods. Provides marked up overlay plan showing location.	the overlay here. Removing this property from the amendment and would have little practical effect. (Note: assuming ONLY the parcel Lot 1/TP4329). Note CCMA still has confidence in the mapping, however the very minor inundation of roadside drains has negligible impact on this property. **No change to mapping recommended**	
258	Individual Submitter	Flinders Avenue	Lara	**Corangamite Catchment Management Authority (CCMA)**	FO1, LSIO1	Objects to extension of area subject to inundation. Proposes inundation can be reduced by undertaking work the was not carried out on Peak School Road when the level was altered 30 years ago.	CCMA comments: Flood "assessment" undertaken assumes static water (i.e. constant water level) and is flawed. No comment re: Peak School Road design, however, agree with the rough estimate of a 100m north influence of the road on flood behaviour (~130m by my assessment). Note property has an inflow location on it in the model. The location of this property in the catchment (i.e. upper catchment) would be considered in any development assessment. Overlays are meant to show CURRENT situation, not future situations dependent on yet to be undertaken work. Works done on Peak School Road in future should be considered for modelling and subsequent amendment if necessary. **No change to mapping recommended**	No
263	Kitanoski	Bath Street	Lara	**Corangamite Catchment Management Authority (CCMA)**	LSIO1	Due to the new Planning Scheme property is now highlighted as land subject to Inundation but is outside of a 1km radius from any of the known areas of "Land Liable to Flooding" which has an AEP of 1% in the surrounding area of Lara. Refers to street drainage. Believes property has proven time and time again its resistance to flooding not only the household but the land itself. Storms of 1973 where 120mm fell throughout Lara in 12 hours and then again in 1988 where 120mm fell in 5 hours. Property stood strong 50 years ago	CCMA comments: A flow path clearly exists through this property/between it and No. 5 in large events. Some planning control is appropriate, LSIO has been applied for consistency. **No change to mapping recommended**	No

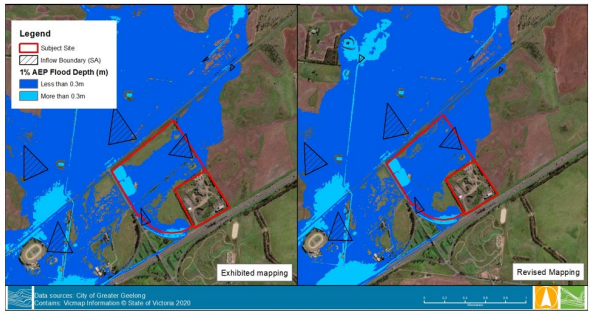
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						back when there were no City Planned Drainage Systems in place.		
299	Matthews	Whytcrosses Road	Anakie	**Corangamite Catchment Management Authority (CCMA)**	LSIO1	Strongly reject the claim that the land on Whytcrosses Rd Anakie is subject to inundation. Believes topographical maps used are in modelling are inadequate. Inadequate consultation and information have been provided to Anakie residents for the amendment.	CCMA comments Undefined flow here, sheet flow of less than 10cm in depth. Flow originates from a waterway breakout northwest of the subject property. Agree with submission in that this is somewhat normal/expected in a very large (1% AEP) event. Somewhat inconsequential however earthworks on this property have a potential to block flow of water in high events. **No change to mapping recommended**	No
308	McEvoy	Cheddar Crt	Lara	**Corangamite Catchment Management Authority (CCMA)**	FO1, LSIO1	Proposes drainage infrastructure on Elcho and Patulos roads to mitigate flooding. Claims that the application of LSIO and FO is confusing and hard to implement and suggests that SBO would be more applicable.	CCMA comments: Modelling in this area is high confidence. Area is not appropriate for SBO as flows are not urban/overland flows, but rather large catchment flows where storage and conveyance are important. Overlays are accurate and informed by best available information. **No change to mapping recommended. Confusion re: which overlay applies can be resolved via CCMA flood advice**	No
328	Mladenovic			**Corangamite Catchment Management Authority (CCMA)**	unknown	Since the creation of the flood catchment area next to land, submitter has never had water pass through the land so it should no longer be considered subject to inundation. Suggests Council create another flood catchment area by investing in nearby land between the Elcho Park Golf Course and O'Hallorans Road.	CCMA comments: Not much to respond to. CCMA is confident in the mapping and recommends its inclusion in the scheme. It is noted that the Retarding Basin immediately south was based on design and works are underway (Council to confirm?) - might be opportunity/reason to remodel the as constructed and run as a corrections amendment at that time. Expected to have minimal impact based on modelling seen for Elcho Drain Widening project. **No change recommended**	No
463	Individual Submitter	Plains Road	Lara	**Corangamite Catchment Management**	LSIO1, FO1	Long term residents of the area with extensive local knowledge unfortunately couldn't attend community info sessions.	CCMA comments: Submissions acknowledges "insufficient drainage".	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
				Authority (CCMA)		Submits works in neighbouring areas, outside of their control is reason for flooding on their property. Have requested for drain on Farrars Rd to be improved to ease flooding on their property. Requests a meeting to discuss.	Inundation of this property in a 1% AEP event appears to be a result of low capacity drains and culverts at the railway, not an access track downstream. Data they have would have been useful for the community consultation and it would have been great if they attended. **No change to mapping recommended**	
117	Dando	Beach Road	Lara	**Water Technology Consultants**	LSIO1, FO1	Objects to the Amendment on the grounds that the revised Flood Overlays and Land Subject to Inundation Overlays are based on 1% AEP estimated flood extents that are not reflective of observed flooding on our site at 1425-1427 Princes Freeway, Lara. Commissioned an expert review of the flood study underpinning the proposed Amendment. The review findings concluded that the depiction of flooding within and around our sites is subjective, not consistent with observed and known flood characteristics and not an accurate representation of the 1% AEP flood impacting our sites. Provides an expert review by WMA Water.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> In response to submission 117, it is noted that the Lara Flood Study was undertaken at a regional scale and limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour. In light of the submission provided, a review of topography data, hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken. Upon review of the information provided within the submission, it appears reasonable to consider an objection based upon the information provided. It appears the boundary inflow locations within the hydraulic model may be providing an over-representation of flooding within the site. The site is impacted from inundation and runoff from an upstream catchment of around 1.5 km2. An existing drain transverses the site in a north-east to south-westerly direction with the only outlet via a minor culvert under Beach Road. The Beach Road Princess Highway interchange appears to restrict flows, holding them back within the site. The drain does not appear to be well represented in the hydraulic model results; however, it is evident in the aerial imagery and LiDAR data for the site. The presence of water on Old Melbourne Road in the model results is due to the placement of the inflow boundary being located on the roadway. As a result, when flows are entering the hydraulic model, there is some water being placed onto the roadway. This appears as the overtopping of flows onto the roadway.	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							It is agreed that the flood waters in a 1% AEP event, flows upstream of the roadway do not overtop Old Melbourne Road. It is recommended sensitivity analysis be undertaken for the 1 % AEP 48-hour design storm. In order to respond to the concerns raised in the submission, additional modelling was undertaken for the site with changes to inflow boundary and grid resolution. The model was rerun for the critical storms impacted this area. The critical storm event varies across the property at 1-43 and 45 Beach Road, Lara with the 48hr and 2hr critical durations considered key to the maximum flood extent at this location. The results of the revised flood mapping are shown in Figure 31.  Figure 31 1% AEP Flood extent comparison and boundary locations The flood depth results indicate an increase in the flooding extent onsite associated with the changes to the model. The flooding extent has increased within the northern portion of the site adjacent to Old Melbourne Road. Flooding depths within this area of increased extent are between 1-3 cm. This is predominantly associated with the inflow now being located on the downstream side of the Old Melbourne Road culverts which is inputting more water into the model immediately upstream of the site. It is important to note that the inflow was not included in the model upstream of the Old Melbourne Road culverts as the	

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							catchment area on which this inflow is based is largely on the eastern side of the road. Based on the results of the revised mapping indicating an increase in flooding extent with very shallow depths it is recommended that the **flood overlays at this location are applied as exhibited**.	
129	Dominion Property Group (Consultants) for Avalon City Pty Ltd	Avalon Road	Avalon	**Water Technology Consultants**	LSIO1, FO1	States that submission can be summarised as follows: • Amendment C339 as exhibited seeks to incorrectly increase the extent of the Land Subject to Inundation Overlay (LSIO) over the subject site; • We contend that the modelling undertaken for the site and the broader Avalon Catchment has not considered the site specific conditions of our client's land.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> It is noted within the accompanying report (Rain Consulting) that the Lara Flood Study was undertaken at a regional scale and where possible, limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour. In light of the submission provided, a review of points raised within the submission and accompanying report was undertaken. This focused on the topography data, hydrology catchment delineation, culvert structures and the hydraulic model setup and limitations. Upon review of the information provided within the submission, it is acknowledged that the representation of the culverts conveying flow into the site may be not accurately represent the flow within the site. It is acknowledged there are discrepancies in the culvert data used in the model and that observed during the site visit. This is likely to impact on the flow behaviour into the site, particularly in minor, more frequent storms. As outlined in the Rain Consulting report, it is recommended sensitivity analysis be undertaken for the 1 % AEP 48-hour storm to: • Ensure the best available data (culvert sizes) are included in the hydraulic model. • Sub-grid sampling be employed within the model to reflect the narrow drain, ensuring that drainage capacity reflect what is on the ground. Until the sensitivity modelling has been completed, there is likely uncertainty around the impact of the 1% AEP flood extent and as a result the planning overlays exhibited.	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							Updated flood mapping was completed based on the submission for 15 Avalon Road, Lara. The flooding extent within the property at the location of the northern culverts is very similar to that previously modelled. It is noted that the flood levels have changed slightly onsite, however this has not resulted in any meaningful difference in the extent of inundation. **Having regard to the above it is recommended that the flood overlays at this location are applied as exhibited**. The flooding extent at the location of the northern culverts has been shown to be consistent with previous modelling furthermore modelling results of the southern culvert whilst slightly request still shown an extent similar to that exhibited (LSIO) with remaining questions regarding the likely existence of a single or double string which is shown to reduce the flow across the highway at this location.	
286	MAB Corporation	Avalon Road	Avalon	**Water Technology Consultants**	LSIO1, FO1	Objects to the proposed amendment for the following reasons: 1. Inaccuracies in the flood studies which have informed the extent of the FO1 and LSIO1 proposed over the land. There has been inadequate time to complete an independent assessment of the flood studies, therefore we reserve the right to have this analysis undertaken. 2. Amendment is premature, with the land part of Avalon Corridor Strategy, which contemplates strategic guidance on potential land use and development change to 2050. The land is identified (in-part) for future use as "potential commercial / industrial related business". Consideration to flooding is more appropriately coordinated with the future Planning Scheme Amendments for the	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> A response to each of these points raised within Submission 286 is provided below. There are no claims or evidence presented as to the inaccuracies of the flood study informing the extent of the FO and LSIO. While it is understood the site covers an area identified for future growth and development under the Avalon Corridor Strategy, it is necessary to utilise and publish the best available information in relation to flooding. This includes both planning and emergency management. The incorporation of the proposed overlays on an existing Zone (in this case, SUZ1) is common practice across Victoria and ensures that any rezoning should also consider other planning controls. It is noted that the Lara Flood Study was undertaken at a regional scale and limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour. In light of another submission provided adjacent to the site, a review of topography data,	No

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						Corridor Strategy. Land should be excised from this Amendment. Alternatively, where an Overlay applies to land forming part of the Avalon Corridor Strategy, an expiry clause should be added to indicate the interim nature. 3. Existing planning controls (Special Use Zone Schedule 1 'Environmental wetlands, salt production and land-based aquaculture activities') include application requirements and decision guidelines associated with disposal of effluent and run-off water together with the drainage of the land.	hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken. Sensitivity modelling in relation to the Princes Highway Culverts may change the flood behaviour leading to the site, however it is not likely to significantly impact the overall extent of flooding on this site. Any future development within this site will likely require a detailed stormwater management plan and flood impact assessment to consider the flood risk in relation to the Victorian Floodplain Management Guidelines.	
510	Individual Submitter	545 Windermere Rd	Lara (Lara West Growth Area)	**Water Technology Consultants**	LSIO1, FO1	Only a small amount of property intersects with overlays. Has submitted an assessment by WMA Water of their property which suggests the overlays should be removed.	Summary of response (see Water Technology Memo 12 May 2022 for full comments): The subject area is located within the Lara West Development Precinct. Development within this area is based on the surface water planning and development layout produced as part of the Lara West Precinct Structure Plan. Development within this area has only commenced within the past 2 years. Flood modelling for the Lara Flood Study was based on existing conditions at the time of model development in 2017/2019. It is considered that the flood mapping produced by the Lara Flood Study no longer represents the current flooding risk within this area, which is continuing to change as the precinct develops. **Having regards to this, it is recommended that this area be excluded from the planning scheme amendment** and that flood mapping is updated once the area has been fully developed and/or as part of modelling undertaken for the Northern Growth Area which will discharge through this site. It is noted that whilst the flooding associated with the exhibited overlay at 545 Windermere Lara is associated with regional flows it is likely that, once developed, measures will be taken to reduce the extent and depth of inundation at this location. The submission prepared for this property raised	No

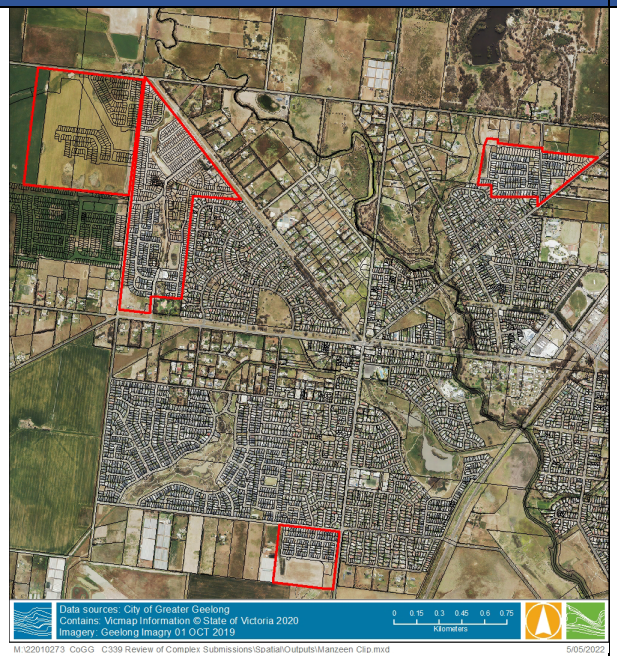
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							concerns regarding incorporation of local drainage features, which are likely to help conveyance of flood waters at this location. The Lara Flood Study was based on a regional flood model. This model does not include all private and rural drainage features which often become overwhelmed during significant floods. In addition, detailed information on these assets is typically not available and the maintenance and condition of them is not known. For these reasons they are typically disregarded in flood mapping analyses at the regional scale. Whilst the property at 545 Windermere Road shown in Figure 18 is recommended to be removed for this amendment it is also recommended that the flood prone designation remain in place. Unlike the other two properties identified in this area, 545 Windermere Road is not part of the larger land holdings where works are ongoing to develop the Lara West area. Hence there is no immediate plan to resolve flooding risk here, with no current application to develop the site. This means there is residual flood risk across the site until such time as development within this area of Lara West proceeds and residual flood risks are addressed.	
296	Marshall, TGM Cardno (Consultants) for Bisinella	1.Lara Central Estate 2. Lara Views Estate 3. Lara Lakes Estate (Lara West Growth Area) 4. Applegum Estate (Manzeene Village area)	Lara	**Water Technology Consultants**	SBO, LSIO1, FO1	Submitter's client, L Bisinella Developments Pty. Ltd, notes that it recognises the importance of managing flood risks across the municipality. However, it is submitted that insufficient rigour has been applied in the preparation of the Amendment and that the proposed changes to the Planning Scheme are not soundly based. More detailed site specific analysis needs to be undertaken, including more up to date surveys and assessment of conditions. In its current form, the Amendment should be abandoned. The application of overlays such as the Special Building Overlay (**SBO**) to land has significant consequences for landowners.	Summary of response (see Water Technology Memo 12 May 2022 for full comments): The following response is in relation to submission 296, located at the following locations listed below and shown in Figure 19 & Figure 20. • 130-150 Forest Rd South (Lara Views Estate) • 385 Windemere Road (Lara Lakes Estate) • 43-55 & 60 Manzeene Avenue (Applegum Subdivision) • 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane (Lara Central Estate) The main issue relating to each of the areas is the exclusion of more up-to-date information to reflect the development which	Yes - exclude from overlay See Maps 4, 5, 6

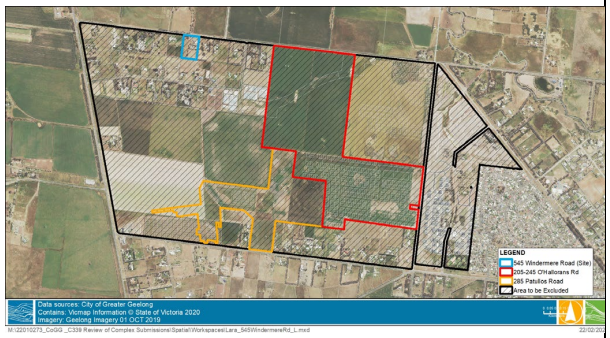
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						Submits that material supporting the Amendment appears to: (a) fail to acknowledge the existing conditions of developed which has been recently developed; (b) fail to recognise where development of land has been approved and will be undertaken; and (c) be based on out of date information obtained in 2018. Submitter provides details of the planning approval and specific flood mapping undertaken for Bisinella estates.	has occurred at each of the sites since the LiDAR/photogrammetry was captured in 2017. In response to the submission, **it is noted that two of the properties located within Lara West Precinct Structure Plan (385 Windemere Road and 43-55 & 60 Manzeene Avenue) are within the area recommended to be excluded from the planning scheme amendmen**t. Flood Risk assessment has formed a part of previous applications and permit requirements for these sites. Detailed hydraulic assessments and/or flood impact assessments have been undertaken to allow development. The Lara Flood Study did not have access to the additional information (additional drainage and design surfaces) at the time of the investigation. **In relation to the remaining properties within this submission (130-150 Forest Rd South and 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane), it is recommended that these areas also be excluded from the planning scheme amendment**. The reasons identified above include: • permit conditions based on detailed assessments. • significant changes to the landform. • additional drainage infrastructure that has been constructed since the development of the flood study. It is recommended to maintain the current flood extent as indicative of the land liable to flooding. The areas to be omitted from the current amendment are shown in Figure 22 below.	

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
								
297	Mesh (Consultants) for Villawood	Coridale Estate	Lara (Lara West Growth Area)	**Water Technology Consultants**	LSIO1, FO1, SBO	Villawood Properties are developing the Coridale Estate pursuant to PP-496-2018 which permits a "Staged Multi Lot Subdivision and Removal of Native Vegetation". The Coridale Estate is located in the Lara West Precinct Structure Plan (PSP) at 205-245 O'Hallorans Road and 465 Windermere Road, Lara. The development allowed by the permit includes Condition 22 requiring flood mapping which has been undertaken and development complies and no lots in Stage 1 to 5 are subject to flooding.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> The subject area is located within the Lara West Development Precinct. Development within this area is based on the surface water planning and development layout produced as part of the Lara West Precinct Structure Plan. Development within this area has only commenced within the past 2 years. Flood modelling for the Lara Flood Study was based on existing conditions at the time of model development in 2017/2019. This was based on topography and existing stormwater and rural drainage infrastructure information collected at the time (preceding development in this area). It is acknowledged that construction of Lara west has progressed with several locations now having established	Yes - exclude from overlay See Map 5

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						Application of the SBO to any of the properties identified in the estate would be inappropriate and not reflective of the current condition of the land which has previously been acknowledged by Council. Requests the SBO not be applied to any lots in Stage 1 to 5 of the Coridale Estate.	residential areas and a number of large wetland/retarding basins constructed or having been approved. It is considered that the flood mapping produced by the Lara Flood Study no longer represents the current flooding risk within this area, which is continuing to change as the precinct develops. Having regards to this, **it is recommended that this area be excluded from the planning scheme amendment** and that flood mapping is updated once the area has been fully developed and/or as part of modelling undertaken for the Northern Growth Area which will discharge through this site.  **Figure 1 Area to be removed from amendment**	
468	Spiire (Consultants) for Austin Land	Austin Estate and 295 Patullos Rd	Lara (Lara West Growth Area)	**Water Technology Consultants**	LSIO1, SBO	Acknowledges the extensive flood studies undertaken by the City of Greater Geelong and the continued work to implement these studies. As land is within Lara West PSP it is not identified as areas subject to flooding within the Planning Scheme. Flooding issues should be catered for through preparation and approval of PSPs. Contests the need to impose any flood-related planning overlays on the 285 or 295 Patullos Rd given the planning framework already in place. A combination of estate construction, earthworks and	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> As above… The subject area is located within the Lara West Development Precinct. Development within this area is based on the surface water planning and development layout produced as part of the Lara West Precinct Structure Plan. Development within this area has only commenced within the past 2 years. Flood modelling for the Lara Flood Study was based on existing conditions at the time of model development in 2017/2019. This was based on topography and existing stormwater and	Yes - exclude from overlay See Map 5

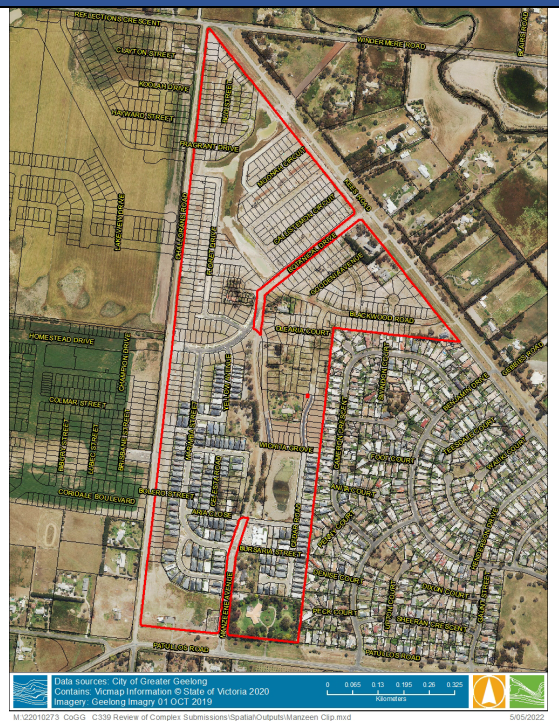
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						major infrastructure will limit the extents of a 1% AEP event and ensure safe conveyance without increasing the flood risk to adjacent properties. Submits that Amendment C339 should be revised to remove the LSIO1 and SBO from the Site and 295 Patullos.	rural drainage infrastructure information collected at the time (preceding development in this area). It is acknowledged that construction of Lara west has progressed with several locations now having established residential areas and a number of large wetland/retarding basins constructed or having been approved. It is considered that the flood mapping produced by the Lara Flood Study no longer represents the current flooding risk within this area, which is continuing to change as the precinct develops. Having regards to this, **it is recommended that this area be excluded from the planning scheme amendment** and that flood mapping is updated once the area has been fully developed and/or as part of modelling undertaken for the Northern Growth Area which will discharge through this site. Note: See image in response above – Austin land is outlined in yellow.	
475	Individual Submitter	West gateway	Lara (Lara West)	**Water Technology Consultants**	SBO	Wants excluded because property in Lara West PSP.	As per above submissions and responses this land is within the Lara West Growth Area and hence is to be excluded from the amendment.	Yes - exclude from overlay See Map 5
198	Individual Submitter	Floret Drive	Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Essentially proposes that the Manzeene Village Flood Modelling be adopted.	Summary of response (see Water Technology Memo 12 May 2022 for full comments): The topographic information (Photogrammetry) on which the Lara Study is based was collected in 2017. At this time "Manzeene Village" estate had commenced earthworks but was still in the early stages of development. This means that raised ground levels for areas which had been or were planning to be filled as part of the development were not incorporated into the modelling. Further to this the stormwater network which has been designed for this estate which manages stormwater runoff had also not been completed or incorporated into the flood model.	Yes - exclude from overlay See Map 5

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							It is now understood that much of the development has been completed with the bulk of the drainage and stormwater network now in operation. Further to this the area has been filling in line with approved plans in order to protect the estate from overland flooding. Having regard to the above it is considered that the presented flood mapping does not accurately represent the existing development conditions and likely flood risk at this location. Updated draft flood mapping has been produced at this location as part of flood modelling investigations for the Northern Growth Area. This information, which incorporated developed conditions up to 2020 shows a significantly reduced flooding risk in comparison with the exhibited flood related zones and overlays. As part of the Hovells Creek Stormwater Management Plan and Growth Area Surface Water Planning the overland flooding and drainage conditions within this section of the catchment will be updated. With rapidly evolving development works to the west and the completion of outstanding earthworks within the development **it is recommended that, at this time, the Manzeene Village development area be omitted from the planning scheme amendment**. It is understood that development at this location was based on detailed flooding assessment on which mitigation measure were proposed and subsequently constructed which protects buildings from the potential impact of inundation during the 1% AEP design flood. In light of this, it is considered that omitting this area until such time as updated, appropriate flood mapping is available presents a manageable risk and would provide a better planning outcome (as shown in Figure 17).	

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
								
230	Hora		Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Should be revised to reflect Manzeene Village as developed.	See above response for “Manzeene Village” as a whole.	Yes
330	Montgomery	Cedar Road	Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Claims that modelling isn't applicable to Manzeene Village	See above response for “Manzeene Village” as a whole.	Yes
356	Individual Submitter	Cedar Road	Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Would not have bought in Manzeene Village if they had known about the proposed overlay.	See above response for “Manzeene Village” as a whole.	Yes

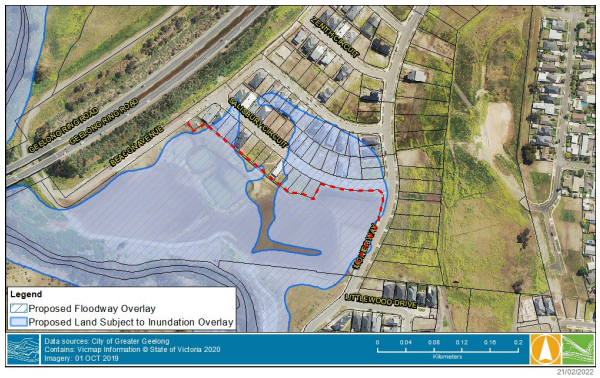
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
448	Sharma		Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Opposes the amendment for Manzeene Village, as it is incorrect and obsolete.	See above response for "Manzeene Village" as a whole.	Yes
449	Sharma		Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Opposes the amendment for Manzeene Village, as it is incorrect and obsolete.	See above response for "Manzeene Village" as a whole.	Yes
457	Individual Submitter		Lara (Manzeene Village)	**Water Technology Consultants**	SBO, LSIO	Property was built in Manzeene Village during late 2020 and as such LSIO1 shouldn't apply.	See above response for "Manzeene Village" as a whole.	Yes
474	Stojic	Cadence Avenue	Lara (Manzeene Village)	**Water Technology Consultants**	SBO	Wants excluded because property in Manzene Village.	See above response for "Manzeene Village" as a whole.	Yes
283	Lovely Banks Development Group		Lara & Lovely Banks (Northern Growth Area)	**Water Technology Consultants**	LSIO, FO	Supports Council in technical investigations and actions that comprehensively plan for the Lara region to improve stormwater management and to give effect to that in the Planning Scheme. Lovely Banks made submissions through Amendment C395, including expert evidence from Neil Craigie. Since that hearing, Lovely Banks has further advanced masterplanning and integrated stormwater management strategic thinking. In this context it submits: • Council consider options to leverage the development of Lovely Banks to improve existing and future flood conditions in Lara. • Council explore the Lovely Banks proposal to divert low flows from the Elcho Creek catchment to the Hovells	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> The Lovely Banks Development Group provided a submission supporting the submission and the technical investigation however to also exclude the proposed overlays within the Northern Growth Area (NGA). The submission also had several suggestions to investigate flow diversion and explore mitigation options to reduce flooding. The key issue raised by the Lovely Banks Group in relation to Amendment C339 is shown below: *"The LSIO changes in the Northern Growth Area not proceed through Amendment C339 and instead be adjusted when the Elcho Road East PSP is incorporated into the Planning Scheme."* While it is understood that Lovely Banks are undertaking significant planning works in relation to the future development of their site, it should not be expected to preclude the exhibited overlays from being included within the current amendment. The Elcho Road PSP work is relatively high level and would not likely provide the 'best available' flood information for the current conditions. There are a number of existing properties within the NGA that have been identified as being at risk from flooding (Figure 25). Exclusion of the NGA and these properties could leave the City liable by not	Yes - exclude from overlay See Map 7

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						Creek catchment to reduce nuisance flooding in the southern Lara region. • Council work with Barwon Water to explore innovative and integrated water management solutions in the Elcho Creek catchments to improve flood management. • LSIO changes in the Northern Growth Area not proceed through Amendment C339 and instead be adjusted when the Elcho Road East PSP is incorporated into the Scheme. Lovely Banks would like to resolve submission by collaborative workshops with Council and others.	providing the most up to date and 'best available' flood information as part of the amendment. As timelines for the NGA works have not been finalised and considerable design work still to be completed it is recommended that proposed overlays are excluded for this area with Amendment C339. Future adjustments to flood overlays associated with PSP investigations could be implemented at a later date as separate amendments.	
78			Fyansford	**Water Technology Consultants**		Submitter 78 Cardno TGM lodged an objection related to land known as the Heights Estate at 355 Church Street, Herne Hill. They state: On 19 August 2014 Planning permit PP-107-2012/A was issued for the subdivision of land at 355 Church Street, Herne Hill in accordance with endorsed plans which includes the area of land now proposed for a Flood Overlay. Since then, the Heights Estate subdivision has now been completed. The planning permit for the subdivision of this land was supported by the Heights Development Flood Impact Assessment 2017 developed by BMT WBM. The Assessment determined that the subject land is not flood prone under development conditions… we are therefore surprised to now see that part of this land is now deemed to be flood prone as determined by this amendment.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> The Lower Barwon and Lower Moorabool Flood Study was based on topographic information derived from aerial survey collected in January 2017. At this time "The Heights" estate had commenced some earthworks but filling of this area had not begun. This means that raised ground levels resulting from the development were not incorporated into the hydraulic modelling. The 1% AEP design flood level and corresponding flood extent on which the Land Subject to Inundation Overlay is based is around 8.3 m AHD in this area. It is understood that ground levels within the lowest sections of the estate have now been raised. Approved plans provided to council indicate that ground levels within Salisbury Circuit and the sections shown to be flooded under the exhibited overlay have been raised to at least 9.4 metres AHD within the land on the southern side of Salisbury Circuit.	Yes - exclude from overlay See Map 8

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							This means that site lots within the Heights Estate are now higher than the applicable design flood level and the associated residential lots would not be subject to inundation during the 1% AEP design flood. It is evident that the exhibited overlay does not align with the likely flooding extent at this location based on the fill that has been placed in that area. It is therefore recommended that the exhibited LSIO map be clipped to the extent of filling within the Heights development. The Figure 4 below shows the exhibited clipped flooding extent at the location (dashed red line).  **Figure 2 Recommended Flood Extent Limit**	
434		Salisbury Circuit	Fyansford	**Water Technology Consultants**		Raised questions and concerns about the extent of the overlays in the area which is a relatively new housing estate next to the Moorabool River.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> See response above to submission 78.	Yes - exclude from overlay See Map 8
440		Monier Way	Fyansford	**Water Technology Consultants**		Raised questions and concerns about the extent of the overlays in the area which is	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u>	Yes - exclude

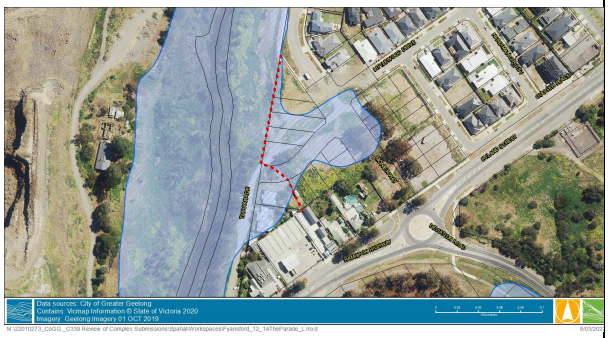
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
						a relatively new housing estate next to the Moorabool River.	The Lower Barwon and Lower Moorabool Flood Study was based on topographic information derived from aerial survey collected in January 2017. At this time "Gen Fyansford" estate had commenced earthworks but extensive filling of this area had not begun. This means that raised ground levels as part of the development were not incorporated into the modelling. The 1% AEP flood level and corresponding flood extent on which the Land Subject to Inundation Overlay is based is around 8.15 m AHD in this area. It is understood that ground levels within the lowest sections of the estate have now been raised. Approved plans provided to council indicate that ground levels within Monier Way and the sections shown to be flooded in the exhibited C339 overlay have been raised to 9.3 – 9.6 metres AHD along Monier Way. Figure 6 shows a side-by-side comparison of the existing and flood-study topography, highlighted where the lots have been filled. Figure 7 shows a comparison of the existing and exhibited LSIO layers. This means that Gen Fyansford land levels are now higher that the applicable flood level and the associated residential lots would not be subject to inundation in a 1% AEP design flood. It is therefore recommended that the exhibited LSIO map be clipped to the extent of filling within this area of development. The Figure 8 below shows the exhibited clipped flooding extent at the location (dashed red line).	from overlay See Map 8

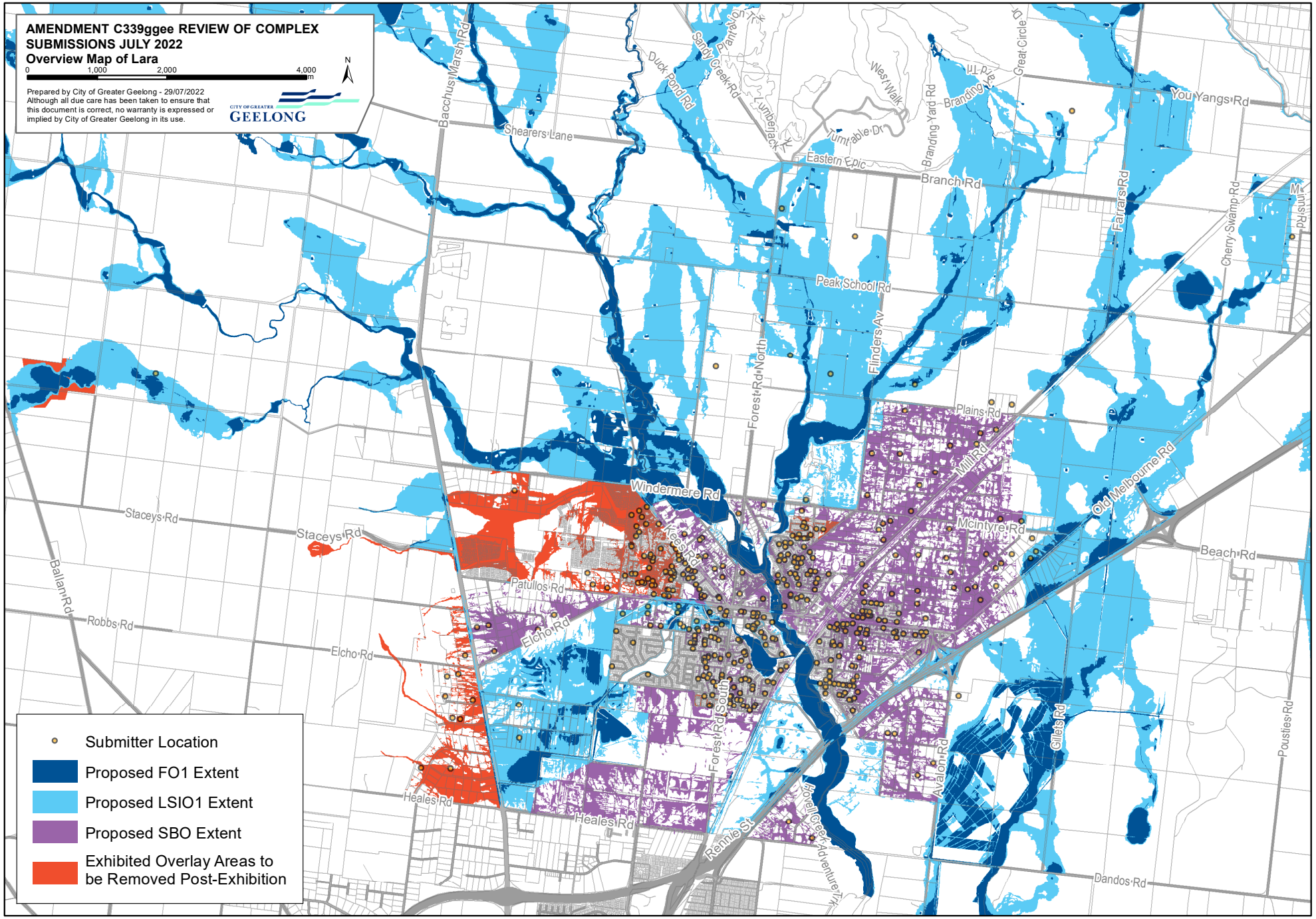
Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

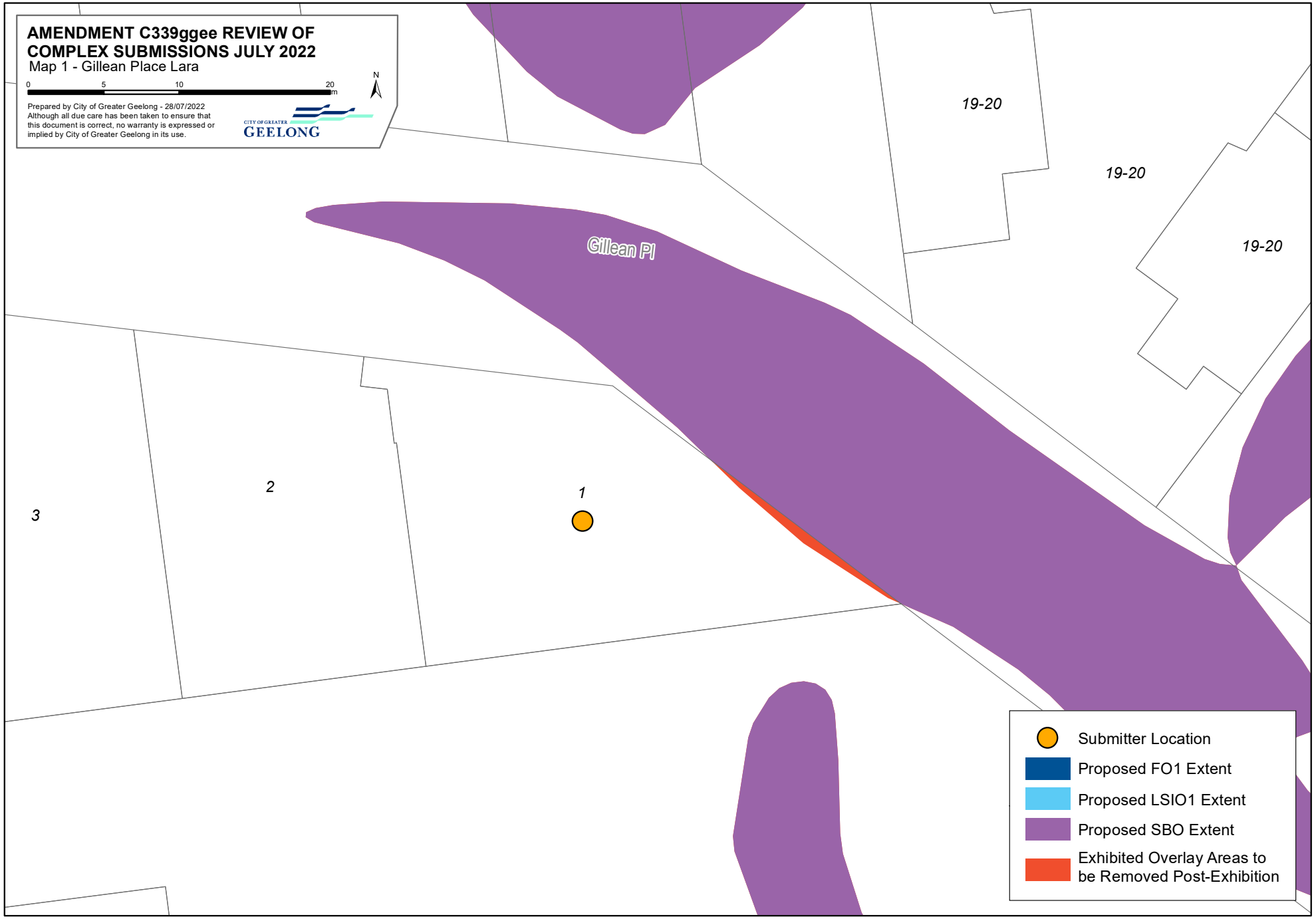
Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							 Figure 3 Recommended Floodway and Land Subject to Inundation Clip Line	
269		The Parade	Fyansford	**Water Technology Consultants**		Raised questions and concerns about the extent of the overlays in the area which is a relatively new housing estate next to the Moorabool River.	<u>Summary of response (see Water Technology Memo 12 May 2022 for full comments):</u> The topographic information on which the Lower Barwon and Lower Moorabool Flood Study was based on aerial survey collected in January 2017. Ground levels on the subject property are understood to range between 7.1 – 7.6 metres AHD. The 1% AEP design flood levels and corresponding flood extent on which the Land Subject to Inundation Overlay is based, are around 8.15 m AHD in this area. The topographic data is shown in Figure 10. Figure 11 shows a comparison between current and exhibited flood overlays. At the time of the flood study the "Gen Fyansford" estate had commenced earthworks but filling of this area had not occurred. This means that raised ground levels as part of the development were not incorporated into the modelling or extent mapping. A detailed review of construction plans indicates that flood protection works within the estate do not extend to the subject property. The Gen Fyansford estate is filled above the applicable	Yes - exclude from overlay See Map 8

Amendment C339ggee Flood zones and overlays – Review of Complex Submissions - Summary and Response Table July 2022

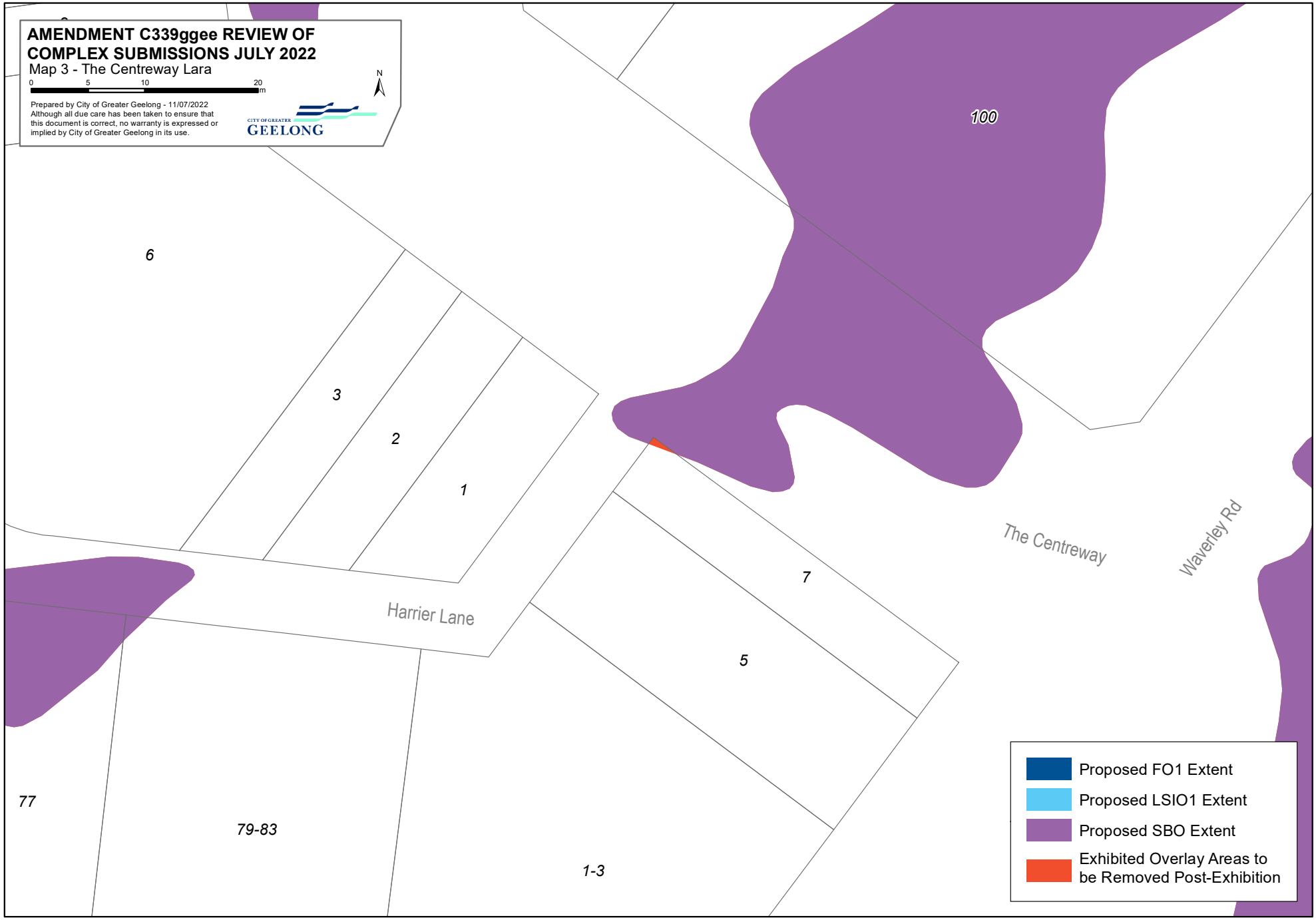
Sub No.	Surname	Property Address	Suburb (Growth Area)	Reviewed by:	Proposed Planning Control	Summary of Submission	Response	Change to maps?
							1% AEP flood level in order to provide flood protection to all residential lots. Whilst it is acknowledged that the existing flood modelling within this section of the floodplain does not account for filling of the Gen Fyansford estate, the impact of filling is likely to be localised and only provide flood immunity to the areas shown to be filled above the applicable flood level. Having regard to this it is recommended that the LSIO and FO extent in this location be clipped to match the filled area as shown in Figure 12.  **Figure 4 Recommended Floodway and Land Subject to Inundation Clip Line**	

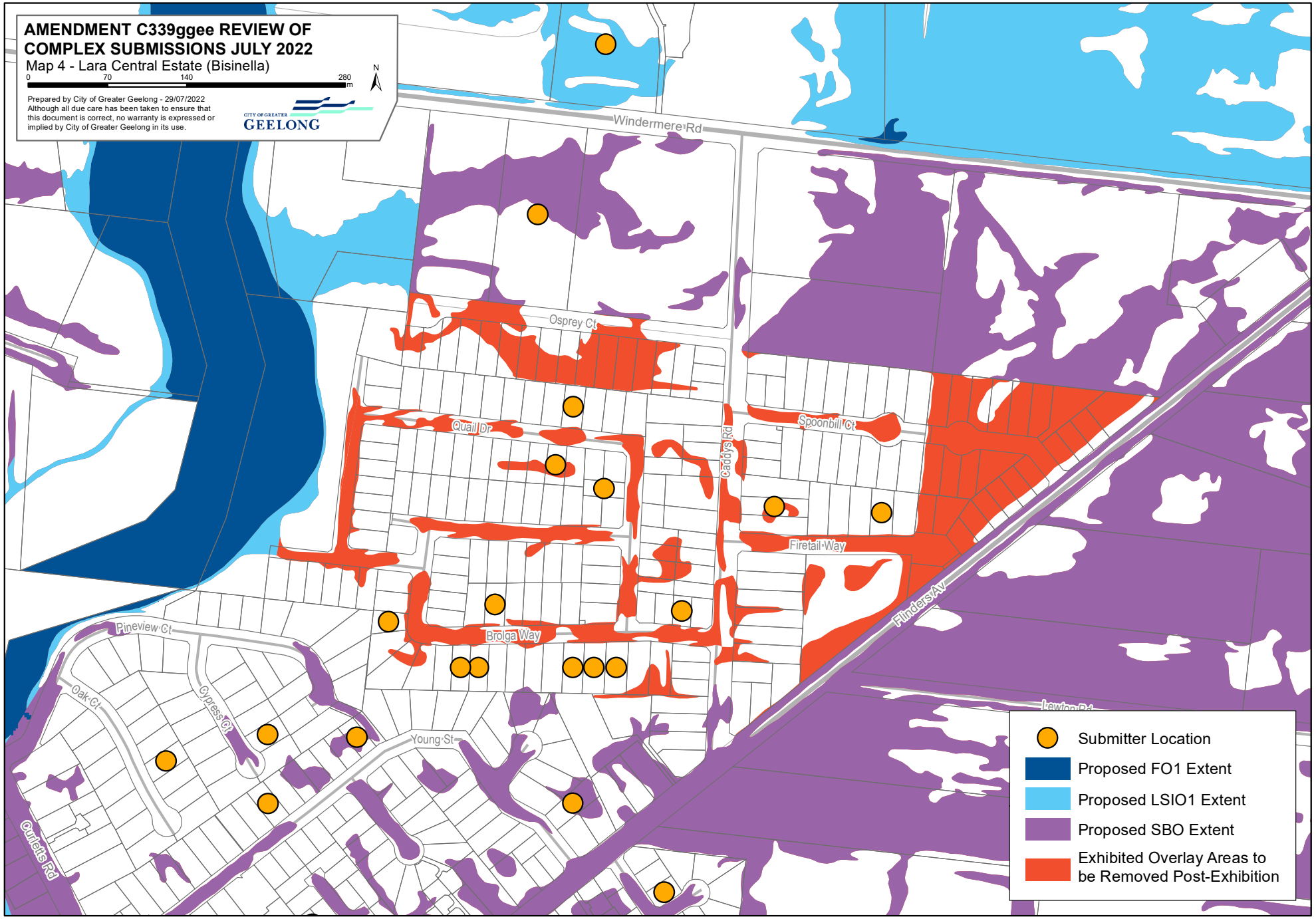
Appendix 2 – Maps of areas to be removed

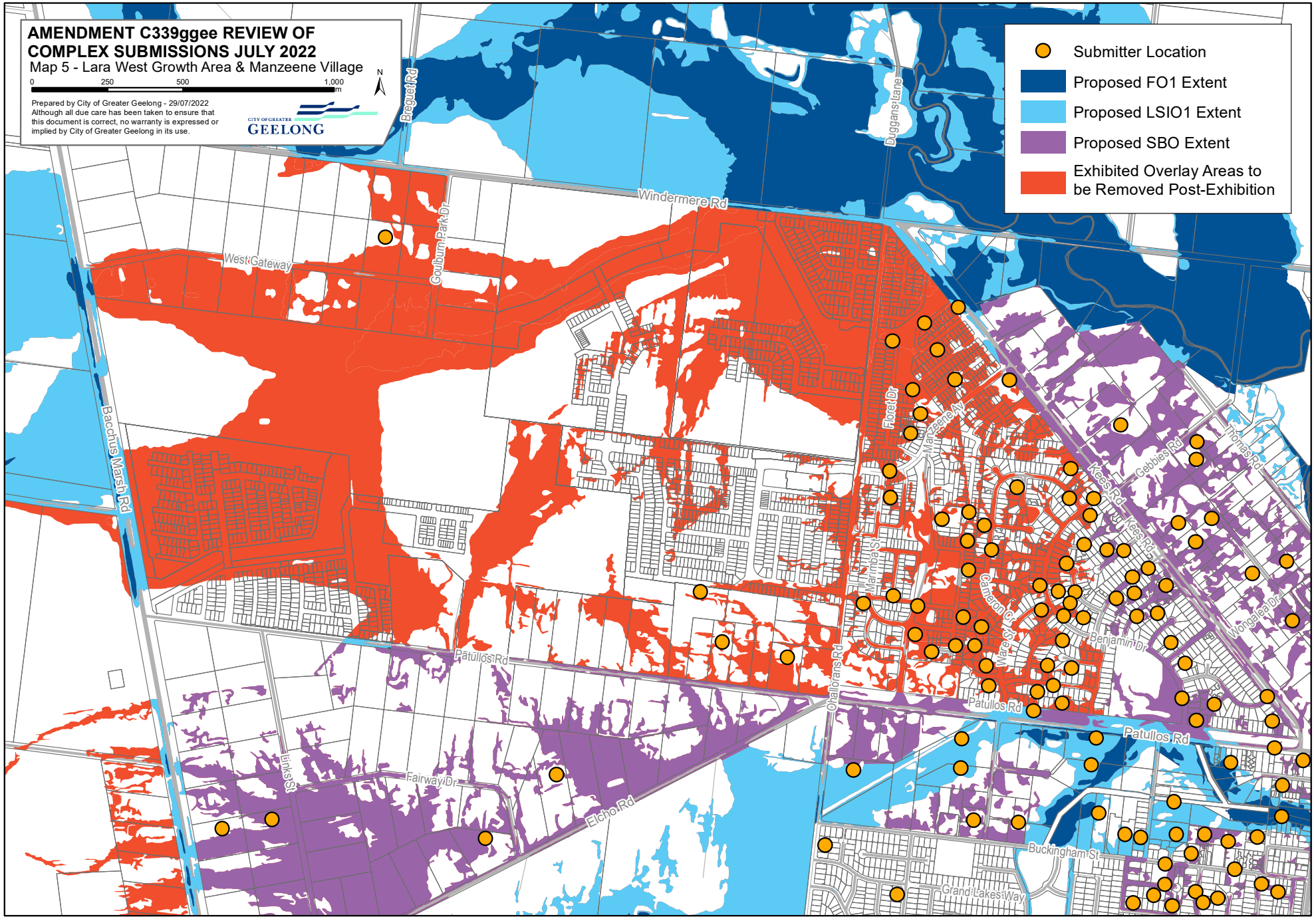

AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Overview Map of Lara
0 1,000 2,000 4,000 m
N
Prepared by City of Greater Geelong - 29/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Bacchus Marsh Rd
Shearers Lane
Duck Pond Rd
Sandy Creek Rd
Prairie Jon Tk
Lumberjack Tk
West Walk
Turntable Dr
Branding Yard Rd
Branding Dr
Great Circle Dr
You Yangs Rd
Eastern Epic
Branch Rd
Peak School Rd
Forest Rd North
Flinders Av
Ferrars Rd
Cherry Swamp Rd
Plains Rd
Mill Rd
Old Melbourne Rd
Windermere Rd
Kestrel Tk
Mcintyre Rd
Beach Rd
Staceys Rd
Ballan Rd
Robbs Rd
Elcho Rd
Patullos Rd
Forest Rd South
Avalon Rd
Giles Rd
Poustie Rd
Heales Rd
Rennie St
Jorell Creek Adventure Tk
Dandos Rd
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition

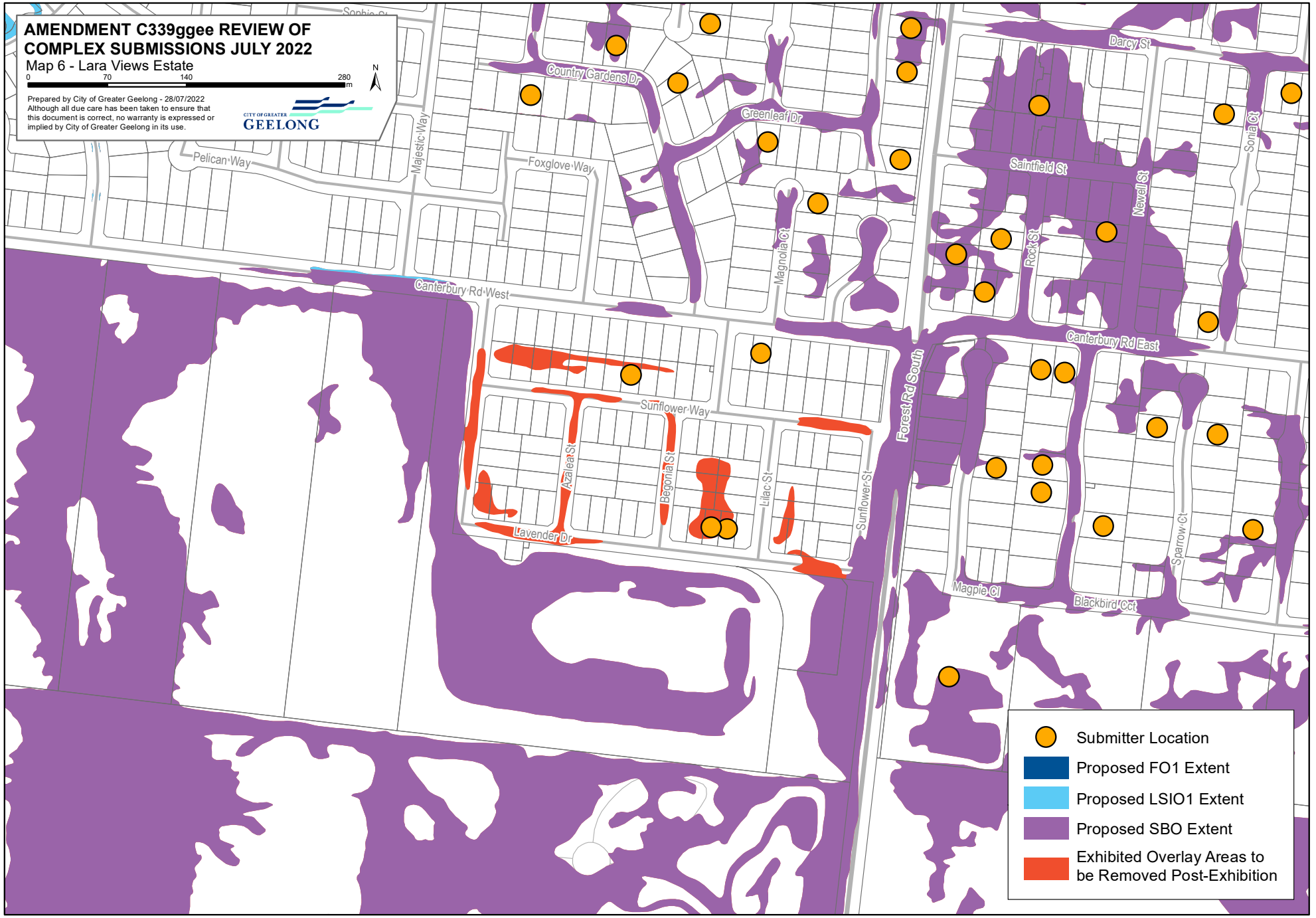

AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 1 - Gillean Place Lara
0 5 10 20 m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Gillean Pl
19-20
19-20
19-20
1
2
3
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition

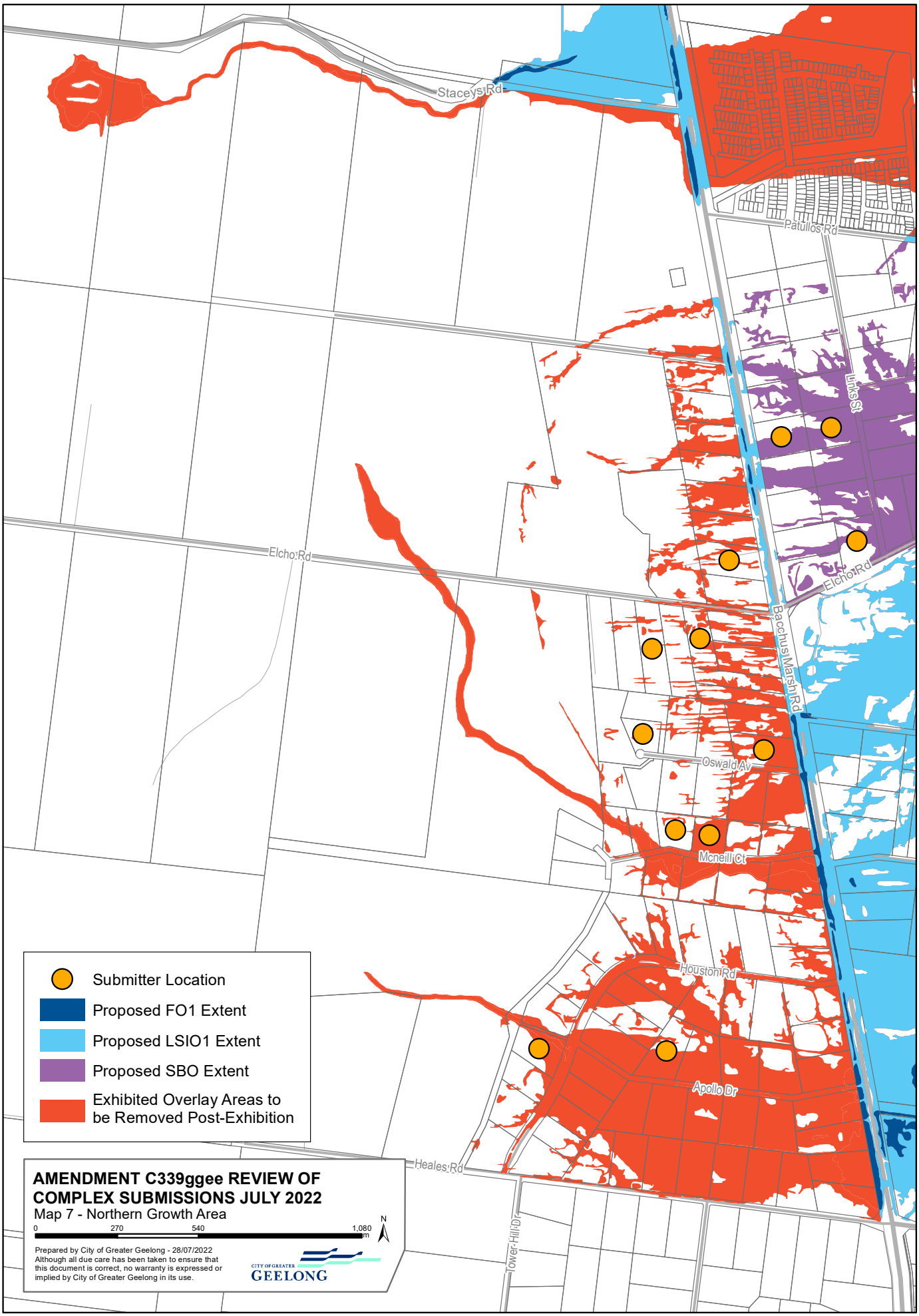
AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 2 - Altair Avenue Lara
0 5 10 20 m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
1
30B
30A
28
28
26
Scuti Ct
24
Altair Av
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition

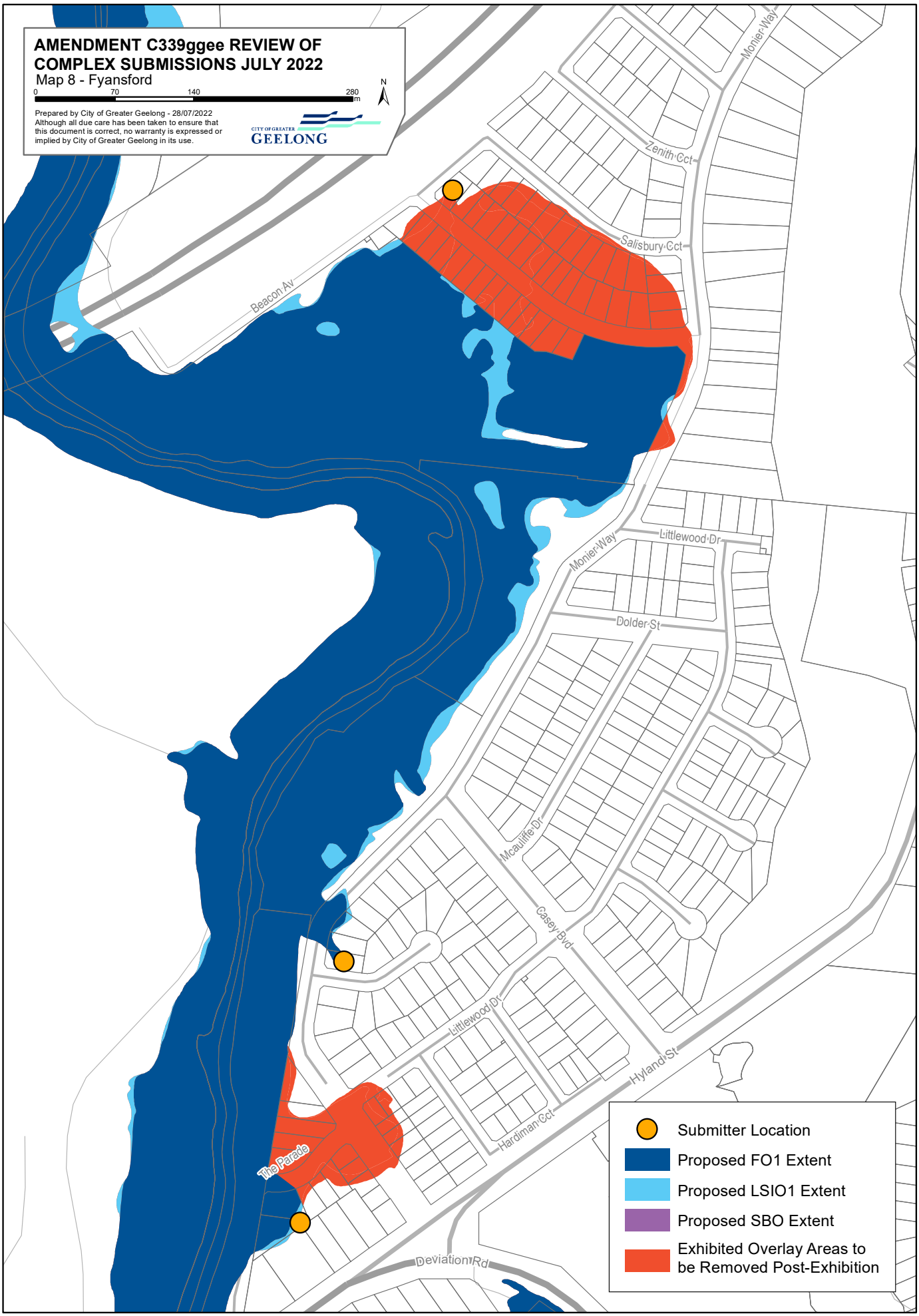

AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 3 - The Centreway Lara
0 5 10 20 m
N
Prepared by City of Greater Geelong - 11/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
100
6
3
2
1
7
5
Harrier Lane
The Centreway
Waverley Rd
77
79-83
1-3
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition

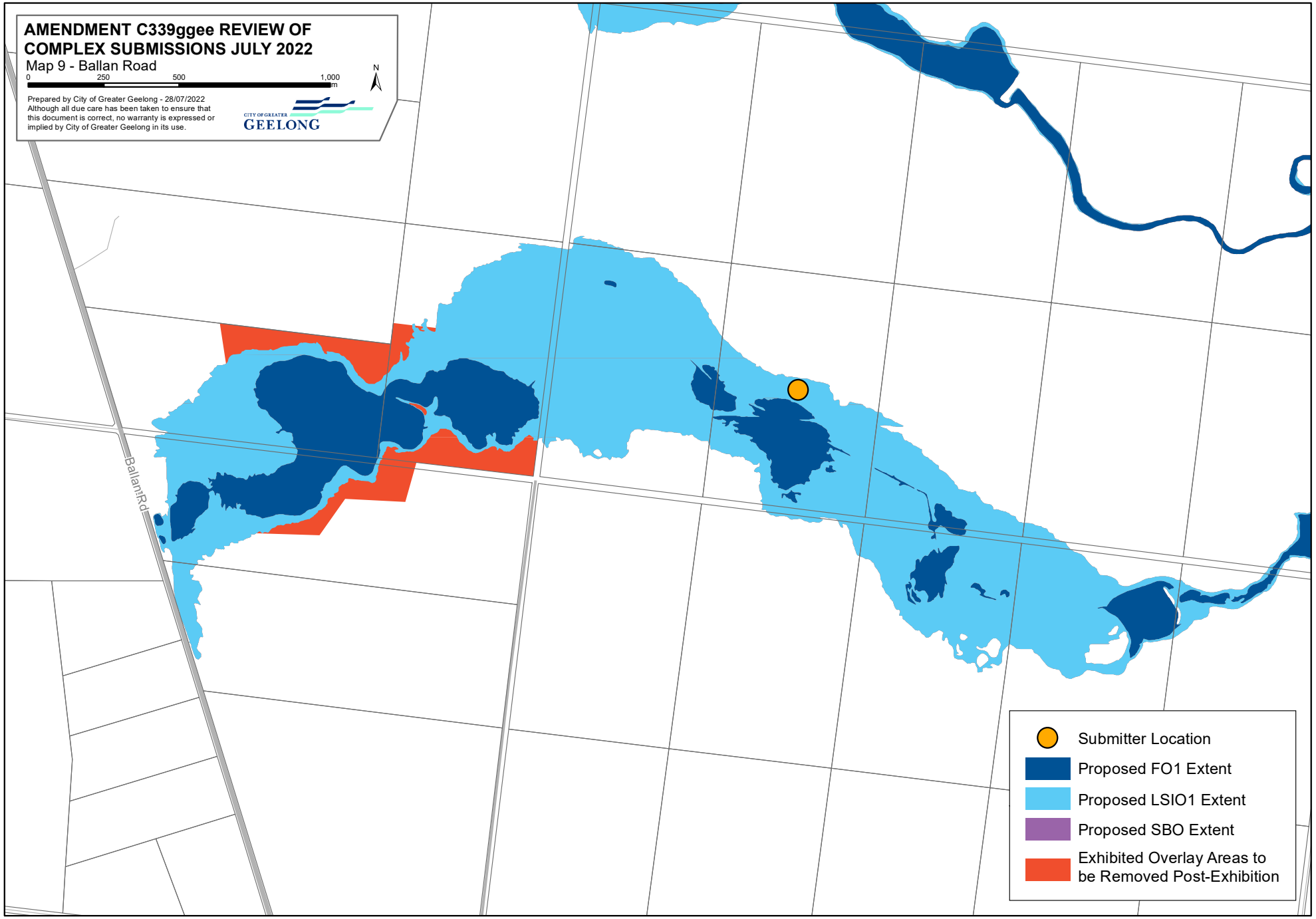

AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 4 - Lara Central Estate (Bisinella)
0 70 140 280 m
N
Prepared by City of Greater Geelong - 29/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Windermere Rd
Osprey Ct
Quail Dr
Caddys Rd
Spoonbill Ct
Firetail Way
Flinders Av
Broiga Way
Pineview Ct
Oak Ct
Cypress Ct
Young St
Currents Rd
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition


AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 5 - Lara West Growth Area & Manzeene Village
0 250 500 1,000 m
N
Prepared by City of Greater Geelong - 29/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition
Windermere Rd
Bregnet Rd
Duggans Lane
West Gateway
Goulburn Park Dr
Bacchus Marsh Rd
Flore Dr
Manzeene Av
Kees Rd
Gebbies Rd
Thomas Rd
Wongalea Dr
Benjamin Dr
Patullos Rd
Chaloners Rd
Fairway Dr
Echo Rd
Buckingham St
Grand Lakes Way


AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 6 - Lara Views Estate
0 70 140 280 m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Country Gardens Dr
Greenleaf Dr
Darcy St
Sonia Ct
Saintfield St
Newell St
Rock St
Magnolia Ct
Pelican Way
Majestic Way
Foxglove Way
Canterbury Rd West
Canterbury Rd East
Forest Rd South
Sunflower Way
Azalea St
Begonia St
Lilac St
Sunflower St
Lavender Dr
Magpie Cl
Blackbird Cct
Sparrow Ct
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition


Staceys Rd
Patullos Rd
Links St
Elcho Rd
Elcho Rd
Bacchus Marsh Rd
Oswald Av
Mcneill Ct
Houston Rd
Apollo Dr
Heales Rd
Tower Hill Dr
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition
AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 7 - Northern Growth Area
0
270
540
1,080
m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG


AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 8 - Fyansford
0 70 140 280 m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Monier Way
Zenith Cct
Salisbury Cct
Beacon Av
Monier Way
Littlewood Dr
Dolder St
Mcauliffe Dr
Casey Blvd
Littlewood Dr
Hyland St
Hardiman Cct
The Parade
Deviation Rd
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition


AMENDMENT C339ggee REVIEW OF COMPLEX SUBMISSIONS JULY 2022
Map 9 - Ballan Road
0 250 500 1,000 m
N
Prepared by City of Greater Geelong - 28/07/2022
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by City of Greater Geelong in its use.
CITY OF GREATER GEELONG
Ballan Rd
Submitter Location
Proposed FO1 Extent
Proposed LSIO1 Extent
Proposed SBO Extent
Exhibited Overlay Areas to be Removed Post-Exhibition

Appendix 3 – Water Technology Memo of Advice

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

MEMORANDUM

To [redacted] – City of Greater Geelong
From Water Technology
Date 12 May 2022
Subject C339 Complex Submission Responses
Our ref 22010273_M01V02.docx

1 BACKGROUND

The City of Greater Geelong received over 500 written submissions to the Exhibited Planning Scheme Amendment C339. Water Technology was commissioned to provide a response to complex flood related issues within the submissions, drawing on our experience with flood studies in the area and general appreciation of flooding issues related to planning. Many of the submissions answered below in relation to flooding question the existing planning controls, including the Floodway Overlay. It is noted that many of the submissions question the extent of the planning control layers, often in relation to several historic flood events that were used as part of the model validation during the relevant flood studies. We also note that for some of the flood study areas, the historic floods (i.e., 1988 Lara/Hovells Creek and 1995 Geelong/Barwon River) were of smaller magnitude than the 1% AEP design storm. The 1% AEP storm is the design standard on which flood related planning controls are based in Victoria.

2 FLOOD STUDIES

2.1 Lara Flood Study

The study brief prepared by City of Greater Geelong (the City) demonstrated a strong understanding of the area and its floodplain and drainage infrastructure. The objectives of this study are described below.

- To produce detailed flood mapping for a range of flood modelling scenarios within the study area.
- To undertake definitive flood investigations for the floodplain reaches within the study area; to pool all the available data and, through rigorous analysis determine robust flood levels, velocities, depths and extents.
- To build on the previous flood studies undertaken in 2001/02 by the partnership of Corangamite CMA, City of Greater Geelong and a consultant (Floodplain Management Strategy, April 2002) using baseline data and current technology to update flood data, value add for extra flood events, update of land use changes, update flood intelligence for the City of Greater Geelong Flood Emergency Plan, update flood data in the City of Greater Geelong Planning Scheme with a focus on the technical flood information to inform planning and building controls.

2.2 Lower Barwon and Lower Moorabool Rivers Flood Risk Management Study

Corangamite CMA in partnership with the City of Greater Geelong and Golden Plains Shire Council engaged Water Technology to undertake the Lower Barwon and Lower Moorabool Rivers Flood Risk Management Study. The overall objective of this project was to review and revise existing flooding information and produce detailed flood mapping for a range of flood modelling scenarios within the study area. The project involved a definitive flood investigation for the floodplain reaches within the study area, including collation of available

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

relevant data, a comprehensive hydrological assessment, and determination of robust flood levels, velocities, depths and extents for a range of design floods. The project aimed to develop an improved understanding of flood behaviour to enable improved land use planning and emergency response.

3 PLANNING SCHEME AMENDMENT C339

This amendment (C339) implements the Lower Barwon and Lower Moorabool Flood Investigation (Dec 2018), Lara Flood Study (March 2020) and part of the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment (Dec 2015). The amendment includes rezoning of land in Lara to implement the Lara Flood Study outcomes, revises the mapping extent of the Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO and LSIO2) and the Special Building Overlay (SBO) in the areas of the respective studies and amends the Schedules to the FO and LSIO.

On 14 December 2021, the City considered a report on the submissions to Amendment C339ggee and resolved to:

- Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider all submissions to Amendment C339ggee except those relating to the Lara Flood Study;
- Defer a decision on the Lara Flood Study submissions to allow Council officers to investigate and prepare a further report on the site specific and more complex submissions and report back to Council in early 2022;
- Refer all submissions except the Lara Flood Study submissions to the Panel;
- Submit to the Panel its response to the submissions (except the Lara Flood Study submissions) generally as outlined in this report; and
- Note that Council officers will liaise with Planning Panels Victoria to delay appointment of a Panel and a Panel Hearing pending the outcome of Council's future consideration of the Lara Flood Study submissions.

4 VICTORIAN FLOODPLAIN MANAGEMENT

In 2016, the Department of Environment, Land, Water and Planning (DELWP) released the Victorian Floodplain Management Strategy. This document aims to set the direction for floodplain management in Victoria.

> *The Victorian Floodplain Management Strategy sets out a systematic approach to evaluating Victoria's flood risks. It also provides a systematic approach to sharing information between the individuals, communities, government agencies and other organisations responsible for managing the various aspects of flood risk. Most importantly, it clarifies which agency is accountable for each aspect of floodplain management.*

Relevant to this memo are the following sections:

- **Policy 13a** The 1% Annual Exceedance Probability flood will remain the design flood event for the land use planning and building systems in Victoria.
- **Policy 13b** The strategic planning framework must give due consideration to flooding and its impacts on land use potential.
- **Policy 13c** LGAs with areas at risk of a 1% Annual Exceedance Probability flood must ensure that their Planning Scheme contains:
  - the objectives and strategies for managing the risk in the Municipal Strategic Statement

- the appropriate zone and overlays.

- **Accountability 13a** LGAs are accountable for ensuring that their Planning Schemes correctly identify the areas at risk of a 1% Annual Exceedance Probability flood, and contain the appropriate objectives and strategies to guide decisions in exercising land use controls in regard to flooding.
- **Action 13b** The CMAs and Melbourne Water will work with LGAs to ensure that Planning Schemes use the planning controls that align with their flood risks.

5 SUBMISSIONS

A number of the submissions relate to similar localities within the respective modelling areas, having regard to this the detailed information presented below will be grouped within these areas including:

- *Submissions 78, 434 and 440 which relate to the "The Heights" development (Fyansford precinct) within the Lower Barwon and Lower Moorabool Flood Study*
- *Submission 269 which relates to existing parts of Fyansford within the Lower Barwon and Lower Moorabool Flood Study*
- *Submissions 198,230,448,449,457,474 and 552 which relate to the Manzeene Development within the Lara Flood Study*
- *Submissions 510, 468 and 297 which relate to the Lara West Development Area within the Lara Flood Study*
- *Submissions 117, 129 and 286 which relate to Avalon and the Princess Highway area within the Lara Flood Study*
- *Submission 296 which relates to the Lara Lakes, Lara Central and Lara Views Estate within the Lara Flood Study*
- *Submission 283 which relates to the Northern Growth Area within the Lara Flood Study*

6 RESPONSE

A response to the above submissions has been provided below. A summary of each submission is provided. This includes an analysis of the exhibited flood-related planning overlay and Flood Study results along with a response to points raised or queried within the submission.

6.1 Submissions 78 and 434

The location of the submissions received is shown below in Figure 1 for the following:

- The Heights (estate)
- 31-33 Salisbury Circuit, Fyansford

Figure 1 Submission Location

The Lower Barwon and Lower Moorabool Flood Study was based on topographic information derived from aerial survey collected in January 2017.

At this time “The Heights” estate had commenced some earthworks but filling of this area had not begun. This means that raised ground levels resulting from the development were not incorporated into the hydraulic modelling.

The 1% AEP design flood level and corresponding flood extent on which the Land Subject to Inundation Overlay is based is around 8.3 m AHD in this area.

It is understood that ground levels within the lowest sections of the estate have now been raised. Approved plans provided to council indicate that ground levels within Salisbury Circuit and the sections shown to be flooded under the exhibited overlay have been raised to at least 9.4 metres AHD within the land on the southern side of Salisbury Circuit.

This means that site lots within the Heights Estate are now higher than the applicable design flood level and the associated residential lots would not be subject to inundation during the 1% AEP design flood.

It is understood that, at the time filling of the site was approved, a planning scheme amendment occurred which realigned the existing flood overlays. This overlay aligns with more recent filling extents as shown in

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

Figure 2 below, which compares the topography from the Lower Barwon and Lower Moorabool River Flood Study with more current survey levels. Figure 3 show the existing and exhibited LSIO layers side by side. This highlights that the exhibited layer is not reflective of the current topography as discussed above.

It is evident that the exhibited overlay does not align with the likely flooding extent at this location based on the fill that has been placed in that area.

Figure 2 Topography comparison

Figure 3 Existing and Exhibited Planning Layers

It is therefore recommended that the exhibited LSIO map be clipped to the extent of filling within the Heights development. The Figure 4 below shows the exhibited clipped flooding extent at the location (dashed red line).

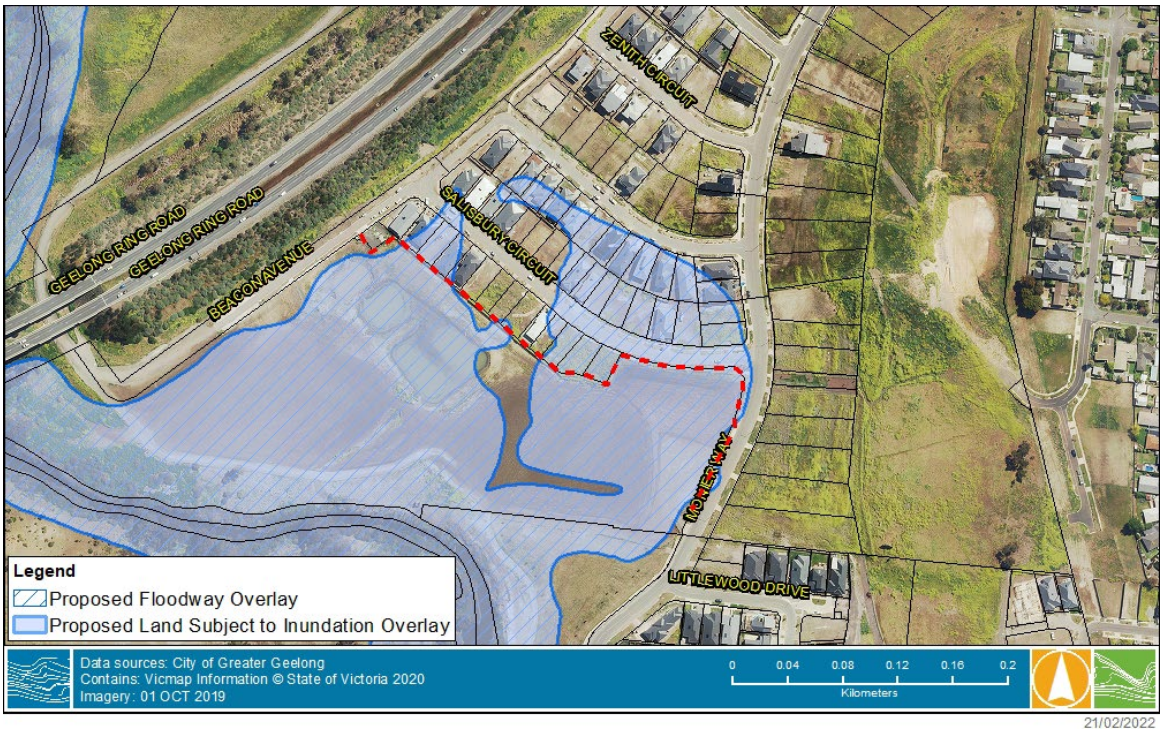


Figure 4 Recommended Flood Extent Limit

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

6.2 Submission 440

The location of the submission received is shown below in Figure 5:

- 32 Monier Way, Fyansford

Figure 5 Submission Site

The Lower Barwon and Lower Moorabool Flood Study was based on topographic information derived from aerial survey collected in January 2017.

At this time "Gen Fyansford" estate had commenced earthworks but extensive filling of this area had not begun. This means that raised ground levels as part of the development were not incorporated into the modelling.

The 1% AEP flood level and corresponding flood extent on which the Land Subject to Inundation Overlay is based is around 8.15 m AHD in this area.

It is understood that ground levels within the lowest sections of the estate have now been raised. Approved plans provided to council indicate that ground levels within Monier Way and the sections shown to be flooded in the exhibited C339 overlay have been raised to 9.3 – 9.6 metres AHD along Monier Way. Figure 6 shows a side-by-side comparison of the existing and flood-study topography, highlighted where the lots have been filled. Figure 7 shows a comparison of the existing and exhibited LSIO layers.

This means that Gen Fyansford land levels are now higher that the applicable flood level and the associated residential lots would not be subject to inundation in a 1% AEP design flood.

It is therefore recommended that the exhibited LSIO map be clipped to the extent of filling within this area of development. The Figure 8 below shows the exhibited clipped flooding extent at the location (dashed red line).

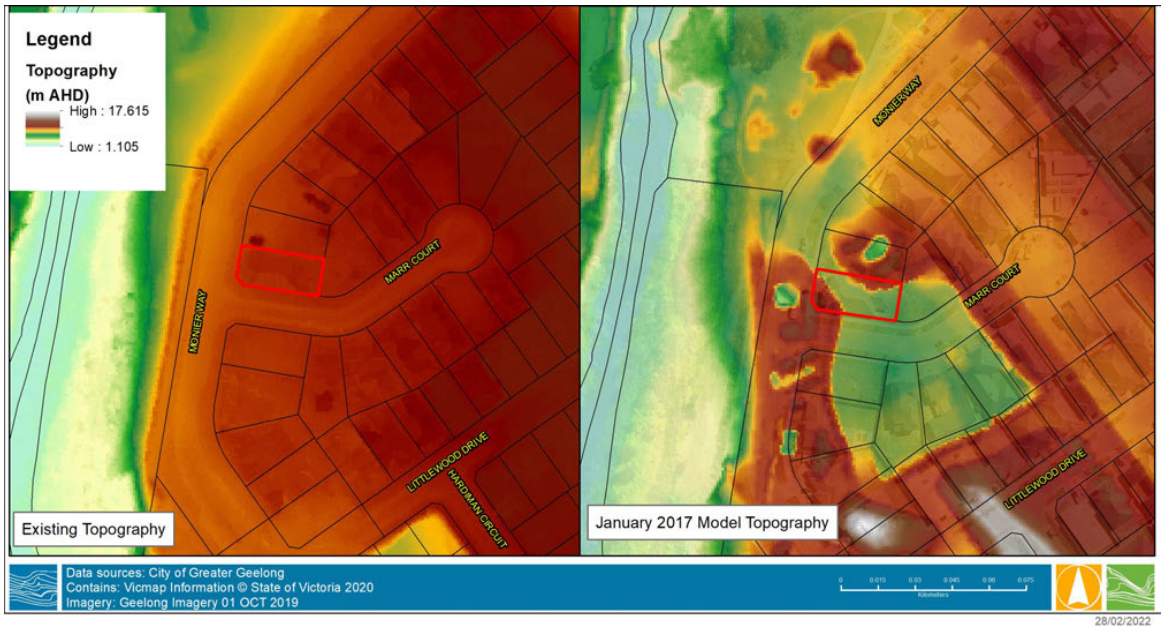


Figure 6 Topography Comparison

Figure 7 Planning Layer Comparison

Figure 8 Recommended Floodway and Land Subject to Inundation Clip Line

6.3 Submission 269

The location of the submission received is shown below in Figure 9:

- 12-14 The Parade, Fyansford

Figure 9 Submission Site

The topographic information on which the Lower Barwon and Lower Moorabool Flood Study was based on aerial survey collected in January 2017. Ground levels on the subject property are understood to range between 7.1 – 7.6 metres AHD. The 1% AEP design flood levels and corresponding flood extent on which the Land Subject to Inundation Overlay is based, are around 8.15 m AHD in this area. The topographic data is shown in Figure 10. Figure 11 shows a comparison between current and exhibited flood overlays.

At the time of the flood study the “Gen Fyansford” estate had commenced earthworks but filling of this area had not occurred. This means that raised ground levels as part of the development were not incorporated into the modelling or extent mapping. A detailed review of construction plans indicates that flood protection works within the estate do not extend to the subject property. The Gen Fyansford estate is filled above the applicable 1% AEP flood level in order to provide flood protection to all residential lots.

Whilst it is acknowledged that the existing flood modelling within this section of the floodplain does not account for filling of the Gen Fyansford estate, the impact of filling is likely to be localised and only provide flood immunity to the areas shown to be filled above the applicable flood level. Having regard to this it is recommended that the LSIO and FO extent in this location be clipped to match the filled area as shown in Figure 12.

A site inspection of the subject location was carried out to validate the extent of the development works. A photograph of the subject property entrance relative to filling of lots west of The Parade is shown in Figure 13.

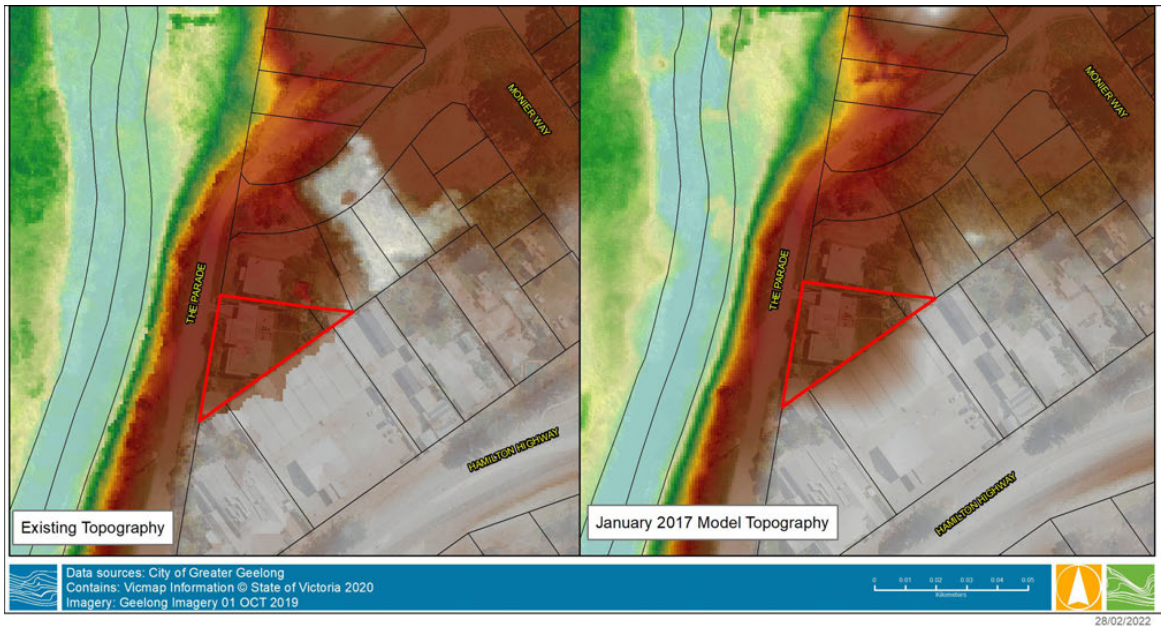


Figure 10 Topography Comparison

Figure 11 Planning Layer Comparison

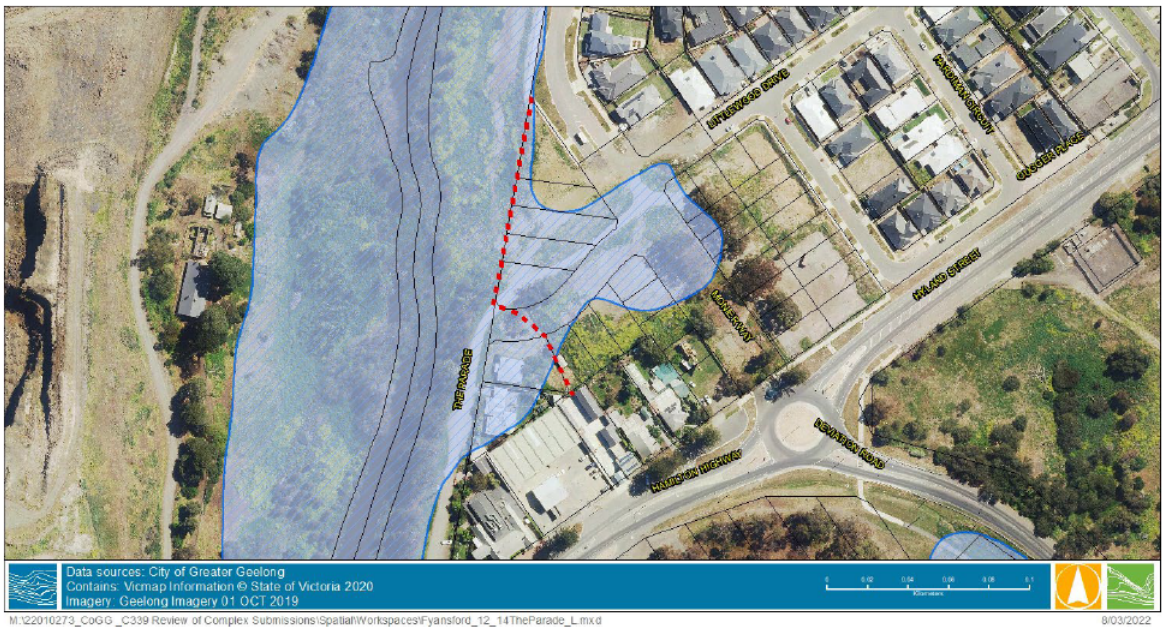


Figure 12 Recommended Floodway and Land Subject to Inundation Clip Line

Figure 13 Subject Site (white fence) showing development filling to the west

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

6.4 Submissions 198,230,448,449,457,474,552

The locations of the submissions received are shown below in Figure 14 for the following:

- 6 Floret Drive, Lara
- 28 Moonah Circuit, Lara
- 22-26 Moonah Circuit, Lara
- 69 Callistemon Circuit, Lara
- 30-34 Moonah Circuit, Lara

The location of the submission received for the address below is shown in Figure 15.

- 29 Cadence Ave, Lara

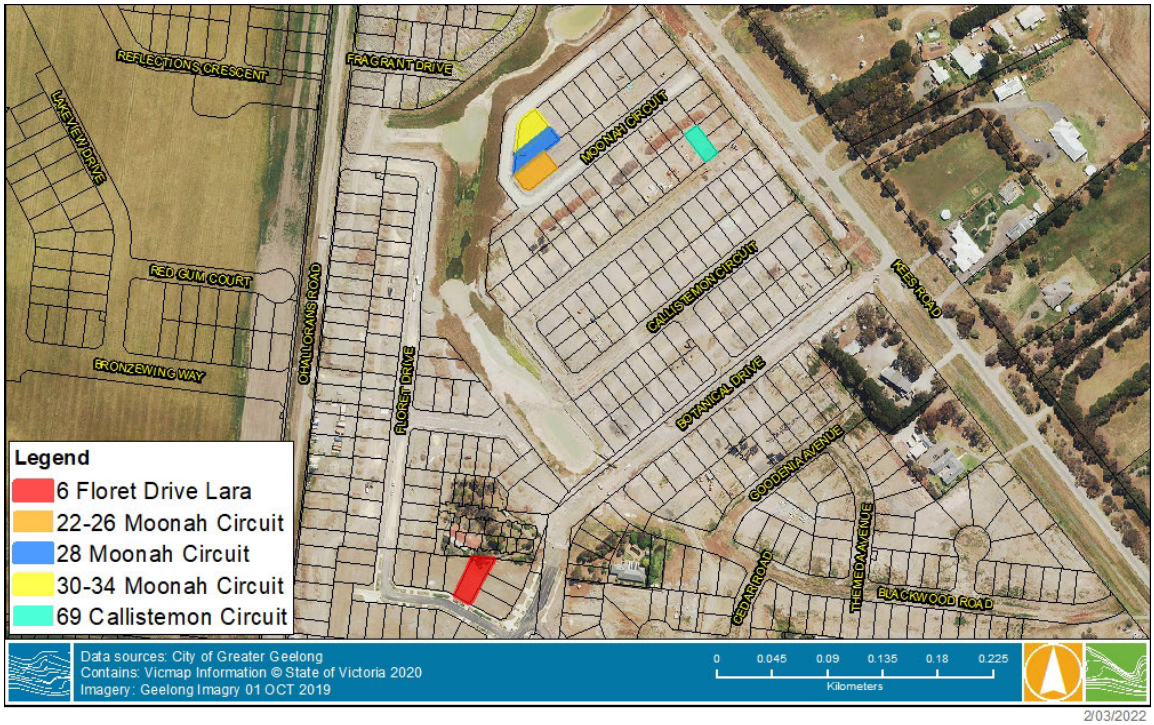


Figure 14 Submission Sites

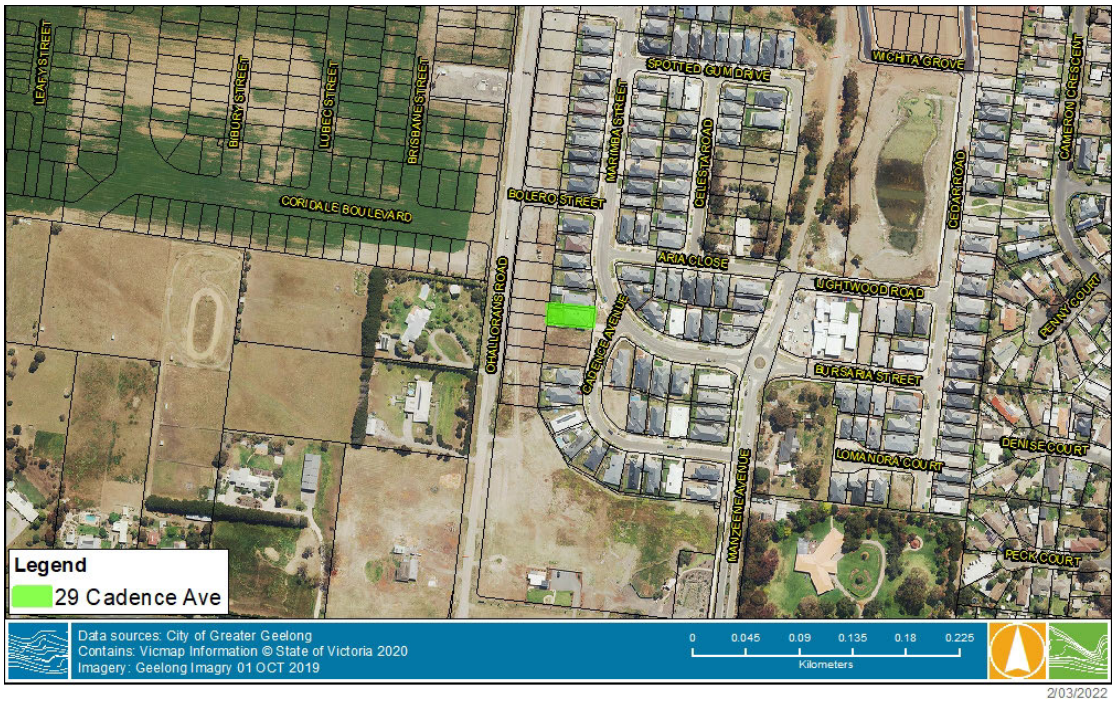


Figure 15 Submission Site

The topographic information (Photogrammetry) on which the Lara Study is based was collected in 2017.

At this time “Manzeene Village” estate had commenced earthworks but was still in the early stages of development. This means that raised ground levels for areas which had been or were planning to be filled as part of the development were not incorporated into the modelling.

Further to this the stormwater network which has been designed for this estate which manages stormwater runoff had also not been completed or incorporated into the flood model.

It is now understood that much of the development has been completed with the bulk of the drainage and stormwater network now in operation. Further to this the area has been filling in line with approved plans in order to protect the estate from overland flooding.

Having regard to the above it is considered that the presented flood mapping does not accurately represent the existing development conditions and likely flood risk at this location.

Updated draft flood mapping has been produced at this location as part of flood modelling investigations for the Northern Growth Area. This information, which incorporated developed conditions up to 2020 shows a significantly reduced flooding risk in comparison with the exhibited flood related zones and overlays.

A comparison of the exhibited SBO extent and the draft updated flood extent is shown in Figure 16 below.

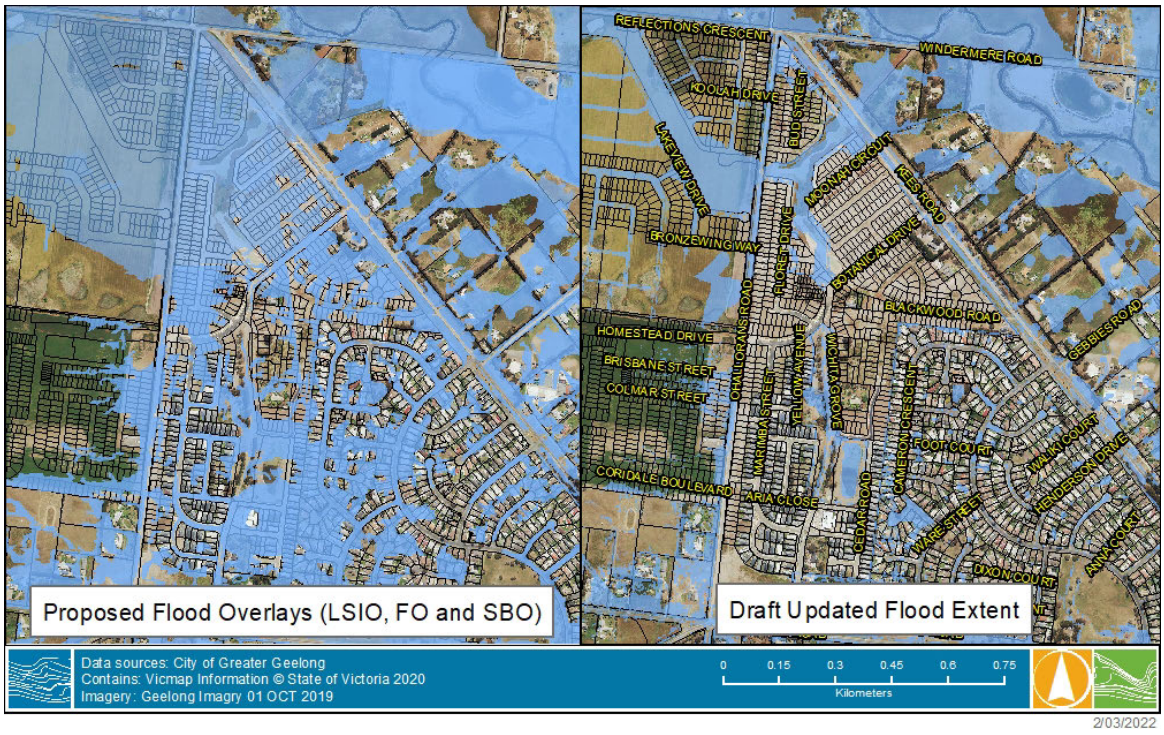


Figure 16 Comparison of flooding at Lara

As part of the Hovells Creek Stormwater Management Plan and Growth Area Surface Water Planning the overland flooding and drainage conditions within this section of the catchment will be updated. With rapidly evolving development works to the west and the completion of outstanding earthworks within the development it is recommended that, at this time, the Manzeene Village development area be omitted from the planning scheme amendment. It is understood that development at this location was based on detailed flooding assessment on which mitigation measure were proposed and subsequently constructed which protects buildings from the potential impact of inundation during the 1% AEP design flood. In light of this, it is considered that omitting this area until such time as updated, appropriate flood mapping is available presents a manageable risk and would provide a better planning outcome (as shown in Figure 17).

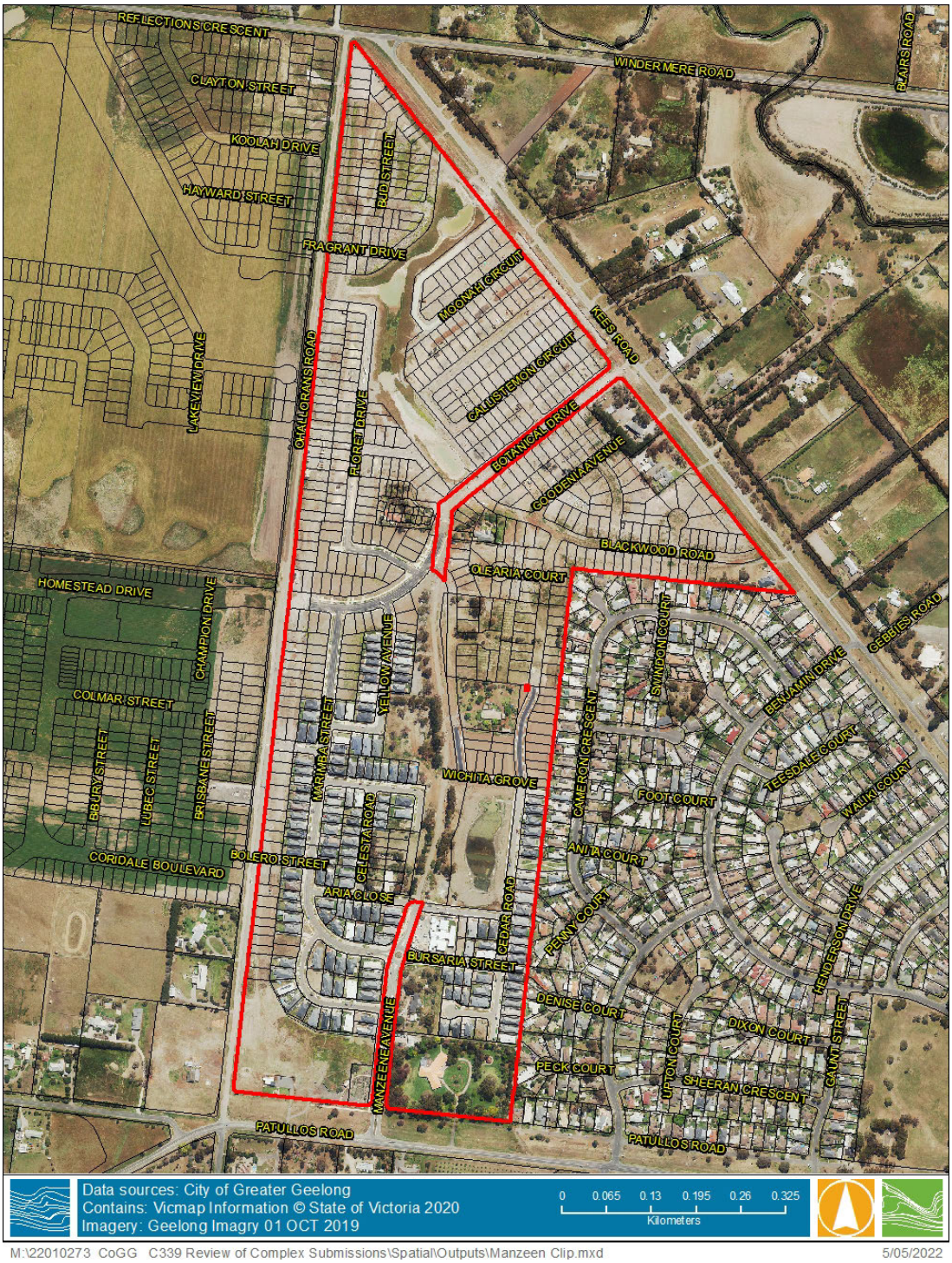


Figure 17 Area to be omitted (within red outline)

6.5 Submissions 510, 468, 297

The locations of the submissions received are shown below in Figure 17:

- 205-545 O'Hallorans Road, Lara
- 285 Patullos Road, Lara
- 545 Windermere Road, Lara

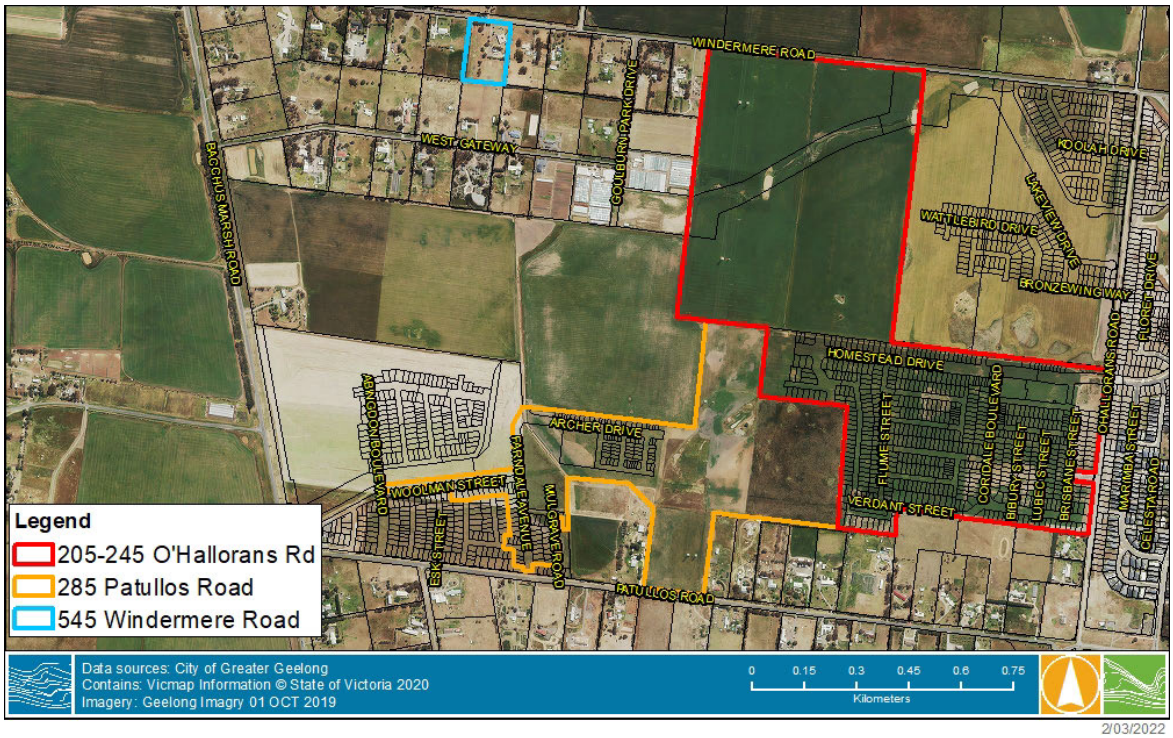


Figure 18 Submission Sites

The subject area is located within the Lara West Development Precinct. Development within this area is based on the surface water planning and development layout produced as part of the Lara West Precinct Structure Plan. Development within this area has only commenced within the past 2 years.

Flood modelling for the Lara Flood Study was based on existing conditions at the time of model development in 2017/2019. This was based on topography and existing stormwater and rural drainage infrastructure information collected at the time (preceding development in this area).

It is acknowledged that construction of Lara west has progressed with several locations now having established residential areas and a number of large wetland/retarding basins constructed or having been approved.

It is considered that the flood mapping produced by the Lara Flood Study no longer represents the current flooding risk within this area, which is continuing to change as the precinct develops. Having regards to this, it is recommended that this area be excluded from the planning scheme amendment and that flood mapping is updated once the area has been fully developed and/or as part of modelling undertaken for the Northern Growth Area which will discharge through this site.

It is noted that whilst the flooding associated with the exhibited overlay at 545 Windermere Lara is associated with regional flows it is likely that, once developed, measures will be taken to reduce the extent and depth of inundation at this location. The submission prepared for this property raised concerns regarding incorporation of local drainage features, which are likely to help conveyance of flood waters at this location. The Lara Flood Study was based on a regional flood model. This model does not include all private and rural drainage features which often become overwhelmed during significant floods. In addition, detailed information on these assets is typically not available and the maintenance and condition of them is not known. For these reasons they are typically disregarded in flood mapping analyses at the regional scale.

Whilst the property at 545 Windermere Road shown in Figure 18 is recommended to be removed for this amendment it is also recommended that the flood prone designation remain in place. Unlike the other two properties identified in this area, 545 Windermere Road is not part of the larger land holdings where works are ongoing to develop the Lara West area. Hence there is no immediate plan to resolve flooding risk here, with no current application to develop the site. This means there is residual flood risk across the site until such time as development within this area of Lara West proceeds and residual flood risks are addressed.

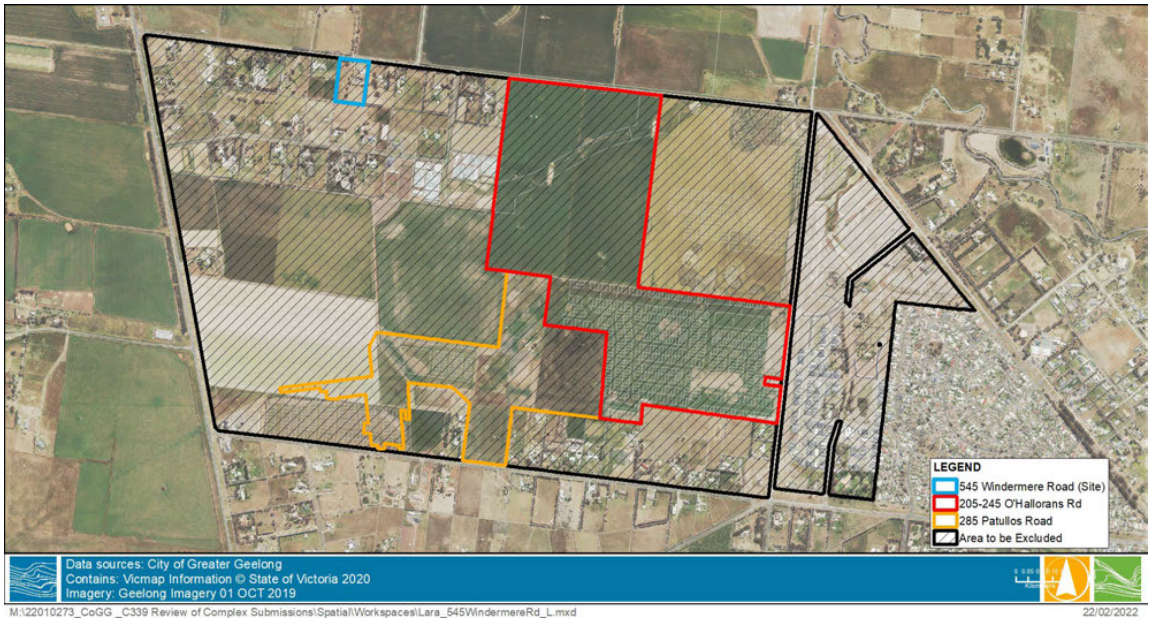


Figure 19 Area to be removed from amendment

6.6 Submission 296

The following response is in relation to submission 296, located at the following locations listed below and shown in Figure 19 & Figure 20.

- 130-150 Forest Rd South (Lara Views Estate)
- 385 Windemere Road (Lara Lakes Estate)
- 43-55 & 60 Manzeene Avenue (Applegum Subdivision)
- 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane (Lara Central Estate)

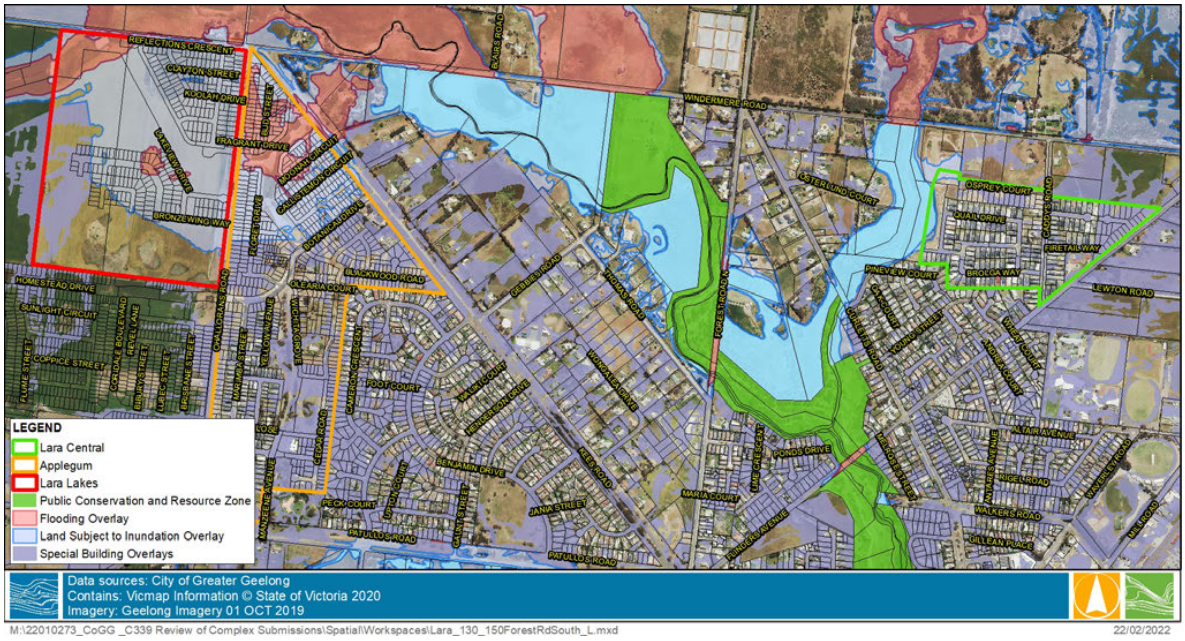


Figure 20 Lara Central, Lara Lakes and Applgeum developments and Exhibited Overlays

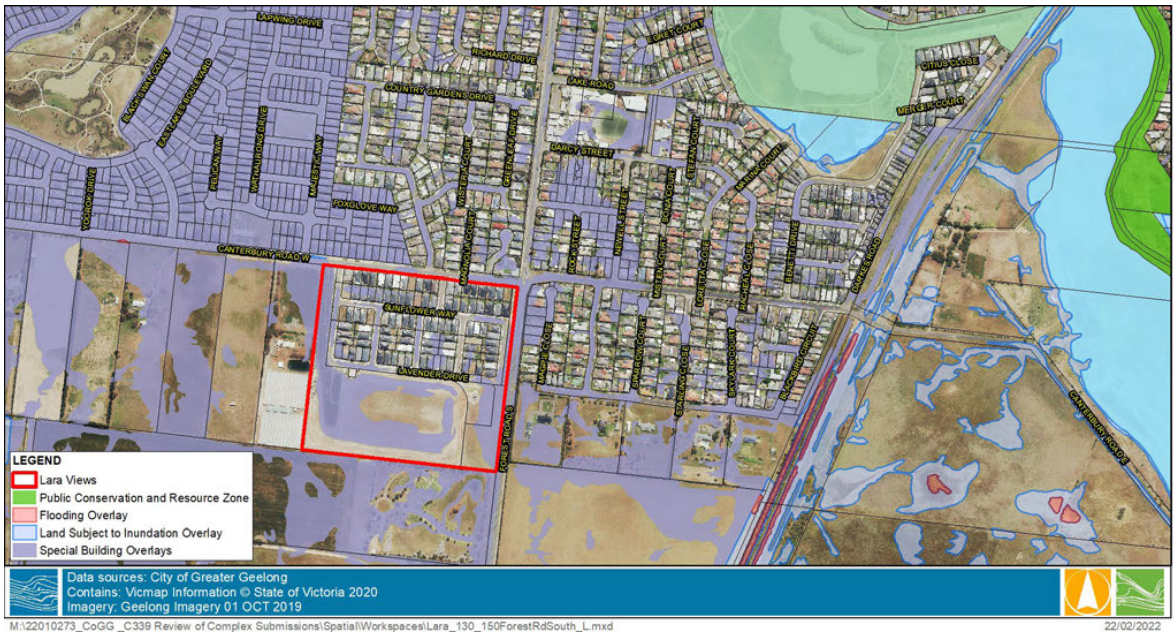


Figure 21 Lara Views Development and Exhibited Overlays

The submission has been prepared by TGM Cardno on behalf of L Bisinella Developments Pty Ltd and includes the properties listed below:

- 130-150 Forest Rd South (Lara Views Estate)
- 385 Windemere Road (Lara Lakes Estate)
- 43-55 & 60 Manzeene Avenue (Applegum Subdivision)
- 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane (Lara Central Estate)

The main issue relating to each of the areas is the exclusion of more up-to-date information to reflect the development which has occurred at each of the sites since the LiDAR/photogrammetry was captured in 2017. A summary of the key points identified in the submission is provided below.

"insufficient rigour has been applied in the preparation of the Amendment and that the proposed changes to the Greater Geelong Planning Scheme (Scheme) are not soundly based. More detailed site specific analysis needs to be undertaken, including more up to date surveys and assessment of conditions. In its current form, the Amendment should be abandoned."

"the impact of the Amendment on affected land will be significant. It is important that all consequences arising from the implementation of the Amendment are properly considered. Based on the work undertaken to date, our client queries whether the practical consequences of the Amendment are fully appreciated."

In relation to Lara Views Estate, a planning permit was granted on the basis of detailed hydraulic assessments. The submission identifies the following points:

"The Lara Flood Study does not appear to consider the developed condition of this land and does not explain why the SBO is proposed in areas where the land has been developed with finished floor levels that will ensure inundation cannot occur."

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

"The SBO mapping is inconsistent with the Stormwater Management Plan that has been approved by Council and subsequently implemented in respect of the Lara Views Estate."

"In circumstances where potential flooding issues have already been managed, there is no basis to apply to the SBO as proposed."

In relation to Lara Lakes Estate, a planning permit was granted on the basis of detailed hydraulic assessments. The submission identifies the following points:

"The development is being undertaken in accordance with an approved Surface Water Management Strategy and Flood Impact Assessment. Consistent with that assessment, the residential lots in the development will not be susceptible to flooding."

"The Flood Study prepared by Water Technology fails to acknowledge the existing conditions of the site and does not account for the fact it is currently being developed to meet the desired outcomes of the SBO and FO."

"Further, the SBO and FO mapping is inconsistent with the detailed Flood Impact Assessment and Stormwater Management Plan that have been agreed by Council and are subsequently being implemented in respect of the Lara Lakes Estate."

In relation to the "Applegum Subdivision", a planning permit was granted on the basis of detailed hydraulic assessments. The submission identifies the following points:

"The land is currently being subdivided in accordance with planning permit PP-933-2020."

"The Summary Report does not refer to the fact that a permit has been obtained for the land and that the development deals with flood risk. Indeed, the SBO mapping exhibited with the Amendment (extracted below) is inconsistent with the Flood Impact Assessment and Stormwater Management Plan approved by Council."

In relation to Lara Central Estate, a planning permit was granted on the basis of detailed hydraulic assessments. The submission identifies the following points:

"The Council has issued several permits in respect of the parcels of land which allow for subdivision and have considered stormwater impacts."

"The subdivision is complete and drainage assets have been constructed. Notwithstanding this, the Summary Report has failed to refer to these permits or the existing conditions of the land. While a Flood Impact Assessment and Stormwater Management Plan have been approved by Council as part of the permit application process, the Amendment contains entirely different mapping."

"Our client submits that the purpose built drainage infrastructure constructed pursuant to the permit is sufficient and will ensure the objectives of the SBO are met. For this reason, there is no need for a portion of the land to be burdened by the SBO."

In response to the submission, it is noted that two of the properties located within Lara West Precinct Structure Plan (385 Windemere Road and 43-55 & 60 Manzeene Avenue) are within the area identified within Section 6.5 (Figure 18) and are recommended to be excluded from the planning scheme amendment. Flood Risk assessment has formed a part of previous applications and permit requirements for these sites. Detailed hydraulic assessments and/or flood impact assessments have been undertaken to allow development. The Lara Flood Study did not have access to the additional information (additional drainage and design surfaces) at the time of the investigation.

In relation to the remaining properties within this submission (130-150 Forest Rd South and 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane), it is recommended that these areas also be excluded from the planning scheme amendment. The reasons identified above include:

- permit conditions based on detailed assessments
- significant changes to the landform
- additional drainage infrastructure that has been constructed since the development of the flood study.

It is recommended to maintain the current flood extent as indicative of the land liable to flooding.

The areas to be omitted from the current amendment are shown in Figure 22 below.

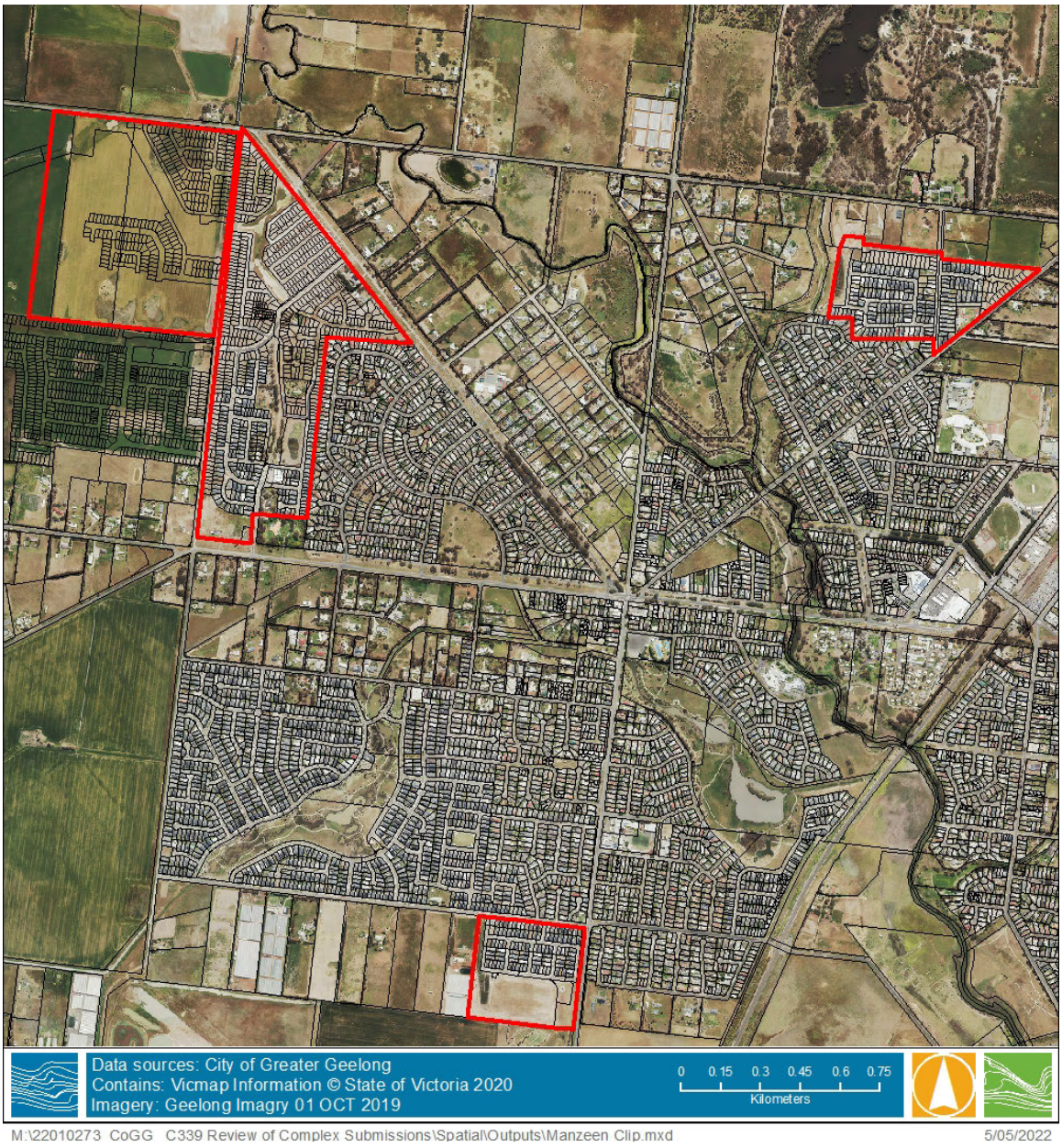


Figure 22 Area to be omitted

6.7 Submissions 117, 129, 286

These submissions relate to the Avalon area around the Princes Highway within the Austins Swamp catchment and the response has been based on the information obtained through the Lara Flood Study. The location of these submissions is shown in Figure 21 (submission 117) and Figure 22 (submission 129 & 286) and includes the following properties:

- 1425 Princes Freeway (1-43 Beach Road) and 1475 Princes Freeway (45 Beach Road) #117
- 15 Avalon Road #129
- 255-275 Avalon Road #286

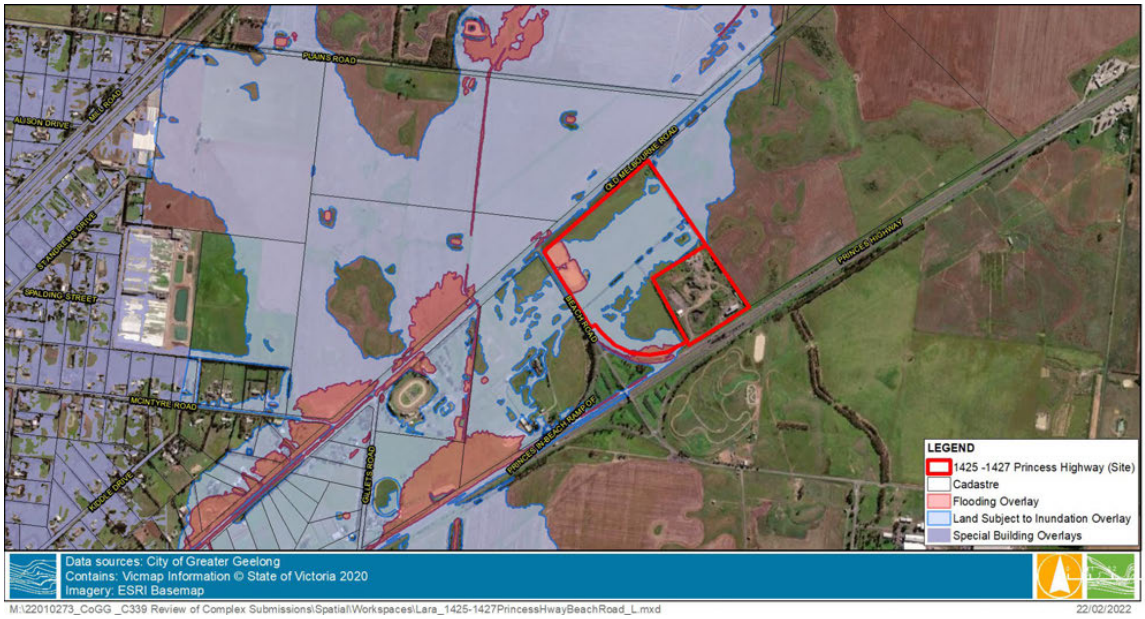


Figure 23 1-43 & 45 Beach Road, Avalon Subject Site and Exhibited Overlays

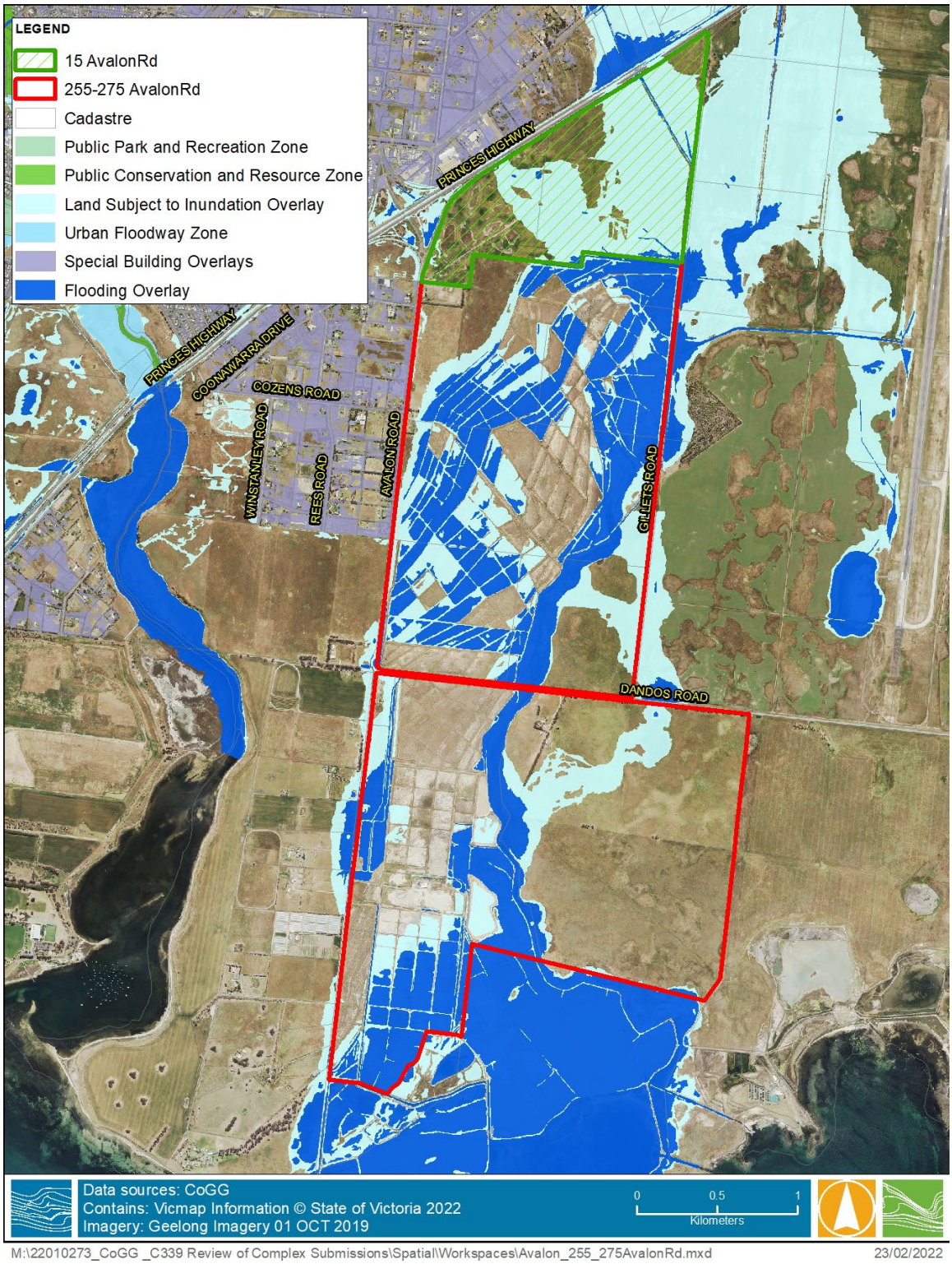


Figure 24 15 Avalon Road & 225-275 Avalon Road, Avalon and Exhibited Overlays

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

Submission 117 contains an independent review undertaken by WMAwater in relation to the hydraulic model. A summary of the submission is provided below.

"WMAwater conducted a review of the Amendment documents and Lara Flood Study reports in relation to the site characteristics (Review Report attached). It has been concluded that representation of the site in models underpinning the Amendment to the Flood and Land Subject to Inundation Overlays, does not reflect actual conditions."

A review report was provided with the submission and highlighted the following reasons for the objection.

- *"At no stage during those years have the property owners ever witnessed flooding within the site. Particularly, the previous owner did not observe flooding to the extent indicated in the Proposed Amendment during the significant rain events experienced in Lara in 1988, 2011 and 2017."*
- *"There was lack of historical data/evidence to undertake an accurate calibration in Austins Swamp Catchment."*
- *"The floodwater was modelled to overtop the northeast section of Old Melbourne Road."*
- *"..The adopted grid size (4 metre) did not allow a robust representation of smaller (relative) topographical and hydraulic features within the 2d-domain"*

In response to submission 117, it is noted that the Lara Flood Study was undertaken at a regional scale and limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour. In light of the submission provided, a review of topography data, hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken.

Upon review of the information provided within the submission, it appears reasonable to consider an objection based upon the information provided. It appears the boundary inflow locations within the hydraulic model may be providing an over-representation of flooding within the site.

The site is impacted from inundation and runoff from an upstream catchment of around 1.5 km^2. An existing drain transverses the site in a north-east to south-westerly direction with the only outlet via a minor culvert under Beach Road. The Beach Road Princess Highway interchange appears to restrict flows, holding them back within the site. The drain does not appear to be well represented in the hydraulic model results, however it is evident in the aerial imagery and LiDAR data for the site.

The presence of water on Old Melbourne Road in the model results is due to the placement of the inflow boundary being located on the roadway. As a result, when flows are entering the hydraulic model, there is some water being placed onto the roadway. This appears as the overtopping of flows onto the roadway.

It is agreed that the flood waters in a 1% AEP event , flows upstream of the roadway do not overtop Old Melbourne Road.

It is recommended sensitivity analysis be undertaken for the 1 % AEP 48-hour design storm to test:

- Adjustment of the inflow boundary location included in the hydraulic model to be located downstream of the roadway.
- Sub-grid sampling be employed within the model to reflect the narrow drain ensuring that drainage capacity reflects what is on the ground.

Submission 129 contains an independent review undertaken by Rain Consulting in relation to the hydraulic model. A summary of the following reasons for the objection provided in the submission is provided below.

- *Amendment C339 as exhibited seeks to incorrectly increase the extent of the Land Subject to Inundation Overlay (LSIO) over the subject site;*

- *We contend that the modelling undertaken for the site and the broader Avalon Catchment has not considered the site specific conditions of our clients land."*

The submission provides the following reasons to the objection:

- All water flow from the north of the Princes Freeway and into the subject site is achieved via a number of engineered culverts and established drainage channels. The proposed amendment ignores the impact of this existing infrastructure on the potential extent of inundation or flooding within the site;
- As a consequence the proposed amendment impacts on a larger proportion of the site than it should;
- An independent inundation, flooding and drainage assessment completed by Rain Consulting, (on behalf of the landowner), outlines the various actions required to address these inaccuracies in order to increase the accuracy of the flood model;
- Once these actions are undertaken, it is anticipated that a more accurate and realistic model could be prepared on which to base the proposed amendment;
- The subject site along with several other properties surrounding Avalon Airport are formally identified by the draft Avalon Corridor Strategy (ACS) as being suitable for future commercial and industrial development.

It is noted within the accompanying report (Rain Consulting) that the Lara Flood Study was undertaken at a regional scale and where possible, limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour.

In light of the submission provided, a review of points raised within the submission and accompanying report was undertaken. This focused on the topography data, hydrology catchment delineation, culvert structures and the hydraulic model setup and limitations.

Upon review of the information provided within the submission, it is acknowledged that the representation of the culverts conveying flow into the site may be not accurately represent the flow within the site. It is acknowledged there are discrepancies in the culvert data used in the model and that observed during the site visit. This is likely to impact on the flow behaviour into the site, particularly in minor, more frequent storms.

Further to this:

- Culverts were sized for a 1 in 30 Year ARI based on the Princes Highway West Project – Hydrology and Hydraulic Study, Western Ring Road to Corio Overpass, Stage 2 Final Report, prepared for VicRoads (Lawson and Treloar).
- The 1% AEP flood overtops the Princes Highway to the north of the northern culverts with overland flow entering the site.
- Historic imagery from the 1973 flood event (while noted this is quite old), clearly shows the presence of the northern drain and shallow overland flow across the paddock (Figure 23 and Figure 24). This suggests the drains may be sized to convey the culvert capacity, but may not adequately convey the 1% AEP flood flow, resulting in widespread shallow flooding across the site.

As outlined in the Rain Consulting report, it is recommended sensitivity analysis be undertaken for the 1 % AEP 48-hour storm to:

- Ensure the best available data (culvert sizes) are included in the hydraulic model
- Sub-grid sampling be employed within the model to reflect the narrow drain, ensuring that drainage capacity reflect what is on the ground.

Until the sensitivity modelling has been completed, there is likely uncertainty around the impact of the 1% AEP flood extent and as a result the planning overlays exhibited.

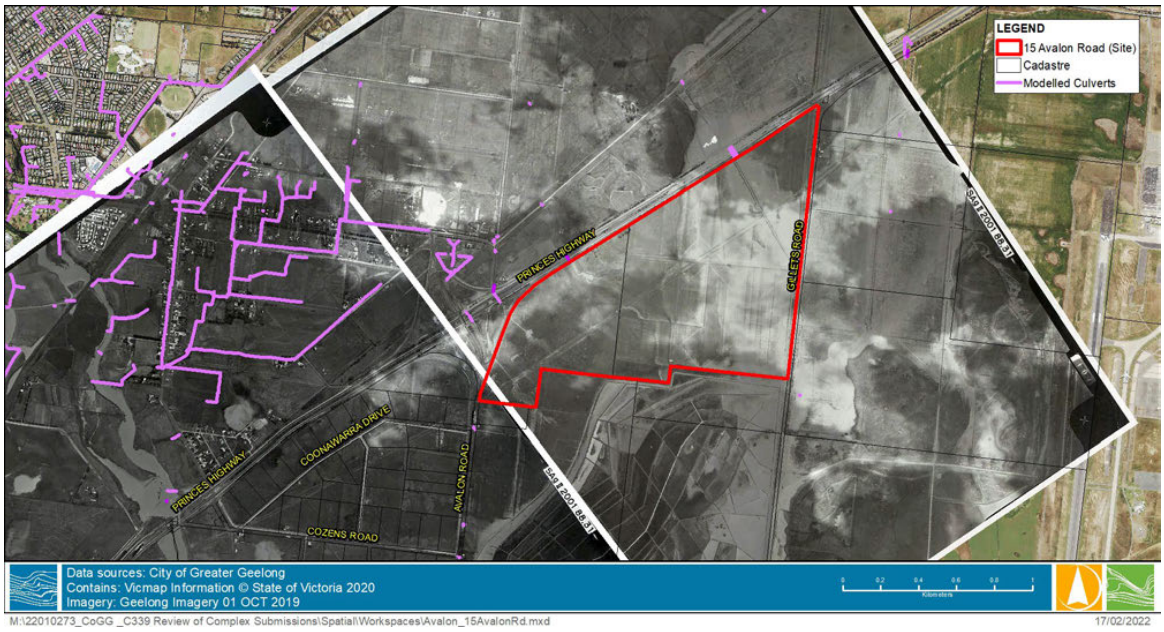


Figure 25 1973 Flood Imagery (post-event) at site

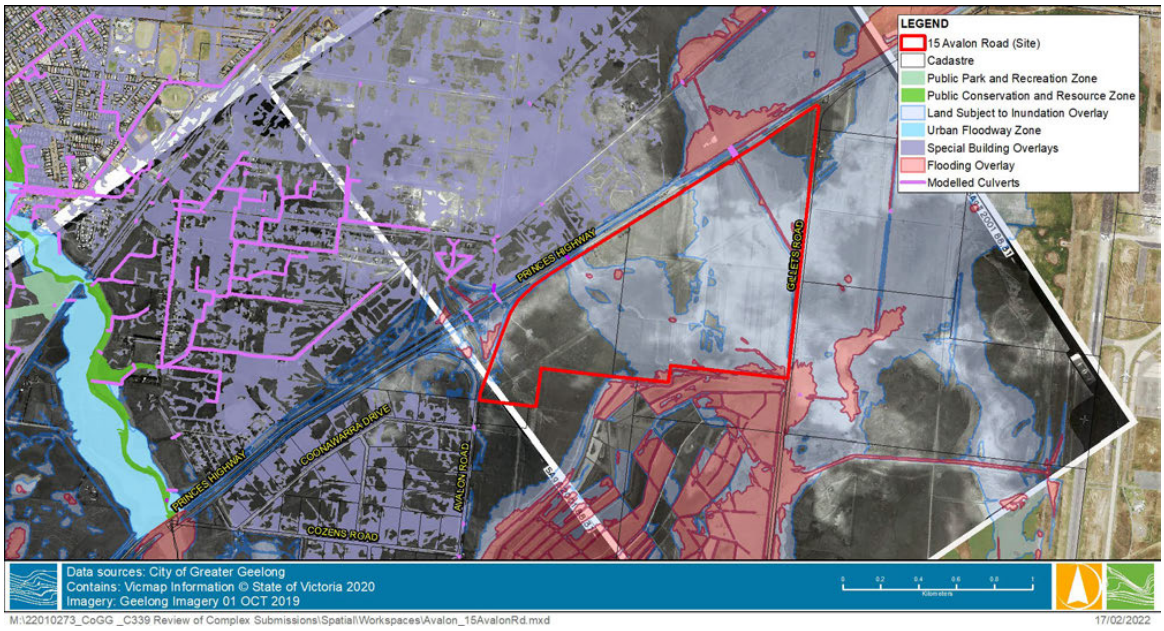


Figure 26 Proposed Overlays with 1973 Flood Imagery

Submission 286 identifies three reasons for the objection to the exhibited amendment. A summary of the following reasons for the objection provided in the submission is provided below.

1. *"..there are inaccuracies in the flood studies which have informed the extent of the FO1 and LSIO1 proposed over the Land."*

2. The site is *"..part of the study area associated with the Avalon Corridor Strategy, which contemplates strategic guidance on potential land use and development change to 2050….Consideration to flooding is more appropriately coordinated with the future Planning Scheme Amendments to facilitate development of land in accordance with the Framework Plan forming part of the Avalon Corridor Strategy.."*

3. There are existing planning controls (Special Use Zone 1) that *"..are to be considered for a planning application contemplating building and works on the Land… The proposed FO1 and LSIO1 are considered to be a laying of duplicate controls which fail to offer any further planning considerations beyond which must be considered under the existing planning controls over the Land.."*

A response to each of these points raised within Submission 286 is provided below.

There are no claims or evidence presented as to the inaccuracies of the flood study informing the extent of the FO and LSIO. While it is understood the site covers an area identified for future growth and development under the Avalon Corridor Strategy, it is necessary to utilise and publish the best available information in relation to flooding. This includes both planning and emergency management. The incorporation of the proposed overlays on an existing Zone (in this case, SUZ1) is common practice across Victoria and ensures that any rezoning should also consider other planning controls.

It is noted that the Lara Flood Study was undertaken at a regional scale and limitations within the model setup and methodology may have impacts on individual property results and localised flood behaviour. In light of another submission provided adjacent to the site, a review of topography data, hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken.

Sensitivity modelling in relation to the Princes Highway Culverts may change the flood behaviour leading to the site, however it is not likely to significantly impact the overall extent of flooding on this site. Any future development within this site will likely require a detailed stormwater management plan and flood impact assessment to consider the flood risk in relation to the Victorian Floodplain Management Guidelines.

6.7.1 Updated Flood Mapping

6.7.1.1 15 Avalon Road, Lara

Updated flood mapping was completed based on the submission for 15 Avalon Road, Lara.

It was noted in the submission that culverts under the Princess Highway adjacent to the property may have been input into the model using an unreliable data source. The applicant provided onsite observations of culvert sizes at two specific locations. A comparison of the culverts sizes adopted in the Lara flood study and those observed onsite are shown in Table below.

Culvert Location	Original Model	Updated Model
North-eastern Culverts – East	4 x 1.2m x 1.8m	2 x 0.45m x 1.2m
North-eastern Culverts – Central	2 x 0.45m x 1.5m	2 x 0.9m x 2.1m
North–eastern Culverts - Western	2 x 1.2m x 2.1m	4 x 0.9m x 2.1m
Southern Culverts - Main	2 x 1.8m x 2.4m	1 x 0.45m x 0.9m*

In order to assess the likely change to flooding depth and extent across the subject property in consideration of the observed culvert sizes the model was rerun. An assessment of the critical durations at the location of interest was undertaken. This confirmed that the 48hr and 18hr storm durations were critical for the 1% AEP at this location.

Additional queries were raised in the submission regarding the resolution of the model in relation to its ability to pick up the capacity of the farm drainage onsite. The Lara Flood Study model used a model grid of 4 metres, which means that it is possible that the coarse catchment modelling has not effectively picked up the finer detail of the farm drainage in this location.

In the updated modelling and in order to respond to this the model was rerun with Sub Grid Sampling (SGS) at 1m resolution. This ensured that the available flow area within the drains was more adequately represented.

The maximum flood depth results of the updated model have been compared to the previous results from the Lara Flood Study. The assessment indicated a minor change in flooding extent at the location of the northern crossing. Under both scenarios the Princes Highway is overtopped in the 1% AEP flood event. Whilst the capacity of the culverts has changed this has resulted in an increase in flood levels upstream of the highway leading to an increase in water overtopping the road as shown in Figure 6-28. Flood Levels upstream and downstream of the highway adjacent to the norther culverts are shown in the Table below:

Table 1 1% AEP Flood Levels Upstream and Downstream of Princess Hwy Culverts (15 Avalon Rd, Lara)

	Lara Flood Study 1%, 48hr AEP Flood Level (m AHD)	Updated Modelling 1%, 48hr AEP Flood Level (m AHD)
Upstream – Northern Culverts	9.45	9.48
Downstream – Northern Culverts	8.88	8.86

A difference plot of the depth variation between these two scenarios is shown in Figure 6-29.

The results indicate a more notable reduction in the extent of inundation associated with reduced flow through the southern culvert. Whilst the modelling did adjust the geometry of the southern culverts at this location there is questions in relation to whether there are 2 strings of culverts at this location. Whilst it is noted that as part of the onsite inspection only one opening of the culvert is visible, and it is also acknowledged that these culverts were not physically surveyed available information does indicate the possible presence of two culverts side by side.

The evidence that these may exists includes plans provided by VicRoads and google earth imagery which shown alignment of access pits along the assumed alignment of 2 potential culvert strings. As shown below.

Figure 27 Location of Princess Hwy Culverts (Southern Culverts – 15 Avalon Rd, Lara)

Figure 28 Princess Highway at culvert location showing side by side inspection pits

The flooding extent within the property at the location of the northern culverts is very similar to that previously modelled. It is noted that the flood levels have changed slightly onsite, however this has not resulted in any meaningful difference in the extent of inundation.

Having regard to the above it is recommended that the **flood overlays at this location are applied as exhibited**. The flooding extent at the location of the northern culverts has been shown to be consistent with previous modelling furthermore modelling results of the southern culvert whilst slightly request still shown an extent similar to that exhibited (LSIO) with remaining questions regarding the likely existence of a single or double string which is shown to reduce the flow across the highway at this location.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

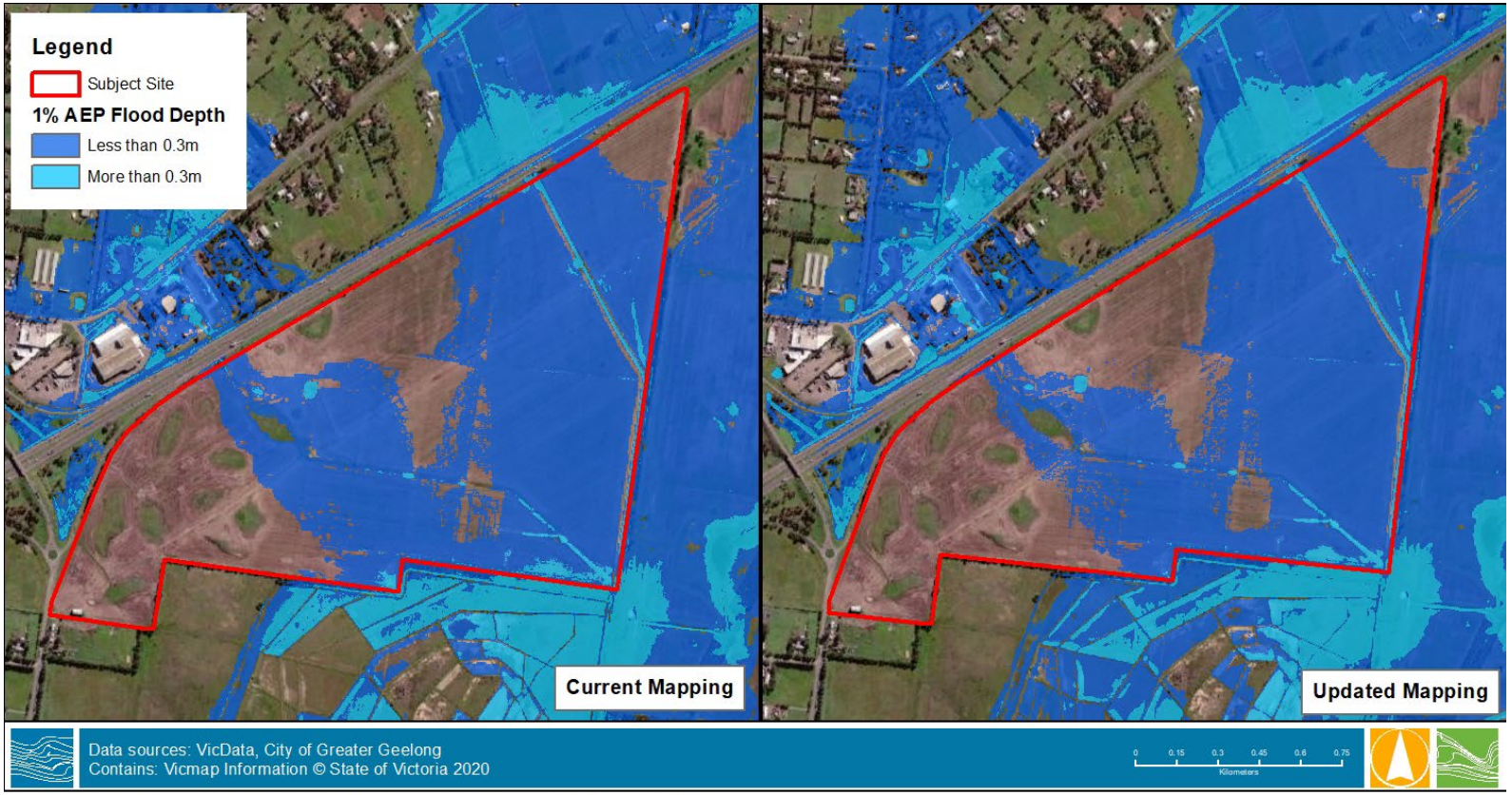


Figure 29 1% AEP Flood extent comparison

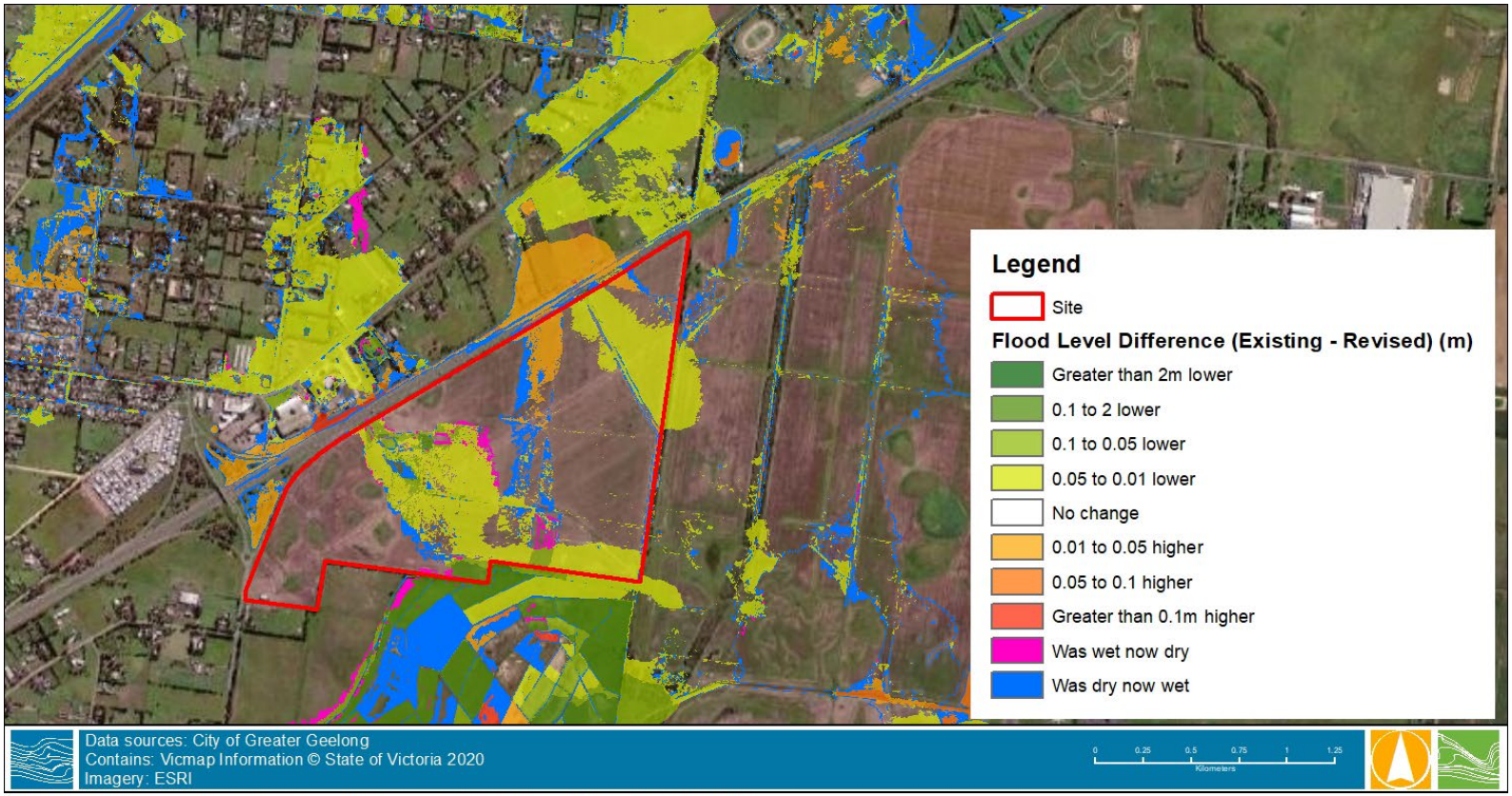


Figure 30 Flood Level Difference (1% AEP 48hr) Existing vs Revised

6.7.2 1-43 & 45 Beach Road, Avalon

In accordance with feedback provided in the submission received for the property at 1-43 and 45 Beach Road, concerns were raised in relation to how inflows had been included at this location with an inflow shown on the Old Melbourne Road adjacent to the property. This inflow was previously placed over the road subsequently showing water over the road at this location, giving the impression of overtopping. Further to the above the submission raised questions in relation to the recognition of onsite drainage.

In order to respond to the concerns raised in the submission, additional modelling was undertaken for the site which included the following changes:

- Relocation of existing inflow boundary (SA) from on top of the Old Melbourne Road to immediately downstream of the highway. This movement of this inflow boundary is in line with the catchment delineation assessment undertaken as part of the Lara Flood Study RORB modelling which covers this location. The comparative locations of these inflows are shown in Figure 31.
- Model in TUFLOW HPC with Sub Grid Sampling at 1 meter grid resolution which allows for greater representation of narrower channels and capacity within the rural drainage network and storages onsite.

The model was rerun for the critical storms impacted this area. The critical storm event varies across the property at 1-43 and 45 Beach Road, Lara with the 48hr and 2hr critical durations considered key to the maximum flood extent at this location.

The results of the revised flood mapping are shown in Figure 31. The flood depth results indicate an increase in the flooding extent onsite associated with the changes to the model. The flooding extent has increased within the northern portion of the site adjacent to Old Melbourne Road. Flooding depths within this area of increased extent are between 1-3 cm. This is predominantly associated with the inflow now being located on the downstream side of the Old Melbourne Road culverts which is inputting more water into the model immediately upstream of the site.

It is important to note that the inflow was not included in the model upstream of the Old Melbourne Road culverts as the catchment area on which this inflow is based is largely on the eastern side of the road.

Based on the results of the revised mapping indicating an increase in flooding extent with very shallow depths it is recommended that the **flood overlays at this location are applied as exhibited**.

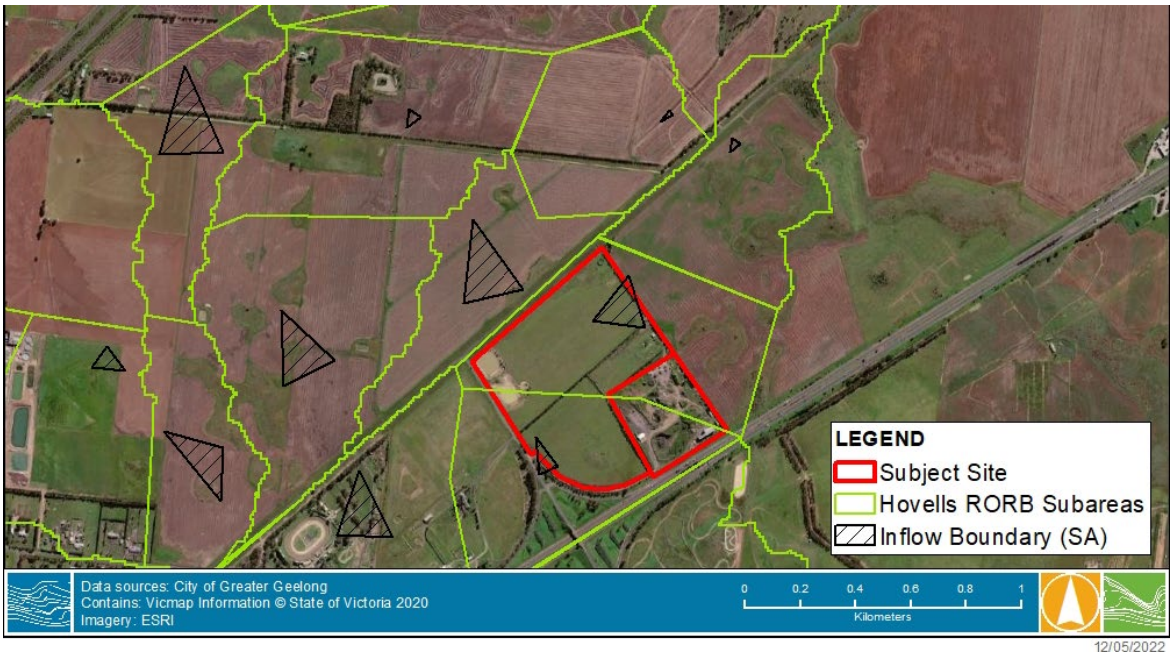
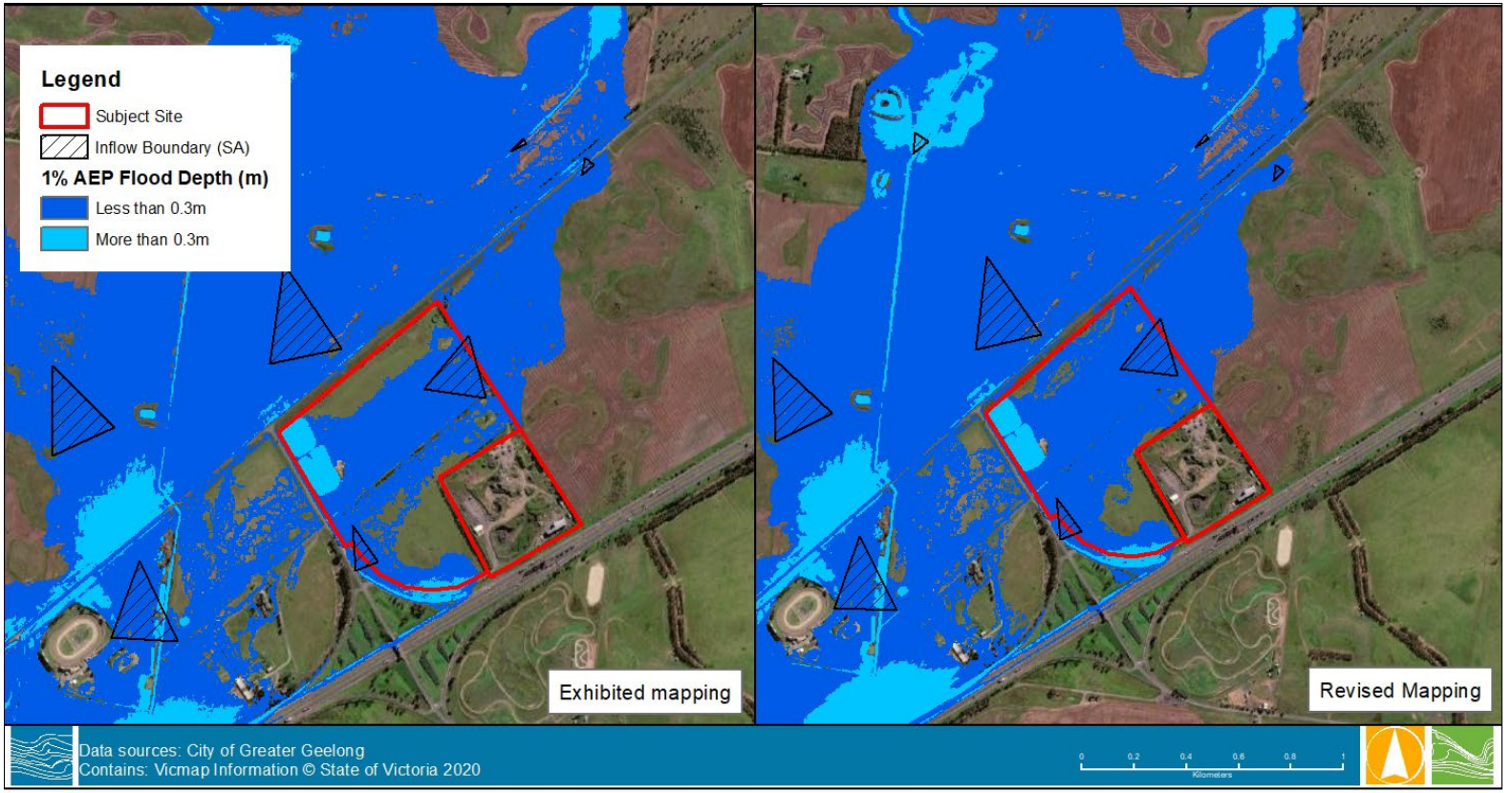


Figure 31 Sub Catchment and Inflow Locations

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS



M:\22010273_CoGG _C339 Review of Complex Submissions\Spatial\Workspaces\Report_New Mapping.mxd 10/05/2022

Figure 32 1% AEP Flood extent comparison and boundary locations

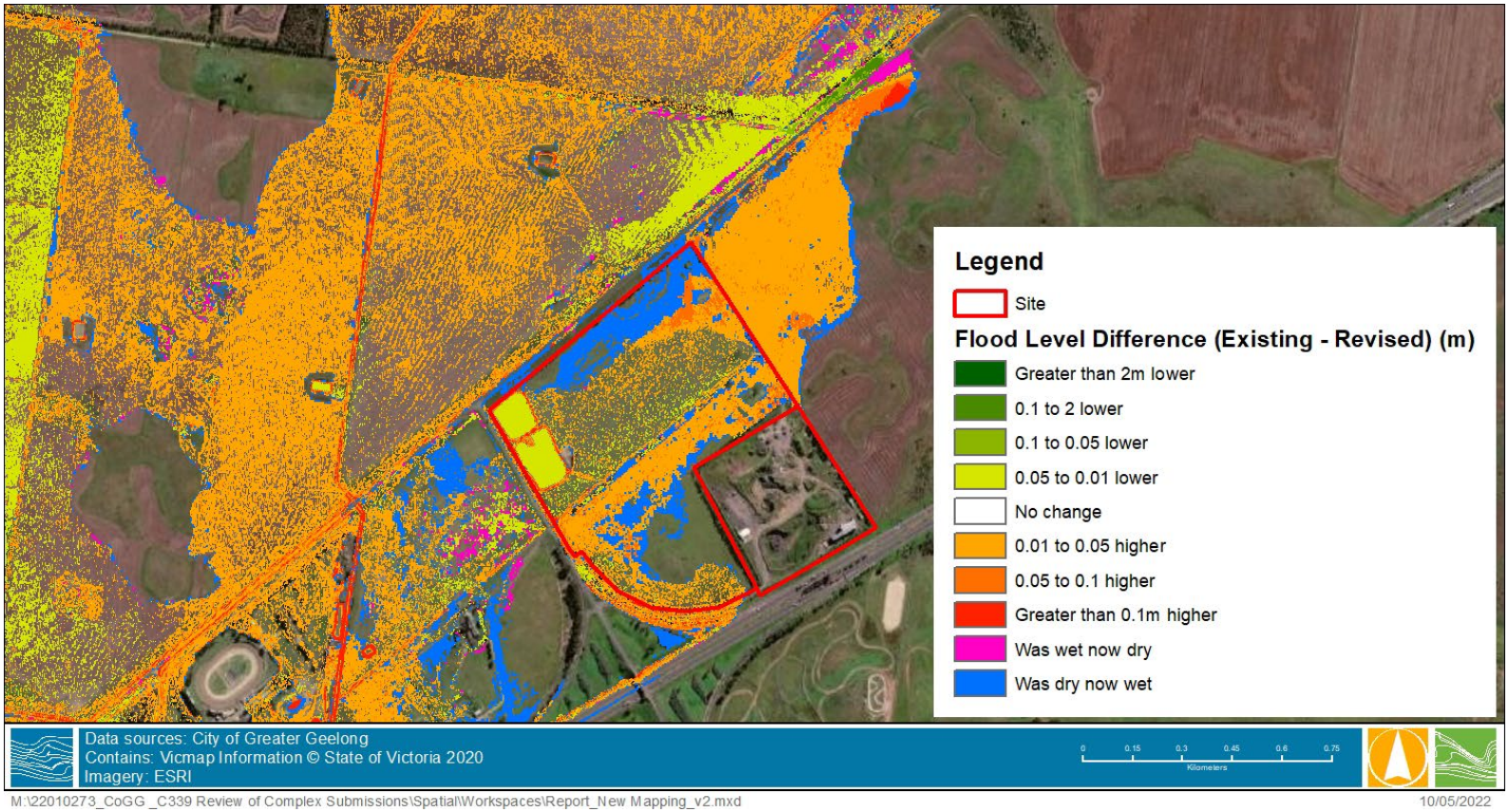


Figure 33 Flood Level Difference (1% AEP Combined 2hr and 48hr) Existing vs Revised

6.8 Submission 283

The Lovely Banks Development Group provided a submission supporting the submission and the technical investigation however to also exclude the proposed overlays within the Northern Growth Area (NGA). The submission also had several suggestions to investigate flow diversion and explore mitigation options to reduce flooding. The key issue raised by the Lovely Banks Group in relation to Amendment C339 is shown below:

"The LSIO changes in the Northern Growth Area not proceed through Amendment C339 and instead be adjusted when the Elcho Road East PSP is incorporated into the Planning Scheme."

While it is understood that Lovely Banks are undertaking significant planning works in relation to the future development of their site, it should not be expected to preclude the exhibited overlays from being included within the current amendment. The Elcho Road PSP work is relatively high level and would not likely provide the 'best available' flood information for the current conditions. There are a number of existing properties within the NGA that have been identified as being at risk from flooding (Figure 25). Exclusion of the NGA and these properties could leave the City liable by not providing the most up to date and 'best available' flood information as part of the amendment.

As timelines for the NGA works have not been finalised and considerable design work still to be completed it is recommended that proposed overlays are excluded for this area with Amendment C339. Future adjustments to flood overlays associated with PSP investigations could be implemented at a later date as separate amendments.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

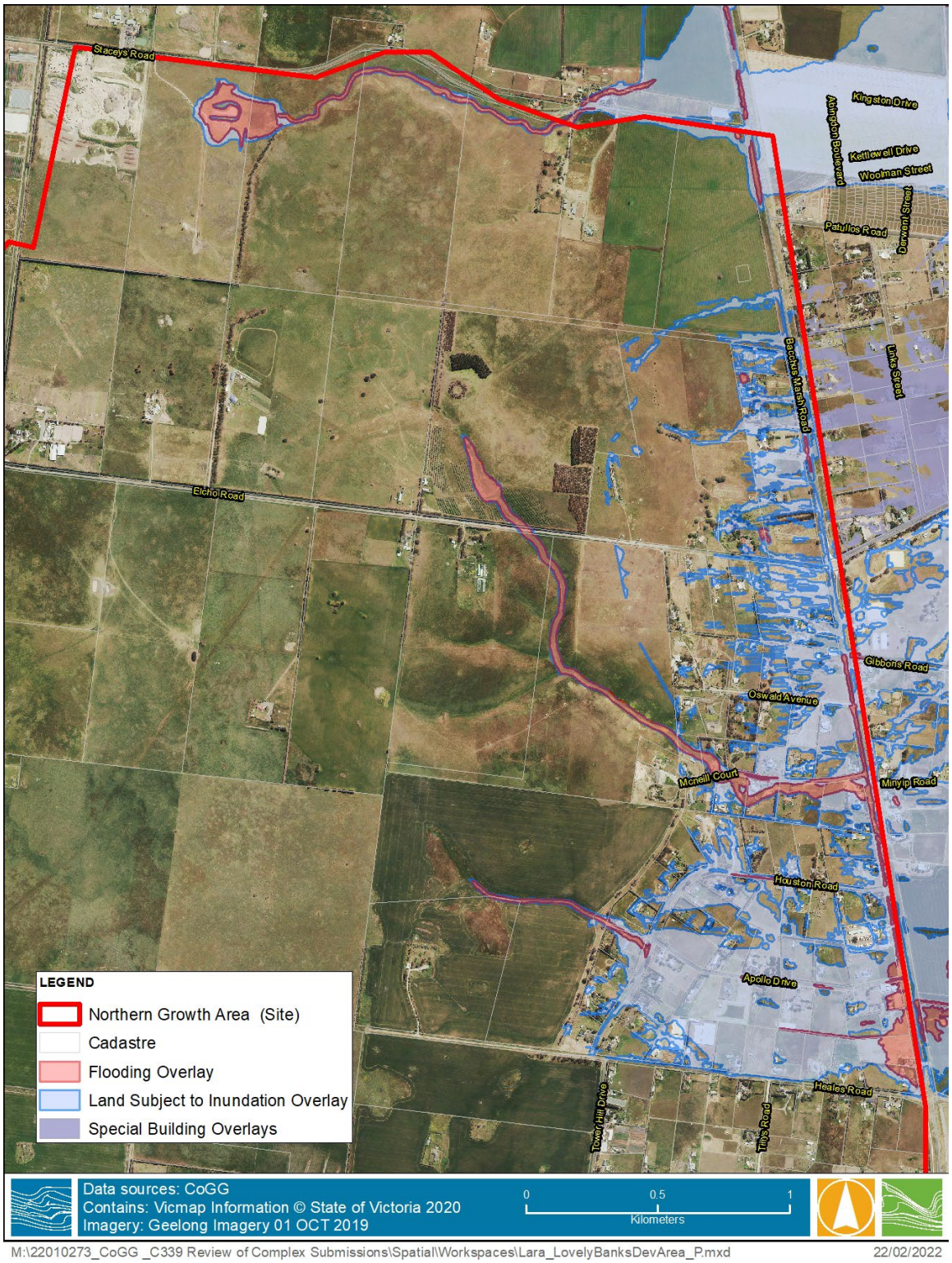


Figure 34 Properties within NGA with Exhibited Overlays

7 SUMMARY

7.1 Fyansford

The information on which the Lower Barwon and Lower Moorabool Flood Study was collected in January 2017. At this time the areas around Fyansford were under construction. Since this time these works have been completed which include filling to achieve flood protection. The works within both the Gen Fyansford and Heights estates protect new residential lots from inundation during the 1% AEP riverine flood event, as such it is recommended that these properties now be excluded from the planning scheme amendment, and the exhibited flood related overlays be clipped to the filled development areas. The subject properties include:

- Heights Estate
- 32 Monier Way, Fyansford
- 31-33 Salisbury

The property at 12-15 The Parade Fyansford is recommended to remain within the extent. The limit of the flood protection works within Fyansford do not extend to the property and as such given the low ground levels within the property and adjacent road the area is likely to be inundated during the 1% AEP flood event.

7.2 Lara West Precinct

Due to previous planning permit conditions, additional information and significant changes to land form and drainage infrastructure, it is recommended that the properties identified in this area in relation to submission 296, 510, 468, 297, 198, 230, 448, 449, 457, 474, 552 (listed below) are excluded from the planning scheme amendment.

- 6 Floret Drive, Lara
- 28 Moonah Circuit, Lara
- 22-26 Moonah Circuit, Lara
- 69 Callistemon Circuit, Lara
- 29 Cademce Ave, Lara
- 30-34 Moonah Circuit, Lara
- 205-545 O'Hallorans Road, Lara
- 285 Patullos Road, Lara
- 545 Windermere Road, Lara
- 385 Windemere Road (Lara Lakes Estate)
- 43-55 & 60 Manzeene Avenue (Applegum Subdivision)

It may be prudent to maintain the above properties within the land liable to flooding until further flood modelling is completed as part of the Hovells Creek Stormwater Management Plan project.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

7.3 Lara Lakes and Lara Central Estate

Due to previous planning permit conditions, additional information and significant changes to land from and drainage infrastructure, it is recommended that the properties identified in this area in relation to submission 296 (listed below) are excluded from the planning scheme amendment.

- 130-150 Forest Rd South (Lara Views Estate)
- 21 Caddys Road, 131 Flinders Avenue & 135 Flinders Lane (Lara Central Estate)

It may be prudent to maintain the above properties within the land liable to flooding until further flood modelling is completed as part of the Hovells Creek Stormwater Management Plan project.

7.4 Avalon

The response to submissions in the Avalon area relates to the following properties:

- 1425 Princes Freeway (1-43 Beach Road) and 1475 Princes Freeway (45 Beach Road)
- 15 Avalon Road
- 255-275 Avalon Road

It is noted that the Lara Flood Study was undertaken at a regional scale and there are limitations within the model setup and methodology that may have impacts on individual property results and localised flood behaviour. In light of the submission provided, a review of topography data, hydrology catchment delineation and the hydraulic model inflow boundaries was undertaken.

Upon review of the information provided within the following submissions, it appears reasonable to reconsider the application of the overlays in their current form based upon the information provided. It appears the boundary inflow locations within the hydraulic model may be providing an over-representation of flooding within the site.

It is recommended sensitivity analysis be undertaken for the 1 % AEP 48-hour storm to:

- Refine the inflow boundary location for the site within submission 117
- Ensure the best available data (culvert sizes) are included in the hydraulic model
- Sub-grid sampling be employed within the model to reflect the narrow drain ensuring that drainage capacity reflects what is on the ground.

7.5 Northern Growth Area

The Northern Growth Area submission to exclude the site from the current Amendment would exclude a number of existing dwellings from being identified as within a flood prone area. It is recommended that the area be excluded at this time.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

Figure 35 Proposed changes to exhibited overlays – Parade, Fyansford

Figure 36 Proposed changes to exhibited overlays – The Heights, Fyansford

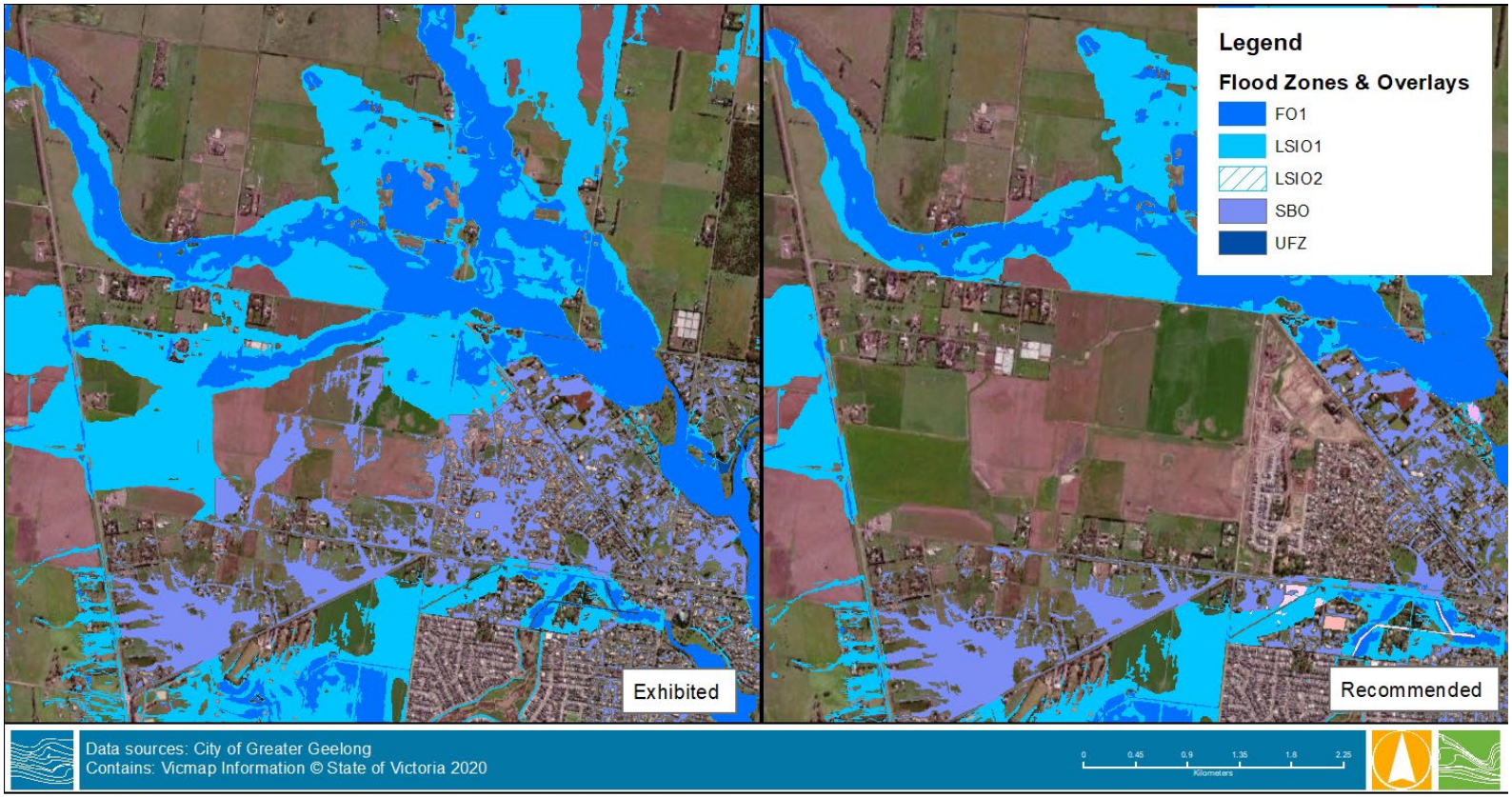


Figure 37 Proposed changes to exhibited overlays – Lara West

Figure 38 Proposed changes to exhibited overlays – Lara View

Figure 39 Proposed changes to exhibited overlays – Lara Central Estate

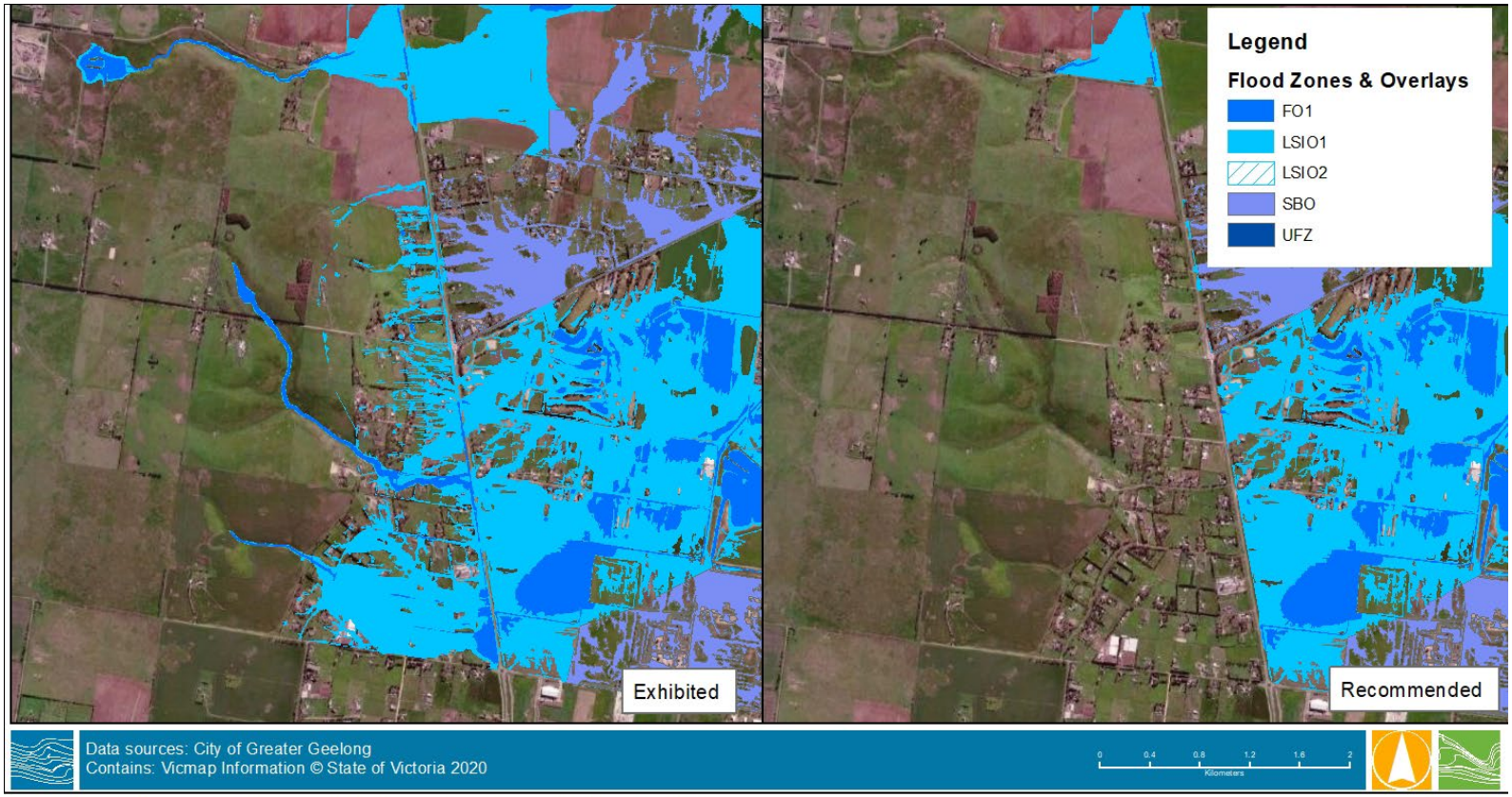


Figure 40 Proposed changes to exhibited overlays – Northern Growth Area

2.2. Amendment C434ggee Geelong Saleyards - Consideration of Submissions

Source: **City Planning & Economy**
Director: **Gareth Smith**

Purpose

1. To consider submissions on Amendment C434ggee and refer them to an independent Panel appointed by the Minister for Planning.

Background

2. Amendment C434ggee implements the Saleyards Precinct Plan into the Greater Geelong Planning Scheme. Council resolved on 22 June 2021 to adopt the Precinct Plan and to seek authorisation for the preparation of the amendment to introduce policy and development controls consistent with the Plan.

3. The amendment proposes to rezone the land in North Geelong, occupied by the former Saleyards, Gateways Support Services (former Target headquarters) and other adjoining undeveloped land, primarily for high density residential use.

4. The amendment was exhibited from 16 June 2022 to 25 July 2022. A total of 15 submissions were received. Two submissions support the amendment without change; nine supported the amendment with changes and four submissions objected.

Key Matters

5. Key matters raised in submissions regarding the amendment include: building heights and densities; provision of social and affordable housing; shared infrastructure requirements; extent of the Environmental Audit Overlay application; and traffic management including emergency access.

6. Key themes and officer responses to each of the 15 submissions are outlined in **Attachments 1 and 2**.

7. Under the *Planning and Environment Act 1987*, Council must now either: change the amendment as requested by submitters; refer submissions to a Panel; or abandon the amendment or parts of it.

8. It is recommended that the submissions be referred to an independent Panel and Council officers will endeavour to further resolve issues with submitters in the lead up to a Panel hearing which is scheduled to be held from 28 November 2022, subject to Council support.

Original Recommendation

Cr Grzybek moved, Cr Harwood seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

1. **Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;**

2. **Refer all submissions to the Panel; and**

3. **Submit to the Panel its response to the submissions generally as outlined in this report.**

Amendment

Cr Aitken moved, Cr Kontelj seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

1. **Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;**

2. **Refer all submissions to the Panel; and**

3. **Submit to the Panel its response to the submissions generally as outlined in this report; and**

4. **Advise the Panel that Council supports high density development within this precinct of up to 10 storeys, subject to appropriate design and siting outcomes and all applications above 6 storeys requiring a planning notice process.**

Carried

Resolution 2.2

Cr Grzybek moved, Cr Harwood seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

1. **Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;**

2. **Refer all submissions to the Panel; and**

3. **Submit to the Panel its response to the submissions generally as outlined in this report; and**

4. **Advise the Panel that Council supports high density development within this precinct of up to 10 storeys, subject to appropriate design and siting outcomes and all applications above 6 storeys requiring a planning notice process.**

Carried

Financial Sustainability

9. The proposal includes a Shared Infrastructure Funding Plan, which is proposed to be implemented in an agreement under Section 173 of the *Planning and Environment Act 1987*. Under the proposed S173 Agreement, it will be Council's obligation to administer and implement the Shared Infrastructure Funding Plan, which will generate most of the funding for subsequent development of transport, open space and drainage infrastructure.

10. There are no significant financial implications to Council for the amendment process.

Community Engagement

11. The Precinct Plan was developed and finalised on the basis of extensive community engagement.

12. Two rounds of community engagement occurred on the Saleyards Precinct Plan, in September 2019 and July – August 2020 and included online forums, written submissions, online feedback and individual interviews. A 'community engagement' section is found in the Precinct Plan which summarises the key issues. Officers also engaged separately with the other major landholders within the precinct (Leaf Corp) to consider and incorporate their aspirations for the site during the development of the Precinct Plan.

13. The amendment was exhibited from 16 June 2022 to 25 July 2022. Notices were placed in local newspapers and approximately 650 affected or nearby landowners and residents were notified by mail.

14. This report recommends submissions on the amendment be referred to an independent planning panel. Submitters will have the opportunity to appear at the panel.

Social Equity and Sustainability

15. The Shared Infrastructure Funding Plan and accompanying Section 173 Agreement will help deliver key infrastructure to support the precinct.

16. A percentage of the total housing delivered across the precinct is proposed to be set aside for social housing or a cash in lieu contribution. This is consistent with the City's Social Housing Plan 2020-2041.

17. The proposed amendment will guide development of the precinct in a manner that delivers a vibrant, walkable neighbourhood with great amenity, environmental sustainability, open space and opportunities for mixed uses to provide conveniences for local residents.

Relevant Law/Policy/Legal Implications

18. The amendment is consistent with state and local planning policies relating to the delivery of urban consolidation, a range of housing types in well serviced locations, environmentally sustainable design, the preservation of heritage and neighbourhood character and design.

19. The Plan is consistent with the Social Housing Plan 2020-2041, Housing Diversity Strategy and Settlement Strategy.

Alignment to Community Plan and Vision

20. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

21. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

22. No officers involved in the preparation of this report and the development of the framework plan declared a general or material conflict of interest.

Risk Assessment

23. Land use conflict with the adjoining industrial area, as well as the Sphinx Hotel entertainment venue, will be avoided through recommended acoustic measures. Site contamination will also be addressed through the application of the Environmental Audit Overlay over all areas covered by the Saleyards Precinct Plan. In addition, an application requirement in the zone schedule will require a Q Fever Risk Assessment for the former Saleyards land.

24. A Surface Water Management Strategy has also been prepared that is based on water sensitive urban design principles.

Environmental Sustainability

25. The Amendment includes objectives and guidelines promoting environmentally sustainable development (ESD) and integrated water management. It also includes substantial tree canopy targets that will add to the vegetation on the subject land and enhance amenity for future residents.

Attachments

1. Attachment 1 C434 Background and Consideration of submissions [**2.2.1** - 10 pages]
2. Attachment 2 - C 434 - Summary of Submissions [**2.2.2** - 6 pages]

Attachment 1

Background

1. Amendment C434 ("the Amendment") seeks to implement the Saleyards Precinct Plan into the Greater Geelong Planning Scheme, which was adopted by Council on 22 June 2021. The Precinct Plan recommended, amongst other things, the land be rezoned for high density residential use and development.

2. The Amendment seeks to implement the recommendations of the plan, including rezoning the land to the Comprehensive Development Zone and incorporating a Comprehensive Development Plan (CDP) into the planning scheme. The precinct will also be designated a Key Development Area in the policy section of the scheme.

3. A further inclusion in the Amendment is the rezoning of public land at 117-123 Weddell Road, which is used for a drainage area and managed by Council on behalf of DELWP. It is currently in the Special Use Zone schedule 3, which is for private golf courses. The Amendment therefore seeks to rezone the land to the Public Park and Recreation Zone in line with the intended use of the land.

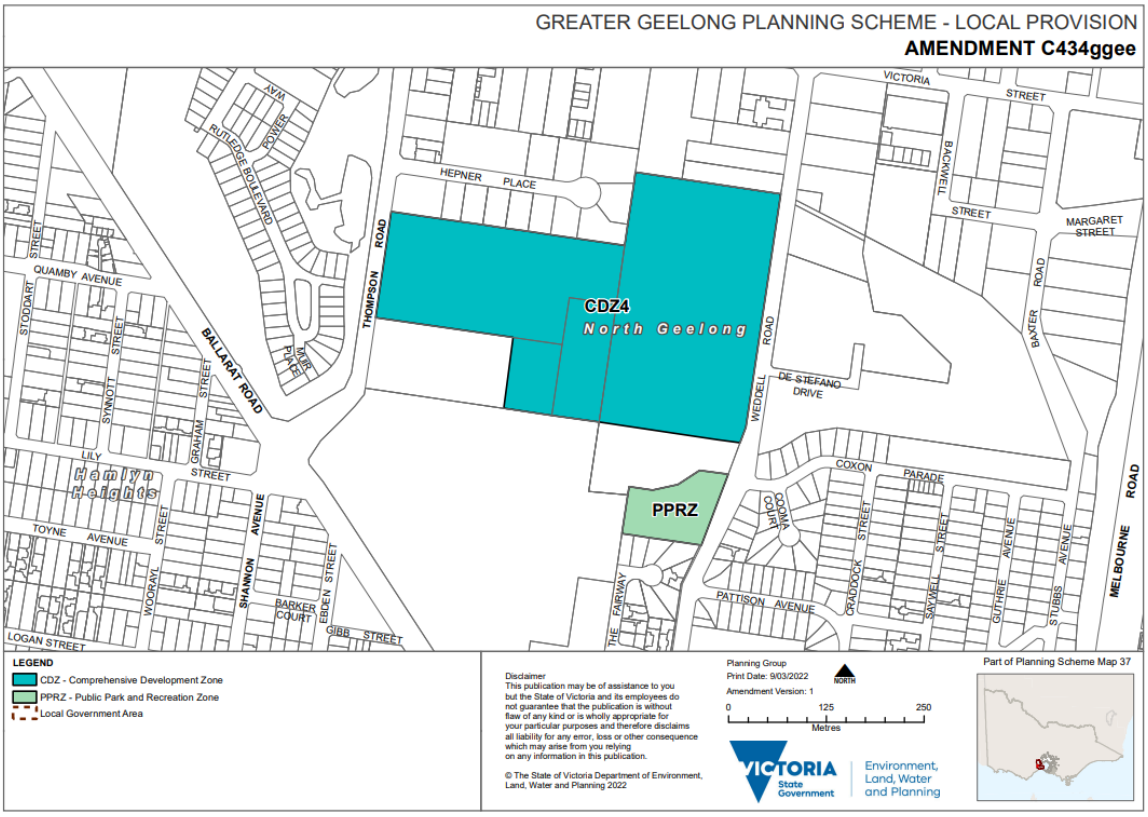


Image 1: Proposed zones for Amendment C434ggee. Comprehensive Development Zone is shaded in teal and Public Park and Recreation Zone in green.

4. An Environmental Audit Overlay will also be applied to the land, as environmental site assessments identified contaminants that will need to be removed prior to the land being used for a sensitive use, such as residential or open space.

Comprehensive Development Plan

5. The CDP directs land be set aside for residential uses, as well as drainage, open space and a mixed use area. It includes requirements and guidelines that seek to ensure a high level of amenity and environmental sustainability to be achieved in the redevelopment of the land.

6. The CDP also provides for the retention of key heritage fabric identified in the Saleyards Precinct Plan, including some cattle yards and ramp, a latrine shed and bluestone paved drain. These items will be retained in proposed open space and streetscapes. The existing Heritage Overlay will not be removed as part of this amendment, but the schedule will be altered to remove the exemption for prohibited uses, which is no longer required as a result of the rezoning.

Image 2: Plan 1 - Future Urban Structure in proposed Comprehensive Development Plan. Residential land is coloured in pink and central park in dark green.

Building heights

7. A preferred 22 metre (6 storey) maximum building height is proposed for areas adjacent to open space and Thompson Road, and 15 metres (4 storey) to other areas. A number of criteria will apply to proposals that seek to exceed these limits, including exceeding environmentally sustainable design (ESD) criteria, exceptional architectural and urban design and provision of a community benefit, such as affordable housing.

8. The CDP also includes requirements and guidelines that seek to achieve a variety and diversity of building types and architecture, as well as ESD targets and provision of electric vehicle-ready car parking.

Density

9. The precinct has a net developable area of 9.04 hectares, 72.2 per cent of the total area. The CDP includes a preferred minimum density of 60 dwellings per net developable hectare, which seeks to achieve the vision of the precinct to house 1000 – 1300 residents.

10. Floorspace requirements are also proposed for the mixed use area, including a total discretionary limit of 1800 square metres at ground level for the area. Permit applications

seeking to exceed this limit will require an economic impact assessment, to ensure the precinct does not have an adverse effect on the performance of other existing activity centres.

11. The CDP includes directions for road and drainage design, including utilisation and upgrade of the existing basin on the northeast side of the precinct and a new basin on the southeast. An east-west road running through the site between Thompson Road and Weddell Road will provide vehicle access with the surrounding area, with the intersections to be delivered by developers.

Social and affordable housing

12. The amendment also includes directions for the provision of affordable housing as part of the redevelopment of the precinct. This is in accordance with *Providing social housing as essential infrastructure in Geelong's Saleyards Precinct* by SGS Economics and Planning (March 2022), which is proposed as a background document in the amendment.

Open space and landscaping

13. The main open space area will be a 5000 square metre central park, which will include a number of heritage items to be retained. The Amendment includes a requirement for a 10 per cent public open space contribution, which is consistent with the requirements for similar large redevelopments and greenfield areas in the planning scheme.

14. The CDP includes guidelines for landscaping, including significant tree canopy coverage for streets and open space.

Interface with industrial area

15. To mitigate noise impacts from the adjoining industrial area, as well as from the Sphinx Hotel, the CDP acoustic walls are required to be provided along the north and south boundaries. The CDP also includes an 'agent of change' principle that requires accommodation uses to provide acoustic attenuation measures, such as glazing and cladding treatments, which will likely be required at upper levels. These requirements are in accordance with recommendations of separate acoustic and land use buffer assessments undertaken during the development of the Precinct Plan. The acoustic report has also been updated recently in response to the new EPA legislation.

Infrastructure

16. A Shared Infrastructure Funding Plan (SIFP) has been prepared and will be implemented in a Section 173 Agreement to be entered into by the landowners. It is noted Council as a landowner of the former Saleyards land will initially need to ensure its obligations under the SIFP are met under a different mechanism, as it cannot enter into a Section 173 Agreement with itself, given its roles as the Planning and Responsible Authority. The SIFP and draft Section 173 Agreement are included in the documents displayed on the amendment webpage, although they are not part of the amendment itself, given they will not be part of the planning scheme.

17. Most infrastructure items, such as intersections and roads, are to be delivered by the developers of the land. The costs of some items, such as the drainage basins and shared path connections with North Geelong railway station and Church Street will be shared by the developers and are included in the SIFP.

18. The drainage basins will provide stormwater drainage for the whole site, in accordance with the *Geelong Saleyards Precinct Surface Stormwater Management Strategy* (April 2021). The strategy will be included as a background document in the planning scheme.

The SIFP provides for the existing northern basin to be upgraded to include water quality treatment, which the southern basin will also feature.

19. A notable aspect of the SIFP is it provides flexibility to construct a larger stormwater treatment asset in the northern drainage reserve. This option has been identified by Council's Engineering Department and would service and treat the broader upstream drainage catchment, which is currently significantly undertreated. This asset, if constructed, could also treat the Saleyards Precinct.

Image 3: Location of infrastructure items in proposed Shared Infrastructure Funding Plan. The shared path along Weddell Road and Victoria Street is shown in orange.

20. The stormwater strategy also identified two small areas within the precinct adjacent to the drainage areas will be subject to flooding and do not follow the same extent as the area currently included in the Special Building Overlay. The Comprehensive Development Plan accordingly includes requirements recommended in the stormwater strategy for either site filling or minimum floor levels for development in these areas.

Authorisation requirement

21. DELWP, under delegation from the Minister for Planning, authorised the preparation of the amendment subject to these conditions:

- *Revise the amendment documents in consultation with the Department of Environment, Land, Water and Planning (DELWP) prior to exhibition to ensure that the affordable housing contribution is not a mandatory requirement.*
- *Revise the amendment documents and supporting documents in consultation with DELWP prior to exhibition to address the Environment Protection Authority recommendations provided to council in its letter dated 14 April 2022.*

22. In response to these conditions, the zone schedule and Comprehensive Development Plan were revised so that the affordable housing contribution is discretionary, although remains strongly encouraged. The zone schedule also includes an application requirement for an affordable housing delivery strategy for subdivision and development planning permit applications.

23. The zone schedule was also updated to include environmental auditing requirements in accordance with the EPA recommendations. The acoustic report was also updated to address the new EPA regulations, which were introduced after the adoption of the Precinct Plan.

Exhibition and submissions

24. Amendment C434ggee was exhibited from 16 June 2022 to 25 July 2022. Fifteen submissions were received. Of these submissions:
    - 2 objected to the amendment with no changes requested;
    - 2 objected to the amendment with changes also requested;
    - 9 were generally supportive and requested changes to the amendment; and
    - 2 support the amendment without changes.

25. The following section of this Attachment provides a theme-based summary of issues raised in submissions and an officer response.

26. A summary of all submissions in table format and direct response to issues not fitting within the themes below can be found in **Attachment 2**.

Submission Themes and Council Officer Response

<u>Social housing</u>

27. Concerns were raised from two submitters requesting the requirements for Social Housing be removed from the Amendment either on the basis that it is not a requirement of the Planning Scheme or due to perceived negative impacts resulting from residents of social housing.

Officer response

28. The proposed amendment rezones the land to allow for primarily residential use and development. Other than for some provisions for social housing contributions by developers, including a 3.6 per cent rate, it does not determine who occupies the future housing. This is consistent with the planning scheme, which does not govern who occupies housing.

29. The inclusion of social housing directly aligns with Clause 16.01-1S Housing Supply to achieve '*diverse housing that meets community needs*' including the provision of an '*appropriate quantity… of social housing'*. It also directly meets Clause 16.01-2S Housing affordability by delivering '*affordable housing closer to jobs, transport and*

services' as the site is centrally located and will be able to utilise connections to public transport, open space and services.

30. The proposal will provide social and health benefits to vulnerable members of the community and aligns with Geelong's *Social Housing Plan 2020-2031.* The intention is to include social and affordable housing in new developments based on identified need. Victoria's infrastructure strategy 2021-2051 identified social housing as a priority infrastructure sector. It follows that the Geelong planning system should support the delivery of social housing.

31. The CDP allows for the inclusion of social housing units at the rate of 3.6 per cent of commercially saleable or leasable floorspace or providing a cash-in-lieu payment into the Geelong Affordable Housing Trust at the rate stipulated at Guidelines G7 of the Saleyards Comprehensive Development Plan May 2022, or a combination of the two. It is considered a reasonable requirement to incorporate into the Amendment which aligns with the Greater Geelong Planning Scheme and adopted council policies.

Noise and land use conflict

32. It was a concern of several operating businesses in the area for noise attenuation to the development. The introduction of sensitive land uses to an area with operating industrial and live music venues raises concerns from submitters that their operations will be hindered or will result in complaints. Further queries were raised with relation to the construction of noise barriers. Changes were also requested by the EPA to the CDZ4 to incorporate additional requirements for permit applications.

Officer response

33. As the Comprehensive Development Plan (CDP) is the agent of change, it must consider its impact upon existing land uses. This has been catered for in the design of the CDP which identifies noise attention areas, specifically around existing land uses and informed by the Geelong Saleyards Acoustic Report.

34. Requirements 24 and 25 of the CDP both require a noise barrier to be provided by the developer along part of the northern boundary, as recommended in the acoustic report. The noise barrier is required to be 2 metres in height and meet requirements outlined in the Acoustic Report Section 6.1 Noise Barriers, including be constructed with 'a durable material with sufficient mass to prevent direct noise transmission' and should 'be sealed airtight with no gaps between the barrier and ground/building facades'.

35. In addition, Requirement 10 of the CDP requires acoustic attenuation measures to any noise sensitive accommodation to reduce noise levels in accordance with EPA regulations. This is intended to apply to future dwellings which the noise barrier doesn't provide sufficient protection for, such as on upper levels to ensure that the introduction of sensitive land uses can be adequately protected from existing operations. This is intended to reduce land use conflict and protect both the function and operation of existing land uses, and the future amenity of sensitive residential uses being introduced to the site.

36. The EPA requested changes to the CDZ4, specifically the inclusion of a requirement for an Acoustic Design Response Report and post-construction requirements, will be further considered by Council officers.

Traffic impacts/issues

37. Several submitters raised increased traffic as a concern. More specifically with the suitability of Weddell Road to accommodate additional traffic from the Saleyards Precinct, and a request that the speed limit be lowered to 40 km/ph. The accuracy of the

transport report was also questioned. Several additional assessments were requested, and concerns raised with the location of the strategic cycling corridor.

Officer response

38. Submissions raising concerns about the impact of the rezoning on traffic and roads is to be expected. The site is well located for infill development and has been identified in the Saleyards Precinct Plan to facilitate the redevelopment of the land for higher density housing with a high level of amenity and environmental sustainability. It responds to directions of the Geelong Settlement Strategy to increase the housing supply contribution of infill development to 50 per cent by 2047 and ensure housing diversity is achieved in existing communities, naturally traffic will increase as a result of infill development.

39. The Shared Infrastructure Funding Plan (SIFP) includes a shared path for the length of Weddell Road between Victoria Street and Church Road, which will significantly improve the pedestrian and off-road cycling environment for the Saleyards precinct and improve access to nearby public transport including North Geelong station. The Precinct also includes vehicle connections to both Thompson Road and Weddell Road, which will therefore share the burden of the additional traffic generated by the redevelopment of the Saleyards precinct. Pedestrian crossing upgrades are also included in the SIFP.

40. The transport report considered the increased traffic at a high level and provided recommendations for intersections at Thompson Road and Weddell Road, which have been implemented in the Comprehensive Development Plan. The ultimate design of the intersections will be determined at a later stage and will be dependent on what development is proposed for the precinct and the views of the road authorities.

41. The Transport report provided was prepared by reputable traffic engineers and peer reviewed internally before being utilised by Council. The provided report has been supported by Council's internal Traffic Engineers who are also qualified. The validity of this document and accuracy of reporting is considered suitable for adoption to support the amendment.

42. A reduction to the speed limit has not been considered necessary resulting from the Saleyards precinct redevelopment. Naturally, intersections at Thompson Road and Weddell Road to access the site will create some traffic calming measures through recommended intersection treatments. These have not been determined at this stage in the amendment process and will be addressed during any subsequent planning permit and matters of traffic calming will be considered during this stage.

<u>Neighbourhood character and building height</u>

43. A number of submitters objected to the scale of the development with concerns it would become unsightly. Additionally, there were concerns raised about the impact on views from the Geelong Golf Club, part of which is located opposite the precinct area to the west across Thompson Road. One of the primary landowners also submitted that the scale could be altered to a preferred maximum building height up to 10 storeys.

Officer response

44. The adopted Precinct Plan specifies height limits of 4 – 6 storeys, which has been translated into the proposed Comprehensive Development Plan. The land proposed to be rezoned is regarded as an appropriate site for the type of development proposed, particularly given it is separated from established residential areas by Thompson Road to the east. Dwellings on the golf course estate are further separated by a landscaped area along the western side of Thompson Road. The closest dwellings on the golf course

estate are a distance of more than 40 metres away from the western boundary of the Saleyards.

45. It is therefore considered the redevelopment of the Saleyards precinct will not have a detrimental impact on the character of the surrounding area, as it is a clearly a separate site which can develop its own character over time. Importantly it will add to the diversity of dwelling types available in the area, noting the limited opportunities to deliver high density housing outside Central Geelong, on large sites with good access to public transport.

46. The request for an increased scale with a preferred maximum building height of up to 10 storeys would not achieve the desired outcome for the site. Council officers consider that whilst optimising location, responding to existing context is also necessary. A 10 storey development would create a dominant built form that would not compliment the surrounding area and potentially adversely impact the public realm.

47. Four to six storey scaled development is considered appropriate around high amenity areas close to public transport. A 10 storey building would be the tallest built form outside of the activity centre of Geelong. The site offers opportunity to deliver a mix of dwellings and typologies, the suggested density will better respond to human scale and provide a positive contribution to this evolving place.

Contaminated Land

48. The application of the Environmental Audit Overlay (EAO) and its requirements was raised as an issue by the two main landowner submitters and the EPA. More specifically that the EAO should only apply to the components of contaminated land, and that there are concerns from Council's land holding around the sale of contaminated land. It was also raised that the Preliminary Risk Screen Assessment requirement of the EAO is duplicated in the CDZ4.

Officer response

49. The broad application of the EAO to the entirety of the Saleyards precinct provides consistency across the development site. The requirement ensures that all potentially contaminated land is captured in relation to the land which is considered a suitable outcome given the previous land use operating at the site.

50. The CDP defers the remediation of the site to the eventual developers of the land but does not prohibit these works from being undertaken prior to this. It would be the responsibility of the landholder to determine their preferred course of action around remediation if their intention is to sell the land.

51. The Preliminary Risk Screen Assessment requirement that is contained within the CDZ4 schedule specifically touches on the requirement to address Q-fever resulting from the site's previous land use as a saleyard. This requirement is not captured in the EAO and as such is not considered to be a duplication in the CDZ4.

Public Open Space

52. Several submissions touch on the issue of public open space contributions to differing degrees. Some consider that a contribution is not required, others, that adequate open space has not been provided for in the Development Plan.

Officer response

53. The total precinct area equates to 12.51 hectares, with the current provision of unencumbered open space in the form of the Central Park providing 0.45 hectares of

usable public open space. A component of the Central Park is encumbered by heritage elements which have not been included in the provision of unencumbered area. Additionally there is also 2.96 hectares set aside as encumbered open space for drainage purposes. The site benefits from a central location with access to various other open space networks. A shared path will connect Thompson Road to Weddell Road in a direct route for pedestrians and cyclists to traverse the site in a direct manner, connecting into existing cycling and pedestrian infrastructure particularly along Weddell Road, which in turn connects to the North Geelong Railway Station and further to Eastern Beach.

54. The provision of unencumbered and usable open space is considered adequate for the development area. There are also a number of drainage areas which will provide an open outlook around the development particularly to Weddell Road.

55. The two main landowner submitters were against the provision of a 10 per cent open space contribution for varying reasons as elaborated in their detailed submissions at **Attachment 2.** The provision of a 10 per cent open space contribution is consistent with the rate applied throughout the Greater Geelong Planning Scheme in Clause 53.01 – Public Open Space for subdivision of more than 10 lots. It is noted that the Council owned parcel of land has all the allocated encumbered and unencumbered open space for the development. Whether this parcel will still be required to contribute towards the 10 per cent open space provision if the open space land is retained by Council and not sold to a private developer, will be further investigated by Council officers.

Pedestrian and cycling connectivity

56. Various submitters raised pedestrian connectivity through and around the Saleyards precinct. More specifically the relocation of the Strategic Cycling Corridor to the shared path through the precinct, and the provision of separate cycling infrastructure through cycle lanes in Council managed roads.

Officer response

57. The CDP sets out clear direction for the incorporation of shared pedestrian and cycling infrastructure running east-west through the site, providing direct access from Thompson Road to Weddell Road. Requirement R21 of the CDP directs that key junctions/intersections be designed to prioritise pedestrian and cycle movements.

58. Council officers will review the inclusion of shared path infrastructure to Thompson Road to determine whether there is a nexus for this request. There is currently on road cycling infrastructure along Weddell Road that can be utilised which provide clear and direct connections to North Geelong Train Station and more broadly to Rippleside and Eastern Beach.

Internal road widths

59. Fire Safety Victoria raised concerns with relation to the design of internal road widths and the ability to cater for emergency vehicle access.

Officer response

60. Roads were designed based on Road Network Requirements as acknowledged by the submitter. It was noted by the submitter that it was their opinion that these would be inadequate to cater for emergency vehicles as this has been an issue in Greenfield development areas that utilise the current Road Network Requirements. Whilst the standards required for road widths have been met, Council will continue negotiations

with this submitter to determine an adequate solution that meets requirements and serves a functional purpose.

Other

61. Submitters generally raised concerns about waste management for the site, as well as flooding and how it will be dealt with.

Officer response

62. Waste management would be addressed during any planning permit application, typically through the provision/requirement for a Waste Management Plan. This would be catered specifically to the type of development proposed, as different land uses/scales of development would require differing waste solutions.

63. The Comprehensive Development Plan includes requirements recommended in the stormwater strategy for either filling the site or minimum floor levels for development included in the SBO. It is typically a matter also addressed during any planning permit application for drainage requirements for development to be addressed to the satisfaction of the responsible authority.

Supporting submissions

64. Two submissions support the Amendment without comment.

Identified changes to Amendment

65. There are no changes to the Amendment currently required. Further items requiring discussion are identified as follows:

- Internal road widths;
- Open Space contributions;
- Traffic documentation required;
- Alignment of shared path network; and
- Clarification of shared infrastructure items included in the SIFP.

66. The above matters will be discussed with submitters with the intention to resolve outstanding items prior to a panel hearing.

ATTACHMENT 2 - AMENDMENT C434ggee GEELONG SALEYARDS - SUMMARY OF SUBMISSIONS & RESPONSE

No.	Surname	Location	Summary	Response
001	Department of Transport (DoT)	South Geelong	DoT submitted a letter and supporting documents. They requested: - a Movement and Place assessment be undertaken. - the amendment give more attention to encouraging a mode shift to public transport - relocation of the Strategic Cycling Corridor to the shared path through the precinct - separate cycling infrastructure incorporated in cycle lanes in Council managed roads - pedestrian connectivity and safe access to bus stops on Thompsons Road and the North Geelong train station - a comprehensive Transport Impact Assessment be undertaken and recommended signalisation of Thompson Road access included as infrastructure delivery in the Saleyards Comprehensive Development Plan. Unsupportive of direct access for general traffic to the arterial road for residential purposes. No drainage shall be discharged to Thompson Road and East West Access Road around the Thompson Road intersection Acoustic treatment requirements should be provided at no cost to DoT.	Council officers will further discuss requested documentation with the Department of Transport. Whether the Thompson Road intersection will require signalisation is to be determined during the planning permit stage. Further discussions will occur with Council and the submitter to determine whether the Transport Impact Assessment could be incorporated as an application requirement and ensure that the report provides recommendations of a suitable intersection to service the proposed use and development. The signalisation of Thompson Road is a pending item, however would be a local infrastructure item and not included in the Shared Infrastructure Funding Plan (SIFP).
002	Individual submitter (name withheld)	Rippleside	The submitter opposed the amendment advising it does not compliment the surround area, mentioning the 4-6 storey housing towers and stating these would be an eyesore for homeowners in the Geelong Gold Club Residential Estate and interfere with their view line. They proposed that building heights on Thompson & Weddell's Road be limited to 2-3 storey and any 4-6 storey buildings be contained to the centre of the development.	Not Supported. The current design balances community input, developer requests and Council's strategic vision for the development of the site. The development plan currently identifies a preferred 6 storey building height adjacent to Thompson Road and 4 storey building heights in other areas. The strategic vision for the area has a preferred minimum density of 60 dwellings per net developable hectare. The scale is an increase to what currently exists in the area and meets strategic policy directives for the promotion of infill development in Geelong. The site is well situated to support this increase in density with access to public transportation, open space, service and infrastructure.
003	Environmental Protection Authority (EPA)	Melbourne	EPA advised that Council has generally sought to resolve their previous advice including Q Fever requirements. EPA recommended: - removing the trigger for a Preliminary Risk Screen Assessment (PRSA) or audit in CDZ4 as this is a duplication of the EAO	CDZ4 PRSA requirement covers off on the microbial contamination risk of Q fever, which is not specifically listed in the EAO. As such the PRSA requirement can remain in the CDZ4. Strengthened wording referenced regarding the audit outcomes in the CDZ4 has been designed for permit

No.	Surname	Location	Summary	Response
			- compliance requirement with audit conditions in CDZ4 strengthened by adding wording from the example conditions in 'Requirements where an environmental audit is a condition of a permit' (p.12) in PPN30. For separation distances – EPA previously recommended Council ensures threshold amounts for production not exceeded by relevant industries. Further reporting has resulted in EPA maintaining industry does not appear to pose a high risk of dust and odour impact. No objection from EPA on the basis that Council is satisfied the land will not be affected by impacts from surrounding industry. A second submission was received on the 16/08/2022 relating to noise impacts and recommended: - A new provision at Section 4.0 of the CDZ4 for an Acoustic Design Response report; - new permit condition/requirement to give effect to the Acoustic Design Response report, where land has been identified as a lot that requires mitigation measures against noise impacts; - Inclusion of an additional requirement to verify post-construction, that buildings which will accommodate noise sensitive uses have been constructed in accordance with the recommendations of any acoustic assessment; and - Updates to the Comprehensive Development Plan, to reflect the recommendations in this submission.	conditions. The terminology and implications of this are not suitable for the schedule to the CDZ. Council is satisfied that the land will not be affected by potential amenity impacts from surrounding industry based on the Buffer and Acoustic assessment prepared by Renzo Tonin & Associates (July 2019) Council officers will liaise further with the EPA regarding the request for an Acoustic Resign Response Report and changes to the CDZ4.
004	Individual submitter (name withheld)	Craddock Street, North Geelong	The submitter opposes the amendment because it will lead to more social housing in the area and they feel that they are already affected by having social housing at both ends of their street, with nothing being done to address the crime and social issues creating by the housing.	Not supported. The proposed amendment rezones the land to allow for primarily residential use and development. Other than for some provisions for social housing contributions by developers, including a 3.6 per cent rate, it does not determine who occupies the future housing. This is consistent with the planning scheme, which does not generally govern who occupies housing.
005	Murphy	Pattison Avenue, North Geelong	The submitter supports the amendment but has concerns about the accuracy and currency of the transport report and the ability to support the stated objectives of 15.01-4S Healthy neighbourhoods. They requested a traffic study be undertaken along Weddell Road that is more current and doesn't rely on previous data and additionally considers traffic on a Saturday as a result of the Geelong West Oval traffic. They requested the speed limit be reduced to 40kmph in portions of Weddell Road or the incorporation of traffic calming measures. They advised that the area is not currently pedestrian and cycle friendly.	The comments regarding the transport report are not supported. The recommendations of the transport report have been used to inform the strategic plan with the support of the Department of Transport and Council Traffic Engineer.
006	Prince	Coxon Parade, North Geelong	The submitters support the development.	Noted
007	Rigby Cooke Lawyers on	Melbourne	Leaf Corp. are generally supportive of the amendment but noted the following concerns:	The support is noted.

No.	Surname	Location	Summary	Response
	behalf of Leaf Corporation		CDZ4 unnecessarily duplicates existing provisions of the Planning Scheme (noise associated with live music and industry)	No changes recommended to amendment. Wording of the application requirements is general in nature and allows the Responsible authority to apply discretional requirements. The noise considerations are not specified as relating to live music or industry but any use that would be likely to create amenity impacts. Further wording referenced as 'ambiguous' in the submission is general and standard in nature and does not need to be removed or altered.
			The preferred minimum dwelling densities and maximum building heights is the SCDP lack proper analysis/justification and should be increased to 10 storeys	The dwelling density adequately responds to the directives for 'high density development' and can be classified as such. The proposed maximum of 6 storeys adequately balances existing residential concern for overdevelopment for the site with strategic direction for increased density.
			Public open space should not exceed 5% and the requirements related to shared infrastructure should be revisited.	The current contribution for 10% of land as unencumbered public open space either as land or cash is consistent with the rate applied throughout the Greater Geelong Planning Scheme including Clause 53.01 – Public Open Space Contribution and Subdivision and is a standard requirement of the scheme.
			They noted that they had not been part of discussions, workshops etc as noted in the draft infrastructure funding plan.	All item requirements for shared infrastructure are considered to have a direct nexus with the Saleyards Precinct. The submission does not specify which items are not considered to have a nexus. Council officers will further discuss with the submitter to clarify.
			The CDP be altered to remove ambiguous and conflicting language	This is a very general comment and further detail is required to respond to this issue.
			All references to the provision of affordable housing in the CDZ4 and at the rates specified in the SCDP removed.	The inclusion of affordable housing directly aligns with Clause 16 – Housing of the Greater Geelong Planning Scheme to include provision of land for affordable housing in the planning for housing.
			Application to the EAO to identified contaminated land	The Environmental Protection Authority are supportive of the EAO extent.
			Removal of future link to Hepner Place as shown in the SCDP.	The possible link is notated on the adjacent parcel of land which, if the site is re-developed in future would encourage greater connectivity to the site and surrounding area. Further the wording as a 'possible' link allows flexibility, and indicates direction should adjacent land be rezoned to facilitate residential development.

No.	Surname	Location	Summary	Response
008	Rigg	Rutledge Boulevard, North Geelong	The submitter is concerned with sufficient parking being provided. Their main concern is that the 6 storey buildings will become unsightly and unsafe and that will affect property values.	No changes recommended to the amendment. Car parking would be considered against the requirements of the Greater Geelong Planning Scheme which sets out appropriate rates or considerations for reductions to the required rate during the planning permit stage. The vision for the precinct is to create a high quality high density development. Urban design considerations have been incorporated to enable safe pedestrian environments. The devaluation of property is not a relevant planning consideration.
009	St Quentin on behalf of Property, Procurement and Assets Department (PP&AD) at the City of Greater Geelong (COGG)	Geelong	PP&AD support the proposed rezoning from IN1Z to CDZ4, deletion of the DDO20, proposed amendments to schedules to clauses 21.06-8 and 72.08, retaining part of 125 Weddell Road in the PPRZ, retaining the HO1915 and SBO as is and the correction to rezone 117-123 Weddell Road to PPRZ. They the following concerns: - application of the EAO to entirety of site, raises concerns around the sale of land with 'known' contamination. Ideally would prefer that the remediation of the land occurs before the sale of the land. - Amendment to the schedule to Clause 53.01 requires a 10% public open space contribution. The preference is given the public open space already contributed to the site, the public open space obligations have been met and no further contribution is necessary from future developers.	The support is noted. The amendment C434 defers the remediation to the eventual purchasers and developers however, does not prohibit these works from being undertaken prior to the sale of the land, it would be the responsibility of the landholder to determine their preferred course of action. Council officers will further investigate options with relation to public open space contributions.
010	Individual submitter (name withheld)	Hepner Place, North Geelong	The submitter owns an adjoining business and wants to know what noise barriers (if any) will be in place on the eastern boundary, as their business is noisy.	No further action required. Replied by email 1/7/2022, with details of the proposed noise barrier requirements in the proposed Comprehensive Development Plan and recommendations of the acoustic report.

No.	Surname	Location	Summary	Response
011	Urbis on behalf of Dun-Ra Investments Pty Ltd	Melbourne	Dun-Ra Investments broadly supports the amendment but seeks the following changes: - inclusion the entire site in the Precinct Plan Area - recognition of the importance of the ongoing operation and expansion of tourist accommodation and other uses on their site - protect the existing and future uses from reverse amenity impacts as the site currently functions as a live music entertainment venue - increased pedestrian and cycling connectivity to Geelong Waterfront and North Geelong Railway Station	No changes recommended to amendment. The amendment extent cannot be altered to include the requested area on the basis that the amendment deals with rezoning of land for residential purposes. The continued operation of the submitters site is not residential in nature. It is acknowledged that the current zoning is not suitable for the site. An amendment for the rezoning of the site, separate to C434 could be considered by Council pending further discussions. The Comprehensive Development Plan has been designed with noise attenuation areas and fencing that recognise the existing operations of the adjacent landholding. is being considered independent of the amendment. Pedestrian and cycling connectivity is considered to be adequate with connections identified to maximise access to public transportation and North Geelong station.
012	Wadawurrung Traditional Owners Aboriginal Corporation	Mercer Street, Geelong	The WTOAC and RAP offers no advice.	The site does not have any areas of cultural heritage sensitivity specified under the *Aboriginal Heritage Regulations 2018*.
013	Individual submitter (name withheld)	Rutledge Boulevard, North Geelong	The submitter suggested that part land along Weddell Road would be better used as a sporting stadium – preliminary sketches were supplied.	Not supported.
014	Fire Rescue Victoria	Separation Street, North Geelong	Fire Rescue Victoria primary concern is around the minimum requirements for road design and construction, specifically that if the proposal had been designed based on the Road Network Requirements, these are inadequate in the opinion of the responding officer. Recommended: - cross sections of bends in local and micro streets. - canopy tree selection should factor in trimming on the roadside without harm to the tree. Any road needed for emergency vehicle access will need to be constructed before the development is commenced (including perimeter roads). CFA contacted as the amendment comes under their delegation – no response received.	Council officers will continue discussions with Fire Rescue Victoria in order to determine suitable action and will potentially adjust the road cross sections..
015	Individual submitter (name withheld)	Par Court, North Geelong	Submitter has concerns about traffic, amenity provision, lack of open space/parking/waste management details. Questions how the amendment fits into the Greater Geelong Planning Scheme. Wants to know how flooding will be dealt with. Photos included.	No changes recommended to the amendment. Many of these details will be captured by subsequent planning permits where details around car parking arrangements and waste and flooding will be dealt with. The comprehensive development plan includes requirements recommended in the stormwater strategy for either filling the site or minimum floor levels for development included

No.	Surname	Location	Summary	Response
				in the Special Building Overlay. The site will be provided with public open space with the form of a central park, and a 10% public open space contribution in the form of land or cash would be required.

2.3. South Geelong Urban Design Framework

Source: **City Planning & Economy**
Director: **Gareth Smith**

Purpose

1. To adopt the South Geelong Urban Design Framework (UDF) following consideration of submissions.

Background

2. The City's Settlement Strategy recommended the preparation of the South Geelong UDF which included an Increased Housing Diversity Area (IHDA) review and nomination of potential key development areas to expand the potential area for infill housing.

3. Barwon Water approached the City of Greater Geelong in 2017-18 to discuss the possible rezoning and redevelopment of its retired 1.2 hectare depot site directly opposite the train station.

4. The duplication of the South Geelong to Waurn Ponds railway line, including the upgrade of the South Geelong station was an opportunity to link several public and private sector strategic projects together.

Key Matters

5. The UDF provides a vision and built form controls to facilitate its development in accordance with the Council's Settlement Strategy.

6. The UDF recommends rezoning the key development areas to allow for a mixture of commercial and residential development including apartment type housing between four and seven storeys on the Barwon Water site and on Moorabool Street.

7. A significant amount of the study area remains within or will be included within a heritage overlay, which will limit redevelopment opportunities.

8. The UDF has been informed by three stages of community engagement. Changes have been made to the UDF in response to submissions.

9. The revised UDF recommends a six-storey development for the Barwon Water site in response to issues raised in submissions.

10. A peer review of the heritage study and submissions relating to heritage matters was undertaken. The peer review generally supported the heritage study. It recommended the inclusion of 332, 343 and 344 Moorabool Street within the heritage overlay and the removal of 2a and 2b Lonsdale Street from the overlay.

11. The UDF includes streetscape upgrades to include trees and parking changes, the upgrade of the station forecourt, the realignment of the shared path, the diversion of Carr Street and a multi-deck carpark on the south side of the railway line.

Original Recommendation

Cr Harwood moved, Cr Kontelj seconded -

That Council:

1. **Adopt the South Geelong Urban Design Framework;**

2. **Request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to introduce policy and development controls into the Greater Geelong Planning Scheme consistent with the recommendations from the South Geelong Urban Design Framework;**

3. **Request the Minister for Planning apply an interim heritage overlay to the properties identified in the South Geelong Urban Design Framework for additional heritage controls; and**

4. **Continue to advocate to the State Government for the station forecourt upgrade, the shared path alignment, the Carr Street diversion and the multi-deck carpark on the south side of the railway line.**

Amendment

Cr Mansfield moved, Cr Harwood seconded -

That Council:

1. **Adopt the South Geelong Urban Design Framework subject to recommendation 5;**

2. **Request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to introduce policy and development controls into the Greater Geelong Planning Scheme consistent with the recommendations from the South Geelong Urban Design Framework;**

3. **Request the Minister for Planning apply an interim heritage overlay to the properties identified in the South Geelong Urban Design Framework for additional heritage controls; and**

4. **Continue to advocate to the State Government for the station forecourt upgrade, the shared path alignment, the Carr Street diversion and the multi-deck carpark on the south side of the railway line.**

5. **Include a maximum height at the Barwon Water Site of 4 storeys in the Final South Geelong UDF;**

6. **Seek further community input to during the planning scheme amendment, including by:**

   5.1 Giving notice of the amendment to all properties in the study area; and

   5.2 Request officers ensure consultation with submitters during the consideration of submissions and report the outcomes of these discussions to Council in the planning scheme amendment.

7. **Ensure that the planning controls for the implementation of the UDF facilitate:**

   7.1 Ongoing community input to the design of future developments; and

   7.2 Focus on the importance of design excellence and community benefit for key development areas.

Lost

Amendment

Cr Mason moved, Cr Sullivan seconded -

That Council:

1. **Adopt the South Geelong Urban Design Framework;**

2. **Request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to introduce policy and development controls into the Greater Geelong Planning Scheme consistent with the recommendations from the South Geelong Urban Design Framework;**

3. **Request the Minister for Planning apply an interim heritage overlay to the properties identified in the South Geelong Urban Design Framework for additional heritage controls; and**

4. **Continue to advocate to the State Government for the station forecourt upgrade, the shared path alignment, the Carr Street diversion and the multi-deck carpark on the south side of the railway line.**

5. **Seek further community input to during the planning scheme amendment, including by:**

   5.1 Giving notice of the amendment to all properties in the study area; and

   5.2 Request officers ensure consultation with submitters during the consideration of submissions and report the outcomes of these discussions to Council in the planning scheme amendment.

6. **Ensure that the planning controls for the implementation of the UDF facilitate:**

   6.1 Ongoing community input to the design of future developments; and

   6.2 Focus on the importance of design excellence and community benefit for key development areas.

Carried

MOTION

Cr Grzybek moved, Cr Mason seconded -

That Council:

1. **Adopt the South Geelong Urban Design Framework;**
2. **Request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to introduce policy and development controls into the Greater Geelong Planning Scheme consistent with the recommendations from the South Geelong Urban Design Framework;**
3. **Request the Minister for Planning apply an interim heritage overlay to the properties identified in the South Geelong Urban Design Framework for additional heritage controls; and**
4. **Continue to advocate to the State Government for the station forecourt upgrade, the shared path alignment, the Carr Street diversion and the multi-deck carpark on the south side of the railway line.**
5. **Seek further community input to during the planning scheme amendment, including by:**
   - **5.1 Giving notice of the amendment to all properties in the study area; and**
   - **5.2 Request officers ensure consultation with submitters during the consideration of submissions and report the outcomes of these discussions to Council in the planning scheme amendment.**
6. **Ensure that the planning controls for the implementation of the UDF facilitate:**
   - **6.1 Ongoing community input to the design of future developments; and**
   - **6.2 Focus on the importance of design excellence and community benefit for key development areas.**

Carried

Division:

For:	Crs Grzybek, Harwood, Mansfield, Mason, Murrihy, Nelson, Sullivan
Against:	Crs Moloney, Aitken, Kontelj

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 Mason, Cr Sullivan seconded –

That the meeting continue to proceed as per the Governance Rules (3.37.2).

Carried.

Financial Sustainability

12. This is a Council initiated amendment. Costs to prepare the planning scheme amendment will be met through existing recurrent planning scheme amendment budget.

13. The UDF recommends a number of streetscape changes. It is expected that these changes will be delivered over time. These upgrades will be funded through a combination of development and council funding. Council officers will also investigate opportunities to deliver these projects through state and federal government grants as they arise.

Community Engagement

14. The UDF has undergone three stages of community engagement over a three year period. Several different engagement techniques including face-to-face and online were used to consult with the community about the project. Letters were also sent to all owners and occupiers prior to the commencement of each stage. Approximately 210 written submissions have been made to the UDF over this time. The three community engagement periods were:

    14.1 Stage 1 - Community workshop – Aug - Sep 2019 – face-to-face;
    14.2 Stage 2 - The draft UDF – Oct - Nov 2021 – online; and
    14.3 Stage 3 - Final Interim UDF - February - April 2022 – online and face-to-face.

15. Additional community engagement will also occur as part of a future planning scheme amendment process.

16. More detailed information about community engagement can be found at **Attachment 1.**

Social Equity and Sustainability

17. The three stages of public consultation have sought to provide opportunities for those impacted by the UDF to have input into the final UDF. Due to Covid-19 occurring during the life of this project, council officers sought to use a number of different engagement techniques including online, face-to-face, newspapers, letters to residents and posters at the station to encourage community participation. Hard copies of documents were also made available upon request.

Relevant Law/Policy/Legal Implications

18. Council's 2020 Settlement Strategy recognises the need to provide infill housing opportunities to support population growth. The Settlement Strategy recommended the preparation of the South Geelong Station UDF which included an Increased Housing Diversity Area (IHDA) review, and nomination as possible Key Development Area.

19. A planning Scheme amendment under the Planning and Environment Act will need to be undertaken to incorporate the recommendations of the UDF into the Geelong Planning Scheme.

20. An interim heritage overlay will be requested from the Minister of Planning to ensure that the properties identified for inclusion in a heritage overlay will be protected while the amendment to introduce the South Geelong UDF into the planning scheme is considered.

Alignment to Community Plan and Vision

21. This report aligns with Our Community Plan 2021-2025 strategic priority:

    Sustainable growth and environment.
    A destination that attracts local and international visitors.
    A fast, reliable and connected transport network.
    A prosperous economy that supports jobs and education opportunities.
    An inclusive, diverse, healthy and socially connected community.
    Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

22. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

23. Council's Settlement Strategy 2020 has made a commitment to prepare a UDF for South Geelong. The UDF makes several infrastructure upgrade recommendations that Council will need to action and fund over time.

Environmental Sustainability

24. The UDF seeks to ensure new development in the study area meets best practice sustainable design and built form outcomes. New planning policy and overlays will require future development to ensure buildings meet environmentally sustainable outcomes.

Attachments

Attachment 1 - Discussion and Response to Submissions
Attachment 2 – South Geelong UDF

Attachment 1 – Discussion and Response to Submissions

Background

1. An Urban Design Framework (UDF) for South Geelong presented an opportunity to link several public and private sector strategic projects together:

    1.1. The Barwon Water are seeking to redevelopment of their retired 1.2 hectare depot site in Carr Street South Geelong, directly opposite the train station.

    1.2. The State Government had committed to the duplication of the South Geelong to Waurn Ponds Railway line, including new stations at South Geelong, Marshall and Waurn Ponds.

    1.3. The City's Settlement Strategy was gazetted in May 2021. This strategy identified housing growth opportunities throughout Geelong. The Settlement Strategy recommended the preparation of the South Geelong Station UDF which included an Increased Housing Diversity Area (IHDA) review, and nomination as a possible Key Development Area.

2. The location of South Geelong in the context of the station, Central Geelong, Belmont Sub-regional Shopping Centre, Kardinia Park and the Barwon River make it one of Geelong's most desirable and easily accessible suburbs. The UDF seeks to provide a vision and built form controls to help guide housing development and streetscape improvements within the area over the coming decades.

3. For the South Geelong residents and visitors, this UDF brings together their ideas and vision for their local neighbourhood that was shared during the community engagement. The UDF seeks to ensure the local area can continue to thrive, meet community expectations and that the development and liveability potential of the area is unlocked.

4. The UDF has three key precincts,

    4.1. The South Geelong Station which includes the Barwon Water site;

    4.2. Moorabool Street opposite Kardinia Park; and

    4.3. The balance of the residential area.

5. The key recommendations of the UDF include:

    5.1. A mixture of commercial and residential development within the station precinct and the Barwon Water site (six storeys), including the development of a multi deck car park. The redevelopment of the south side of the station is considered a long term outcome.

    5.2. Rezoning land on Moorabool Street from commercial to mixed use to allow for the development of housing. Apartment style housing between four and seven storeys is proposed.

    5.3. Apartment type housing between four and six storeys on the South Geelong Train Station including the Barwon Water site.

    5.4. That a significant amount of the study area remains within or be included within a Heritage Overlay, which will limit redevelopment opportunities.

5.5. That the balance of the UDF study area could support a mixture of low scale apartment and townhouse development.

5.6. More street trees and improvements to bicycle and on-street parking layouts across the study area.

Community Engagement

6. Community consultation has been a key part of the development of the South Geelong UDF. Three stages of public consultation have sought to provide opportunities for those impacted by the UDF to have input into the final report. Due to Covid-19 occurring during the life of this project, Council officers used a number of engagement techniques including online, face-to-face, newspapers, letters to residents and posters at the station to encourage community participation. Hard copies of documents were also made available upon request.

7. A series of separate reports have been prepared which summaries the issues and insights from each stage of engagement. These reports were made available to the community via the Council Have Your Say page.

Stage 1 – Establishing Vision and Values

8. Community consultation began with workshops in July-August 2019 and helped to establish the broader visions, key issues and challenges within the study area in discussion with residents. 67 people attended the workshop. The consultation resulted in several key findings including issues relating to walking and cycling, character and heritage, traffic and parking, streetscape improvements, commercial uses and housing diversity.

8 The above themes were used to frame the key issues and visions which influenced the framework for the first draft of the UDF.

Stage 2 – Draft UDF

9 The second stage of consultation was held following the exhibition of the Draft UDF, during August-September 2020. The consultation provided insight on resident's views with regards to key development sites including the Barwon Water site, Station re-development, Moorabool Street and Heritage areas. During this stage of engagement 52 residents participated online or over the phone and three one-hour online information sessions were held. A total of 163 written submissions were received.

10 Some of the key issues raised by the community included:

10.1 Potential impact on neighbourhood and heritage character;

10.2 Mixed views on the future use and development of the station car park, including concern about the bulk and appearance of the multi deck car park and building heights;

10.3 Opposition to the 10 storey option for the Barwon Water site. There was some support for the 6 storey option for the Barwon Water site but some of the community had a preference for four storeys or townhouses;

10.4 Support for the green streets; and

10.5 Support for the Moorabool Street redevelopment.

11 Following consultation on the Draft UDF in 2020, the following changes were made:

11.1 Clarifies the scale and type of housing changes that will occur across the study area;

11.2 Identifies, through a heritage study, 193 additional properties to be included within a Heritage Overlay;

11.3 Identifies a preferred maximum height for the Barwon Water site (6 storeys – previously 10);

11.4 Includes design and built form objectives for future development on Moorabool Street, the Station Precinct and the Barwon Water site;

11.5 Identifies land to be included within an Increased Housing Diversity Area (IHDA). The IHDA area is extended to 800m around the train station for substantial change and key development areas only;

11.6 Updated public realm upgrades and projects being undertaken by the City and the State Government. Including more street trees and changes to parking layouts;

11.7 Reinforces the need to support the inclusion of social housing within new development;

11.8 Recommends zone changes based on a Capacity and Change Areas Review which looked at character values within the area, including built form and architectural styles. This report helped to inform the development capacity of the study area. It introduced a sliding scale of development based on the character attributes of an area. Including identifying the boundaries of an updated Increase Housing Diversity Area around the train station.

Stage 3 – Interim Final UDF

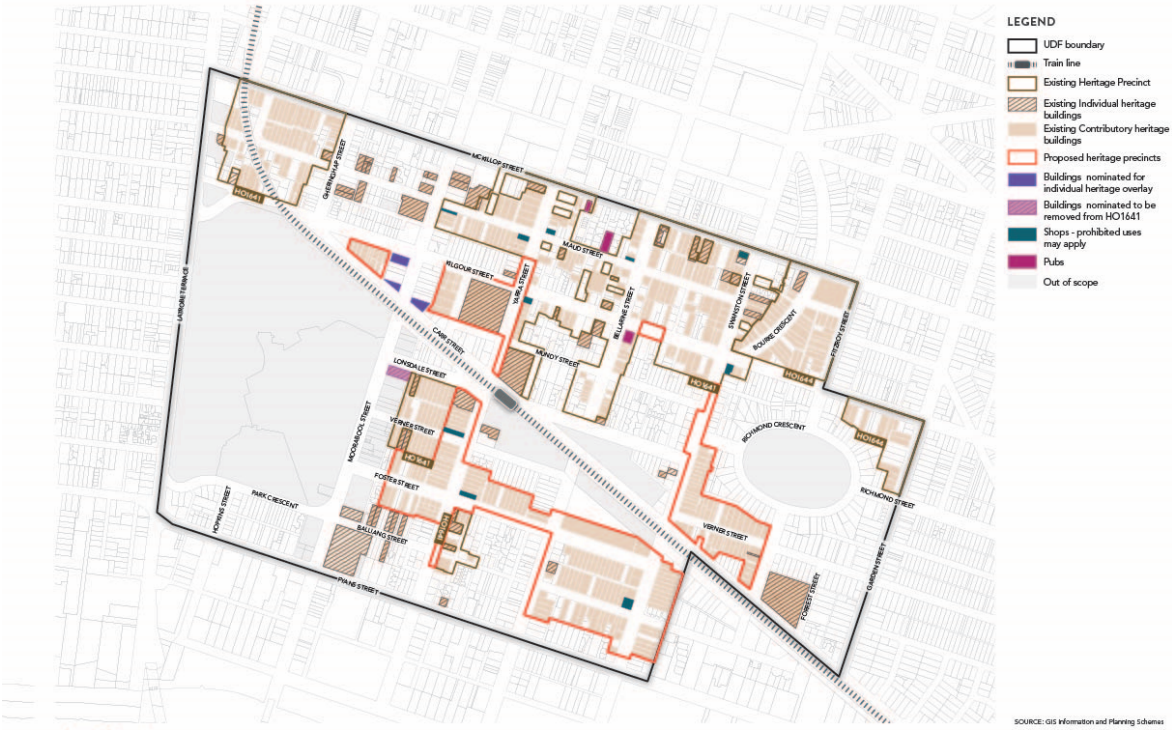
13. The third stage of consultation was held during February-April 2022. The consultation provided insight into the community views on the changes that were made following the draft UDF. The key issues raised were similar to those raised during stage 2. Further discussion on the key changes made to the UDF is below.

Key Matters

The following discussion relates to the key matters and outputs from the third stage of consultation on the UDF:

Heritage and Neighbourhood Character

14. Protecting existing heritage and neighbourhood character was one of the most important attributes the community raised during the engagement process. A heritage study was undertaken by Council and recommended inclusion of an additional 193 properties to the existing Heritage Overlay (HO). Figure 1 shows the changes to the HO. Stage 3 engagement highlighted strong support for the additional heritage controls. These additional controls result in a significant amount of the study area being located within a Heritage Overlay. Whilst a HO does not prevent the development of townhouses, it discourages demolition of contributory heritage places. As such, new housing development in the proposed expanded HO is expected to be limited.



2a and 2b Lonsdale Street

17. These properties are within the existing heritage overlay HO1641. The owners of both these properties requested these properties to be removed from the existing HO. These submissions argued increased development envisaged by the UDF would impact their amenity, with a preference that these properties also be developed. They noted the heritage study recommended the removal of the adjoining vet clinic at 355-357 Moorabool Street.

18. The heritage peer review acknowledges that these two properties which front on to Lonsdale Street do sit comfortably within that streetscape and are consistent with the style and scale of housing along Lonsdale Street. The adjoining laneway does create a boundary between this site and the remaining heritage properties further to the east along Lonsdale Street. The peer review acknowledges the overall vision in the UDF for Moorabool Street and recognises the future impact this type of development may have on these two heritage properties.

19. Council officers support this recommendation and therefore will seek to remove 2a and 2b Lonsdale Street from within the existing Heritage Overlay HO1641. Council officers will write to the owners of 2a and 2b Lonsdale Street, to inform them about the change in recommendation to their property.

'Penlea' 343 Moorabool Street

22. The Peer Review report recommends, *based on the architectural and social significance of 'Penlea' and the high integrity of the building, it is recommended that Penlea is included in HO1641. Regardless of the high impact development occurring around Moorabool Street which may eventually overshadow 'Penlea', diminishing the streetscape character and setback, development will not dimmish the social significance associated with 'Penlea'.*

23. Council officers support this recommendation. Council officers have written to the owners of 343 Moorabool Street to inform them about the change in recommendation to their property.

'Kelvendon' 332 Moorabool Street

25. The Peer review report recommends that Council consider an individual heritage overlay for this property due to its high local architectural significance and to support prohibited uses to apply to the site to allow the site to be used for non residential uses such as offices.

26. Council officers support this recommendation. Council officers have written to the owner of 332 Moorabool Street to inform them about the change in recommendation to their property.

'Kardinia Villa' 344 Moorabool Street

27. The heritage study identifies this property as having contributory significance to the area but did not recommend it be included in the Heritage Overlay as it had a frontage to Moorabool Street and did not sit within the context of the adjacent Carr Street properties.

28. The Peer Review states, *as it is unable to be definitively proven (that Joseph Watts was the architect), and there are currently four other properties with the same defining features listed on the Greater Geelong Heritage Overlay (HO101, HO927, HO325 and*

HO937), Kardinia Villa should not be considered for an individual overlay. As to whether it should be considered for inclusion on HO1641, the property does exhibit high architectural integrity and is in excellent condition; therefore, inclusion on HO1641 is warranted.

29. Due to the uncertainty regarding the architect, Council officers recommend further investigations be undertaken to determine if the property should be considered for individual listing. Council officers have written to the owner of 344 Moorabool Street, to inform them about the change in recommendation to further investigate their property for an individual Heritage Overlay.

Victorian Railways Residence, 162 Swanston Street.

30. The Railway residence was recommended within the Heritage Study for inclusion as part of the expanded Heritage Overlay.

31. The Peer Review report recommended:

Given the good condition of the residence, its unique architecture, and its rarity within the region, it would be prudent to consider putting the residence on an individual overlay. The intention of this individual overlay would be to protect the heritage significance of the residence from being diminished by major developments around it and any potential subdivisions that may be proposed for the lot.

32. Council officers support in part, this recommendation. It is recommended that Council retain the railway residence within the Heritage Precinct but prepare an individual statement of significance which specifies the level of significance for this building.

IHDA and Zone and Overlay changes in the residential areas.

33. The community raised concern regarding development in residential streets. There was concern that the character of the area would be lost. In response, Council officers prepared a Capacity and Change Areas Review which investigated development potential of the study area to understand what areas exhibited strong neighbourhood character and opportunities for housing re-development. Using the Increased Housing Diversity Strategy 2007 criteria, 4 different types of housing change areas were identified. The housing categories use a sliding scale to identify different housing outcomes for the area; key development, substantial, incremental and minimal (heritage) change areas.

34. Figure 2 shows the location of each area and the recommended zone changes including the building height permissible in the zone. The study identified that the key development and substantial change area could accommodate the most amount of change as they exhibited limited neighbourhood character attributes. The existing General Residential Zone will remain on minimal change (heritage) area locations.

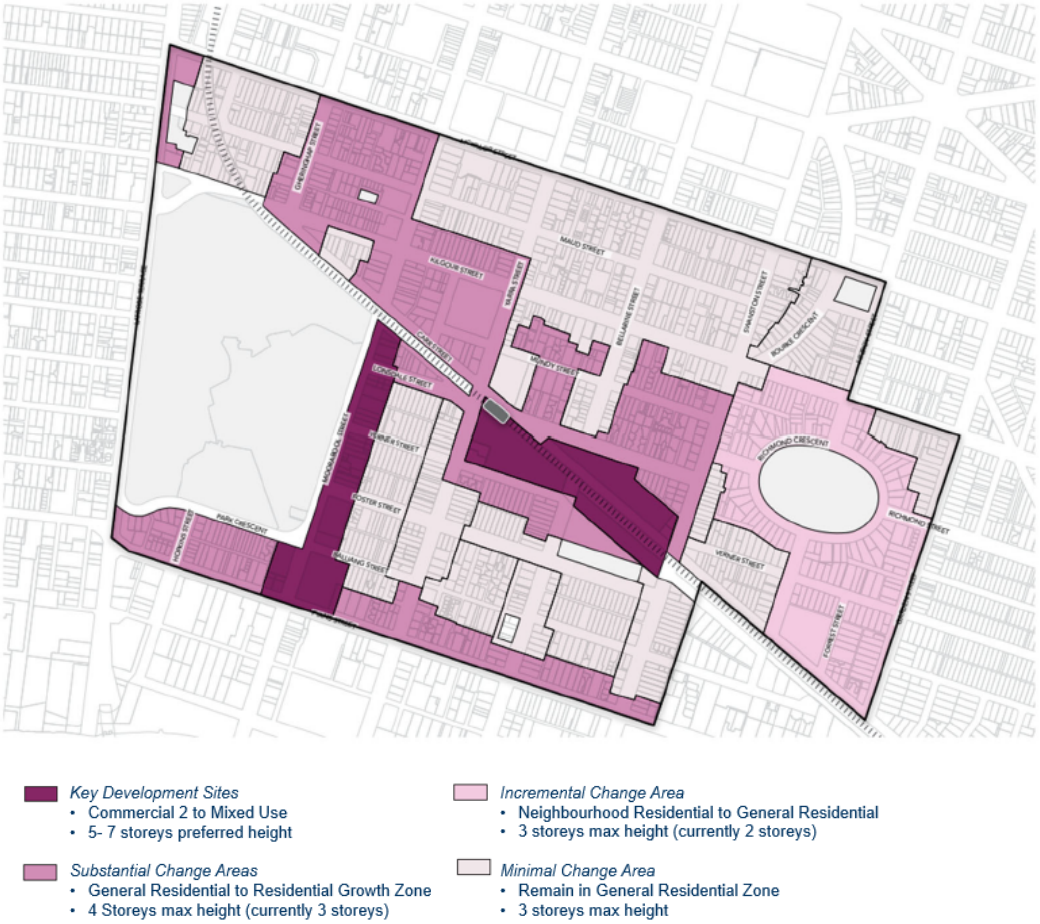


Figure 2

35. Figure 3 shows a combined key development and substantial change area. This area is recommended to be included within a revised IHDA. An update planning policy will encourage the greatest level of change in these locations.

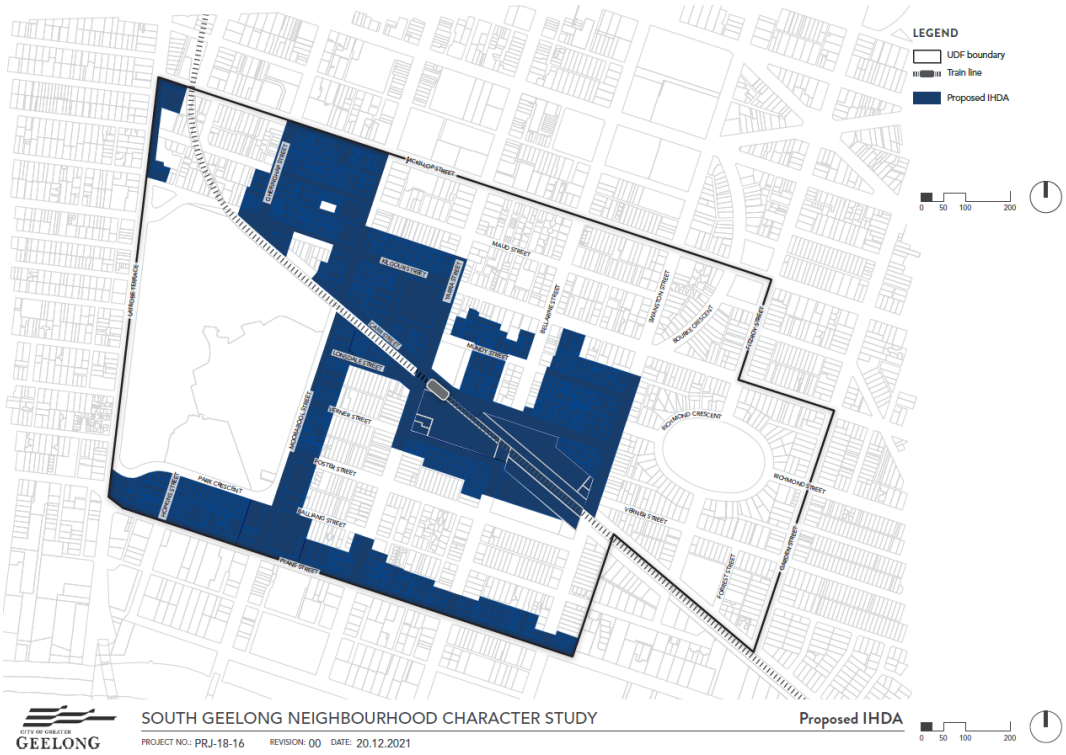


Figure 3

36. The above approach to delivering housing outcomes for South Geelong is considered to find the right balance between protecting heritage values and accommodating more housing in a location which has good access to infrastructure and services. Change in South Geelong is expected to occur gradually over time, and not every site will be redeveloped.

Barwon Water Site and Building Height

37. The Barwon Water site is a 1.2 hectare parcel of land that was previously the Barwon Water Depot site. Barwon Water have indicated a preference to develop the site in stages with a mixture of housing and a small number of commercial uses and to integrate future development with the South Geelong Station.

38. Both Barwon Water and Rail Projects Victoria have been key stakeholders in the development of the UDF.

39. The stage 2 engagement on the Draft UDF gave the community and opportunity to comment on two development scenarios

    39.1. **10 storey** option included of a mix of buildings including 3 storey townhouses, 4, 6, 8 and 10 storey apartments, as well as a mixed use 3 storey building.

    39.2. **6 storey** option included a mix of buildings including 4 storey mixed use buildings and 6 storey apartment buildings.

38. There was minimal support for the 10 storey option. There was some support for a 6 storey option, however the community also raised a preference for 4 storeys or townhouse development.

39. The community considered the height of the development to be at odds with the single storey scale of development in South Geelong and therefore would significantly impact on the character of the area.

40. Figure 4 shows the final UDF recommendation for the Barwon Water site. The final version of the UDF recommendations a mixture of the two scenarios, including 3 storey townhouses and 5 to 6 storey apartments.

41. The development of the southern half of the station site, requires the development of the multi-deck car park to create land for development.

42. There are benefits to supporting higher density housing adjoining the stations including reduced car ownership, increase walkability, encourages commercial uses to establish and activates the station during the evening increasing safety outcomes.

43. The final recommendation seeks to align the design of development on the Barwon Water site with the future development of the South Geelong Station.

Figure 4

44. While the recommended height limit is still above the level preferred by some submitters, it is considered appropriate. The Barwon Water site is a unique, once in a generation opportunity to develop a large parcel of land in proximity to services. Focusing new development on the Barwon Water site helps to achieve council's infill housing objectives and reduces the pressure to deliver higher density housing in other parts of South Geelong. The Capacity and Changes Areas Review and the Heritage Review acknowledge that there are limited development opportunities in South Geelong.

45. Supporting the development of the Barwon Water site will help achieve the City's housing targets while continuing to support the neighbourhood and heritage characteristics that the community have told us they value.

Station Precinct

46. The vision for the South Geelong station precinct is shown in Figure 5. The vision includes housing, a mix of commercial uses, open space, a main street and pedestrian overpass. The concepts seeks to unlock land on the south side of the station by supporting the development of the at grade car park and a new multi deck storey car park. The redevelopment of the station car parking is a long term objective of the UDF. The Department of Transport have indicated that there are no current plans or financial commitment to re-develop the south site of the station, but wish to continue to work with the City on the UDF.

47. The UDF establishes design and built form objectives for the station precinct. A local planning policy will be created and incorporated into the Geelong Planning Scheme to ensure that if development was to proceed on the station site it would be in accordance with the objectives of the UDF.

Figure 5

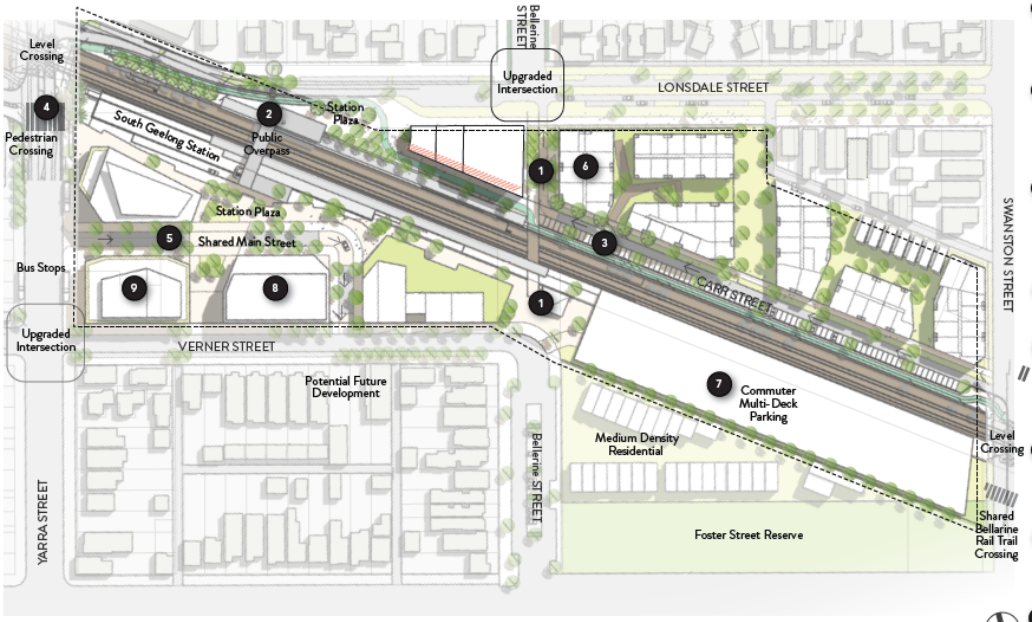


Figure 52. Concept Plan Station Hub Precinct

Station Hub concept plan key

1 **Public Plaza Axis**
Two new landscaped public plazas will be located adjacent to the Train Station entrances, which will form the heart of the precinct. Active edges will frame the plaza spaces and provide opportunities for outdoor dining and informal gathering. The northern plaza will be the start/end point for the Rail Trail with directional signage and end of trip facilities.

2 **Station redevelopment**
The Station redevelopment will include platforms on the north and south, which are connected by a public pedestrian arcade bridge. New plazas will be developed at both the north and south entry to the station.

3 **Reconfiguration of Carr Street**
Carr Street is proposed to be reconfigured to accommodate the new northern rail platform and provide opportunity for a pedestrian and cyclist priority forecourt space. The reconfiguration will allow for increased tree planting within 90 degree car parking spaces. Carr Street will be rerouted through the Barwon Water site (at Bellerine St).

4 **Yarra Street**
Bus stops will be relocated to Yarra street with a raised signalised crossing to allow safe pedestrian connection to the Station and surrounding neighbourhood. An intersection upgrade is proposed on the corner of Verner and Yarra Street to improve both pedestrian and vehicles crossings.

5 **Mini Main Street**
This new street will be a slow speed pedestrian priority street with taxi and 'kiss and ride' facilities.

6 **Barwon Water Development**
The Barwon Water site could be developed for a variety of uses including high density residential, health and wellbeing, commercial and retail. The hashed area shown at the western end of the site indicates a future expansion of this land parcel through land acquisition, to facilitate the future diversion of Carr Street through the site

7 **Station Carpark Development**
Consolidation of the car parking allows opportunity for re-development of the remainder of the site. A mixed-use development is proposed with non-residential uses addressing a new 'mini main street', Yarra Street, and Verner St.

8 **Mixed Use Development**
A small-scale supermarket could be accommodated on the ground floor, which is sleeved in smaller scale retail/ commercial development. A combination of office and residential uses are proposed on the upper levels.

9 **Childcare Redevelopment**
The Childcare has been shown on the first floor of the development. While it would be preferable for the Childcare to be incorporated in a redevelopment as shown in the plan, the Childcare could remain in its current configuration until funds become available.

48. The community raised concerns about the height of the future development on the station site, impact on car parking and traffic movements on the adjacent streets, particularly Verner Street. There were mixed feelings about the multi deck car park. There was concern about the appearance of the car park and how traffic would enter and exit the car park. However, there was also support for the car park as it would deliver on the concept for the station in the UDF.

49. Unlike the Barwon Water site which is likely to be developed within the next five years, the station precinct will likely not be realised for many years. The South Geelong station is the ideal location due to its proximity to transport and services to facilitate a transit orientated development outcome. Large land parcels in the inner Geelong area are scarce. This site provides an opportunity for the City to create a long term vision for how we want our community to live in the future. Should the station ever be redeveloped it would provide the local community with opportunities to work, live, shop and play all within walking distance to home. The station would become a destination, not just a car park servicing a train station which carries people towards Melbourne.

Moorabool Street

50. The UDF proposes to rezone Moorabool Street opposite Kardinia Park, from a Commercial 2 Zone to a Mixed Use Zone to transition the area over time into a residential precinct. Some commercial uses will be supported on the ground floor. There was generally community support for this to occur. The community recognised the different characteristics between Moorabool Street and the balance of South Geelong. The community acknowledged that the area could accommodate higher density development. There were concerns raised by residents who live directly behind the commercial properties on Moorabool Street about the height of the new buildings. In response, the UDF has recommended that the properties to the rear of Moorabool Street have a height of 2 storeys and an increased setback prior to the height of the building stepping up to between 4 and 6 storeys.

51. A new Design and Development Overlay will be applied to Moorabool Street which will establish building design guidelines, including height and setback controls. Building heights within the Moorabool Street Precinct are shown in Figure 6.

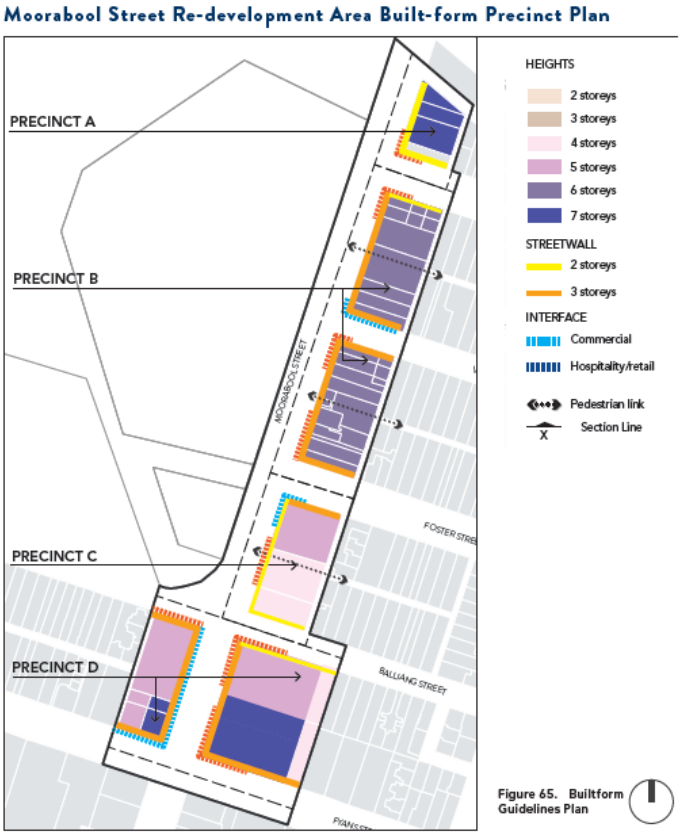

Moorabool Street Re-development Area Built-form Precinct Plan
PRECINCT A
PRECINCT B
PRECINCT C
PRECINCT D
MOORABOOL STREET
FOSTER STREET
BALLIANG STREET
HEIGHTS
2 storeys
3 storeys
4 storeys
5 storeys
6 storeys
7 storeys
STREETWALL
2 storeys
3 storeys
INTERFACE
Commercial
Hospitality/retail
Pedestrian link
Section Line
Figure 65. Builtform Guidelines Plan

Figure 6

RESPONSE TO SUBMISSIONS

52. Engagement on the UDF was varied using several different engagement techniques. All feedback received across these different approaches have been captured and summarised in three consultation reports (available on the Have Your Say Page). Issues raised from all forms of submissions have been grouped together using themes.

1. Density of Built Form and High-Quality Urban Environment	
There were concerns regarding the proposed height of the development in relation to potential loss of heritage and character of the area. By comparison, there is more support and less opposition to increased height and density in Moorabool Street. 10 storeys was not acceptable to many whereas there is some tolerance for up to four storeys and perhaps 6 storeys. For those who support the 6 storey development, it is a positive response to population growth, an improvement to housing diversity and affordability, and building the capacity of the area for future commercial viability. The balance, within the UDF, between increased density of housing in the development areas and heritage acknowledgement and protection, was appreciated by those supportive of the UDF.	*Response* The UDF seeks to balance community expectations and the need to provide more housing in South Geelong. Additional heritage controls will ensure that those parts of South Geelong that have existing heritage character will remain. The UDF acknowledges that there are opportunities to provide higher density apartment style development in key development areas including the Station Precinct and Moorabool Street. Design controls as outlined in the UDF will provide guidelines on how apartment development can be delivered in these locations. It is acknowledged that this is a change to the current single and double storey scale housing in South Geelong, but the UDF seeks to concentrate change in two key locations ensuring that single and double storey dwellings will continue to be prominent in South Geelong.
2. Station Hub Development	
There were several supportive comments about the height and density of housing adjacent to the station, improvements to carparking, improving foot access and making the area a vibrant community hub. Adding a supermarket was also supported. Concerns were raised regarding increased population numbers that will cause increased traffic and overcrowding.	*Response* The Station Hub, will be a transit orientated development including community, space, residential and commercial land uses The vision for the station precinct relies strongly on the ability to consolidate car parking through a new multi deck car park. Without the construction of the car park, it is unlikely that the southern side of the station would be redeveloped. Council should work with the Department of Transport and Barwon

	Water to investigate ways to deliver the multi deck car park. The proposed future development would require traffic and parking assessment to determine how the site would function in the future. There are concerns from the community that the UDF is unable to resolve such as existing traffic and parking issues. The City continues to monitor the issue that were raised.
3. Development Feasibility – Barwon Water Site	
Council engaged a consultant to prepare an economic viability report for the Barwon Water Site. The Economic Report was used to highlight the present lack of feasibility for medium to higher density apartments and uncertainty over when this might change in the future by the community.	*Response* The report suggests that apartment style development may not be viable for some time under current market conditions. The report also states that a more patient view which would allow more dwellings to be built near the station benefiting a greater number of people could be considered by Council. Council policy supports a diversity of housing types across the municipality to cater for different household types and stages of life. Supporting only townhouse development does not achieve these broader objectives. Council officers agree with the consultants view that a more patient approach to developing the Barwon Water Site would deliver more housing supply around the train station.
4. Vehicular Access and Car Parking	
There are concerns that the proposed high-density development will attract more people and make existing traffic problems worse. There was a call for the final UDF to prepare a traffic impact and management plan. The removal of railway crossings as an immediate priority to assist with current traffic problems was raised several times. The narrow local streets add to traffic and parking problems.	*Response* A traffic report was prepared during the initial development of the UDF to help inform Council officers about the redevelopment of the former Barwon Water site on Carr Street and identify a preferred access arrangement considering the partial or full closure of Carr Street. After considering the traffic advice, the UDF recommends converting Carr Street into a one way street and diverting Carr Street through the Barwon Water site to create a

A more frequent and reliable bus service to the railway station is seen by some as a strategy to ease traffic and car parking issues. It seems that South Geelong Station is mainly used by commuters to Melbourne and is under pressure. The impacts of Covid-19 may reduce the amount of commuting in the future.	large public forecourt to the new station and better integration with the future development on the Barwon Water site. The traffic report also recommended using the laneway located on the northern side of the Barwon Water site for future access. This is consistent with the approach taken by the State Government as part of the Rail duplication project. Council will continue to monitor the on street car parking situation surrounding the station, ensuring there is a balance between commuter and resident parking, and making adjustment to time parking when required The UDF allows for buses to continue to access the station, the UDF encourages more bus routes to use the station over time, however whether this occurs will be the responsibility of the Department of Transport. Council will continue to advocate for improved bus services across Geelong.
5. Public Realm and Streetscape	
There were positive comments about increased green spaces and a desire for more. Tree plantings are supported but there is some debate about appropriate tree types. Public spaces and outdoor dining also get favourable comment. There is some debate about the ability of social infrastructure like primary schools, medical services, local roads, sewerage systems and open space to cope with increased population. There is uncertainty about the projected population increase and demographic.	*Response* The UDF encourages more trees in all streets. This was something the community told us during all stages of engagement that they supported. The UDF encourages public spaces to be included in new development particularly the Barwon Water site and around the heritage building on Moorabool Street. The UDF supports a mix of commercial uses such as a small supermarket and medical facilities which will service the local community within the Station Precinct and Moorabool Street. This mix of use was supported by the community. The study area is small in relation to school and social infrastructure pressures and would not trigger the need for significant social infrastructure or school upgrades. However, it is acknowledged that over time, that with the growth of central Geelong and the West Fyans Structure Plan area, there will need to be future investment in infrastructure in the local area to meet future needs. More work needs to be done

	by both Local and State Government to understand how these needs can be meet.
6. Moorabool Street Development	
There was generally much more support for Moorabool Street to become a major landscaped boulevard with tree-lined streets and improved economic possibilities. There was less opposition to building height as the stadium towers are already in the area. Similarly, there is less opposition to increased residential development. The tree planting and landscaping received positive comments. There is concern with the impact of building heights affecting residential properties directly behind Moorabool Street.	*Response* The vision for Moorabool Street is generally supported by the community and remains relatively unchanged in the final UDF. A change was made to the UDF to reduce the height at the rear of properties on Moorabool Street to 2 storeys, adjacent to the residential properties. An increase setback from 3 to 5 metres was also made. The overall heights of buildings of between 5 and 7 storeys remain but the change will create a transition in height between existing housing and new development.
7. Walkability and Active Transport	
The community supported the walkability, pedestrian safety and cycling concepts in the UDF. There were requests for more cycling infrastructure in the area including separated bicycle lanes on all roads. There was support for the work the Council were already undertaking to create safer pedestrian crossings at round-abouts and near the school. Maximising opportunities to encourage active transport was raised with the suggestion to expand the network throughout South Geelong. A suggestion was made to change the street cross-section so cars and cyclists are not physically separated and therefore both forms of transport learn to safely share the space.	*Response* A dedicated cycling path network based on the recommendations in the Principal Bike network plan is shown in the UDF. The cycle network aims to connect key destinations of interest such as Central Geelong, the rail trail, GMHBA stadium and the Barwon River. The City needs to deliver infrastructure for the whole municipality and balance how much investment goes into a single area and that investment has an overall community benefit. It would be too expensive and not provide a net community benefit to provide on road cycle lanes on every road or to make roads into shared zones. However, this UDF does not prevent us growing the network over the long term once the priority routes are delivered across the municipality. The UDF proposes a reduction in speed limit to 40KM/PH in local streets, and includes narrowing of vehicle lanes, and introduction of tree planted central medians in some streets, which aims to reduce traffic speeds and make cycling on the road safer. The upgraded pedestrian safety program – Safer Travel in Local Street (STILS) is now complete in South Geelong. New pedestrian and cycling crossings have been

	installed particularly around the school and the round-abouts.
8. Barwon Water Site Development	
The Barwon Water site had the most controversial issues raised during all stages of community engagement. The Barwon Water site is seen by some as presenting an opportunity to undertake a leading environmentally sustainable development with a mix of housing. However, the majority of the submissions made to the UDF relate to concern over building heights, the density of the development and the negative impact on the scale, heritage and character of residential South Geelong. Whilst there is some support for a 6 storey development on the site, most of the community still considered 6 storeys to be too high and out of character. The site was also suggested as an alternative location for the multi-storey car park.	*Response* There has been previous discussion regarding the Barwon Water site at paragraphs 37-40. The Barwon Water site is a unique, once in a generation opportunity to develop a large parcel of land in proximity to services. Focusing new higher density development on the Barwon Water site helps to achieve Council's infill housing objectives and reduces the pressure to deliver higher density housing in other parts of South Geelong. The Capacity and Changes Areas Review and the Heritage Review acknowledge that there are limited development opportunities in South Geelong. Supporting the development of the Barwon Water site will help achieve the City's housing targets while continuing to support the neighbourhood and heritage characteristics that the community have told us they value. The development of the station including the future plaza area opposite the Barwon Water site will change the look and feel of the surrounding area. Whilst the development of the Barwon Water site might seem out of place and too high at the moment, this will change. The UDF recommends integrating the future development of the Barwon Water site with the station, so that the two developments will ultimately complement each other. Barwon Water have advised that they wish to develop their site and do not support the development of their site for a multi deck car park to service the station.
9. Retail and Local Business	
There is scepticism about the commercial viability of increased retail in the area as there are developments with vacancies at present. There was some support for commercial uses that serve the local community such as a small local supermarket, medical facilities, and	*Response* The UDF acknowledges the proximity of this area to central Geelong and High Street Belmont. The UDF does not recommend creating another activity centre but does acknowledge that there are

childcare centre. South Geelong is physically close to the CBD and there is a view that CBD retail should be strengthened	opportunities to provide some commercial uses within the station precinct and on Moorabool Street. A small supermarket near the station and other services such as medical facilities, cafes, childcare etc could be supported along Moorabool Street and the Station. There are opportunities to create eating and alfresco dining opportunities opposite GMHBA stadium which could support future residents and visitors to the area during football matches and other events. The viability of these types of uses will increase as more people live in the surrounding area and there are more regular events held at GMHBA stadium.
10. Development Areas, Height and Sense of Place	
The sentiment from those opposed, is that the neighbourhood's sense of place and identity is now less stable due to potential population growth, a shift from an Increased Housing Development Area to Key Development Area and associated perceptions of 'high-rise development', increased traffic and congestion, overshadowing and loss of privacy. Those supporting 6 storeys in the development areas saw it as a positive response to population growth, an improvement to housing diversity and affordability, and building the capacity of the area for future commercial viability. The balance, within the UDF, between increased density of housing in the development areas and heritage acknowledgement and protection, was appreciated by those supportive of the UDF.	*Response* The UDF does pose changes to South Geelong. The introduction of new development at the Station, Barwon Water site and Moorabool Street will create 'pockets' of change within this neighbourhood. Population growth is causing change across all suburbs within Greater Geelong, not just South Geelong. Where people live in the future will need to include new and existing suburbs. The types of housing we encourage will need to change as large family homes and townhouses do not suit our changing household make up, where single person households are expected to increase. Projects like the South Geelong UDF are seen as long term plans for an area. They provide development guidelines for how we want to see an area grow over time, without a UDF there are limited development controls particularly for apartments. Without a UDF it is more difficult to achieve additional heritage controls, public realm or open space upgrades. Even without a UDF, change will continue to happen. Whilst the UDF has not been amended to only encourage townhouse development or reduce the height of the Barwon Water site, Council officers have still sought to find a balance to what we heard during the community engagement and what current planning policy and growth pressures are

	demanding of Greater Geelong. The protection of more heritage properties and designating different locations for housing change have created certainty for the community about what they can expect to see happen in South Geelong over the next 20-30 years.
11. Area Amenity	
Tree planting and beautification, improving footpaths, open places and spaces and encouraging active transport were all seen as desirable improvements to the area. The proposed tree plantings down the middle of Moorabool Street pleased most participants. The inclusion of a strong statement about the City supporting increased vegetation cover in the final UDF was encouraged and there was a call to establish a Significant Tree Register. Improvements to footpaths is always appreciated with many residents calling for the City's program to extend further into South Geelong.	*Response* Minimal changes have been made to the UDF regarding amenity, as the community generally supported what was proposed in the UDF. Matters such as a street tree selection will be determined at a later date as the City will need to review each street in more detail to determine an appropriate species once funding becomes available. The City will continue to repair and maintain existing footpaths and funding will need to be sought to develop new footpaths and road infrastructure identified in the UDF.
12. Social and Affordable Housing	
There is some support for social housing but generally there is concern about the potential for falling standards of public safety caused by lower socio-economic groups.	*Response* Our Social Housing Plan was adopted by Council in 2020. We are seeking to increase the provision of social housing across all of Greater Geelong. This is because the need for social housing is significant right across the city. We need an additional 10,000 social housing dwellings by 2041. We currently have about 3,000. The UDF asks developers to provide a contribution from their developments towards social housing. This could be delivered as houses by the developer in their building or as a cash contribution to the Geelong Affordable Housing Trust to construct the homes across the city. This is known as an inclusionary requirement.

13. Heritage Overlay	
The increase in the heritage overlay was supported. There were submissions made to include additional properties at 332, 343 and 344 Moorabool Street and 162 Swanston Street as individual listed places. There were submissions requesting the removal of 2a and 2b Lonsdale Street from the existing heritage overlay.	*Response* Generally, there was support for additional heritage controls in South Geelong. Whilst there were some submitters who felt that heritage controls would limit development opportunities in the area. As stated previously, it is considered that the UDF has struck the right balance between allowing for more housing growth in particular locations and listening to the community with respect to acknowledging that there are additional heritage areas that are worthy of heritage protection within the study area. The UDF acknowledges the existing heritage properties on Moorabool Street, the Barrabool Shire Hall and Uniting Church and the church hall in Balliang Street. The UDF seeks to provide built form and setback controls for development surrounding these buildings. These controls will be included within a Design and Development Overlay control for Moorabool Street. Discussion regarding the inclusion and exclusion of heritage properties can be found at paragraphs 17 to 33.
14. When will development happen?	
The community requested the inclusion of an indictive timeframe for the development of land within the UDF. There was concern about the Barwon Water site remaining vacant for a long time as it had already become a rubbish dumping ground.	*Response* The UDF is a long term plan for South Geelong (20+ years). Development in the area is expected to happen gradually once planning controls are in place. Development of the Barwon Water site is expected to happen within the next 5 years, although development will occur in stages with the eastern end of the site expected to develop first. A planning scheme amendment to implement the changes recommended by the UDF would commence by the end of 2022 and take 1-2 years to complete.

15. Does the UDF align with the State Government's level crossing program and implications to the UDF	
The community sought clarification regarding the impact the proposed South Geelong to Waurn Ponds Rail Duplication Project would have on the UDF and the South Geelong community.	*Response* Council officers have been working closely with Rail Projects Victoria to ensure the objectives from both UDF and the State Government are incorporated into the vision for the UDF and the South Geelong station design. There is strong alignment between these two projects. The UDF accurately presents the current vision for the South Geelong Station Precinct.
16. Support more development around Richmond Oval	
A submission was made to support more development around the Richmond Oval area.	*Response* The area around Richmond Oval is currently zoned Neighbourhood Residential, supporting development up to 2 storey in height with a focus on protecting garden/neighbourhood character. Although the interim UDF shows the area in the Neighbourhood Residential Zone, further work was undertaken, the Change and Capacity Areas Review identified this area can accommodate an incremental level of change. It is considered that the General Residential Zone better reflects the preferred development outcome for this area identified in the review. This zone will retain the garden character area requirement for new development but will allow for 3 storey development instead of 2 storey development.
17. Request to use Office of Victorian Government Architect's (OVGA) guidelines for multi deck car parks	
A submission was made asking the City to consider requiring the future development of the multi deck car park to be designed in accordance with the OVGA guidelines for multi deck car parks.	*Response* Council officers have reviewed the guidelines by the OVGA and fully support the design recommendations included in this document. The UDF has been amended to include a recommendation that multi deck car parks be designed in accordance with best practice guidelines.

18. UDF isn't ambitious enough.	
This submission suggested that the UDF could have allowed more development to occur in South Geelong including further increasing building heights and creating a larger IHDA area.	*Response* Community engagement has been a critical and important element in helping to develop the UDF for this area. Having considered the views from submitters the UDF is considered a balanced approach to development in South Geelong that will help to achieve not only the City's housing needs but expectations the community has for how they want their suburb to develop.

THE CITY OF
GREATER GEELONG
SOUTH GEELONG
URBAN DESIGN FRAMEWORK
FINAL
SEPTEMBER 2022
CITY OF GREATER
GEELONG

ACKNOWLEDGEMENT OF COUNTRY

The City of Greater Geelong Municipality is located on the traditional lands of the Wadawurrung people.

The traditional boundaries of the Wadawurrung people span the coastline from the Werribee River to Lorne Peninsula and traverse inland in a north westerly direction towards Ballarat. The Wadawurrung people have lived within these regions for more than 25,000 years.

The City acknowledges the Wadawurrung people as the Traditional Owners of this land who to this day practice their culture and uphold the dignity of their ancestors.

CONTENTS

1.0 INTRODUCTION 06
1.1 Site Context 09
1.2 Community Consultation - Changes From Draft to Final UDF 11

2.0 STRATEGIC POLICIES & RELEVANT PROJECTS 14
2.1 Population 15
2.2 Strategies 16
2.3 Strategic Policies & Relevant Projects 20
2.4 Background Studies 26
2.5 Planning Scheme Controls 36

3.0 VISION & ANALYSIS 42
3.1 Vision 43
3.2 Study Area Analysis 44
3.3 Design Principle 1: Local Character & Development 46
3.4 Design Principle 2: Movement & Access 50
3.5 Design Principle 3: Activities 58
3.6 Design Principle 4: Environment 59

4.0 KEY DEVELOPMENT AREAS 60
4.1 South Geelong Station Hub 62
4.2A Key Development Areas: Moorabool Street 73
4.3A Land Use & Development 80
4.4A Building Controls 83
4.5A Moorabool Street Redevelopment Area Public Realm Works 92

5.0 PUBLIC REALM 84
5.1 Public Realm Works 95
5.2 Lonsdale Street 98
5.3 Bellerine Street South 99
5.4 Bellerine Street North 101
5.5 Station Hub 102
5.6 Carr Street 103
5.7 Yarra Street 104

6.0 IMPLEMENTATION 106

INTRODUCTION

1.1 Site Context 09

1.2 Community Consultation - Changes From Draft to Final UDF 11

1.0

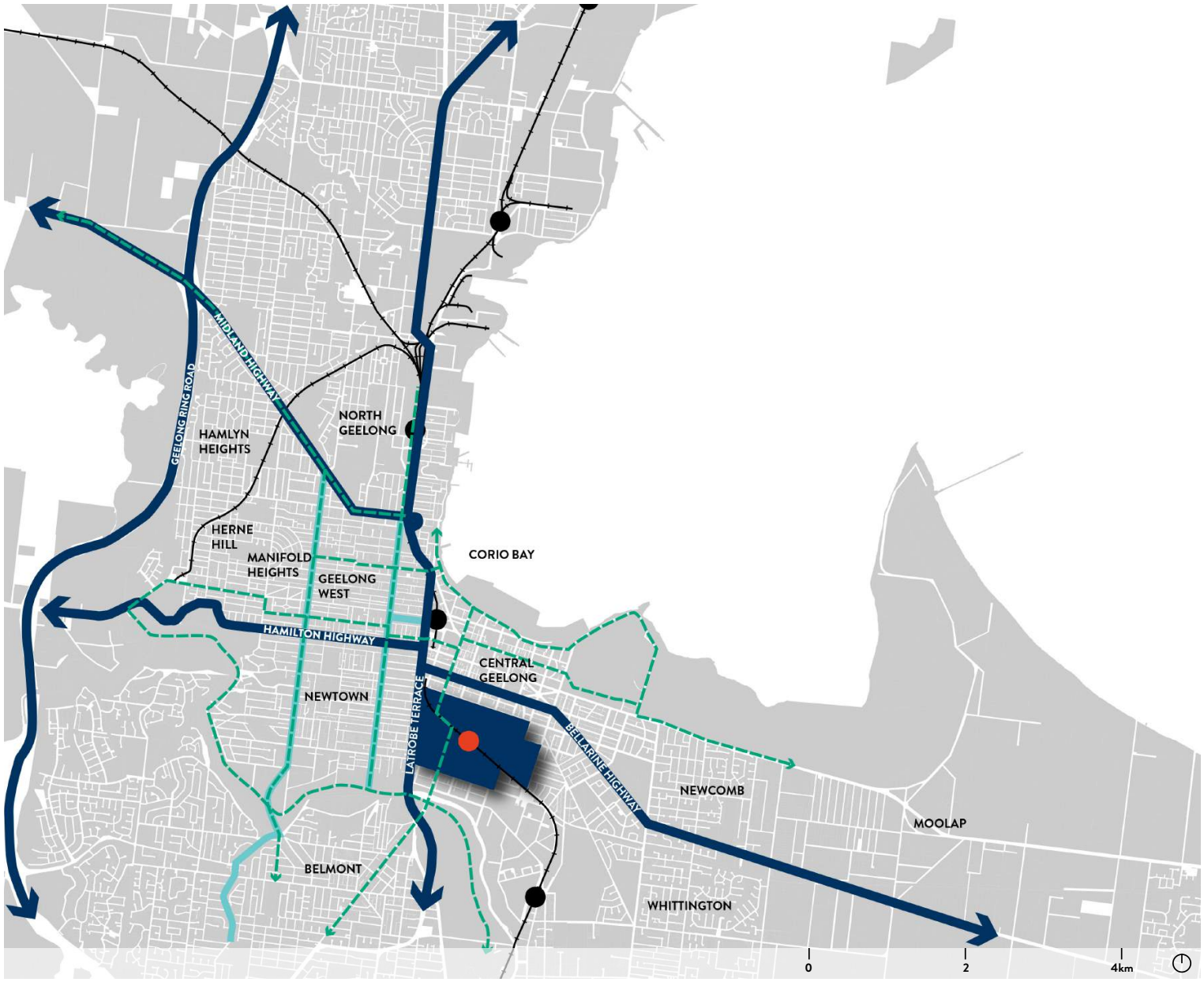


Figure 1. Context Map

1.0 INTRODUCTION

WHAT IS A UDF

An Urban Design Framework (UDF) provides guidance for the future development of a specific area.

The South Geelong UDF has been developed in consultation with the aspirations of the community and seeks to create a strategic vision for the identified study area. This UDF has undertaken;

- A review of existing plans, policies, zones, overlays, strategies and infrastructure programs
- An analysis of the study area's use and movement patterns, and existing urban form
- Analysis of local strengths, weaknesses opportunities and threats
- Analysis of key development areas
- The design of buildings
- Public spaces
- Pedestrian and vehicle access
- Landscape themes
- Engagement with key stakeholders

A UDF is not a rigid master plan, and once endorsed will filter through to a Planning Scheme Amendment and be included in the broader strategic framework resulting in changes to existing policies, zones and overlays.

PURPOSE OF THE SOUTH GEELONG UDF

- To assist in implementing the City's settlement Strategy by investigating the area for high density development potential.
- To leverage opportunities for the Rail Duplication and Station upgrade project being undertaken by the Department of Transport.
- To prepare objectives, strategies, policies to support the vision for South Geelong which will filter through to a Planning Scheme Amendment and be included in the existing Strategic Framework.
- To provide background information to support detailed design guidelines and planning provisions for future development.
- To identify priority projects and an implementation plan to identify community needs, development potential.

KEY STAKEHOLDER ENGAGEMENT

A range of stakeholders are involved, and concepts will be developed to support a future vision for South Geelong. The South Geelong UDF key stakeholders include;

- Department of Transport – Regional Rail Victoria
- Barwon Water
- Local Businesses
- Community Consultation with residents

The UDF presents an opportunity to link several public and private sector strategic projects together. The projects leverage off the South Geelong Train station, GMHBA stadium and the proximity of the location to services and infrastructure. Without the UDF these projects would occur in isolation of one another.

For the South Geelong residents and visitors, it is crucial that this UDF brings together their ideas and vision for their local neighbourhood. The UDF will seek to ensure the local area can continue to thrive, meeting community expectations and that the development and liveability potential of the area is unlocked.

1.1 SITE CONTEXT

STUDY AREA

The study area is located south 1.2km south of central Geelong and is bisected by the South Geelong Train Station. The area has excellent transport connections to Metropolitan Melbourne. The area has good pedestrian links to Central Geelong and the Belmont Sub-Regional shopping centre, and existing transport links via major arterial roads including Moorabool, Fyans and Swanston Street. The Barwon River environs is within walking distance of the residential area and provides an excellent space for residents to enjoy.

The boundaries of the study area include:

- Moorabool Street existing commercial area at the western boundary and a small pocket of residential zoned land at the southern boundary of the GMHBA stadium
- Fyans Street residential area at the southern boundary
- Swanston Street and the residential area abutting the Industrial 1 Zone, and Richmond Crescent at the eastern boundary
- A section of the existing Garden Street residential area
- McKillop Street at the northern boundary.

The predominant land use within the study area is residential, with some existing heritage values recognised formally in the Planning Scheme. The area within Moorabool Street is zoned as Commercial 2 Zone and is opposite the GMHBA stadium. Larger commercial buildings with generous floor areas can be viewed along Moorabool street and include an eclectic combination of commercial uses.

The GMHBA stadium is located within the study area but directly adjoins the Moorabool Street study boundary. The stadium provides an important place for large sporting events and functions, and is surrounding by expansive areas of open space, providing areas for local sport and amenity to residents. There are two large swimming pools which also offers excellent recreation opportunities.

Figure 2. Aerial image showing some of the study area
Figure 3. Existing Moorabool Street Commercial area
Figure 4. South Geelong Station

KEY

- Station
- Railway line
- South Geelong Station UDF Study Area

Figure 5. Aerial of Study Area

1.2 COMMUNITY CONSULTATION - CHANGES FROM DRAFT TO FINAL UDF

Community consultation has been a key part of the development of the South Geelong Urban Design Framework. A series of separate reports have been prepared which summaries the issues and insights from each stage of engagement.

STAGE 1 - ESTABLISHING VISION AND VALUES

Community consultation began with workshops in July-August 2019 and helped to establish the broader visions, key issues and challenges within the study area in discussion with residents. The consultation resulted in several key findings including;

- A need to improve access and connection generally via improved walking and cycling links
- Provision of adequate areas of open space and social infrastructure to support a growing population
- Protection of the neighbourhood character and heritage values of the area is a high priority of residents.
- Providing for a diversity of housing types whilst respecting the existing neighbourhood character values is envisaged.
- Concern with existing traffic concerns in relation to existing street networks and a lack of car parks generally
- A preference to beautify the area with increased landscaping, and by creating public spaces
- Support for vibrant shopping and café areas whilst protecting existing amenity of residents

The above themes were used to frame the key issues and visions which influenced the framework for the first draft of the UDF.

STAGE 2 - DRAFT UDF

The second stage of consultation was held following the exhibition of the Draft UDF, during August-September 2020. The consultation provided insight on resident's views with regards to key development sites including; the Barwon Water site, Station hub re-development, Moorabool Street and Heritage areas.

Following consultation on the Draft UDF in 2020, the following changes were made:

- Clarifies the scale and type of housing changes that will occur across the study area
- Identifies, through a heritage study, 193 additional properties to be included within a Heritage Overlay
- Identifies a preferred maximum height for the Barwon Water site (6 storeys – previously 10)
- Includes design and built form objectives for future development on Moorabool Street, the Station Precinct and the Barwon Water site.
- Identifies land to be included within an Increased Housing Diversity Area (IHDA). The IHDA area is extended to 800m around the train station for substantial change and key development areas only.
- Updates public realm upgrades and projects being undertaken by the City and the State Government. Including more street trees and changes to parking layouts.
- Reinforces the need to support the inclusion of social housing within new development.
- Recommends zone changes based on a Capacity and Change Areas Review which looked at character values within the area, including building form and architectural styles. This reported helped to inform the recommendations to rezone land identified within the Increase Housing Diversity Area to the Residential Growth Zone (currently General Residential Zone) and land within the Key Development Area to a Mixed Use Zone.

1.2

STAGE 3 - INTERIM FINAL UDF

The third stage of consultation was held during February-April 2022. The consultation provided insight into the community views on the changes that were made following the draft UDF.

FINAL CHANGES TO UDF

Following the Stage 3 engagement, the following changes have been made to the final UDF:

- Reduced building heights to 2 storeys and increased setbacks to the rear of properties on Moorabool Street where they abut a residential property (excluding laneway). The overall building heights have remained at 6-7 storeys.
- Supports the removal of the Heritage Overlay from 2A and 2B Lonsdale Street, South Geelong.
- Recommends Individual Heritage Overlays for 332, 343 and 344 Moorabool Street.
- Recommend further work be undertaken to look at social infrastructure needs in South Geelong, and consider combining this work with any future social infrastructure studies being undertaken in Central Geelong.
- Update the Station Precinct design to identify preferred overall building heights.
- Identify the need to investigate the application of the Environmental Audit Overlay on properties along Moorabool Street.
- Recommends further work be undertaken to determine Developer Contributions toward infrastructure upgrades in the area.
- Recommends rezoning land around Richmond Oval to the General Residential Zone from the Neighbourhood Residential Zone.

Figure 6. Consultation workshops

STRATEGIC POLICIES & RELEVANT PROJECTS

2.1	Population	15
2.2	Strategies	16
2.3	Strategic Policies & Relevant Projects	20
2.4	Background Studies	26
2.5	Planning Scheme Controls	36

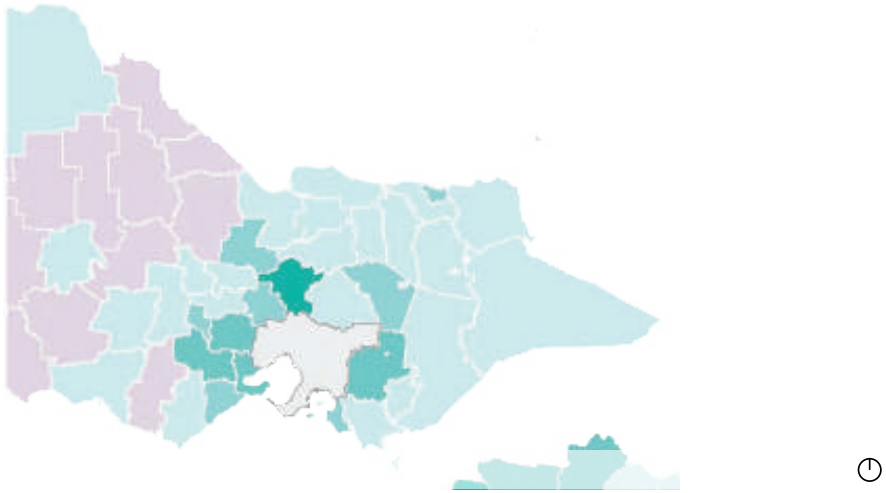
2.0

2.1 POPULATION

REGIONAL CONTEXT

Greater Geelong is one of the fastest growing regions in Victoria with stronger population growth than all other regional municipalities combined.

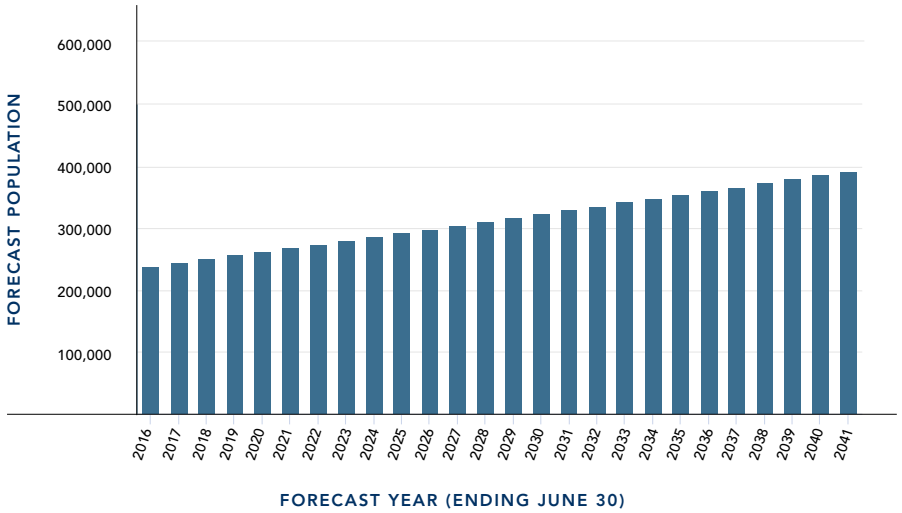
In 2016, the total population of the City of Greater Geelong was estimated to be 239,531 people. It is expected to increase by over 120,469 people to 360,000 by 2036. This is based on an increase of over 52,000 households during the period.



ANNUAL AVERAGE RATE OF POPULATION CHANGE

- 4-5%
- 3-4%
- 2-3%
- 1-2%
- 0-1%
- < 0%

Figure 7. Annual average rate of population change, regional local government areas (lga), 2018 to 2036
Source: Victoria in Future 2019



FORECAST POPULATION

Figure 8. Forecast population
Source: Population and household forecasts, 2016 to 2041, prepared by .id, July 2019

2.2 STRATEGIES

CLEVER AND CREATIVE

Representing the voices of more than 16,000 members of our community, Greater Geelong: A Clever and Creative Future is a 30-year vision that guides all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to the city-region. The clever and creative concept is about developing a consistent approach to how things are done, which is why all proposals to Council will need to demonstrate how they positively contribute to the 30-year vision. The clever and creative concept is also about collaborating to address challenges and opportunities, embracing innovation, and new ways of doing things that applies to everyone. At the heart of the 30-year vision are a series of community aspirations that are focused on the region's economy and employment, the environment, arts and culture, transport connections, tourism, efficient and equitable digital access, and good governance.

The vision recognises that in order for a city-region to be successful, it must be connected, prosperous, creative, sustainable and resilient, and designed for people. The South Geelong UDF can play a leading role in delivering a clever and creative future. The UDF's overall principles will respond to the community aspirations and positively contribute to achieving the measures of success.

Figure 9. Community aspirations from Clever and Creative strategy

- A prosperous economy that supports jobs and education opportunities
- A leader in developing and adopting technology
- Creativity drives culture
- A fast, reliable and connected transport network
- People feel safe wherever they are
- An inclusive, diverse, healthy and socially connected community
- Sustainable development that supports population growth and protects the natural environment
- Development and implementation of sustainable solutions
- A destination that attracts local and international visitors

2.2

PLAN MELBOURNE 2017–2050

Plan Melbourne is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. It seeks to integrate long-term land use, infrastructure and transport planning, and support jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. It advocates for urban consolidation and decentralisation, calling on Victoria's regional centres to assist Melbourne in housing, employing and educating the growing population.

SETTLEMENT STRATEGY

The City of Greater Geelong Settlement Strategy provides a framework and gives clear direction on where growth and development should occur, to ensure the City can meet the needs of the municipality by 2036 in a sustainable, planned, logical, integrated, efficient and cost-effective way. The Settlement Strategy seeks to increase the role of urban consolidation as part of Geelong's overall housing supply. The strategy seeks to facilitate infill development to increase its housing supply contribution to 50%, by 2047. The rail corridor from North Geelong through to Breakwater provides an opportunity to facilitate increased housing densities. To achieve this, investment in amenity and local facility improvements in and around these areas should occur.

Figure 10. Geelong Waterfront

2.2

A WIDER STRATEGIC FRAMEWORK

REVITALISING CENTRE GEELONG ACTION PLAN

As government-led plans to revitalise Central Geelong continue to bring significant opportunities for investment and growth, the City must also plan for the of its inner city urban areas, to create a network of walkable compact neighbourhoods.

The City acknowledges the need to continue to invest in its streets, transforming them into a safe, inclusive, and attractive part of the public realm. Unlocking their potential to become people-oriented 'green' streets is key to building a more sustainable and liveable future for our existing and future communities.

KEY

South Geelong UDF study area boundary

The structure of 'urban' Geelong consists of a central city surrounded by established residential neighbourhoods with local activity centres ranging in size from small shopping strips to iconic specialised retail centres.

Latrobe Terrace, McKillop Street and the railway corridor are significant barriers for people-friendly movement.

A key vision for revitalising Central Geelong is to create a 'City in a Park'. Creating a green people-friendly environment with activated streets which connect public spaces.

Figure 11. Wider Strategic Framework Plan

2.2

HOUSING DIVERSITY STRATEGY

With almost 85% of Geelong's housing stock consisting of suburban detached 'family homes', increasing housing diversity will be a key factor in addressing housing need in the future. The Housing Diversity Strategy was adopted in 2007 to guide how urban consolidation should occur and provided the basis for the application of the new residential zones that were introduced into the Planning Scheme in 2014. Clause 22.63 of the Greater Geelong Planning Scheme provides the policy that applies to all residential land located in Increased Housing Diversity Areas (IHDA).

The policy divides the established urban area into three categories:

- Key Development Areas – Higher density and mixed-use housing.
- Increased Housing Diversity Areas – a mix of conventional housing with some medium density housing around activity centres and train stations.
- Incremental Change Areas – primarily conventional residential housing.

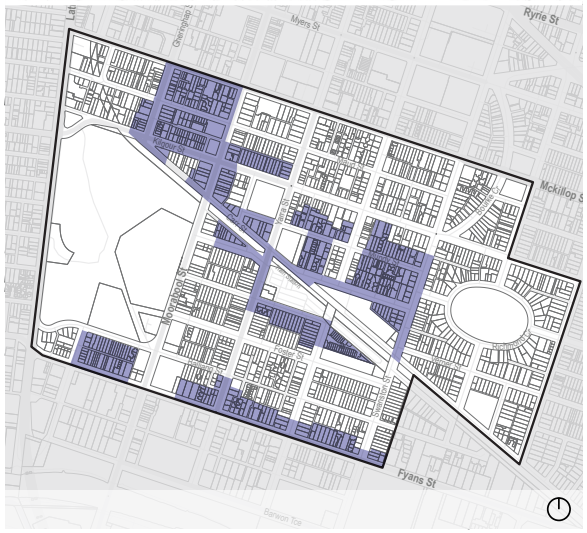
The housing categories are described as:

HOUSING DEFINITION	DESCRIPTION	DENSITY
Conventional Housing	Single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing.	Generally, results in a gross residential density of 10 – 15 dwellings per hectare.
Medium Density Housing	The provision of two or more detached or attached dwellings, townhouses or apartments on a site below four stories.	The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
Higher Density Housing	Attached townhouses or apartments, usually more than 3 storeys in height.	The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

KEY

Existing increased housing diversity area

Figure 12. Existing Increased Housing Diversity Area



KEY

Proposed increased housing diversity area

Figure 13. Housing Diversity Areas

2.3 STRATEGIC POLICIES & RELEVANT PROJECTS

RETAIL STRATEGY 2020–2036

The City has prepared a Retail Strategy that provides a review of current retailing trends, land use, population growth and makes recommendations for changes to planning policy. The strategy will guide retail development in Greater Geelong until 2036 in order to ensure residents continue to have access to essential retail services.

The Retail Strategy identifies Moorabool/Fyans Precinct, South Geelong as a dispersed restricted retail centre. The retail strategy does not support the growth of this centre beyond current commercial zone land. The land along Moorabool Street is identified as having small land parcels and a lack of car parking making the area unattractive as a modern restricted retail precinct. The area south of Moorabool Street which is not a part of the study area, forms part of a separate urban renewal precinct and is guided by the Fyans-West Fyans Precinct Structure Plan. It is envisaged that over time this broader area will transition to a mixed use, primarily residential precinct.

Figure 14. Retail Strategy

SOCIAL HOUSING PLAN 2020–2041

This strategy seeks to:

- Increase the supply of social housing across the City area to 13,500 by 2041.
- Advocate for increased state and federal investment in new social housing.
- Increase supply of social housing by contributing City-owned land to new developments.
- Amend the City's Planning Scheme to require the inclusion of social and affordable housing in new developments based on need.
- Continue to revitalise our neighbourhoods of high social housing to increase liveability and wellbeing.

It is council policy to seek a social and affordable housing assessment as part of the rezoning of major sites such as the Barwon Water site or Moorabool Street.

Figure 15. Social Housing Plan

2.3

URBAN FOREST STRATEGY

The City seeks to reach an ambitious target of improving Geelong's tree canopy cover from 14% to 25% over a thirty-year period. The City has enormous potential to develop a healthier and more dynamic urban forest and improve canopy cover in our streetscapes, urban growth areas, open spaces and reserves.

Figure 16. Urban Forest Strategy

ENVIRONMENT STRATEGY 2020–2030

The Strategy was adopted by Council on 8 September 2020 and guides planning, decision-making and actions to strive to improve the health of our local environment, reduce our environmental footprint and protect the lifestyle our community enjoys.

The Strategy defines five key goals to guide our planning and decision making;

- Become a zero-emission, climate-ready city and region
- Create greener community spaces
- Contribute to a circular economy by reducing waste
- Protect, enhance and restore our region's biodiversity
- Achieve better integrate water management through planning and design.

Figure 17. Environment Strategy

2.3

SOCIAL INFRASTRUCTURE PLAN - GENERATION ONE 2020–2023

The Social Infrastructure Plan outlines the needs of our community, investment priorities relating to social infrastructure, and the way forward to ensure that people know what is planned in the place that they live.

The suburb of South Geelong is located in area 9 and also includes East Geelong, Geelong, Drumcondra and the CBD. There is no social infrastructure changes identified specifically for the South Geelong UDF study area.

The plan acknowledges the significant growth the Municipality is experiencing and identifies that the demand and delivery of social infrastructure from now and over the next 15 years will continue to change.

Council is due to review the Social Infrastructure Plan. Future Social Infrastructure Plans may need to consider the demand for additional social infrastructure in the area over the coming years. More work will need to be done to understand these requirements as housing growth occurs in South Geelong.

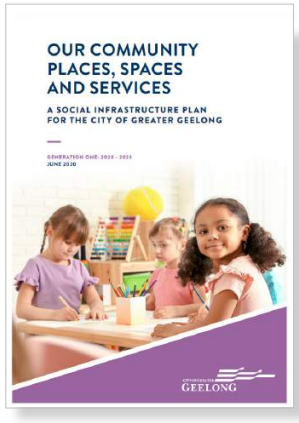


Figure 18. Our Community Places, Spaces and Services

OTHER RELEVANT PROJECTS

GMHBA STADIUM STAGE 5 DEVELOPMENT

A plan to develop the GMHBA stadium and the directly adjoining park land has been prepared by Kardinia Park Stadium Trust. The plan was approved by the Minister for Planning via amendment C423 to the Greater Geelong Planning Scheme in June 2021. The project will see the construction of the final stage of the GMHBA stadium completed and the development of a new public plaza, cricket hub, and stadium forecourt adjacent to Moorabool Street.

Figure 19. GMHBA Stadium

2.3

BETTER BIKES

A fast, reliable and connected transport network is part of our 30-year community-led vision for a clever and creative city. To reach our goal of half of all journeys to work made by public transport, walking or cycling, we need better bike connections around greater Geelong. It means safer riding, less congestion, cleaner air and healthier residents.

The Council received a $4.7 million grant from the TAC's Safer Pedestrian and Cyclist Fund to create two cycling connections::

- The southern link will connect Central Geelong with Waurn Ponds via Belmont.
- The western link will connect Central Geelong with Herne Hill via Geelong West.

The southern route connects central Geelong to Waurn Ponds via Moorabool Street. The City has undertaken an extensive consultation process to determine the most appropriate route and functionality for the bicycle lanes. The design of Moorabool Street has adopted the recommendation from the Better Bikes project.

SAFER TRAVEL IN LOCAL STREETS (STILS)

The City of Greater Geelong have undertaken a review of street safety. The review identified that streets in South Geelong had a history of high injury crashes and would benefit from measures to make local streets safer. Feedback received during the community workshops as part of the South Geelong UDF highlighted that residents and visitors to the area want safer local roads for all user groups including pedestrians, cyclists and motorists. The works to up grade the street in South Geelong area now complete.

Figure 20. Better Bike Project seeks to improve cycling routes

Figure 21. Existing street safety messaging

2.3

UNIVERSAL ACCESS AUDIT

In July 2019 Council engaged Galbraith Scott to undertake a universal access audit of the streets within the study area, between Mckillop and Fyans Streets and between Moorabool and Bellerine Streets.

In undertaking the audit, the principles of universal design were considered. Universal design means design that is suitable for most users to the greatest extent possible, without the need for specialised adaptation. A series of common design elements are referred to as appropriate in the audit findings and these include:

- Ground surfaces
- Pedestrian paths/ walkways
- Tactile ground surface indicators (TGSIs)
- Pedestrian road crossings
- Vehicle crossovers/ loading bays
- Parking

Several recommendations resulted from the audit. In summary the key recommendations are:

- Many streets within the study area do not meet minimum cross falls, or kerb cuts for people within limited mobility or vision impairment.
- There is a lack of TGSIs, or where they have been provided should be reviewed or upgraded.
- The wide streets make crossing difficult and require people to walk significant distances to the nearest safe crossing point. Additional safe crossing points such as pedestrian refuges should be provided in wide key pedestrian streets.
- There is a significant need to upgrade and maintain footpaths to meet Australian Standards.
- Street lighting should up upgrade or improved.
- Access across the railway track needs to be upgraded to be wheelchair accessible.
- The number of disable parking spaces in the area should be increased and meet Australian standard for access.
- The area would benefit from additional and consistent way finding signage.

This UDF recommends changes to several streets within the study area. As these streets are upgraded or changed, the findings from the audit should be incorporated into the final design of the streets. A copy of this report has also been provided to Council's Engineering Department for consideration during any streetscape renewal projects.

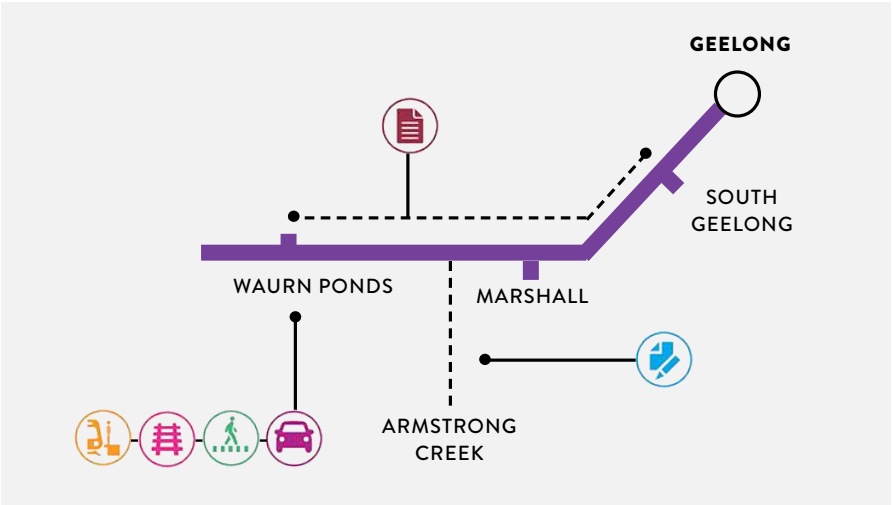
Figure 22. Existing pedestrian routes and crossings within the study area

2.3

THE GEELONG LINE UPGRADE - SOUTH GEELONG TO WAURN PONDS RAIL DUPLICATION

The Geelong Line Upgrade is part of the staged upgrade of the Geelong Line and the first step in delivering track duplication from South Geelong to Waurn Ponds to enable more frequent and reliable services for passengers. The Geelong Line Upgrade includes planning and development for the Waurn Ponds Duplication Project, which will duplicate the line between South Geelong and Waurn Ponds to enable more frequent and reliable services for passengers along the line.

Construction on Stage 1 is due to get underway in 2022 and is targeted for completion in 2024. The City is continuing to work with the relevant Rail Authorities in the development of the concept of the South Geelong Station.



GEELONG RAIL UPGRADES

- Second platform
- Pedestrian overpass
- Additional track
- 90 new parking spaces
- Planning and development for Waurn Ponds Duplication Project (Stage 2)
- Armstrong Creek transit corridor planning

Figure 23. Geelong Rail Upgrades

COMMUTER CAR PARKING

The South Geelong Station Precinct experiences a high demand for access and parking, from commuters associated with the station. Pick up and drop offs at the South Geelong Primary School contributes to the high demand as well. The station carpark can be accessed via crossovers provided on Yarra Street and Verner Street where two all movement accesses and a single exit are provided.

There are 753 off-street, at-grade carparking spaces including eight disabled bays and five 10-minute kiss and ride spaces provided for commuter usage. Based on recent surveys undertaken by the Department of Transport these off-street parking areas are highly utilised.

Based on an inventory review by Department of Transport undertaken in 2018, on-street parking in proximity to the station includes:

- Foster St which provides 254 parking spaces with a mixture of unrestricted and 4P restrictions.
- Bellerine St provides 107 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Yarra St provides 67 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Verner St provides 104 parking spaces with a mixture of unrestricted, 1/4P, 1P, 2P and 4P restrictions.
- Lonsdale St provides 138 parking spaces with a mixture of 1/2P, 1P, 2P and 4P restrictions.
- Carr St provides 190 parking spaces which are unrestricted.
- Mundy St provides 123 parking spaces which are unrestricted.

2.4 BACKGROUND STUDIES

A number of background studies were undertaken to help inform the outcomes of the South Geelong Urban Design Framework.

HERITAGE ASSESSMENT

The City of Greater Geelong engaged a heritage consultant to prepare a heritage character study for land within the UDF study boundary.

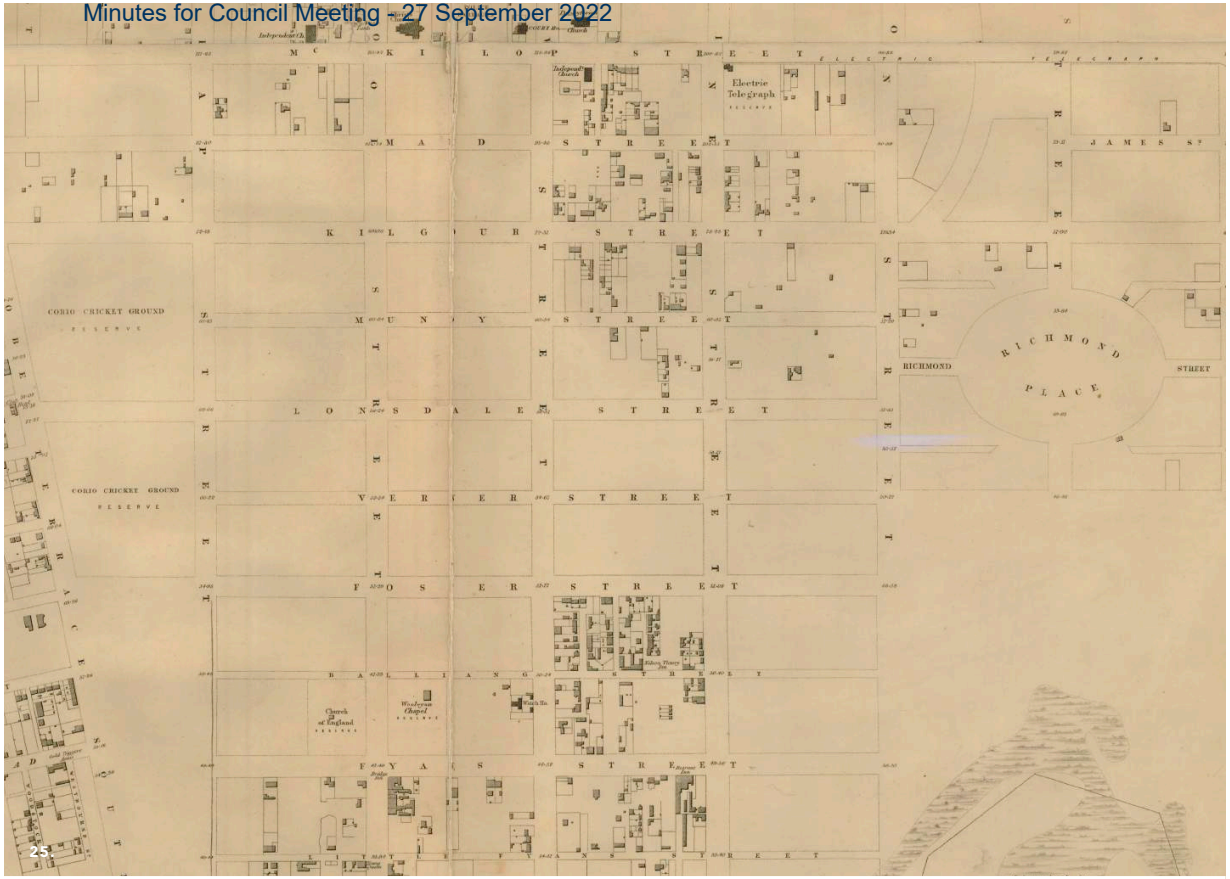
The objectives of this Heritage Report are:

- Confirm and refresh the historical evolution of the South Geelong Heritage Area (including the buildings and streetscape infrastructure) through historical research.
- Carry out physical analysis of the urban layout, built character, engineering infrastructure and public landscapes within the study area (through fieldwork and aerial imagery).
- Assess the existing conditions of existing heritage areas and identify additional heritage character areas following historical research and physical analysis.
- Provide recommendations on the future management of identified heritage character areas.
- Provide recommendations on new development within existing heritage overlays and heritage character areas, interpretation of historical assets, management of public landscapes and infrastructure that contribute to the heritage significance and character of the study area.

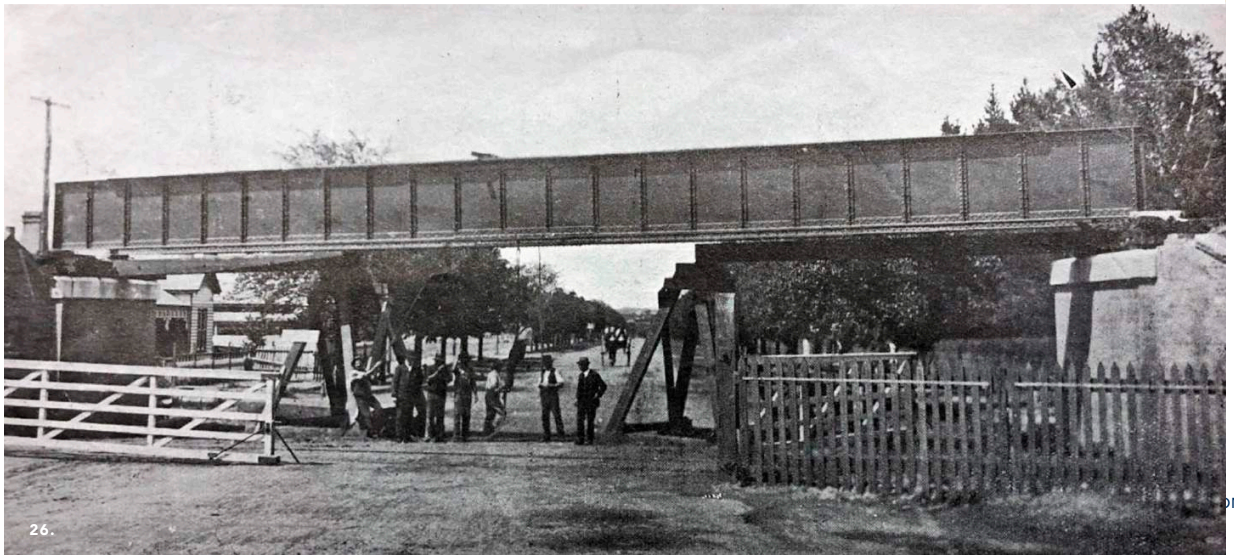
The report make a number of recommendations relating to heritage matters within the Study area. The key recommendations include:

- Consider further assessments of the heritage character areas identified in this report for inclusion as heritage overlays in the Greater Geelong Planning Scheme.
- Consider future assessment of individual properties as identified in the report for inclusion within a heritage overlay.
- Support the continued use of old historic shops and stores.
- Maintain the layout of streets.
- Retain uninterrupted view along Yarra, Swanston and Moorabool Streets.
- Protect existing bluestone kerb and channel.
- Reinstate a pedestrian bridge over the railway line at Bellerine Street.
- Additions to heritage building should continue to by sympathetic to the heritage character of the area, including two storey and modern additions.
- Large new development should occur outside heritage areas or potential heritage character areas identified in this report, not dominate significant heritage building, view lines or landmarks.
- Retain existing vegetation and consider new plantings. Particularly retain the three canary street palm date trees at the South Geelong Train Station.

24.



25.



26.

Figure 24. South Geelong Railway Station (now demolished), c.1983.
Source: VLine, South Geelong Railway Station (with permission from Larissa Scanlon, Regional Manager, South West, VLine).

Figure 25. J.H. Taylor, Part of map showing study area, 1855,
Source: State Library of Victoria

Figure 26. Moorabool Street Railway bridge nearing completion, 1912.
Source: News of the Week, 12 November 1912, p.14, GRS 2121/3, Geelong Heritage Centre collection.

2.4

FURTHER HERITAGE ASSESSMENT

Following from the Consultation period of the Draft UDF, Council undertook a Heritage Assessment of individual properties within the study area. The study has identified a number of significant properties including a combination of Victorian, Federation and Interwar dwellings over the period from the 1850's to the 1920's.

The Study recommends the Heritage Overlay be extended to additional places of significance and be included in the existing Heritage Overlay – Schedule 1641.

- A number of properties are recommended to be included within the Heritage Overlay, including examples of Victorian, Federation and Interwar Bungalow architectural styles from the 1850's-1920's.
- A small number of properties to be removed from the Heritage Overlay which have been identified as having no significance.
- Proposed text alterations to existing Clause 22.32 (HO1641) in the Planning Scheme in relation to the City South Heritage Area.

IMPLICATIONS OF A NEW HERITAGE OVERLAY

The purpose of the Heritage Overlay is to conserve and protect areas of significance. Development can occur on these properties, however may be limited to rear extensions or minor improvements and works. There are different levels of significance and a property may be non-significant but included in the Heritage Overlay. If a property is listed as non-significant, complete demolition may be acceptable, however any replacement dwelling will need to be assessed as part of a Planning Application.

A future Planning Scheme Amendment process will review the extent of Heritage Overlay and submissions can also be made throughout this process.

The Heritage assessment details the historical context, analysis and significant features of each property including proposed level of significance. The properties have been classified as either C, including contributory dwellings an D relating to non-contributory places. The map on the following page indicates the areas proposed to be included in the Heritage Overlay and identified as part of the study.

Figure 27. C. Pratt, aerial view looking west showing Kardinia Park, State Library of Victoria

Figure 28. Proposed Revision Report to Heritage Overlays

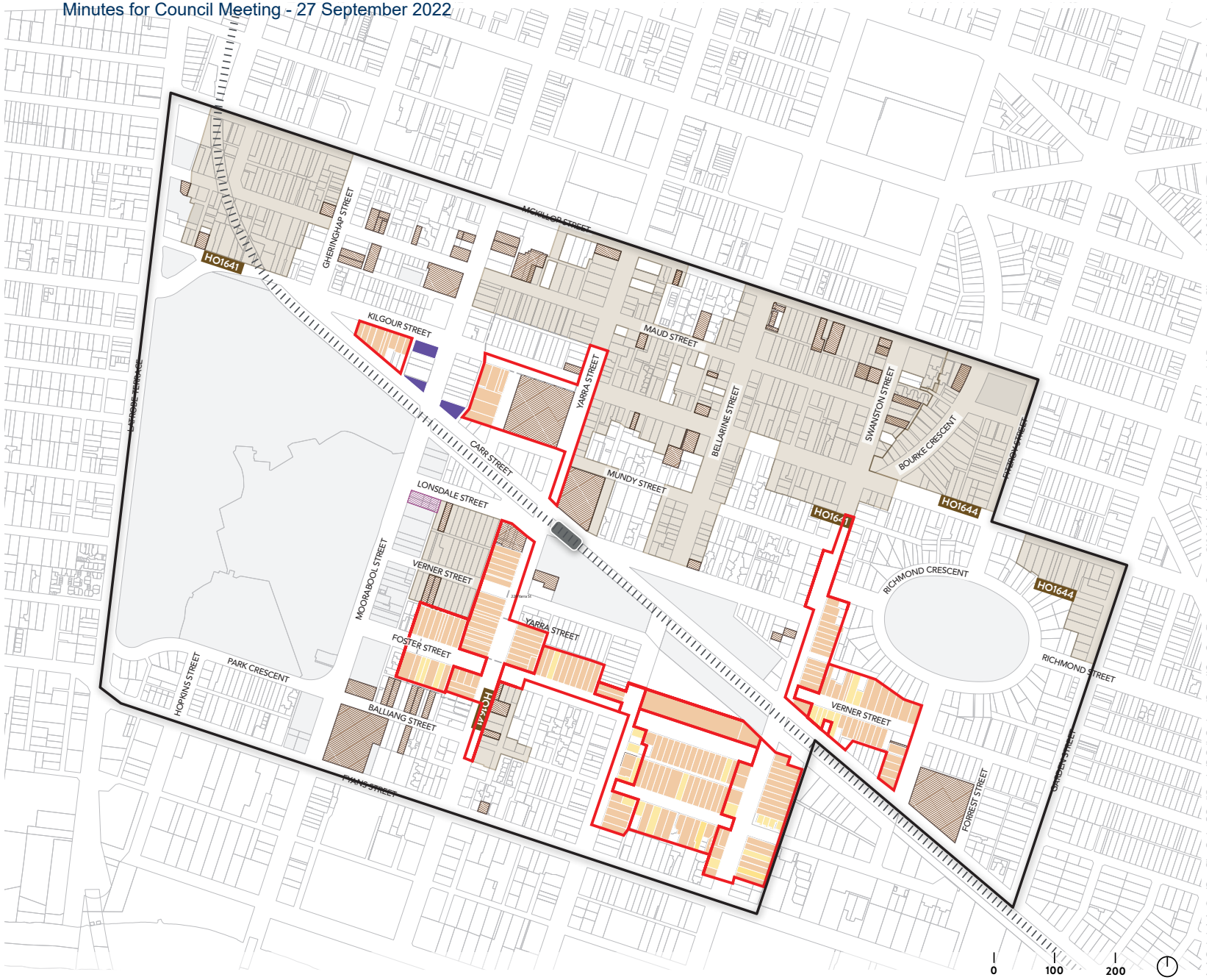


Figure 29. Existing & Proposed Heritage Areas
Source: GIS information and Planning Schemes

2.4

SOUTH GEELONG CAPACITY AND CHANGE AREAS REVIEW

Following the consultation period, Council undertook a review of development capacity and the potential for change to occur within the study area. As part of the consultation process following the Draft UDF, residents indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area.

The Department of Environment, Land, Water and Planning (DELWP) define neighbourhood character as;

A combination of public and private realms. Every property, public space or piece of infrastructure makes a contribution whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

The study assessed the following key themes within the area regarding;

- Development trajectory
- Development Area
- Lot size
- Building Height
- Setbacks
- Heritage areas
- Materiality
- Roof form

The study examines existing neighbourhood character and the capacity for the area to accommodate change and future development. Following on from this assessment, the residential areas within the study area have been broken down into minimal, incremental and substantial areas of change. The work will inform changes to the Increased Diversity Area and changes to residential zones to reflect the three areas of change.

Figure 30. Existing housing stock within the study area

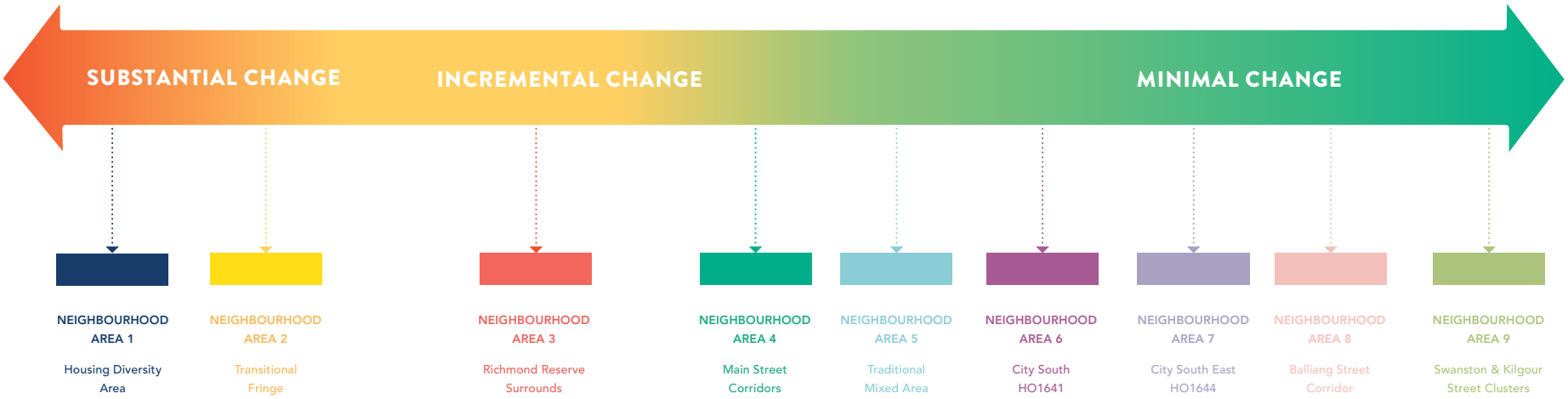
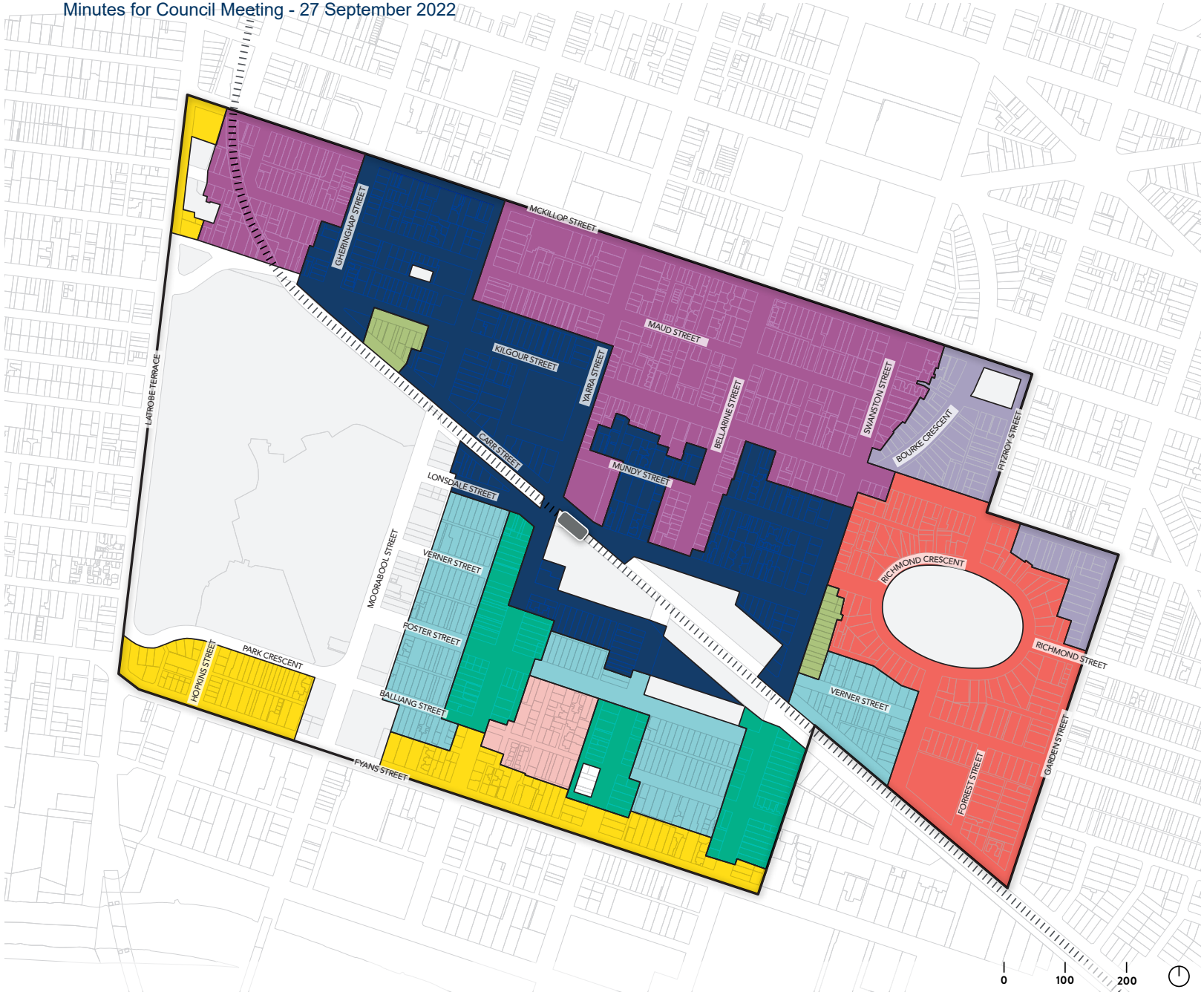


Figure 31. Degree of Change Matrix



KEY

- UDF boundary
- Train line
- **Neighbourhood Area 1** Urban Renewal Area
- **Neighbourhood Area 2** Transitional Fringe
- **Neighbourhood Area 3** Richmond Reserve Surrounds
- **Neighbourhood Area 4** Main Street Corridors
- **Neighbourhood Area 5** Traditional Mixed Area
- **Neighbourhood Area 6** City South HO1641
- **Neighbourhood Area 7** City South East HO1644
- **Neighbourhood Area 8** Balliange Street Corridor
- **Neighbourhood Area 9** Swanton & Kilgour Street Clusters
- Out of scope

Figure 32. Neighbourhood Areas
Source: GIS information and Planning Schemes

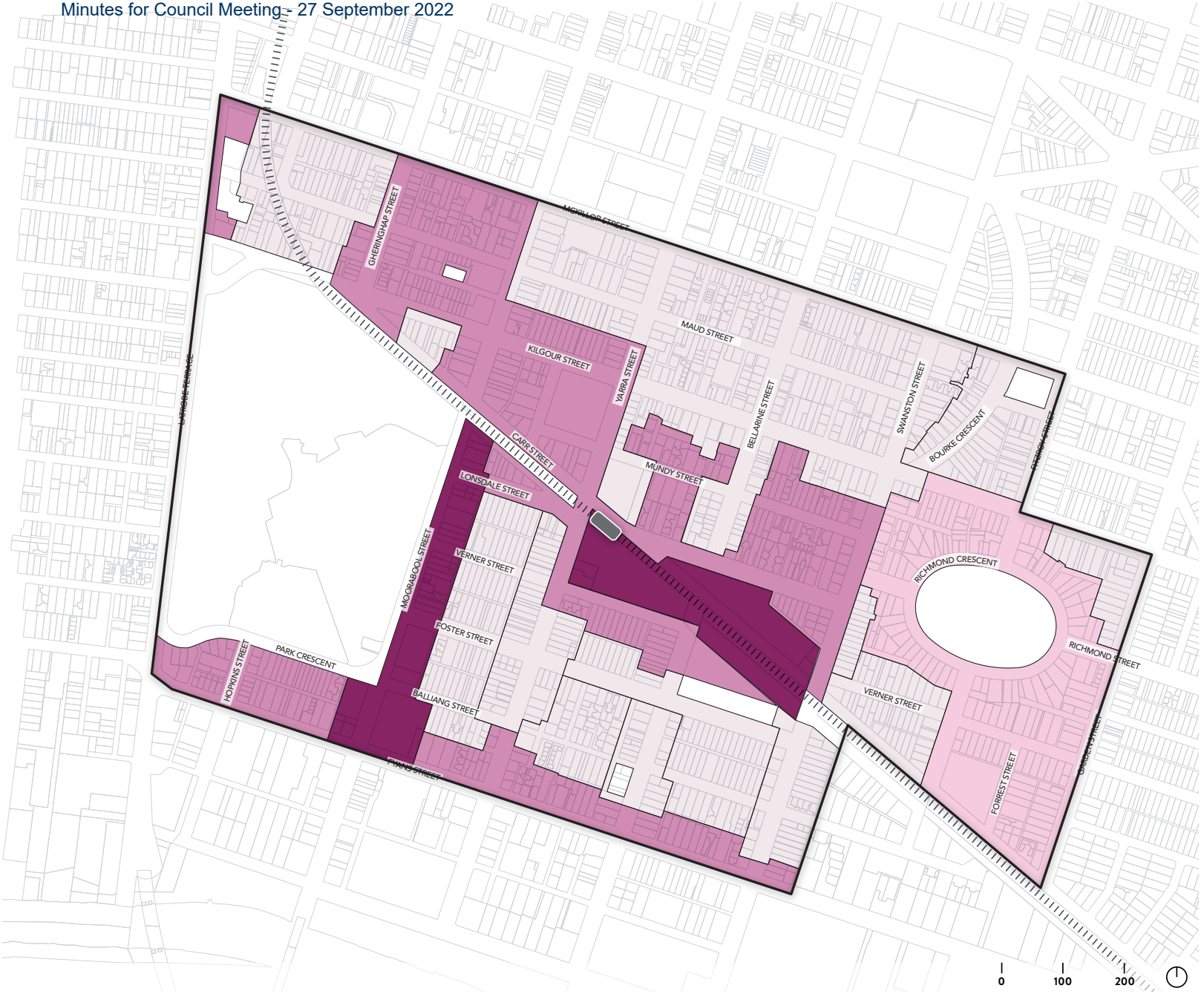


Figure 33. Change Areas
Source: GIS information and Planning Schemes

2.4

DEVELOPMENT FEASIBILITY STUDY - BARWON WATER SITE

Council engaged a consultant to undertake an independent economic assessment on the Council engaged a consultant to undertake an independent economic assessment on the development feasibility to deliver development on the Barwon Water site. The report considered the two development scenarios proposed in the draft UDF to determine if the project would be financially viable under current market conditions.

Based on the economic assessment undertaken, currently Geelong has a limited apartment market which current make up 3.4% of total dwellings in Geelong. There is an under-supply of medium and higher density dwellings, with an oversupply of traditional detached dwellings. The low/medium density townhouse market is well established in Geelong with a general demand for unit development evident.

With strong population growth expected to continue across Greater Geelong, an increase uptake of apartments could be likely, but this is not reflected in current market data

The results show that townhouses are feasible in both options and all of the sensitivity tests. There were mixed results for medium density (2-3 storeys) and high density (5-10 storeys) apartment developments, with many of the sites sitting just above or below the break-even/ feasibility point. Option 2 had a slightly better feasibility when all of the costs and revenues across tall sites were added together.

The report suggested that affordable housing requirements add a non-trivial cost to developments in the test scenarios. There is a demonstrable need for affordable housing in the Geelong municipality. The benefits of providing this type of housing far outweigh the costs identified in this feasibility analysis. Affordable housing is effective for alleviating poverty, improving labour market functions and the diversity of local communities. This brings benefits in the form of:

- Reduced social costs in the health, justice and social services, and
- Improved labour participation and productivity of tenants of affordable housing.

The report suggests that a longer term view regarding the development of apartments on the Barwon Water site would be appropriate given the limited development capacity of land within South Geelong, and given the sites proximity to the train station.

2.4

SOCIAL HOUSING CONTRIBUTIONS

The City engaged a consultant to prepare a report to assist Council to achieve the goals of the Social Housing Plan with a particular focus on progressing implementation of Goal 4. That is, to utilise recent amendments to the Planning & Environment Act 1987 (the Act) to negotiate the inclusion of appropriate and meaningful social and affordable housing contribution in nominated Key Strategic Planning Areas (KSPAs) where infrastructure investment and proposed site rezoning are expected to result in land value uplift.

Social and affordable housing are included in infrastructure systems like transport networks, water cycle management, open space systems, hospital and healthcare systems, schools and other community facilities. These are essential infrastructure that are necessary in supporting health, economic productivity and sustainability of South Geelong as well as the broader Greater Geelong communities.

Social and affordable housing are required within the South Geelong Urban Design Framework (UDF) in bringing about an inclusive, diverse, healthy and socially connected community as part of the City's Clever Creative strategy and Social Housing Plan. There will be alignment of core principles in both strategies for increasing housing diversity and inclusion of social housing as essential infrastructure.

The areas surrounding South Geelong's train station and key development areas in the UDF were strategically identified as an increased housing diversity area (IHDA) and is expected to cater for areas of change in housing type and density. The IHDA policy includes design objectives for delivering housing that positively contributes to the neighbourhood, regardless of whether they involve redevelopment of existing housing stock, new medium or higher density developments, housing needs of a diverse range of future residents. Future delivery of social and affordable housing in South Geelong will be important for these diverse housing needs of the lower and moderate income households.

In 2050, the Geelong community will require approximately 11,000 social housing dwellings which is 14% of total dwellings to be delivered in Geelong. One third of these, or 3,700 units (4.6%), could reasonably be expected to be delivered through planning and development approval process.

The South Geelong UDF has both state and local policy support as well as strategic justification for introducing a contribution for affordable housing as a requirement that are applicable to all development applications in order to address the severe shortage and need for affordable housing. This requirement would see proponents entering into enforceable agreements as a condition of development approval.

In calculating the requirement for a contribution rate, a reasonable assumption has been made that the Commonwealth Government, the state government, and developers and the planning system each share responsibility for meeting measured existing and future need. As such, each is required to deliver one third of the total social housing infrastructure for healthy, sustainable communities.

In order to address the need, a requirement for social housing floor space, cash or dwelling contribution shall be attributed to each successive unit of development. By attributing the 1/3 (or 4.6%) of social housing need to the total residential and commercial floor space to be delivered, the equivalent contribution can be then negotiated through a Section 173 agreement to either:

- Include social housing units in the project at the rate of 0.022 sqm (GFA) for each square metre of commercially saleable or leasable floorspace (GFA) in the building(s) in question, with these social housing units being delivered at zero consideration to registered community housing provider, or
- Provide a cash-in-lieu payment into the Geelong Affordable Housing Trust at the rate of $161.87 (indexed annually to movements in unit dwelling prices in Geelong) for each square metre of saleable or leasable floorspace, or
- A combination of these two to reflect the value of partial dwellings to be indicated

In developing the framework, the City has appointed a qualified expert to determine the appropriate level of social housing contributions noted above. Further work will be undertaken as part of the planning scheme amendment process to apply the local policy framework and site-specific planning requirements to give guidance to the implementation of the contributions.

2.5 PLANNING SCHEME CONTROLS

EXISTING PLANNING SCHEME CONTROLS

EXISTING ZONES

Figure 31. Shows the location of the different zones within the study area. Zoning controls are used to guide land use and built form outcomes. The zoning map indicates that much of the study area is located within a residential zone

COMMERCIAL 2 ZONE – MOORABOOL STREET

- Purpose is to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, and associated business and commercial services.
- There is no building height limit for this area.

GENERAL RESIDENTIAL ZONE – SCHEDULE 4 (INCREASED HOUSING DIVERSITY AREAS)

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- A maximum building height limit of 10.5m applies to this area.
- The GRZ4 is located in the same location as the previous RGZ2 (see amendment details below).
- The GRZ4 reflects the same altered schedule as the RGZ2 with regards to increased site coverage, reduced setback and private open space requirements, however does not exempt an application from the garden area requirements.

GENERAL RESIDENTIAL ZONE 1 – BALANCE OF THE STUDY AREA

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- A preferred building height limit of 11m applies in this area.

NEIGHBOUR HOOD RESIDENTIAL ZONE 8 – RICHMOND CRESCENT AREA

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

PUBLIC PARK AND RECREATION ZONE – KARDINIA PARK, RICHMOND OVAL, HOPETOUN PARK AND GEORGE TRICKEY RESERVE

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

PUBLIC USE ZONE 1 – SERVICE AND UTILITY – BARWON WATER SITE

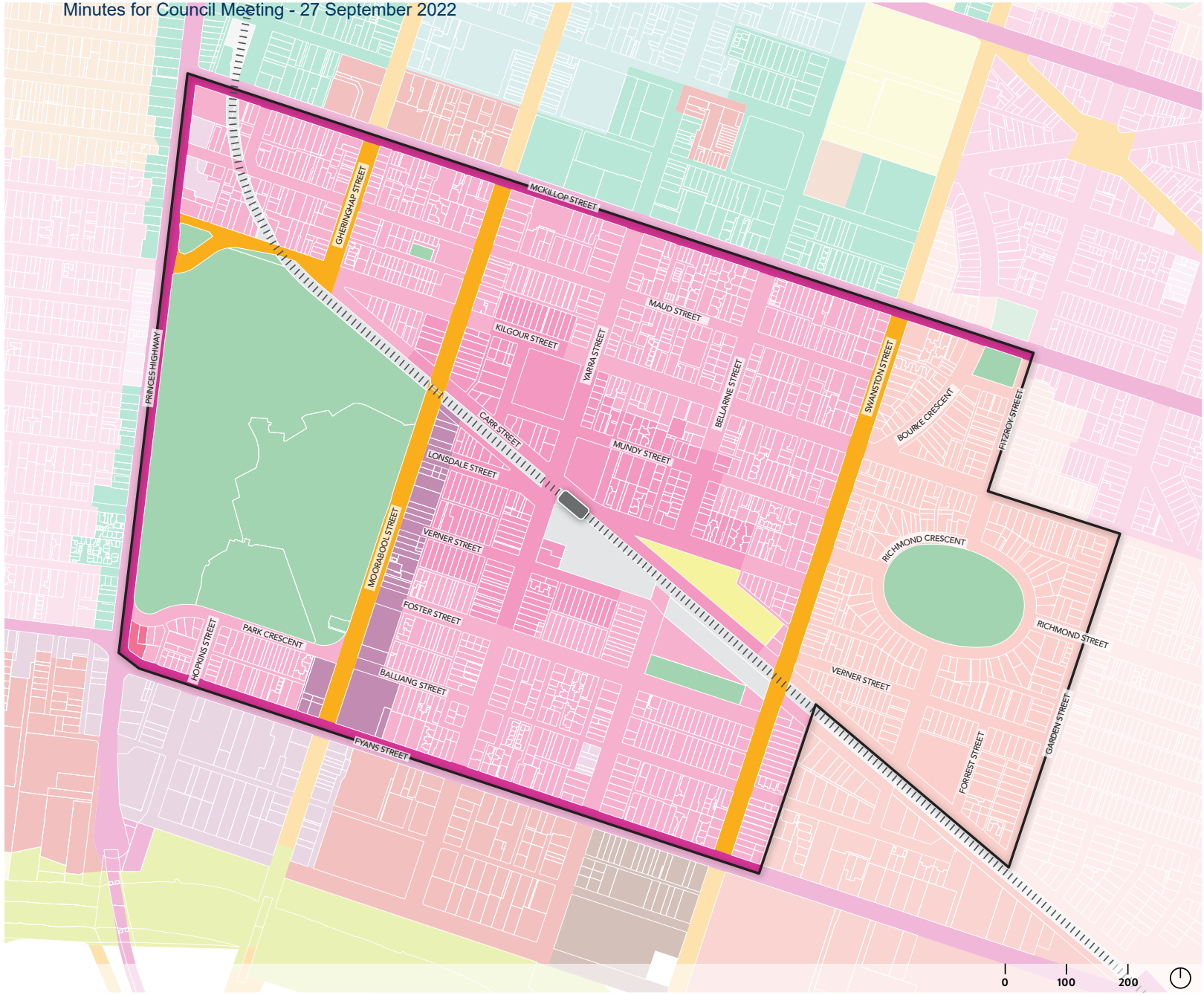
- Purpose is to recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

PUBLIC USE ZONE 4 – TRANSPORT – RAIL CORRIDOR

- Purpose is to recognise public land use for public utility and community services and facilities.
- Purpose is to provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Note: Amendment GC 172 was gazetted by the Minister for Planning on the 23/12/2020 and altered residential zones across Geelong. The amendment was prepared by the Minister to correct height inconsistencies that resulted from the implementation of the reformed residential zones through Amendment VC110 in 2017.

In relation to the South Geelong UDF area, the amendment resulted in the Residential Growth Zone – Schedule 2 (RGZ2) changed to the General Residential Zone Schedule 4 (GRZ4), and the General Residential Zone – Schedule 2 being altered to the Neighbourhood Residential Zone Schedule 8 (NRZ8).



KEY

- UDF boundary
- Train line
- ACZ1
- C1Z
- C2Z
- CA
- GRZ1
- GRZ4
- IN1Z
- IN3Z
- MUZ
- NRZ2
- NRZ8
- PCRZ
- PPRZ
- PUZ1
- PUZ3
- PUZ4
- RDZ1
- RDZ2
- RGZ1
- Out of Scope

Figure 34. Zones
Source: GIS information and Planning Schemes

2.5

OVERLAYS

Overlays are additional layers of planning control that determine the type of development that occurs and often reflect the need to address previous uses, specific site constraints, and/or strategic locations and relationships.

There are several heritage overlays within the study area. shows the location of the heritage overlays & indicates that there is a large number of heritage listed properties in the north of the study area toward McKillop Street.

PURPOSE

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Below are key extracts of each of the Heritage Overlay Areas that relate to the study area:

HO 1641 CITY SOUTH HERITAGE AREA

OBJECTIVES

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and sighting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.

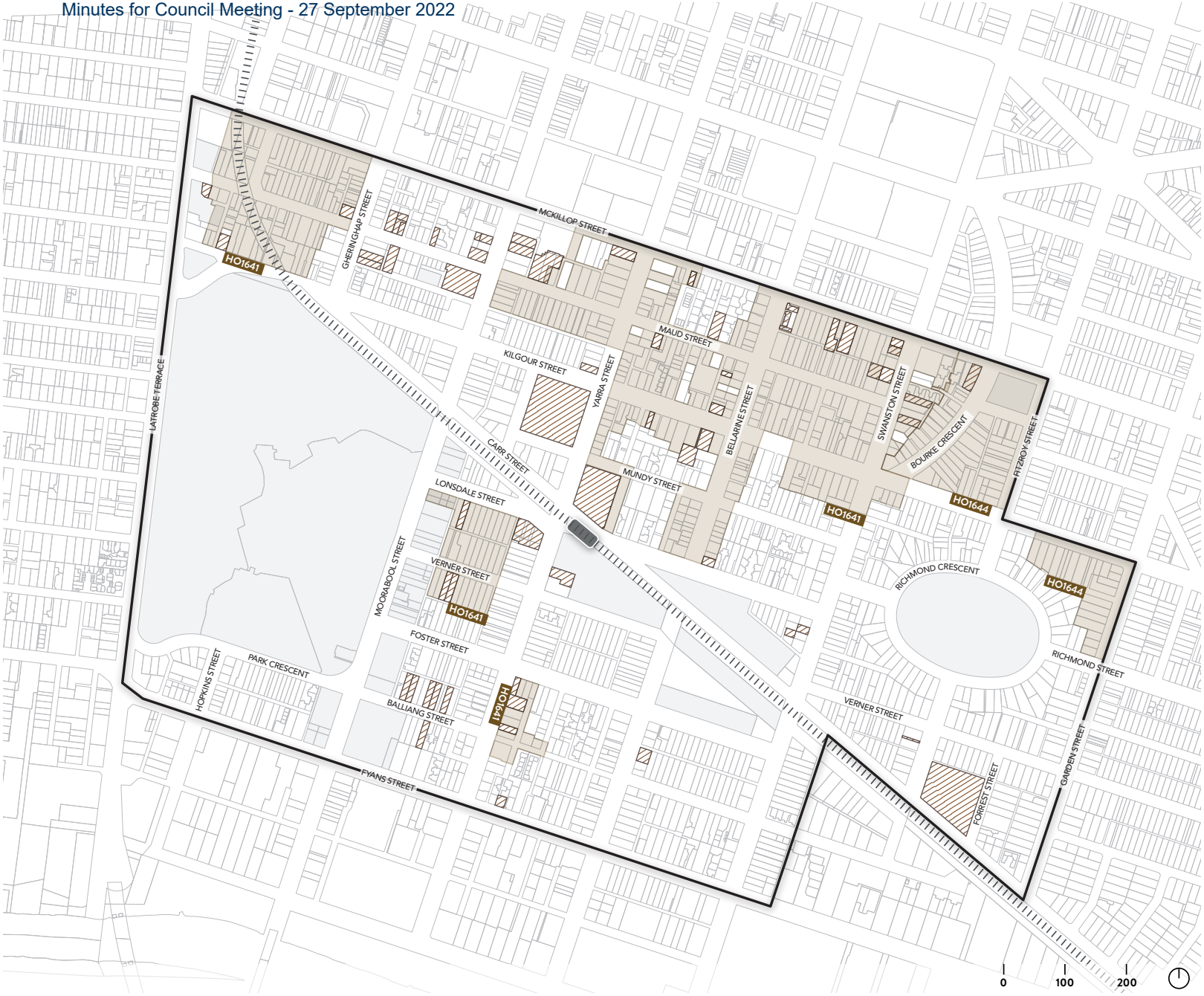
Figure 35. Austin Hall and Terrace Complex, HO101

- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

HO1644 CITY SOUTH-EAST HERITAGE AREA

OBJECTIVES

- To retain the distinctive, original street planning, garden settings, street setback, and wide nature strips.
- To retain and enhance the combination of grand and modest residential buildings.
- To retain characteristics of intact houses of diverse architectural styles including late Victorian, Edwardian and California Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.



KEY

- UDF boundary
- Train line
- Heritage Precinct
- Individual Heritage Buildings
- Out of Scope

Figure 36. Existing Heritage Overlay
Source: GIS information and Planning Schemes

2.5

OTHER OVERLAYS

Below are the overlays that affect the study area:

ENVIRONMENTAL AUDIT OVERLAY

This overlay is used on sites with potential contamination issues related to previous uses. Its purpose is to ensure potentially contaminated land is suitable for use which could be significantly adversely affected by any contamination.

Additional Environmental Audit Overlay controls will need to be considered where industrial and commercial land is to be rezoned to allow for residential and sensitive uses to occur. Several properties along Moorabool Street as well as the Barwon Water site may require the application of an Environmental Audit Overlay.

DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 36

The overlay identifies areas which are affected by specific requirements relating to the design and built form of new development. Schedule applies to the Emergency Medical Service (EMS) Helicopter Flight Path Area (H3 - Rooftop Helipad).

Ensures that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.

Ensures that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.

Triggers a permit requirement to construct a building or to construct or carry out works with a constructed height more than 25.0 metres above ground level.

LANDFILL GAS AND DEVELOPMENT NEAR LANDFILLS

The South Geelong Landfill has been mapped on Council's system and use and development applications require consideration when within 500m of this area.

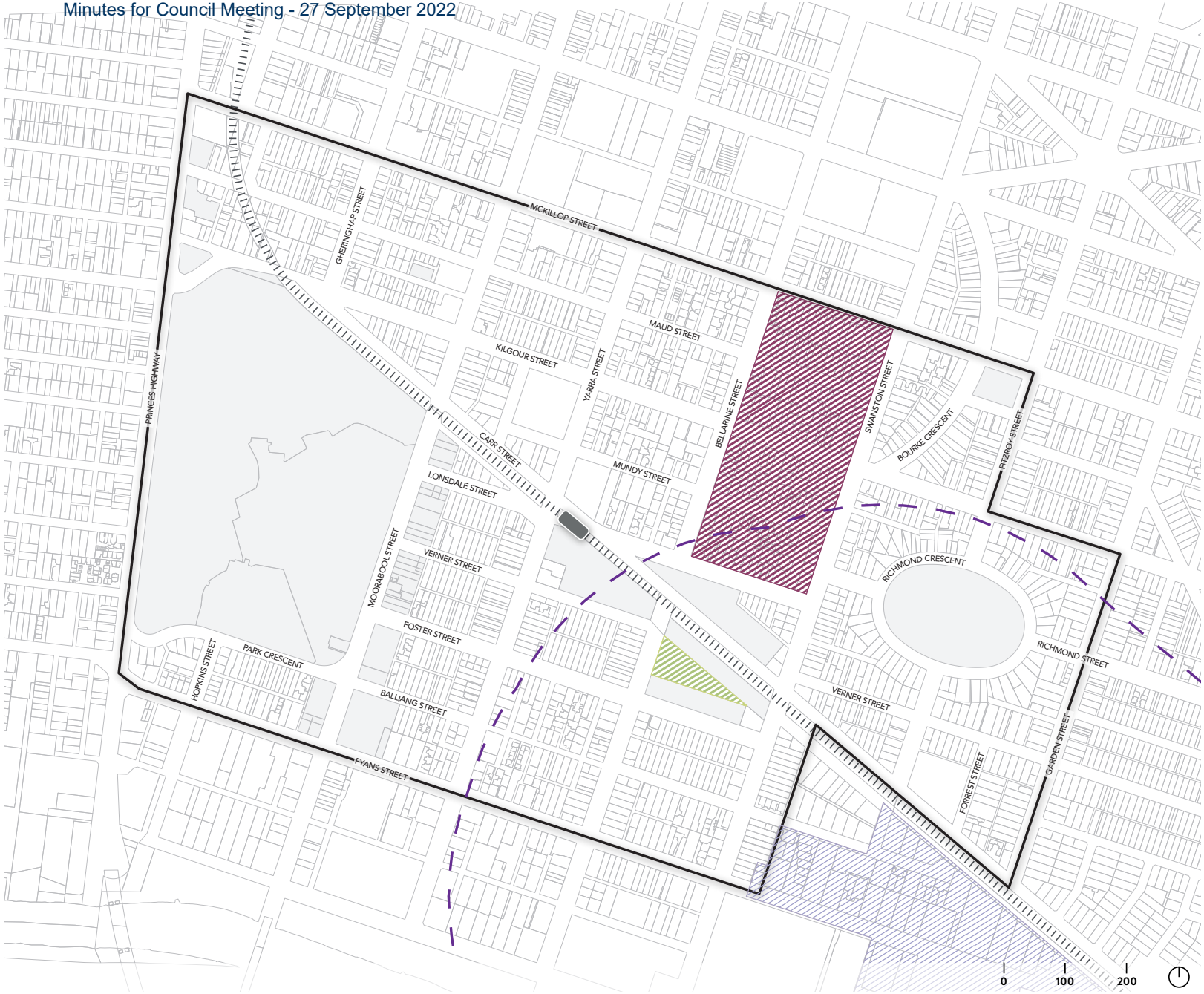
The EPA has adopted the 'Best Practice Environmental Management, Siting, Design and Operation and Rehabilitation of Landfills' and includes buffers and risk mitigation strategies for sensitive land uses such as dwellings.

Landfill buffers are used to manage the risk of:

- Landfill gas from operating and closed landfills.
- Odour impacts from operating landfills.

Development within the landfill buffer requires:

1. A suitably qualified consultant to undertake a site assessment on the potential presence of landfill gas beneath the land where a development is proposed. This may include a desktop/literature based assessment and/or a site-specific intrusive landfill gas investigation.
2. The consultant must also provide details in relation to recommendations for the management or monitoring of identified landfill gas, and must provide an opinion on whether an audit is required under Section 53V of the Environment Act 1970.



KEY

- UDF boundary
- Train line
- Design & Development Overlay
- Environmental Audit Overlay
- Former Landfull
- Former Landfill 500m EPA Buffer
- Out of Scope

Figure 37. Other Overlays
Source: GIS information and Planning Schemes

VISION & ANALYSIS

3.1	Vision	43
3.2	Study Area Analysis	44
3.3	Design Principle 1: Local Character & Development	46
3.4	Design Principle 2: Movement & Access	50
3.5	Design Principle 3: Activities	58
3.6	Design Principle 4: Environment	59

3.0

3.0 VISION & ANALYSIS

VISION AND OBJECTIVES

This section of the UDF includes general design principles and the associated objectives and strategies to deliver them. They have been informed by the policy, background studies and community consultation outlined in this report.

This part of the UDF is structured to include the broad principles identified within the UDF, filtered down into objectives and strategies that also reflect community issues.

The concept plans for key development areas provide a design response to some of the objectives.

3.1 VISION

The existing and identified heritage and neighbourhood character values will be protected within South Geelong with modest development to occur over time.

Opportunities for increased densities will occur within key development areas, including Moorabool Street, The Station Precinct and the Barwon Water site. These areas will present vibrant public spaces, including a combination of mixed uses for residents to enjoy. Development will be of a high standard, incorporating a range of different building forms and materials and include exemplar ESD principles.

Existing infrastructure will be upgraded to include social housing, increased green spaces and improved open space areas, creating an attractive destination for new and existing residents.

The character of Moorabool Street is expected to alter over time to have a residential focus with increased opportunities for active frontages and uses that provide vibrancy.

Improved pedestrian and cycling links will make movement in and around the study area more accessible with increased links provided to the train station.

Key development areas will undergo substantial change and incorporate increased densities whilst identified minimal change areas will protect neighbourhood and character values.

3.2 STUDY AREA ANALYSIS

Four design principles have been developed with community input, background studies and detailed site analysis (Figure 38.) Each design principle has associated objectives and strategies to deliver the overall vision.

The analysis work has incorporated field work, heritage character assessment, policy analysis and community feedback. From this foundation a set of design principles have been formulated to guide the development.

These principles underpin the Vision and proposed improvement actions for the area and provide more refined objectives and strategies which will ultimately be included as part of changes within a Planning Scheme Amendment.

- **DESIGN PRINCIPLE 1: Local Character & Development**
- **DESIGN PRINCIPLE 2: Movement & Access**
- **DESIGN PRINCIPLE 3: Activities**
- **DESIGN PRINCIPLE 4: Environment**

KEY

STUDY AREA

- Boundary

CHARACTER

- Heritage Area
- Heritage Building
- Development Opportunity
- Other Heritage Character Areas Outside Existing Heritage Overlays Identified for further Heritage Assessment

ENVIRONMENT

- Street Tree Planting
- Parkland
- Kardinia Park Stadium & parkland
- Key views

MOVEMENT & ACCESS

- Primary Road
- Vehicular Entry-Signalised Crossing
- Vehicular Entry-round-a-bout
- Vehicular/ Pedestrian Conflict Points
- Cycle Network - Separate Path
- Cycle Network - on Road
- Bus route

ACTIVITIES

- Activity Node
- Link between Activity Node

Figure 38. Urban Design Analysis Plan

3.3 DESIGN PRINCIPLE 1: LOCAL CHARACTER & DEVELOPMENT

3.3.1 NEIGHBOURHOOD AND HERITAGE CHARACTER CONTEXT

South Geelong is characterised by a grid layout of wide streets, with the exception of the later east extension providing a dynamic curved streets of Bourke and Richmond Crescent. Punctuating the grid layout is the Geelong to Warrnambool Railway line which extends on a diagonal access from the west end of Kilgour Street to the south end of Garden Street.

South Geelong's gentle sloping topography and regular grid layout provides largely uninterrupted views between the northern and southern parts of the study area.

Council has undertaken a Neighbourhood Character Assessment to identify significant features within the study area related to lot width, architectural styles and capacity for the area to accommodate development. This work has informed three separate areas including minimal, incremental and substantial change areas. Most dwellings within the study area are single storey, detached, hipped/ gabled, and constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding.

Heritage dwellings in the study area largely comprise of a small number of stylistic types: Early Victorian, Edwardian/ Federation, interwar and post war. The Heritage assessment completed recommends a number of dwellings to be included within the existing Heritage Overlay – Schedule 1641.

The football stadium and light towers are a major landmark in the southern central part of Geelong and Moorabool Street Precinct. A stage 5 redevelopment of the stadium has recently been approved and highlights the importance the stadium and surrounds has for Geelong.

Other landmarks that contribute to the character of the area include: Austin Homes, South Geelong Primary School, Former South Geelong United Church Complex, Former Jewish Synagogue, Elephant and Castle Hotel, Former Geelong Grammar School, Former Gordon Junior Technical School and Palais Dance Hall along with early hotels, commercial buildings and corner stores.

OBJECTIVE

To protect and enhance local character including landscape setting, building form and scale, heritage elements, key activities and public spaces.

STRATEGIES

- Promote development in each housing area in accordance with the identified character outcomes and expected level of housing change.
- Manage development in each housing area through the application of appropriate zones and overlays.
- Direct mixed use and higher density residential development to the key development areas.
- Ensure mixed use and high density residential development make a positive contribution to the public realm by including high quality public spaces, landscaping and architectural design.
- Promote a mix of high quality housing types and styles in the increased housing diversity areas.
- Ensure development in the incremental change areas respect the existing neighbourhood character through appropriate garden settings and building form and scale.
- To promote a diversity of built form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.
- Protect and enhance the areas of heritage significance by encouraging modest low scale development in keeping with the existing character.

Figure 39. Examples of street trees which provide an important landscape setting contributing to local character

Figure 40. Examples of heritage built form which contributes to local character

3.3

3.3.2 BUILT FORM CONTEXT

Appropriate and incremental redevelopment of existing and proposed heritage areas is encouraged, including re-use of existing buildings. The existing heritage built form will be maintained along with proposed new areas, whilst allowing for extensions and improvements that respect the heritage place. Sites redeveloped on the periphery of heritage and neighbourhood character areas will be respectful in their context and allow for a respectful transition between different areas. Sites within the identified key development areas will have increased density and diversity of housing types including different architectural styles, materials and finishes, uses, tenures and adaptable with opportunities to provide affordable housing.

OBJECTIVE

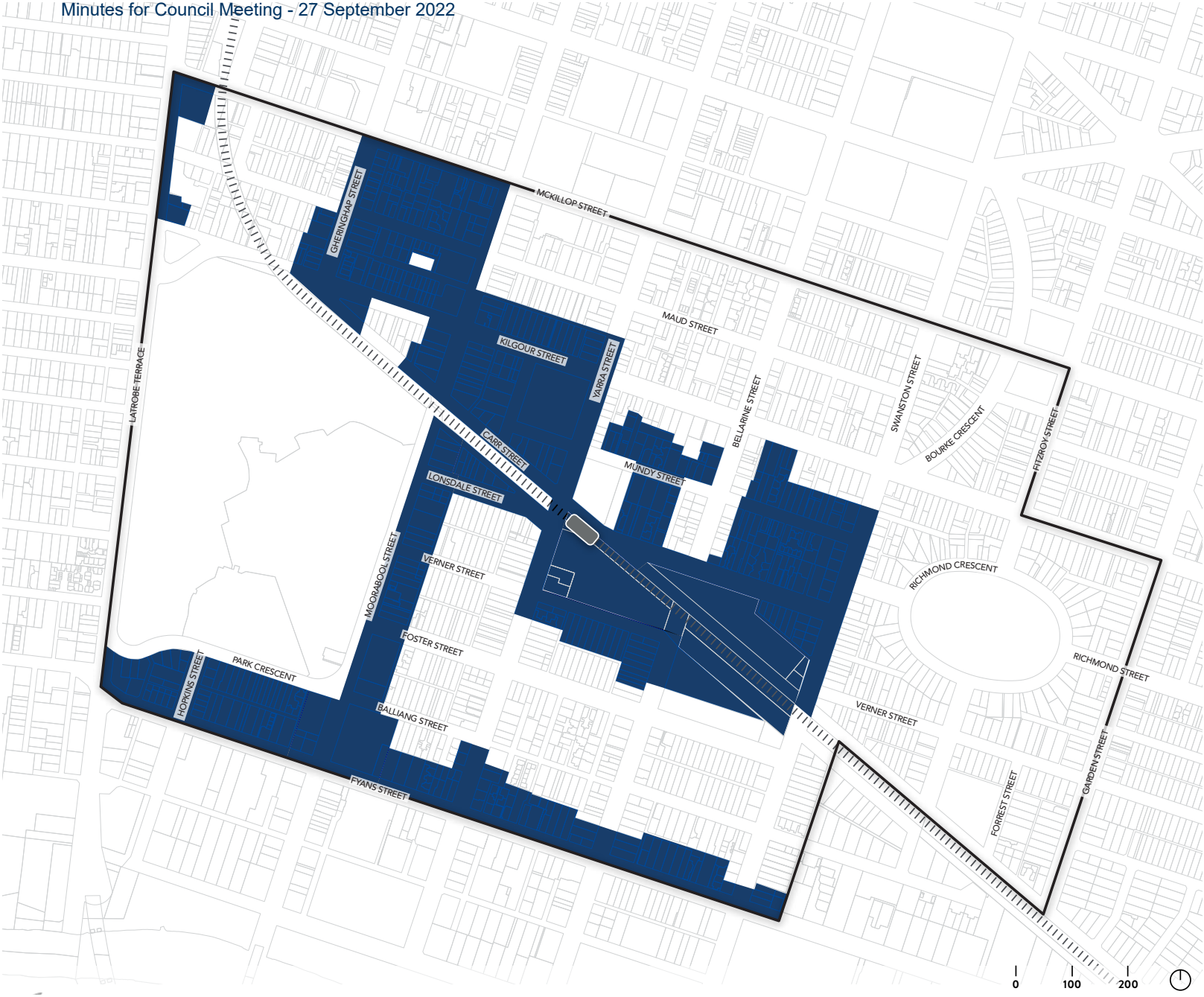
Promote a diversity of built-form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.

STRATEGIES

- Maintain and protect existing heritage-built form identified in heritage areas.
- Apply additional heritage overlay to properties within the study area.
- Support examples of medium density development such as the 'Big Shed' at no. 135 Fitzroy Street, Geelong.
- Alter existing zoning to reflect development opportunities consistent with identified neighbourhood character themes, including minimal, incremental and areas for substantial change. Refer to map on page 33.
- Direct significant housing change to key development areas including; Moorabool Street precinct, the Barwon Water Site and Station Precinct.
- Revise the IHDA area to be extended to areas nominated for 'substantial change' and 'key development area', not including heritage areas and 'minimal change' areas.

Refer to IHDA Plan Map **Figure 42**.

Figure 41. Previous view of the Big shed redevelopment at 135 Fitzroy Street



KEY

- UDF boundary
- Train line
- Proposed IHDA

Figure 42. Increased Housing Diversity Area

3.4 DESIGN PRINCIPLE 2: MOVEMENT & ACCESS

3.4.1 MOVEMENT & ACCESS CONTEXT

Within South Geelong, the roads are characterised by wide expanses of bitumen, which encourage high vehicular speeds and make crossing for pedestrians difficult. This is particularly evident around the train station where it can be difficult for pedestrians to cross the road and access the platform. Angled parking is located along Carr Street and there is existing parking within the train station area with limited landscaping. The consultation processes have identified resident concern with increased densities and associated impacts on existing infrastructure including local roads and traffics. Residents also raised concern with parking in the median strips and the feasibility of this and impacts on the flow of traffic.

Significant challenges and opportunities have been identified by residents during consultation including the need to improve the public realm via reduced vehicular speeds, and creating improved conditions for cyclists and pedestrians to access the station and surrounding road networks.

General support for increased pedestrian and cycling improvements as well as improved street lighting was identified as key opportunities for improvement from residents.

Central to South Geelong is the train station and at-grade commuter car parking. The car parking is rudimentary in appearance and difficult for pedestrians and cyclists to navigate. The train station predominantly functions as a park and ride station which results in parking pressures around the station and in local streets.

Streets within South Geelong provide connections to the southern suburbs of Geelong, the Barwon River corridor and into central Geelong. Dedicated separated bicycle lanes are provided on streets which provide access to key destinations in the surrounding suburbs.

3.4.2 SAFETY

OBJECTIVE

To improve Universal access, pedestrian, cycling circulation and safety.

OVERALL STRATEGIES

- Ensure pedestrian movement within and around South Geelong is safe and enjoyable, promoting a walkable neighbourhood.
- Provide improved circulation and way finding features to ensure cycling and pedestrian are easily directed to destinations within and outside the study area.
- Increase landscaping within car parking areas to soften the visual impact of hard stand areas.
- Investigate where appropriate, parking within central median strips as a way of providing increased car parking.
- Investigate speed reducing and traffic calming measures.
- Provide pedestrian crossings at identified intersections to improve connections to the Train Station.

SHORT TERM STRATEGIES

- Create a distinctive 'starting point' for the Rail Trail at the Station with good end of trip facilities and cycle infrastructure.
- Provide a pedestrian crossing over the railway line at Bellerine Street as part of a Station renewal project.
- Provide a signalised pedestrian/ cycle crossing across Moorabool Street at the Lonsdale Street intersection.
- Improve pedestrian connections from the Train Station to Kardinia Park via Lonsdale Street.
- Improve pedestrian crossings to Geelong South Primary School, particularly across Yarra Street.
- Improve pedestrian crossing at Yarra and Verner Street intersection.
- Improve pedestrian crossings at roundabouts on Kilgour/ Yarra and Kilgour/ Swanston.
- Improve pedestrian crossing of Swanston Street and Balliang Street intersections.

LONG TERM STRATEGIES

- Improve pedestrian crossings generally throughout South Geelong precinct by providing central medians or extending the footpath/ verge at intersections, as part of a possible suite of public realm streetscape improvements.

Refer to **Figure 46.** Walkability and Active Transport Strategy Plan Map

43.

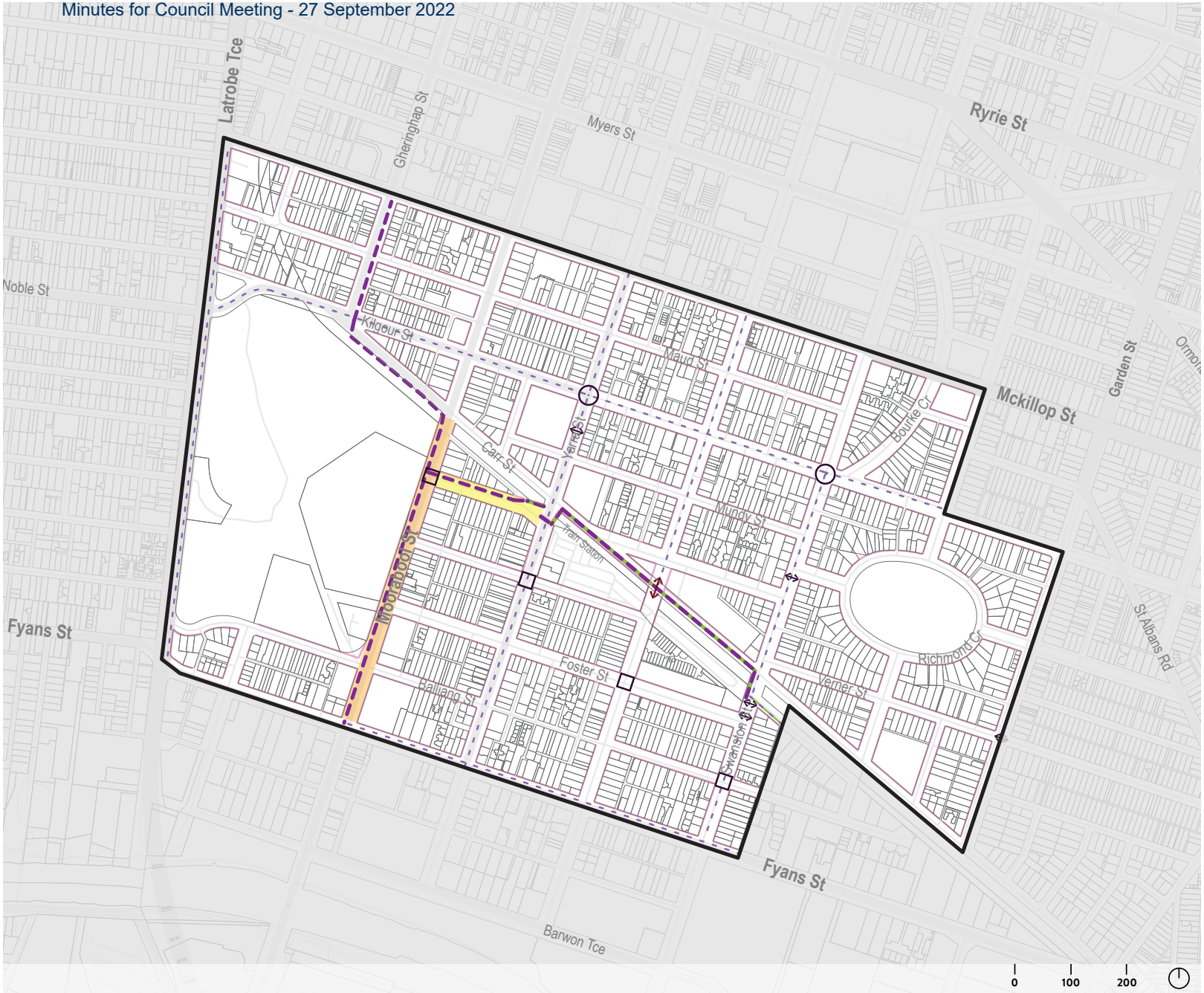
44.

45.

Figure 43. South Geelong Station

Figure 44. Existing walking connections between the Station and GMHBA Stadium

Figure 45. Improve pedestrian connections to the Station



KEY

PEDESTRIAN AND CYCLE CROSSING IMPROVEMENTS

- Improve Roundabout
- Improve Intersection
- Improve Road Crossing
- Pedestrian Crossing over or under the Railway Line

PEDESTRIAN PATHS

- Maintain and enhance footpath network
- Improve pedestrian environment on Moorabool Street
- Improve pedestrian and cycle connections between kardinia park and the train station

CYCLE PATHS

- Separate Cycle Path
- Rail Trail
- On Road Cycle Path

Figure 46. Walkability And Active Transport Strategy Plan

3.4

3.4.3 VEHICULAR ACCESS & CAR PARKING

OBJECTIVE

To provide a safe environment for pedestrians and to minimise the visual impact of car parking area

STRATEGIES

SHORT TERM

- Where possible provide street trees and shade to car parking spaces.
- Provide safe and convenient footpaths connecting parking spaces to the Station building and platforms.

LONG TERM

- Limit all day car parking in residential streets.
- Slight reduce car parking numbers to accommodate additional planting, walking and cycling, safety improvements and shared car spaces.

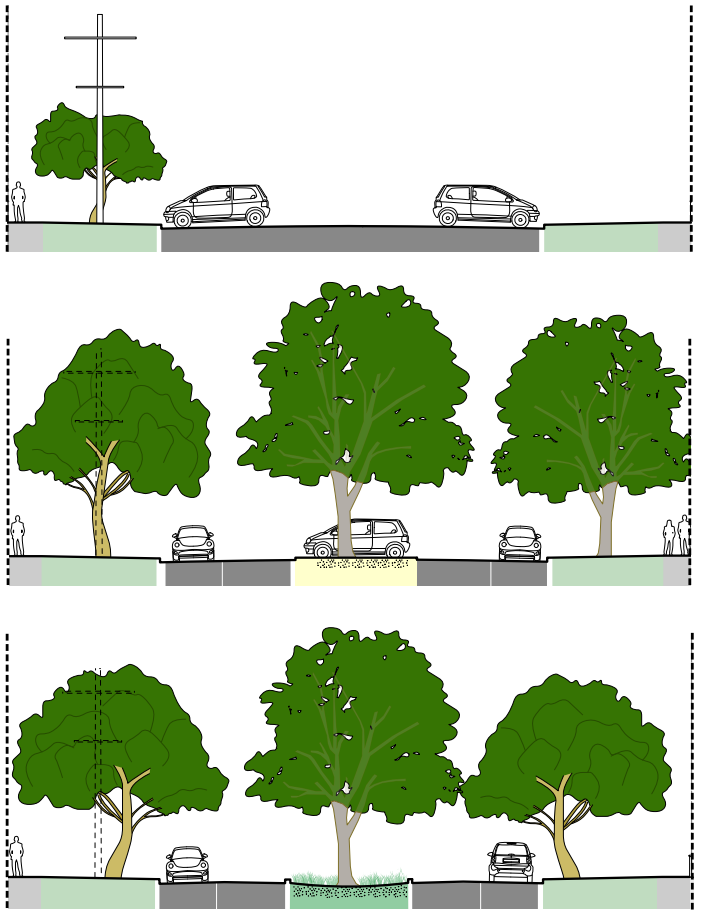
The below table identifies the number of car parking space proposed within the study area over time

ON STREET CAR PARKING	NUMBER OF CAR PARKS
Existing	3420
Short/Medium term proposal	3420 (no change)
Long term proposal for street upgrades (planted medians)	3200 (change of - 6.5%)

Note: Department of Transport have identified a potential 300 additional car parking spaces at the South Geelong Train Station may be required in the long term. This could be delivered via a multi deck car park on the station site.

Figure 48. Shows the Car Parking Strategy Plan map

TYPICAL STREET CROSS SECTIONS

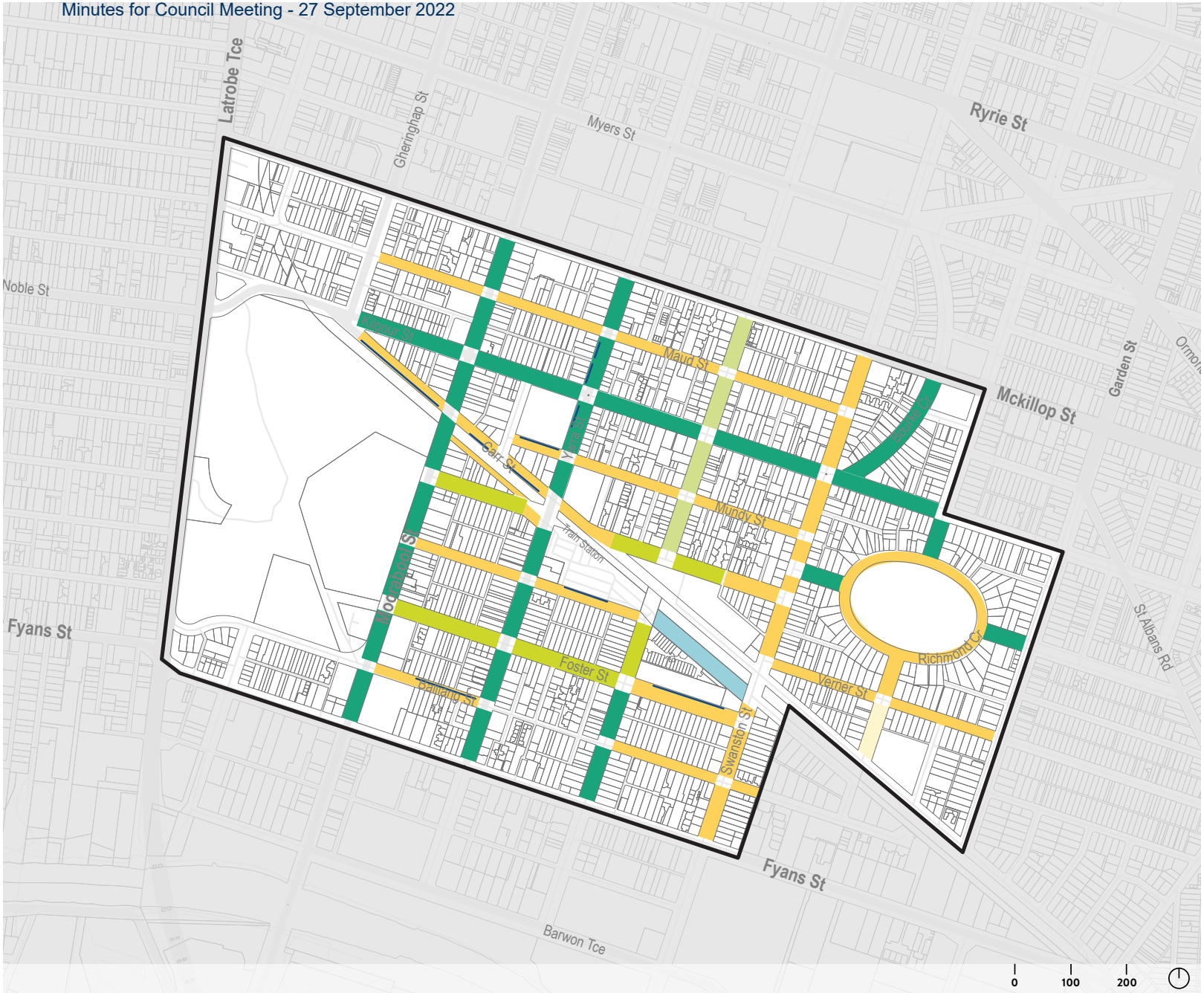


Typical existing street cross section

Typical proposed medium term street cross section

Typical proposed long term street cross section

Figure 47. Typical street cross sections



KEY

- Parallel parking to road edges with planted central median.
- Parallel parking to road edges with 90 centre road parking interspersed with tree planting (staged removal of carparking and instatement of a planted central median).
- 90 centre road parking interspersed with tree planting. (Staged removal of some carparking and instatement of a planted central). Cycle lanes to road edges.
- Parallel parking to road edges.
- Combination of parallel and angled parking to road edges (staged removal of angle parking and replacement with parallel parking and landscape improvements recommended on Foster and Verner St).
- 90 degree parking to road edges, interspersed with tree planting (lower section of Fitzroy St only).
- Decked commuter carpark.

Figure 48. Car Parking Strategy Plan

3.4

3.4.3 PUBLIC REALM AND STREETSCAPE

OBJECTIVE

Preserve and enhance the character of leafy streets to contribute to the attractiveness of the space for walking and cycling.

STRATEGIES

SHORT TERM

- Protect and retain healthy street trees.
- Provide new street tree planting in streets to reduce the heat island effect and absorb carbon dioxide.
- Improve soil moisture and water quality by introducing water sensitive urban design solutions where possible.
- Ensure built form adjoining public spaces must activate the space and provide passive surveillance of the space.
- CPTED principles must be achieved including encouraging passive surveillance, effective lighting and management of public areas.
- Provide wayfinding signage, particularly supporting the Rail Trail.

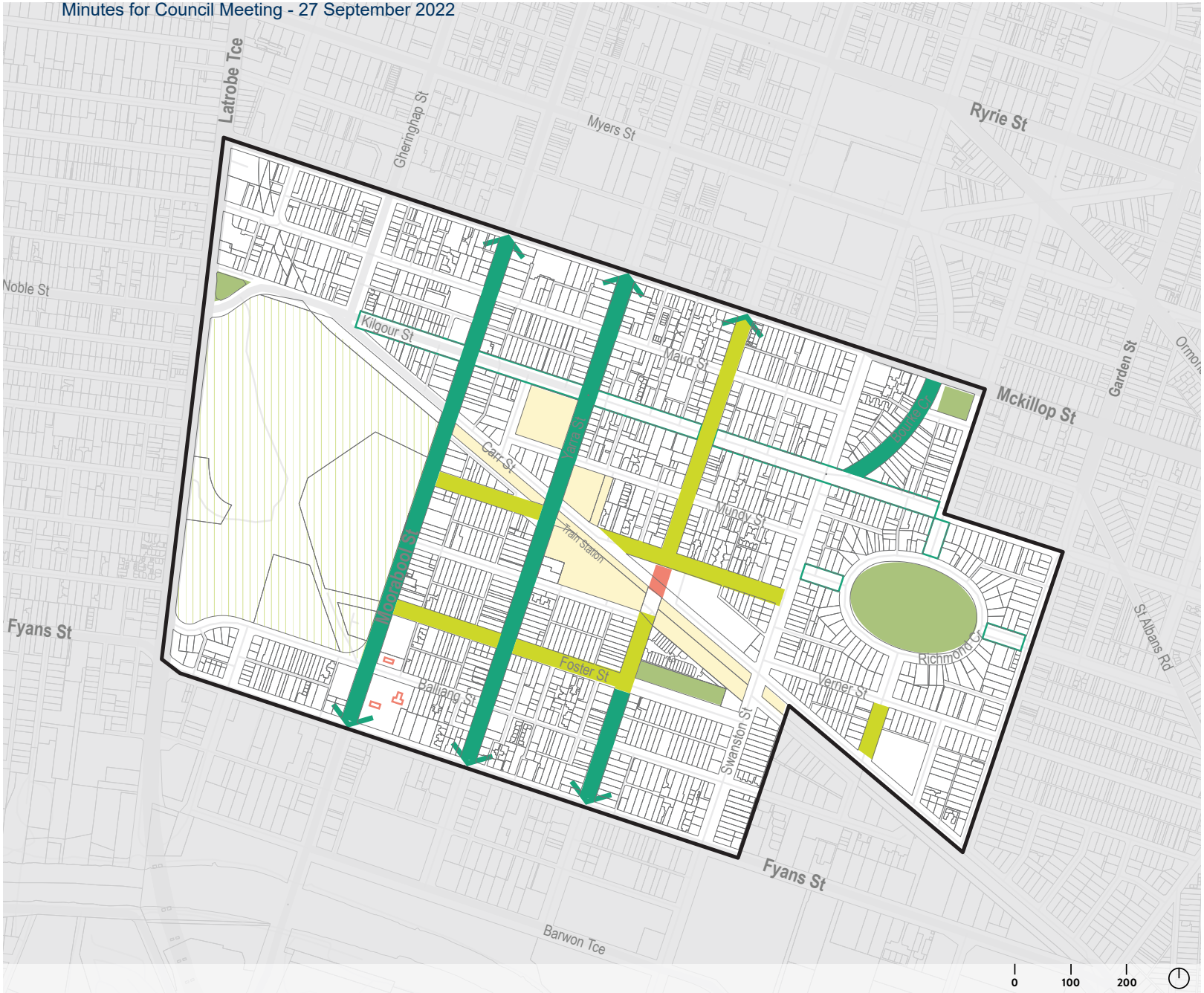
LONG TERM

- Remove centre road car-parking and introduce vegetated central medians, include a mix of vegetation to enhance urban ecology and biodiversity.

STREET TREES AND PERMEABLE PLANTED SURFACE	NUMBER/ AREA
Existing street trees	1400
Proposed street tree planting	470 trees (net gain 34%)
Existing bitumen road pavement	238,000sq m
Existing planted median	13,000sq m
Proposed planted median	16,900sq m (7.1% reduction in road pavement and introduction of permeable planted surface)
Proposed long term planted median	2,500sq m (further 1.1% reduction in road pavement and introduction of permeable planted surface)

Figure 58. Shows the Public Realm and Streetscape Strategy Plan map

Figure 57. Existing streetscape within study area



KEY

STREETSCAPE

- Provide large canopy tree planting in a new central median (consider water sensitive urban design treatments where possible).
- Maintain and enhance vegetation in existing central medians.
- Provide large canopy tree planting within 90 degree centre road parking. (Staged removal of car parking over time and introduction of vegetated medians).

PUBLIC PARKS

- Maintain and enhance existing public parks as a series of gardens and formal squares.
- Kardinia Park master plan currently underway.
- Provide public access (new landscaped street).
- Investigate the opportunity of new public plazas associated with heritage buildings in Moorabool Street.

Figure 58. Car Parking Strategy Plan

3.5 DESIGN PRINCIPLE 3: ACTIVITIES

ACTIVITIES CONTEXT

South Geelong is within walking distance of the Geelong CBD, and includes areas of open space and relevant amenities including the University Hospital, The Bellerine Rail trail and connections to the coast. There are a range of activities available to the community and wider Geelong region, including existing areas of open space, community and commercial uses.

Richmond Park provides an important area for the community to enjoy and for local sport to take place. The oval could be further enhanced with additional community uses and landscaping available.

Kardinia Park is an important focal point and provides open areas for local sports, and the GMHBA stadium attracts AFL games and other functions.

Moorabool Street is an existing commercial precinct and includes a combination of different uses including retail, office, some food and drink premises and other uses. Vehicles dominate this area and the street is typified by large expanses of concrete and pavement treatments with limited trees and landscaping and wide vehicle crossovers with limited public seating or weather protection for people. During engagement, residents indicated support for increased landscaping and increased residential development within this area given GMHBA is opposite the site and there are good connections to the Geelong CBD.

OBJECTIVE

To ensure uses are appropriately situated to meet the needs of residents and contribute to a vibrant community, whilst respecting existing amenity.

STRATEGIES

- Ensure different land uses, built form, heritage values, landscaping and public realm experience contribute to a vibrant local neighbourhood.
- Support a range of uses in appropriate locations to support existing and future residents, including provision of a small supermarket.
- Provide a limited number of commercial and retail uses a ground level along Moorabool Street
- Encourage higher densities along Moorabool Street and within the Station Precinct which are respectful of their context and provide appropriate transitions in height to existing residential areas.
- Provide opportunities for appropriate urban design outcomes including increased public spaces, creating opportunities for people to linger, and weather protection.

Figure 59. Richmond Oval

Figure 60. Moorabool Street

3.6 DESIGN PRINCIPLE 4: ENVIRONMENT

ENVIRONMENT CONTEXT

Residential streets throughout the study area mostly feature Brush Box planting. Road reserves could be improved with increased landscaping, using indigenous vegetation. There is also valuable vegetation within public spaces such as Richmond Park which should be maintained and improved. As part of consultation with residents, there was an overall positive view in relation to increased greenery and street planting.

OBJECTIVE

To encourage best practice Environmentally Sustainable Design.

STRATEGIES

- Maintain spaces as safe, civilised and healthy urban environments, conducive to walking and cycling as the primary mode of travel
- Ensure that development supports; energy efficient building design, water sensitive urban design in streets and public parks, minimises water use whilst maximising water reuse and supporting schemes such as car sharing.
- Ensure upgrades to streets include best practice storm-water management and Water Sensitive Urban Design Principles in accordance with the Planning Scheme and Council guidelines.
- Support increased street planting and landscaping to improve amenity, increase biodiversity and reduce watering requirements.
- Increased pedestrian and cycling connections to reduce car-based travel for short trips.

Figure 61. Existing landscaped nature strips, street trees provide amenity and shade.

KEY DEVELOPMENT AREAS

4.1	South Geelong Station Hub	62
4.2A	Key Development Areas: Moorabool Street	73
4.3A	Land Use & Development	80
4.4A	Building Controls	83
4.5A	Moorabool Street Redevelopment Area Public Realm Works	92

4.0

4.0 KEY DEVELOPMENT AREAS

The analysis and consultation processes have generated specific areas to become the subjects of design studies as part of the UDF. Three development opportunity areas have been identified for further investigation:

- **South Geelong Station Hub (which also includes the Barwon Water site)**
- **Moorabool Street**

4.1 SOUTH GEELONG STATION HUB

This key development area includes the railway station and its car parking areas, along with the former Barwon Water operations site and some private landholdings which interface these sites.

This section includes recommendations regarding adjacent and surrounding streets including Bellerine, Carr, Lonsdale, Verner and Yarra Streets.

The South Geelong railway station is a major transport node travelling to and from Melbourne, as well as for visitors attending sporting events at Kardinia Park. It has extensive commuter car parking and is also serviced by a major bus route within Geelong.

The former Barwon Water operations site is a vacant 1.16 ha land parcel with frontage to both Lonsdale and Carr Streets. It is less than 200 metres from the railway station.

The South Geelong Station Precinct includes existing transport connections via the train to Melbourne and South Geelong and Warrnambool. The precinct will evolve over time to include a vibrant hub of activity including a small supermarket, and a combination of different uses including café's, restaurants, child care centres, and medical centres. Development in this area includes public squares and opportunities to improve the public realm and create effective pedestrian connections to the train station. The Barwon Water site will include medium to high density housing, spaces for people to enjoy including community spaces. The site will be open to all and include pedestrian connections through to the train station.

Moorabool Street area will evolve over time to include a residential focus and increased densities. Opportunities exist at the ground floor to create active frontages and provide commercial uses whilst providing effective urban spaces for people to rest and attend events at the GMHBA stadium. Development along Moorabool Street will include residential development with increased densities and also ensuring that the interface with existing residential areas is protected.

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

Figure 62. Existing Station Precinct, prior to removal of Barwon Water Buildings

STATION HUB KEY DEVELOPMENT AREA

South Geelong Station Hub

Figure 63. Station Hub Key Development Area

4.1

DESIRED FUTURE CHARACTER

The Station Precinct including the Barwon Water site, will be a thriving community hub that can cater for the daily needs of residents and train commuters. The station hub will be a mixed use precinct with a combination of commercial, retail and high density housing options.

The Station Hub will provide high density residential buildings to maximise the number of people that can live close to the station.

The precinct will have a diverse range of high quality buildings and public spaces to support existing and future residents and visitors.

People will be encouraged to walk rather than drive a car. There will be green public places where people can spend time with friends or waiting to catch a train.

The Station Hub Precinct will become a destination point for commuters, users of the rail trail and the local community.

OPPORTUNITIES

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

Close proximity to the railway station allows for residential, commercial and other land uses to capitalise on and benefit from excellent access by public transport. It is also less than 1km from central Geelong makes it particularly suitable for the provision of social housing as a component of new development.

Physical improvements in and nearby the South Geelong Station Hub can provide better pedestrian access between the railway station and Kardinia Park. Better access would encourage spectators to potential sports events to utilise public transport.

Its location also allows for improved pedestrian and cyclist connection to the Bellerine Rail Trail. The activities generated at the start and end point of journeys on that trail will contribute in activating the South Geelong Station hub.

Railway station car parking should be consolidated within a multi-level car parking facility to free up areas of on-street and off-street car parking for access and streetscape improvements as well as for new development in the long term.

An Increased Housing Diversity Area has been identified within 800 metres walking distance of the station. Its proximity to the station provides opportunity for residential intensification to higher density that will have excellent accessibility by public transport. Increased Housing Diversity has been identified for areas identified for 'substantial' change. The proximity to the station provides opportunity for residential intensification. Existing and proposed HO areas and minimal change areas will be removed from the IHDA.

CHALLENGES

The railway line is a physical barrier to movement through the area. There is no pedestrian crossing of the railway line between Yarra and Swanston Streets.

A desire for safe universal pedestrian and cycling access has been identified as a key issue through public consultation.

A universal access audit undertaken for Council by Galbraith Scott within the South Geelong UDF study area recommended a range of actions to achieve appropriate standards, particularly for people with limited mobility or vision impairment. These include:

- Additional safe crossing points such as pedestrian refuges on wide key pedestrian streets;
- Improved street lighting; and
- Upgraded access across the railway line to be wheelchair accessible.

As part of consultation, residents expressed concern in relation to the neighbourhood changing over time and subsequent impacts on existing services and infrastructure. A capacity study was completed following the Draft UDF and has identified that the South Geelong residential area can cater for approximately 3% of housing targets outlined within the Settlement Strategy. Changes proposed in relation to the new heritage overlays, neighbourhood character values and subsequent zoning is discussed in this report.

Development needs to ensure safe and functional vehicular access to the railway station and associated car parking is maintained.

There is high demand for existing commuter and on-street car parking spaces.

4.1

BUILT FORM AND DESIGN

OBJECTIVES

- To develop an ecologically sustainable precinct that incorporates best practice environmental management practices.
- To support high quality built form outcomes.
- To create high-quality landscaped and safe public spaces.
- To support the preservation and enhancement of existing Heritage areas.
- To provide improved pedestrian connections within and around the Station Hub.
- To support a staged approach to development.
- To ensure that car parking demand is appropriately managed.
- To upgrade local infrastructure to meet the needs of the community.
- To protect the internal residential amenity of new residents.

STRATEGIES

- Ensure that station hub consists of high-quality landscaped public spaces.
- Support the preservation and enhancement of existing Heritage areas.
- Upgrade local infrastructure to meet the needs of residents and provide spaces for residents to linger and enjoy.
- To provide improved pedestrian connections within and around the Station Hub.
- Ensure new development has an appropriate interface to their context and surrounding urban character.
- Ensure new development is designed to limit noise transmission from the train station and public spaces.
- Ensure the street network includes WSUD elements, attractive tree-lined streets and improved pedestrian and bicycle infrastructure.
- Support a staged approach to development consistent with the staging plan on page 68.
- Create new station forecourts/ public squares which are connected across the railway by an all access pedestrian overpass.
- Provide a legible and coherent structure of streets that complement the existing, adjacent street network and responds to key pedestrian and bicycle desire lines (principally from the Rail Trail and Bellerine Street), universal access considerations, stormwater management requirements and crime prevention through environmental design principles.
- Support the development of a new 'mini main street,' designed and landscaped to create high quality pedestrian and cycle priority streetscapes and very low vehicular traffic speeds.
- Improve access to the Station and bus stops, including improved street crossings and a new crossing of the railway line in the vicinity of Bellerine Street.
- Ensure the buildings located on the corner of Bellerine St/ Lonsdale St and Yarra St/ Lonsdale street are of the highest architectural quality as they form key view points and assist in orientating the Station. Ensure the style of the remaining architecture on the site is visually recessive and of high-quality construction.
- Support a variety of building heights and forms with a maximum of 6 storeys. Buildings above 4 storeys in height should be designed to minimise the visual impact of the upper levels. This could be achieved through upper level setbacks, dark recessive colours and material and minimising the visibility of roof forms and associated plant structures, lift overruns and the like.
- Support lower scale development at the eastern edge of the Barwon Water Site, towards Swanston Street. Development should be of maisonette and townhouse typologies.
- Encourage public view corridors from streets into and through sites.
- Support the partial closure of Carr Street to include increased space for the public domain including a public square.
- Support an upgrade to the surrounding street network to cater for the road closure with additional landscaping provided within car parking areas.
- Ensure appropriate public lighting is installed in and around the public spaces to provide use at all hours and include CPTED principles
- Ensure landscaping within public spaces and streetscapes is of a high quality, using appropriate species for the area, and include high-quality pavement design. Landscaping will provide natural shade and amenity to public spaces and streetscapes.
- Encourage the installation of public art and murals in the public domain to provide visual interest and a sense of community within the precinct.
- Support in the installation of public seating within the public realm.
- Ensure the design of new building include acoustics treatments to protect the internal amenity of residents from external noise sources.
- Ensure the design and development of the multi deck car park meets best practice guidelines.

4.1

LAND USE

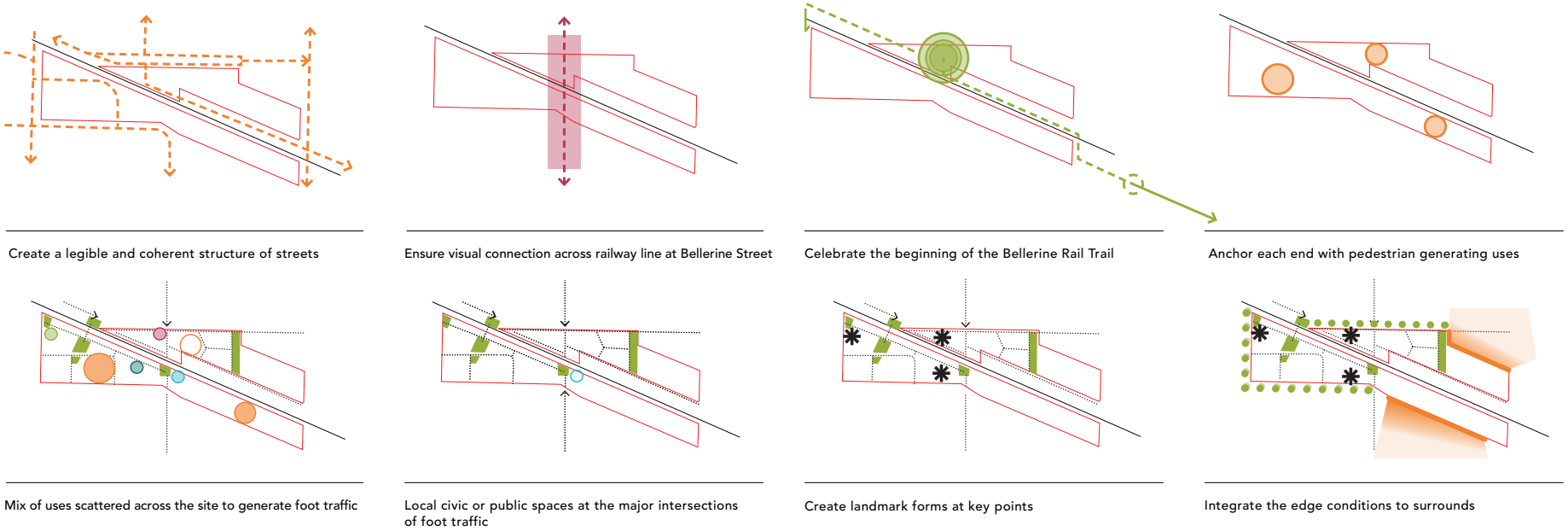
OBJECTIVES

- To support a mix of land uses and actives which meet the needs of the community.
- To increase the supply of social and affordable housing.

STRATEGIES

- Encourage the development of a diverse, higher density and high quality residential and mixed-use precinct which capitalises on proximity to the station.
- Support a mix of land uses and actives which meet the needs of the community.
- Develop a community hub within the station precinct supporting a range of uses that will serve the new and surrounding neighbourhoods.
- Encourage development that supports a diverse population through an appropriate mix of dwelling types including accessible, adaptable, and affordable housing.
- Support a range of uses such as a small-scale supermarket, commercial spaces, medical centres and a child care centre.
- Encourage active ground floor areas to ensure a seamless flow from the public and private realms.
- Ensure that the commercial uses are appropriate in their context and do not have negative amenity impacts for surrounding residents in relation to proposed hours, noise, and odour.
- Include social housing options within the development.
- During the staging of the development, support interim uses on the western portion of the Barwon Water Site which will have a limited impact on the residential amenity of the surrounding area.

STATION HUB DEVELOPMENT AREA PRINCIPLES DIAGRAMS



Create a legible and coherent structure of streets

Ensure visual connection across railway line at Bellerine Street

Celebrate the beginning of the Bellerine Rail Trail

Anchor each end with pedestrian generating uses

Mix of uses scattered across the site to generate foot traffic

Local civic or public spaces at the major intersections of foot traffic

Create landmark forms at key points

Integrate the edge conditions to surrounds

Figure 64. Station Hub development area principles diagrams

EXEMPLAR BUILT-FORM AND STATION DESIGN

Mid rise development, Victoria St, Brunswick

Courtyard development, Western Harbour Sweden

Sustainable housing, Copenhagen

Footscray Station Arcade Bridge

Platform design at Middle Gorge Station

Figure 65. Exemplar Built-form and Station Design

CONCEPT PLANS

The Draft UDF presented two options for development of the South Geelong Hub precinct and Barwon Water Site and provided concept plans for how development may occur. The two options included similarities such as a combination of different uses for the Barwon Water site such as public plazas, child care centres/medical centres and apartment living. Both options included the partial closure of Carr Street to improve the public realm and provide more opportunity for public spaces and pedestrian connections.

The difference in the two options relates to a difference in built form and height outcomes for the Barwon Water site. During consultation significant concern was raised from residents in relation to the 10 storey height and a preference for the reduced height option was outlined.

OPTION 1

Proposed landmark podium up to 10 storeys at the western part of the site and reducing to 6 and then 3 onto Carr and Lonsdale Street. Development addressing Swanston Street and existing lane would be up to 3 storey high townhouses. This development could potentially yield up to 245 dwellings.

OPTION 2

This option included a lower overall height of 6-7 storeys at the western edge and overall lower heights across the site, with a smaller number of townhouses at the eastern edge of the site. This development could potentially yield up to 356 dwellings, higher than option 1 due to an increase in the number of apartment buildings.

FINAL OPTION DISCUSSION

Option 2 (6 storey max) is the preferred outcome and is considered to balance the desires of the Community with the City's preference for the site to deliver a higher density outcome. As part of consultation following the Draft UDF, residents raised significant concern with the 10-storey option presented. The concerns related to neighbourhood character, increased height and associated amenity impacts. Option 2 has a maximum of 6 storeys, and whilst this may not be feasible in the current market, traditional town house developments up to 3 storeys are feasible.

Within the study area, heritage significance was identified, and additional areas are proposed to be included in a Heritage Overlay. A change/capacity assessment also indicated future development of the existing residential land in the study area is limited as a result of lot size/ widths, location of car parking and siting of dwellings.

As there is limited capacity for the existing residential areas to cater for change and increased densities, the Barwon Water site presents a unique opportunity to provide for future population growth and a diversity of built form outcomes, to compensate for the lack of opportunities in the remainder of the study area. The Barwon Water Site benefits from a location directly opposite the South Geelong Train Station and is within walking distance of the Geelong CBD, Barwon River and other existing amenities and services.

STAGED APPROACH

As detailed on page 31 of this report, An economic feasibility assessment was undertaken on the potential development of the Barwon Water Site. The assessment concluded that the town house developments in both scenarios are feasible with mixed results in relation to the medium density options (2-3 storeys), and higher density (5-10 storeys) having limited feasibility. The apartment developments presented in both options are not feasible in the current market, and it is difficult to determine a timeframe for when the market in Geelong will have greater demand for apartment living. Apartments may be feasible in 5-10 or 10-15 years, however it is difficult to put a timeframe on this.

Option 2 presents a maximum of 6 storeys at the western edge and lowers down to 2-4 storeys at the eastern part of the site. The site will be developed in a staged approach, beginning with the lower density townhouses which are considered financially viable at the eastern end, allowing the western portion of the site to be delivered when the market permits.

Whilst the site is being developed in stages, there is opportunity for the western portion to be used for a range of community uses including 'pop-up' initiatives such as Food Trucks, Community Gardens/Markets or the existing Blue Bird Foundation to use part of this site. When the market permits, the community uses could be incorporated into the ultimate design.

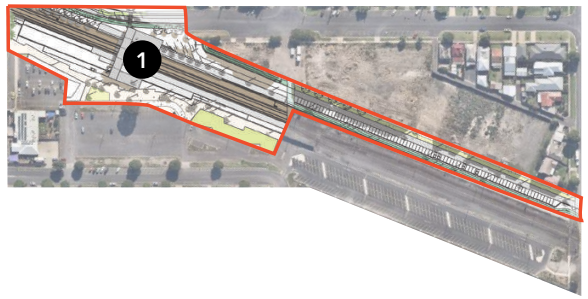
SOCIAL AND AFFORDABLE HOUSING

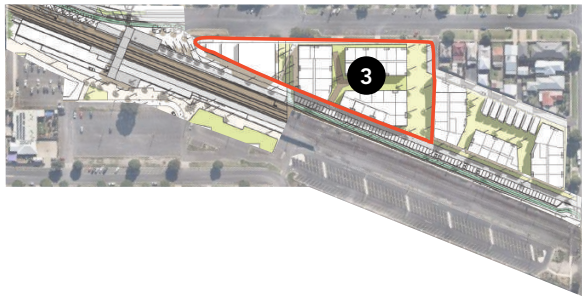
The Barwon Water site presents an opportunity for affordable and social housing to be included in the final housing options provided. During consultation, residents raised concern with the social housing aspect proposed in the Barwon Water site. The City is committed to providing social housing which is a required part of social infrastructure. The benefits of affordable/social housing include alleviating poverty, improving labour market functions and a diversity of local communities which can result in;

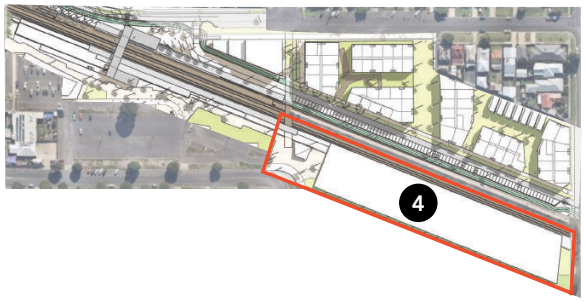
- Reduced social costs in the health, justice and social services and;
- Improved labour participation and productivity of tenants of affordable housing.

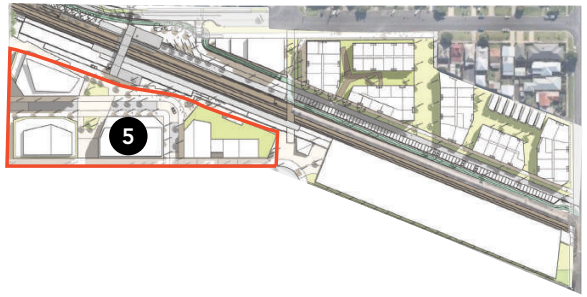
The proximity of this site close to essential services, transport and employment make this location an ideal site for social and affordable housing. Refer to page 35 for futher information on social housing.

STATION HUB STAGING PLAN









The precinct will be developed in stages by different stakeholders. The timing and order of development is unknown and will depend on the commercial viability, state government and developer interest.

KEY

1. South Geelong Station upgrade and Carr St improvements by State Government of Victoria
2. Development of Barwon Water site (East) by Barwon Water or private developer
3. Development of Barwon Water site (West) including closure of Carr St (West) by Barwon Water or private developer
4. Development of multi decked commuter car park by State Government of Victoria
5. Development of mixed use transit oriented design with bus interchange. Verner Street and Bellerine Street public realm upgrades by State Government of Victoria

Figure 66. Staging Diagram

Figure 67. Artist perspective from Station forecourt looking towards Yarra Street

CONCEPT PLAN FOR STATION PRECINCT

A concept plan showing how the Station Hub Precinct could be developed overtime has been prepared. The following information provides details on possible future land use and built form outcomes for the Station Hub Precinct.

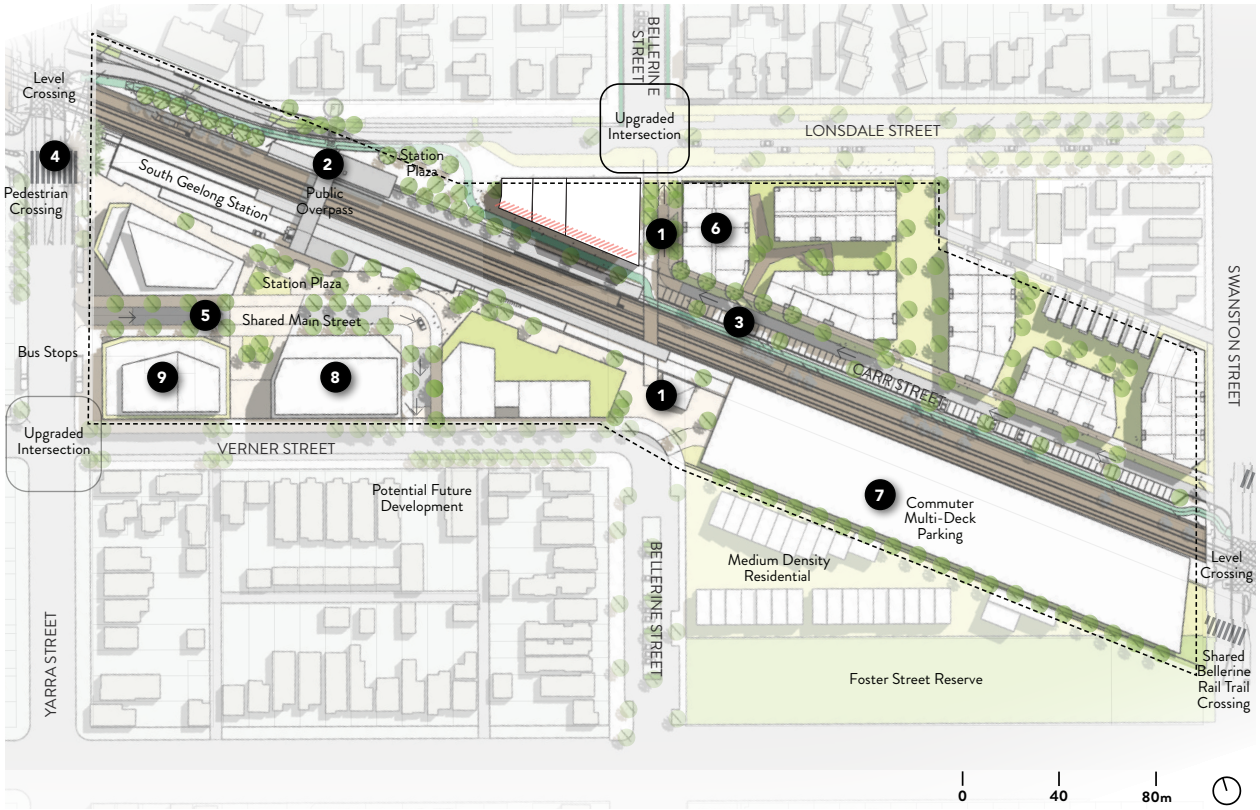


Figure 68. Concept Plan Station Hub Precinct

STATION HUB CONCEPT PLAN KEY

1 PUBLIC PLAZA AXIS

Two new landscaped public plazas will be located adjacent to the Train Station entrances, which will form the heart of the precinct. Active edges will frame the plaza spaces and provide opportunities for outdoor dining and informal gathering. The northern plaza will be the start/end point for the Rail Trail with directional signage and end of trip facilities.

2 STATION REDEVELOPMENT

The Station redevelopment will include platforms on the north and south, which are connected by a public pedestrian arcade bridge. New plazas will be developed at both the north and south entry to the station.

3 RECONFIGURATION OF CARR STREET

Carr Street is proposed to be reconfigured to accommodate the new northern rail platform and provide opportunity for a pedestrian and cyclist priority forecourt space. The reconfiguration will allow for increased tree planting within 90 degree car parking spaces. Carr Street will be rerouted through the Barwon Water site (at Bellerine St).

4 YARRA STREET

Bus stops will be relocated to Yarra street with a raised signalised crossing to allow safe pedestrian connection to the Station and surrounding neighbourhood. An intersection upgrade is proposed on the corner of Verner and Yarra Street to improve both pedestrian and vehicles crossings.

5 MINI MAIN STREET

This new street will be a slow speed pedestrian priority street with taxi and 'kiss and ride' facilities.

6 BARWON WATER DEVELOPMENT

The Barwon Water site could be developed for a variety of uses including high density residential, health and wellbeing, commercial and retail. The hashed area shown at the western end of the site indicates a future expansion of this land parcel through land acquisition, to facilitate the future diversion of Carr Street through the site

7 STATION CARPARK DEVELOPMENT

Consolidation of the car parking allows opportunity for re-development of the remainder of the site. A mixed-use development is proposed with non-residential uses addressing a new 'mini main street', Yarra Street, and Verner St.

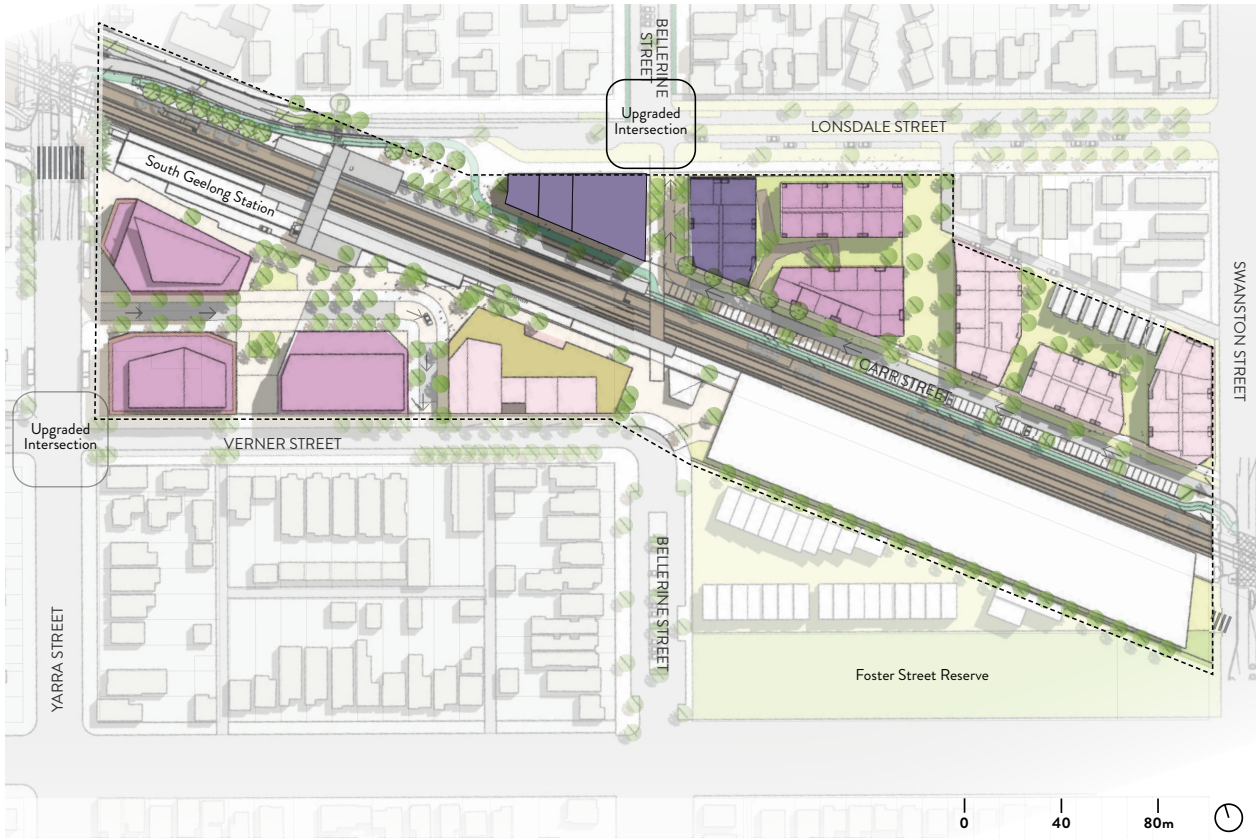
8 MIXED USE DEVELOPMENT

A small-scale supermarket could be accommodated on the ground floor, which is sleeved in smaller scale retail/ commercial development. A combination of office and residential uses are proposed on the upper levels.

9 CHILDCARE REDEVELOPMENT

The Childcare has been shown on the first floor of the development. While it would be preferable for the Childcare to be incorporated in a redevelopment as shown in the plan, the Childcare could remain in its current configuration until funds become available.

BUILDING HEIGHTS



BUILDING HEIGHT KEY

- 3 Storeys
- 5 Storeys
- 6 Storeys

This plan shows indicative future building heights within the Station Hub Precinct. Future Development applications will need to assess building heights.

There may be an opportunity to use the multi deck car parking as a share car parking facility which services the entire Station Hub Precinct.

A possible future pedestrian bridge linking the southern side of the station with the future development on the Barwon Water site could connect the two sites including car parking and future land uses. Construction of this bridge would likely be delivered by a developer, not by Council.

Figure 69. Heights

Figure 70. Artist perspective from Lonsdale Street, looking towards Station plaza and Barwon Water site

4.2A KEY DEVELOPMENT AREA: MOORABOOL STREET

Moorabool Street in South Geelong, between Fyans Street and the railway line has been identified as a redevelopment opportunity. The area is well serviced by open space, public and private transport and shopping facilities. The area is within a 20-minute walk of central Geelong, the Belmont sub regional shopping precinct and the Barwon River.

Moorabool Street currently operates as a major connector road into central Geelong. It carries a high volume of traffic and is the City's preferred bicycle route connecting central Geelong to Waurn Ponds. A dedicated bicycle path is to be constructed along Moorabool Street.

This section of Moorabool Street has a direct interface with Kardinia Park where the swimming pool, netball courts, open space and the GMHBA stadium are located. However, there is a lack of safe connections between the existing commercial uses, the stadium and beyond to the South Geelong Train Station and the Barwon River.

Existing development within this part of Moorabool Street consists of 1 and 2 storey commercial buildings, including a mix of restricted retail, cafés/restaurants, offices and car yards uses. There are several areas of heritage significance within and adjacent to Moorabool Street.

The area has a limited number of street trees and a large number of on-street car parking spaces.

Figure 72. Moorabool Street

KEY

Moorabool Street re-development area

Figure 71. Key Plan

4.2A

DESIRED FUTURE CHARACTER

Moorabool Street Precinct will transition to a high quality and sustainable precinct which, when fully realised could accommodate a diverse mix of housing that will help meet existing and future local housing demand.

Medium to higher-scale buildings will contribute to a distinctive boulevard character on Moorabool Street.

The precinct will accommodate some small commercial uses on the ground floor, particularly corner sites.

Mid-scale buildings will provide an appropriate transition in building heights, scale and setbacks to the existing residential development on the eastern side of the key development area.

Heritage buildings will form local community hubs accommodating a range of uses that serve the community. Development will maintain and enhance values of heritage buildings within the precinct by maintaining and enhancing the curtilage around the buildings.

Walking, cycling and public transport use will be encouraged through the provision of appropriate infrastructure. Private vehicle use will be discouraged by designing for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking.

Figure 73. Example of blending heritage and new development, Victoria St, Brunswick

Figure 74. Example of building design showing setback upper storeys, defined street wall, and articulated facade, Harold Park apartments

Figure 75. Example of green landscaped streets, Dandenong

Figure 76. Example of safe separate cycle path, Dandenong

4.2A

OPPORTUNITIES

The Moorabool Street precinct is a key redevelopment area, with potential for strong pedestrian links along Moorabool Street, and between Kardinia Park, the Train Station, Belmont, the Barwon River and into Central Geelong.

Landscape and pedestrian links from the river to the bay can be strengthened through improvement in the public realm.

The function and quality of streetscapes within the area requires improvement. Streetscapes also provide opportunity for increased vegetation and tree planting within medians, or road edges.

Water Sensitive Urban Design should be incorporated into the street network and new development.

The area has been identified through the retail strategy as not suitable for modern restricted retail uses, creating an opportunity to explore other land uses for redevelopment.

Given the location's proximity to services, the area is considered suitable as a mixed use, predominantly residential precinct.

There are opportunities for retail and commercial activity at street level with residential uses above.

All new development should be environmentally sustainable and achieve a high level of energy efficiently.

Figure 77. Existing conditions along Moorabool Street

4.2A

CHALLENGES

Moorabool Street carries a significant amount of traffic. It is the only river crossing point which provides direct access to central Geelong from the southern Geelong suburbs.

Moorabool Street is a wide busy street, with limited street trees and pedestrian crossing points. It creates a physical barrier to access Kardinia Park.

There is a mixture of old and new buildings within the area, therefore it is likely some buildings will be retained in the long term.

Any future residential development along Moorabool Street will need to be appropriately sited to ensure it's scale and interface with the existing residential area is considered.

New residential development along Moorabool Street should consider acoustic treatments at detailed design stage to ensure any noise impacts from the GMHBA are mitigated.

Figure 78. Existing conditions along Moorabool Street

INDICATIVE CONCEPT

An indicative concept has been developed to show how the area may look in the future and to better understand the areas development potential. It is represented in adjacent artist perspective sketch.

Important aspects of the concept that need to be considered in any redevelopment of the area include local infrastructure provision, public domain, movement and access, land use and built form which are discussed on the following pages.

Figure 79. Artist impression Moorabool Street

4.2A

PUBLIC DOMAIN

OBJECTIVES

- Create a high-quality boulevard along Moorabool Street which caters for pedestrian and cyclists and low vehicular speeds.
- Support green streets and public places
- Provide an accessible and safe environment for pedestrian and cyclists along existing streets and within public open space.

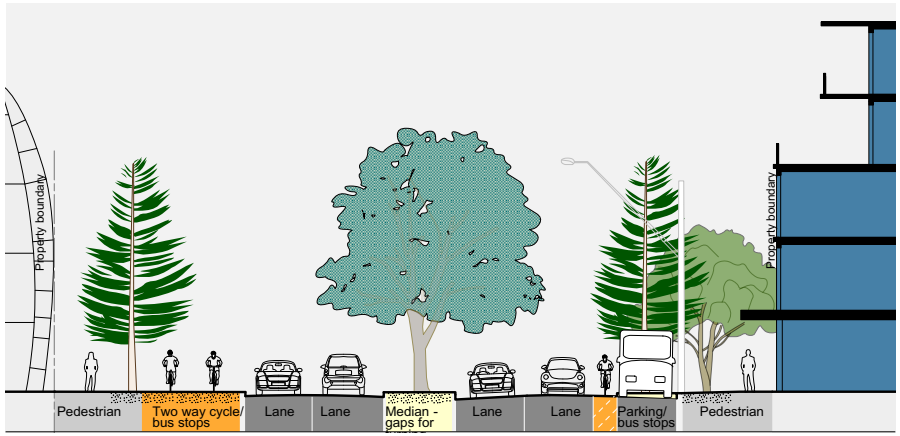


Figure 80. Moorabool Street, proposed typical cross section

STRATEGIES

- Maintain the former church as a key focal point along Moorabool Street by protecting the setting and space surrounding the former church.
- Encourage the adaptive reuse of heritage structures for a mixture of community, cultural, retail and commercial uses within the building envelopes and provide a high-quality landscape setting that enhances the building's presence and heritage values.
- Provide significant tree planting along Moorabool Street.
- Provide a high-quality separated cycle connection from Moorabool Street to South Geelong Station, via Lonsdale Street, and along Moorabool Street into the City Centre
- Provide open sightliness and landscaping between and around buildings that allows for high levels of passive surveillance by users and residents.
- Provide external lighting that makes pedestrian walkways, back lanes and access routes to public spaces visible.
- Ensure entrances and paths to public spaces are designed to cater for all people including those with mobility difficulties.
- Discourage tree planting over below ground level car parking.
- Support deep soil planting of all new trees.
- Ensure the design of all landscaping is of a high-quality, uses appropriate tree species, stainless steel, high quality precast concrete elements and high-quality pavement design.
- Ensure all streets in the precinct accommodate canopy tree planting and water sensitive urban design elements.

4.2A

STREET NETWORK AND ACCESS

OBJECTIVES

- To create a walkable, pedestrian focused neighbourhood hub.
- To limit the number of vehicle crossing points on Moorabool Street.

STRATEGIES

- Ensure appropriate infrastructure is provided to enable walking, cycling and public transport use to occur.
- Discourage private vehicle use by designing streets for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking.
- Discourage new vehicle crossings on Moorabool Street where an alternative access is available, to create a pedestrian friendly environment.
- Support the expansion Lamb Place to allow for rear loading vehicle access to development sites.
- Support a new signalised crossing at Lonsdale Street intersection to provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.
- Support an unsignalised pedestrian crossing at the Foster Street intersection.

4.3A LAND USE & DEVELOPMENT

LAND USES

OBJECTIVES

- To provide a limited number of retail and commercial uses which service the needs of the local community and events occurring at Kardinia Park.

STRATEGIES

- Support non-residential uses on the ground floor particularly street corners.
- Encourage residential uses within development and limit the number of buildings used solely for commercial purposes, with the exception of Precinct A adjacent to the railway line.
- Ensure that retail/ commercial uses do not have an adverse impact on or undermine the role of an existing centre identified within the City of Greater Geelong Retail Hierarchy

4.3A

BUILDING FORM AND LAYOUT

The Moorabool Street Precinct has four distinct sub precincts, A,B,C D, as shown on Figure. 81. The built form guidance for these precincts relates to their context.

PRECINCT A

Located between Carr Street and Lonsdale Street is influenced by the relationship with the train line, adjacent residential development and adjoining streets.

PRECINCT B

Located between Lonsdale Street and Foster Street is influenced by the relationship to the Stadium height and built form.

PRECINCT C

Located between Foster Street and Balliang Street is influenced by the lower edge of Kardinia Park and surrounding land uses.

PRECINCT D

Located between Balliang Street and Fyans Street is influenced by both the existing heritage buildings and Fyans Street conditions.

OBJECTIVES

- To ensure an appropriate transition of building height and interface between the subject land and residential properties to the east of Moorabool Street.
- To reduce the dominance of car parking and access ways.
- To reduce the level of car ownership within residential properties.
- To promote contemporary design and built form that demonstrates design excellence and contributes to the desired neighbourhood character.
- To protect the amenity of adjacent residential properties.
- To encourage environmentally sound and energy efficient development.
- To encourage land consolidation.
- To protect the internal amenity of future residents from activities occurring at Kardinia Park.
- To ensure access to sunlight between 9am and 2pm in Spring Equinox to residential properties to the rear of Moorabool Street key redevelopment area.

STRATEGIES

- Minimise the apparent height of development when viewed from Moorabool Street, Lonsdale Street, Verner Street, Foster Street, Balliang Street.
- Ensure new development does not result in unreasonable overlooking of surrounding residential developments
- Ensure new development does not significantly impact on the solar access of surrounding developments.
- Ensure development includes best practice environmental design, water sensitive urban design and active and passive ESD systems.
- Support consolidation of lots to maximise development potential, but only to extent that there are equitable development opportunities on adjacent lots.
- Support a reduced number of or shared car parking space for residential development due to the proximity of transport and essential services.
- Support a diversity of building characteristics within Moorabool Street to create visual variety.
- Ensure that the grain, rhythm and palette of materials used in the design of new buildings respond to the character of surrounding area.
- Provide a range of dwelling types and sizes to house a diverse population including accessible and affordable dwellings.
- Ensure that built form that relates to the scale of the public domain and creates strong definition for streets and public places.
- Require the use of high-quality façade design and finishes through-out the neighbourhood.
- Ensure new development incorporates acoustic treatments to limit the impact from noise as a result of activities occurring at Kardinia Park including the GMHBA stadium.

STRATEGIES

- Ensure that the layout of development blocks and buildings are consistent with the following principles:
  - Buildings should address the street and be aligned with streets to form broken perimeter blocks
  - Regular building breaks are to be provided along the street frontage to encourage visual permeability. Links must be direct and open to the sky.
  - Buildings should step down in height towards the east and west where they are adjacent to existing residential development.
  - Buildings opposite the Stadium, railway line and Fyans Street may have increased height.
  - Buildings should step down in height at residential streets - Lonsdale, Verner, Foster and Balliang Streets.
  - Building should step down in height, with the lowest point near the heritage building.
  - The maximum height in storeys are shown on the Height of Buildings – Storeys Map.
  - Setbacks are to be in accordance with setback diagrams.
  - Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
  - Building design must consider equitable development opportunities on adjacent lots.
  - The ground floor of corner sites should be on the property boundary with weather protection.

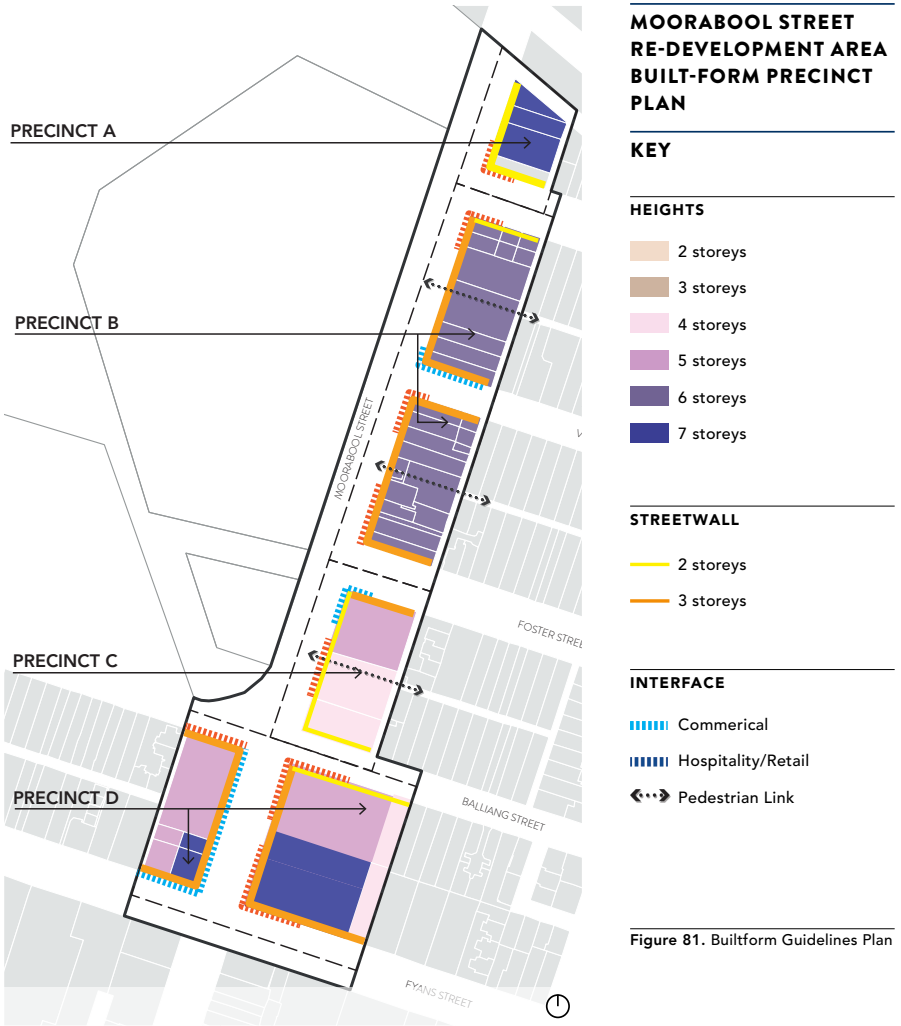
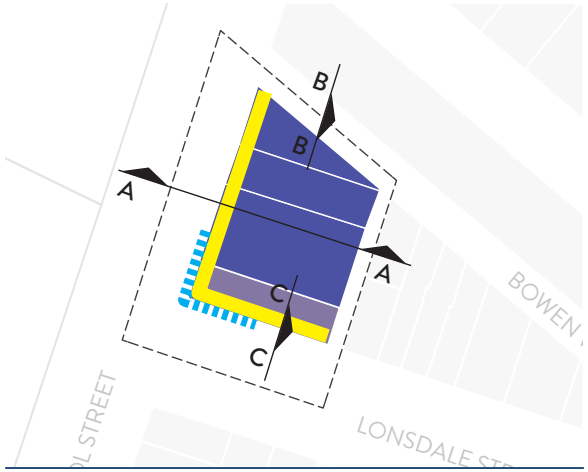


Figure 81. Builtform Guidelines Plan

4.4A BUILDING CONTROLS

The following series of guideline diagrams relate to key interfaces with public streets, adjacent residential properties and heritage items.

PRECINCT A (BETWEEN BOWEN WAY AND LONSDALE STREETS)



KEY

HEIGHTS
- 7 storeys

STREETWALL
- 2 storeys
- 3 storeys

INTERFACE
- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 86. Precinct A building control plan

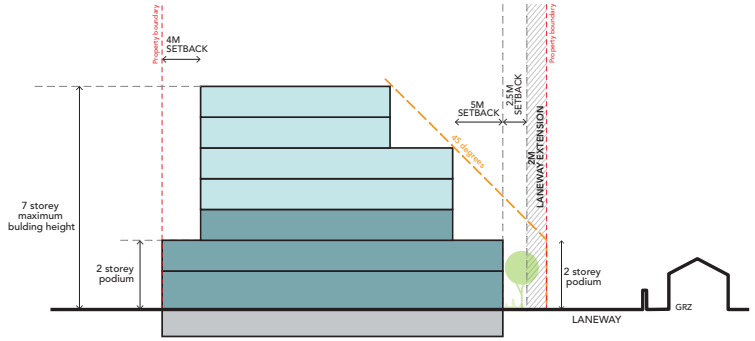


Figure 82. Guideline diagram for properties fronting Moorabool Street (Section A-A)

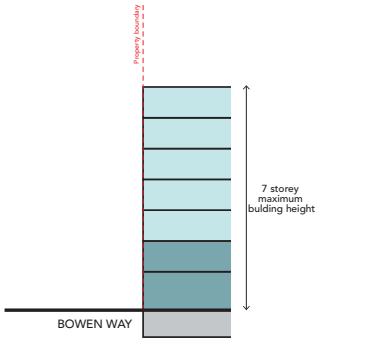


Figure 83. Guideline diagram for properties fronting Bowen Way (Section B-B)

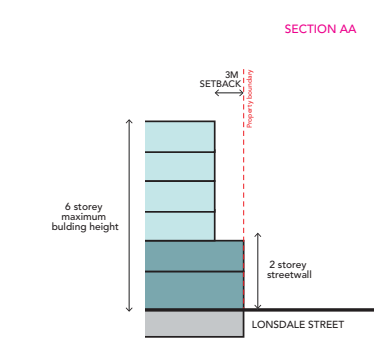


Figure 84. Guideline diagram for properties fronting Lonsdale Street (northern side) (Section C-C)

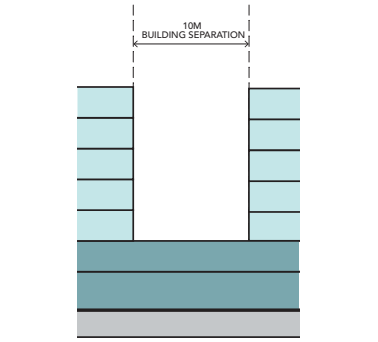


Figure 85. Guideline diagram for upper level well- separated building forms

4.4A

PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

KEY

HEIGHTS

- 6 storeys
- 7 storeys

STREETWALL

- 2 storeys
- 3 storeys

INTERFACE

- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 87. Precinct B building control plan(Section A-A)

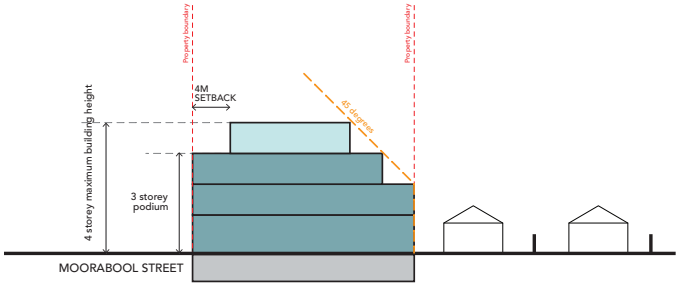


Figure 89. Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section A-A)

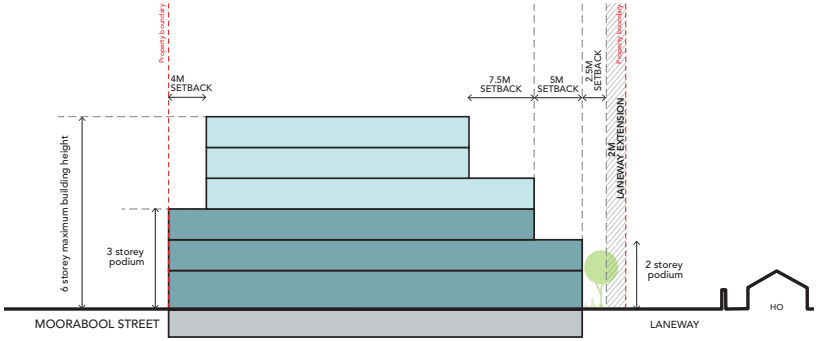
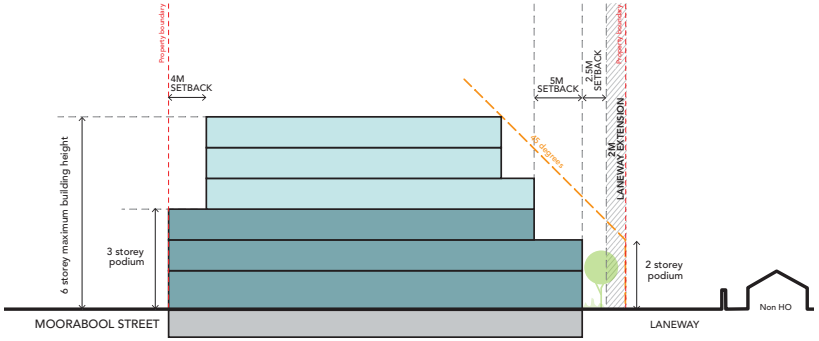


Figure 88. Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)



4.4A

PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

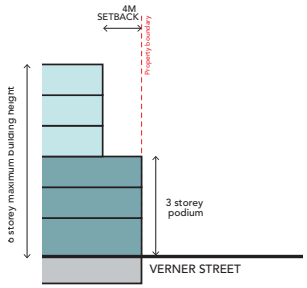


Figure 90. Precinct B Guideline diagram for properties fronting Verner Street (north and south). (Section C-C)

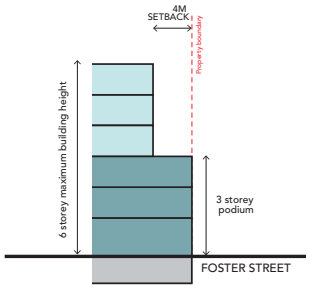


Figure 91. Precinct B Guideline diagram for properties fronting Foster Street. (Section D-D)

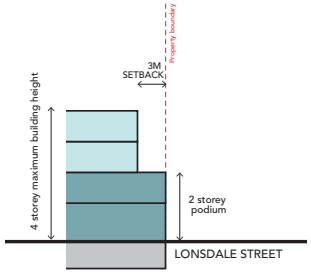


Figure 92. Precinct B Guideline diagram for properties fronting Lonsdale Street. (Section E-E)

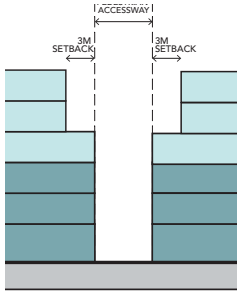
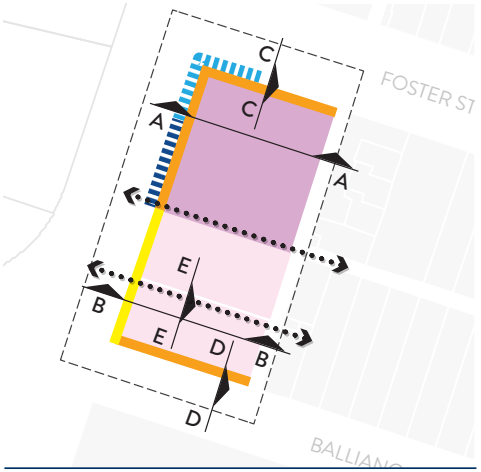


Figure 93. Precinct B Guideline diagram for pedestrian links

4.4A

PRECINCT C (BETWEEN FOSTER AND BALLIANG STREETS)



KEY

HEIGHTS
- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 7 storeys

STREETWALL
- 2 storeys
- 3 storeys

INTERFACE
- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 95. Precinct C building control plan

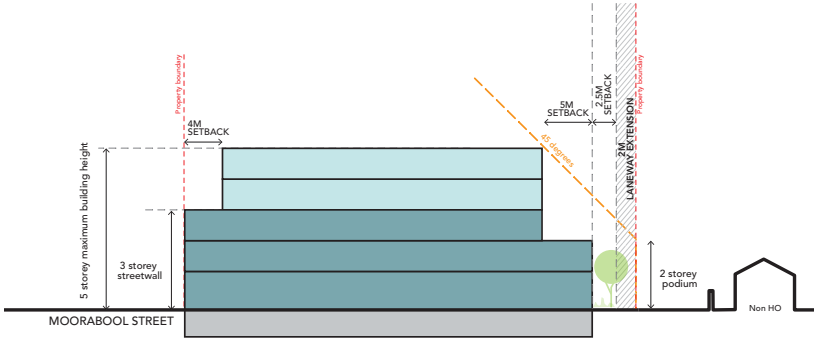


Figure 94. Guideline diagram for properties fronting Moorabool Street (Section A-A)

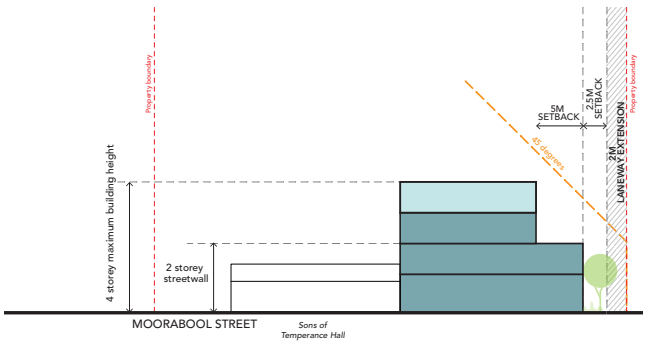


Figure 96. Guideline diagram for properties fronting Moorabool Street (Section B-B)

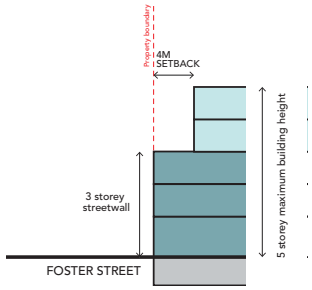


Figure 97. Guideline diagram for properties fronting Foster Street (Section C-C)

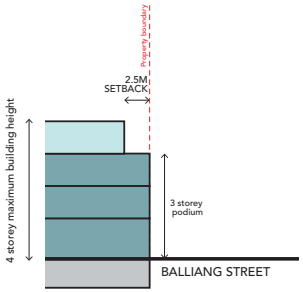


Figure 98. Guideline diagram for properties fronting Balliang Street (Section D-D)

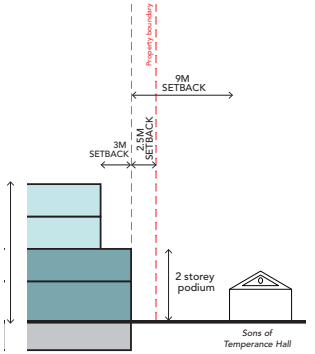
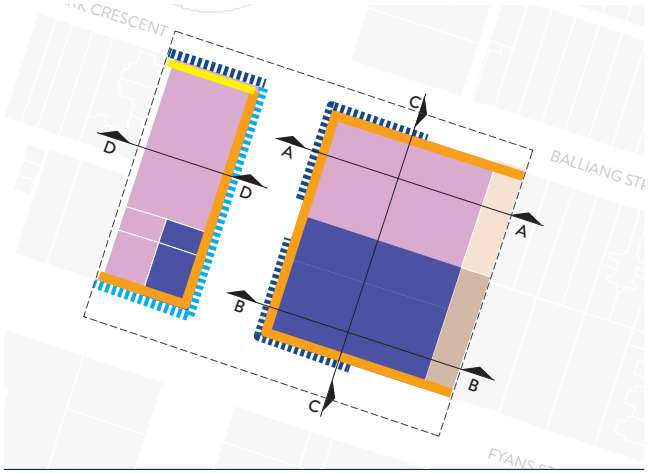


Figure 99. Guideline diagram for properties adjacent to the Sons of Temperance Hall (Section E-E)

4.4A

PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)



KEY

HEIGHTS

- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 7 storeys

STREETWALL

- 2 storeys
- 3 storeys

INTERFACE

- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 100. Precinct D building control plan

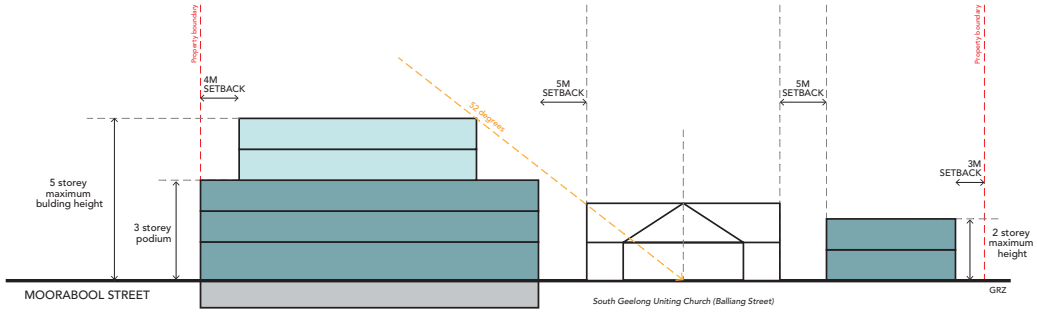


Figure 101. Precinct D Guideline diagram for properties fronting Moorabool Street, and Former South Geelong Methodist Chapel and residential interface. (Section A-A)

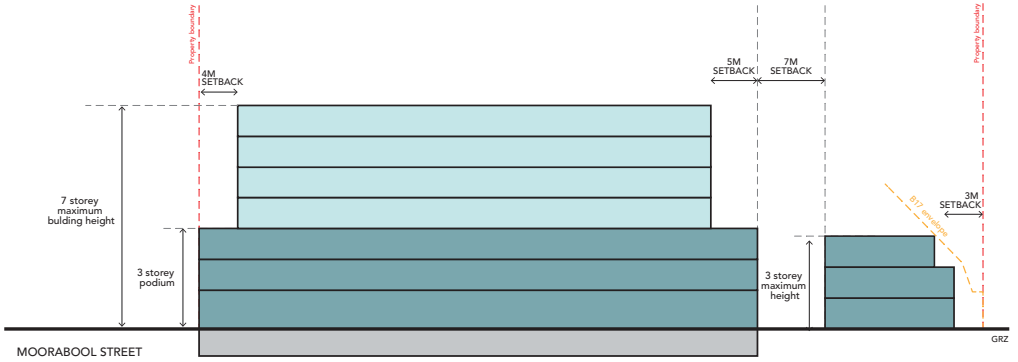


Figure 102. Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)

4.4A

PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)

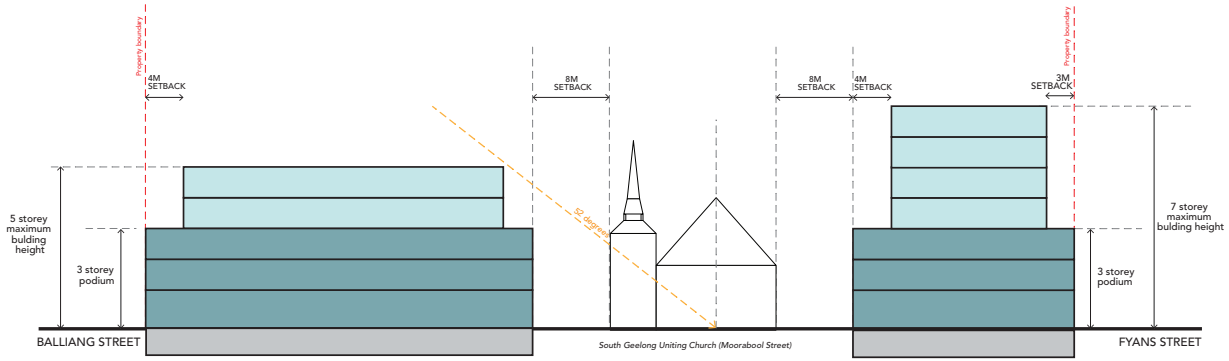


Figure 103. Precinct D Guideline diagram for properties fronting Balliang Street, interface with Former South Geelong Uniting Church and Fyans Street. (Section C -C)

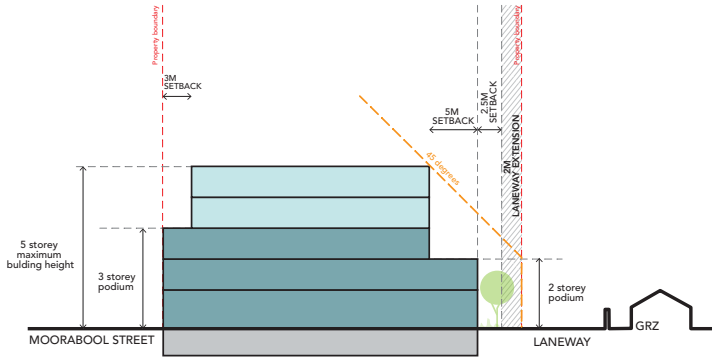


Figure 104. Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section D-D)

4.4A

SAFETY AND DESIGN

OBJECTIVES

- To minimise opportunities for anti-social behaviour.

STRATEGIES

- Ensure building entries have a 'front door address' that is visible and directly accessible from the pedestrian path.
- Ensure buildings area designed to maximise opportunities for casual surveillance of the public domain or common space.
- Ensure a high level of passive surveillance is achieved from upper levels of building adjacent to public open space including the Church plaza.
- Ensure the design of the ground floor of a building minimises the opportunity for areas where there is potential for concealment.
- Ensure new development adjoining public areas provide external lighting.

SUN ACCESS

OBJECTIVES

- To limit the deterioration of direct sunlight access to public spaces and neighbouring properties.
- To require new development to have a high level of internal solar amenity.

STRATEGIES

- The development application must demonstrate no loss of solar access to neighbouring properties between 10 and 2pm on the September equinox.
- Ensure shading devices and privacy screens do not substantially reduce the potential for daylighting or views for residents.
- Avoid extensive glazing that is unprotected from mid-summer sunlight.

BUILDING FAÇADES, ENTRANCES AND ARTICULATION

OBJECTIVES

- To ensure the design of buildings provides a high level of articulation, safe entry ways and reduces the dominance of vehicle entry ways.
- The appearance of new developments must define and enhance the public domain through design measures such as building modulation, massing, articulation and use of materials.

STRATEGIES

- Ensure new buildings are to be designed to address the street and to enhance the public domain through entrances, transparent glass, internal uses at ground level, good quality finishes and well resolved architectural design.
- Ensure building façades are articulated into smaller elements or distinctive treatments.
- Avoid extensive expanses of blank glass or solid walls.
- Encourage ground floor dwelling units facing the street and public domain to have individual entries from the street.
- Ensure all basement access entries for development are located on minor streets or at the rear of the property.
- Ensure entries to basements are minimised in size and visual impact from the public domain.
- Ensure ground floor car parking areas are internalised, such that other active uses front the street.

4.4A

GROUND FLOOR FRONTAGES

OBJECTIVES

- To provide a diverse range of ground floor frontages in appropriate locations.

STRATEGIES

- Ensure tenancies along an active frontage are diverse in size, to accommodate a range of uses including retail, cafés, restaurants, and have an average width of 5m to 8m.
- Ensure buildings setback on the ground floor, corner sites must have a ground floor level generally at footpath level, no level changes in the public realm, have consistent footpath pavement treatments and no fixed private structures
- Support active uses adjoining street corners, public plazas and around heritage buildings.

LANDSCAPING

OBJECTIVES

- To provide landscaping in appropriate locations

STRATEGIES

- Ensure that landscaping is integrated with the building layout and design, is of a high quality and appropriate to its location, and designed by a suitably qualified professional.
- Support the use of indigenous species, high quality precast concrete elements, and high-quality pavement design.
- Require new development to contribute to street tree planting adjacent to their site.

PRIVATE OPEN SPACE

OBJECTIVES

- To provide useable, easily accessible open space for each occupant.

STRATEGIES

- Ensure private open space areas have a northern aspect where practicable.
- Ensure private open space is directly accessible from the living area.
- To ensure private open space is of adequate size and dimension, to meet the accommodation needs of occupants.

4.4A

COMMUNAL OPEN SPACE

OBJECTIVES

- To provide communal open space within apartment developments to supplement private open space.

STRATEGIES

- Provide communal open space to supplement private open spaces within apartment developments
- Ensure communal open space is designed to maintain safety, amenity, privacy and sun light access to users.
- Ensure communal open space is designed to present as a private area for residents use only, include passive surveillance from adjacent internal living areas/ pathways, have a northerly aspect where possible and be separate to any public thoroughfares.

GREEN ROOFS

OBJECTIVES

- To provide green roofs on buildings in appropriate locations

STRATEGIES

- Encourage green roofs and walls to improve air quality, amenity, air temperature, building insulation and aesthetic quality of the urban environment.
- Encourage green roofs on all apartment buildings and designed by a suitably qualified person.
- Support the use of Australian native plants on green roofs.
- Ensure green roofs are located in accessible, serviceable and visible parts of the roof such as the roof of lower parts of a development with varying heights.

FENCES

OBJECTIVES

- To provide fencing in appropriate locations

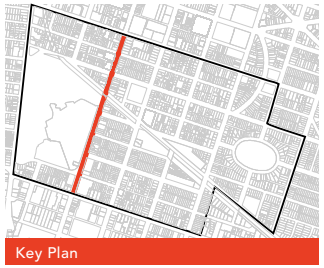
STRATEGIES

- Ensure fencing maintains passive surveillance between public and private spaces, make a positive contribution to the character of the street and where relevant to the style of the building.
- Ensure the height of a front fence does not exceed 900mm above the footpath level.
- Ensure a front fence is located the property boundary.
- Where a side or rear fence is provide it must not exceed 1800mm in height above ground level and must step down/ follow any change in level along the property boundary.
- Ensure gates do not open directly over a footpath or road.

4.5A MOORABOOL STREET REDEVELOPMENT AREA PUBLIC REALM WORKS

An integrated, staged public realm and streetscape upgrade program is proposed within the Moorabool Street development area. The first stage of work would be the Better Bikes cycle path.

MOORABOOL STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Asphalt footpaths in average condition with multiple vehicular crossing points.
- Brush Box on the eastern side of the road.
- Hoop Pine on the western side of the road (adjacent to the Stadium).
- A 30m wide road reservation.
- An established bus route.

STRATEGY PLAN

- Provide better opportunities for increased pedestrian, bicycle and public transport links.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible, in the centre median, and the road edges and footpath especially where they can support better tree growth.
- Provide quality materials in footpaths including paving and street furniture.

MOORABOOL STREET PUBLIC REALM VISION

Moorabool Street can be redeveloped as a boulevard with new trees along both sides and within a central median.

Moorabool Street will provide a separate bike path along the western edge.

A new signalised crossing at Lonsdale Street intersection will provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.

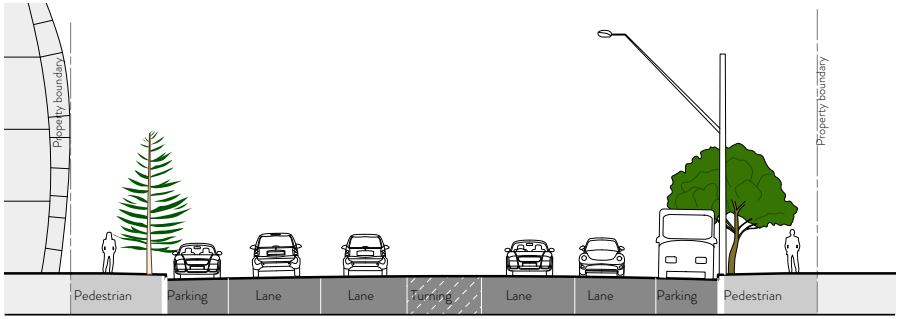


Figure 105. Moorabool Street, existing typical cross section

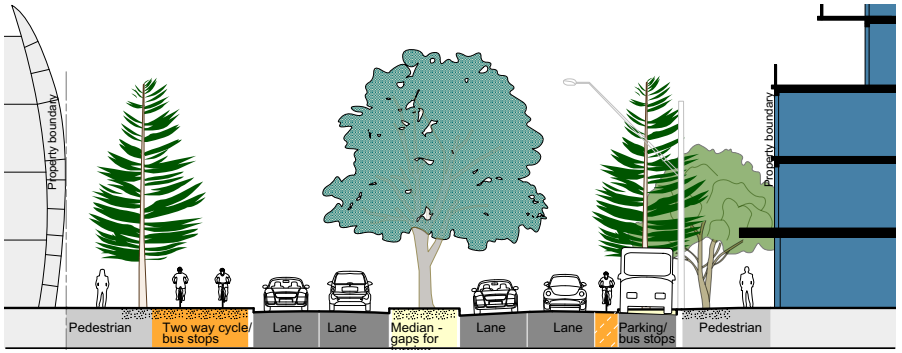


Figure 107. Moorabool Street, proposed typical cross section

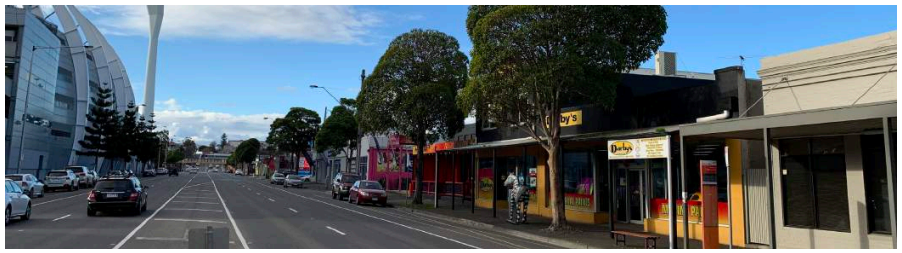


Figure 106. Looking north up Moorabool Street

4.5A

MOORABOOL STREET

Figure 108. Existing

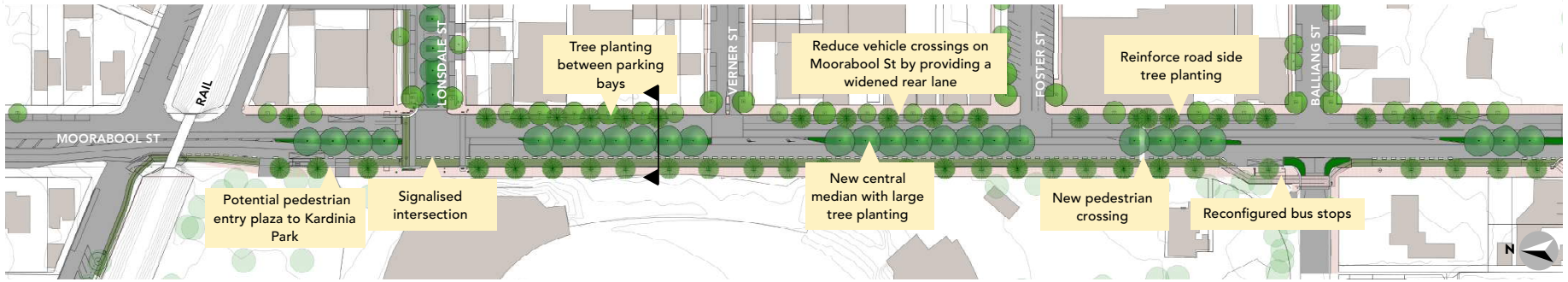


Figure 109. Proposed

MATERIALS

- Asphalt footpaths, possible feature bluestone.
- Trees within footpaths and median established within wide trenches of structural soil.
- Porous pavements for trees within footpath to support tree growth.
- Pedestrian lights within footpath zone.
- Lonsdale Street threshold crossing treatment could include asphalt flat-top with rough bluestone pitchers on edges.

TREE SPECIES

- Hoop Pine retained and reinforced on road edges.
- Queensland Brush Box retained on the east side of Moorabool Street.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

PUBLIC REALM

5.1	Public Realm Works	95
5.2	Lonsdale Street	98
5.3	Bellerine Street South	99
5.4	Bellerine Street North	101
5.5	Station Hub	102
5.6	Carr Street	103
5.7	Yarra Street	104

5.0

5.0 PUBLIC REALM

Streetscapes outside the key development areas also present opportunity to be improved as part of a staged public realm and streetscape upgrade program.

A coordinated streetscape improvement program is proposed to significantly improve the walking environment of the suburb as well as reducing the heat island effect of large expanses of bitumen.

The main intervention proposed is the introduction of a central median which will dramatically improve pedestrian and cyclist crossing experience as well as provide opportunities for centre road tree planting.

Undergrounding of power throughout the study area is recommended as funds /grants become available to improve the appearance of the study area and assist in providing a consistent canopy cover.

Key corners kerb outstands are proposed to accommodate pedestrians wanting to cross the road and provide space for local activities relating to the social or commercial potential of the corner. The kerb extension can also tame dangerous driver behaviour.

Kerb outstands can also be used mid-block at key locations such as school crossings.

A consistent, elegant and adaptable palette of planting, pavement, public furniture, pedestrian lighting is envisaged.

Council is already progressing some of these public realm upgrades through the STiLS project. These upgrades were informed by the phase 1 consultation on the UDF.

Figure 110. Example of a central median. Rathdowne Street, Carlton

Figure 111. Example of a central median with water sensitive urban design treatment, City of Sydney

Figure 112. Example of water sensitive urban design, Dandenong

113.

114.

115.

Figure 113. Example of planted central median, City of Sydney

Figure 114. Example of a raised pedestian crossing with 'rumble' pavement, Moreland

Figure 115. Example of a raised pedestrian crossing with 'rumble' pavement edges and kerb outstands. Taradale, New Zealand

5.1

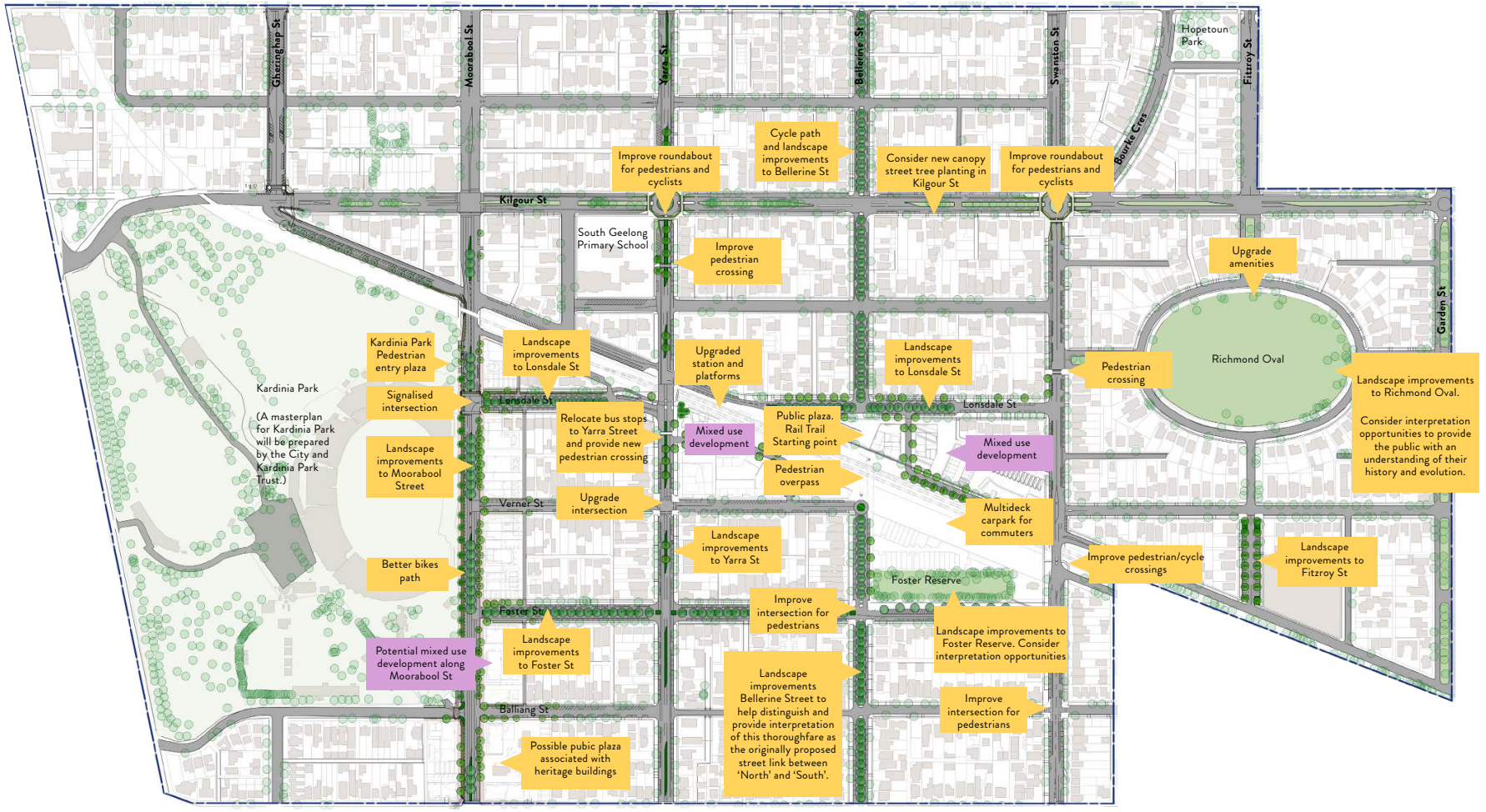
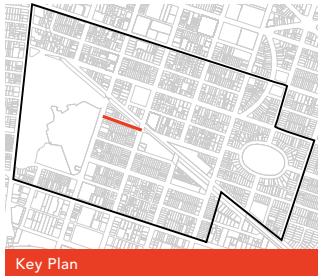


Figure 116. Public Realm Concept Plan Short - medium term scenario

5.2 LONSDALE STREET WEST



Lonsdale Street is an important link between the Station Hub Precinct and Moorabool Street Precinct/ Kardinia Park. Improvements to the pedestrian and cyclist experience between these two nodes is considered very important.

EXISTING CONDITION

This section of Lonsdale Street is between Moorabool Street and Yarra Street key features include;

- Wide asphalt carriageway in good condition.
- Two-way cycle path.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

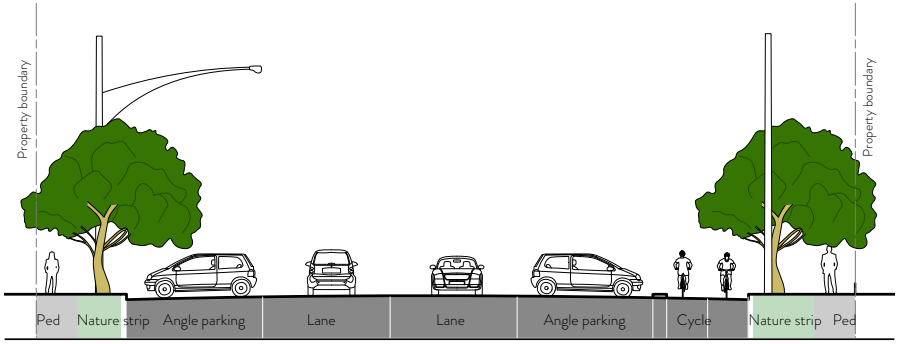


Figure 117. Lonsdale Street (West), existing typical cross section

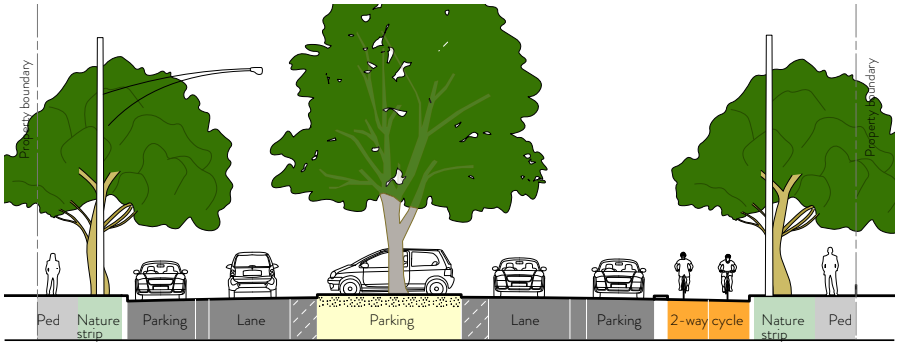


Figure 118. Lonsdale Street (West), proposed typical cross section

STRATEGY PLAN

- Provide for pedestrians, bicycles, buses and traffic.
- Provide parking to support Moorabool Street retail precinct and residents.
- Provide canopy trees.
- Reduce speed limit to 40 km/hr.
- Staged introduction of vegetated central medians is recommended. This will require careful strategy of removal of car parking generally starting furthest away from key destinations, such as commercial areas.
- Develop WSUD solutions, especially where they can help support better tree growth.

LONSDALE STREET (WEST) PUBLIC REALM VISION

Lonsdale Street West will be maintained substantially in its present form, using existing pavement, trees and drainage. The cycle way will be maintained in its current form, with improved connections proposed to Moorabool Street and the Rail Trail.

Centre of the road parking is proposed to cater for retail, residential and commuter car parking demands. Sections of car parking zone will include planted medians with large canopy trees.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

MATERIALS

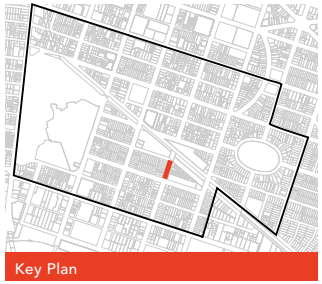
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.
- Pedestrian crossing threshold treatment could include asphalt flat top with rough bluestone pitchers.

TREE SPECIES

- Brush Box planting maintained and reinforced in northern nature strip.
- Central median species, options including; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.3 BELLERINE STREET SOUTH

BELLERINE STREET SOUTH (1)



Bellerine Street is an important historical street, being the first road connection between 'North' and 'South' Geelong. There is potential interpret this through landscape improvements along the length of this street and create a 'green' link right into the city.

EXISTING CONDITION

This section of Bellerine Street is between Verner Street and Foster Street key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

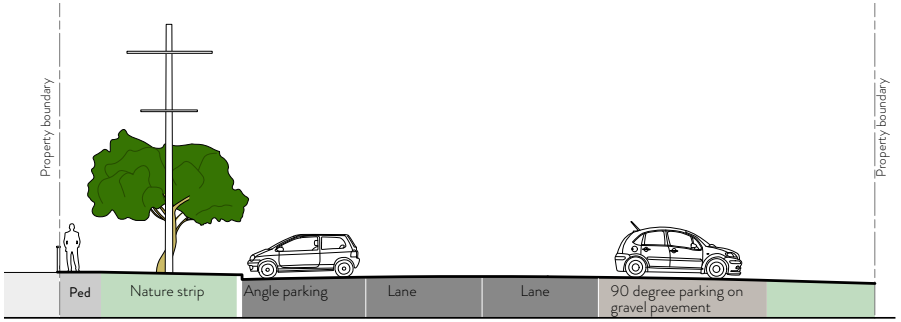


Figure 120. Bellerine Street South (1), existing typical cross section

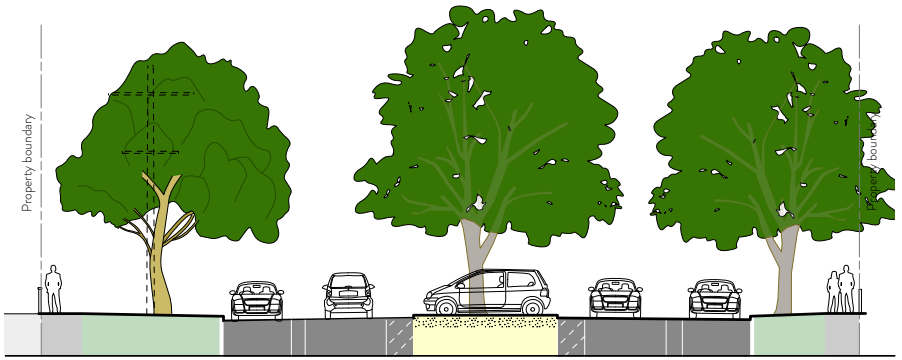


Figure 119. Bellerine Street South (1), proposed typical cross section

STRATEGY PLAN

- Develop Bellerine Street as a green link between the City and South Geelong.
- Provide for pedestrian, traffic and parking, including a pedestrian crossing over the railway lines.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

BELLERINE STREET (SOUTH -1) PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

Car parking in this section of the street will support the train station. The central road space will be reconfigured to provide a vegetated median with new canopy tree planting. Sections of centre median will allow for 90 degree car parking.

The street will be maintained substantially in its present form using existing pavement, trees and drainage. Upgrade of the eastern gravel section is required.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

MATERIALS

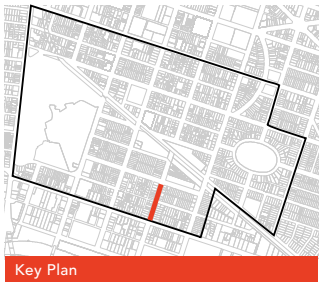
- Concrete footpaths, including a new footpath adjacent to the park.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.3 BELLERINE STREET SOUTH

BELLERINE STREET SOUTH (2)



EXISTING CONDITION

This section of Bellerine Street is between Foster Street and Fyans Street, key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

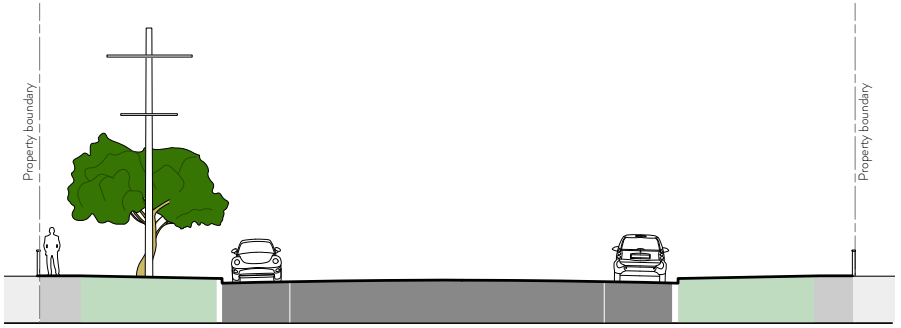


Figure 121. Bellerine Street South (2), existing typical cross section

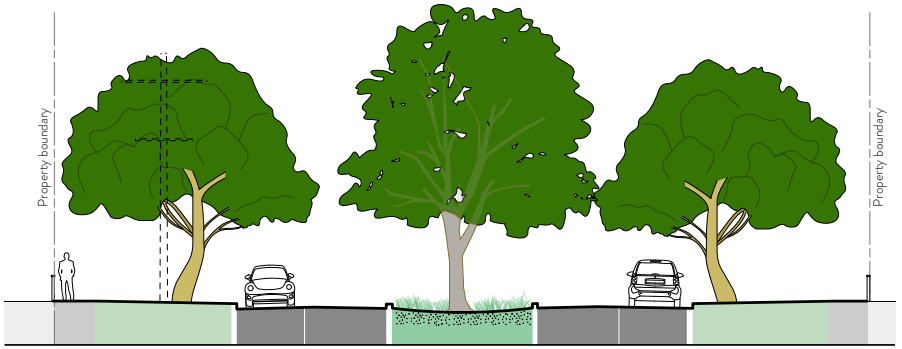


Figure 122. Bellerine Street South (2) , proposed typical cross section

STRATEGY PLAN

- Develop Bellerine Street as a green link between the 'north' and 'south' Geelong.
- Provide for pedestrian, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

BELLERINE STREET (SOUTH -2) PUBLIC REALM VISION

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconfigured to provide a vegetated median with new canopy tree planting.

Note: This section of roadway demonstrates the preferred long term condition for other streets within the study area, with no central parking and a vegetated median.

MATERIALS

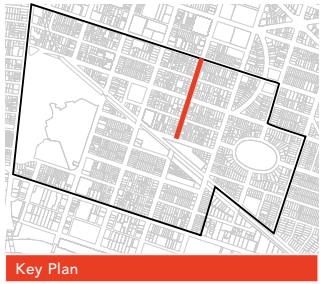
- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.4 BELLERINE STREET NORTH

BELLERINE STREET NORTH



EXISTING CONDITION

This section of Bellerine Street is from Lonsdale Street to McKillop Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box on western road edge.
- A 30m wide road reservation.

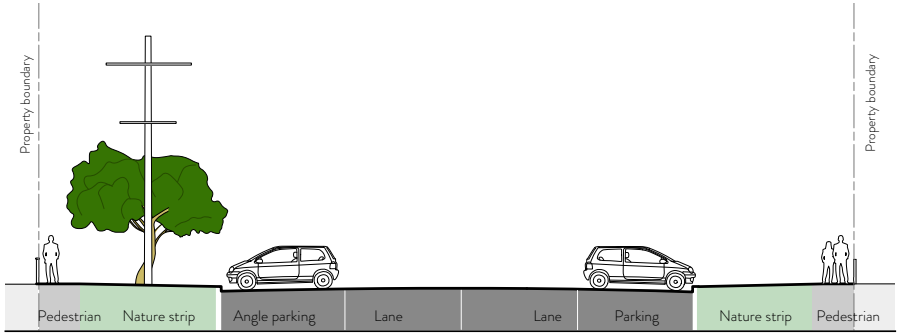


Figure 124. Bellerine Street north, existing typical cross section

STRATEGY PLAN

- Provide for pedestrian, bicycles, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature-strip especially where they can support better tree growth.
- Undergrounding of power throughout the precinct.
- Staged introduction of vegetated central medians is recommended as we shift away from private vehicles in favour of modes such as walking, cycling, street level mass transit, trains and shared vehicles. This will require a careful strategy of removal of car parking, generally starting furthest away from the train station.
- Reduce speed limit to 40 km/hr.

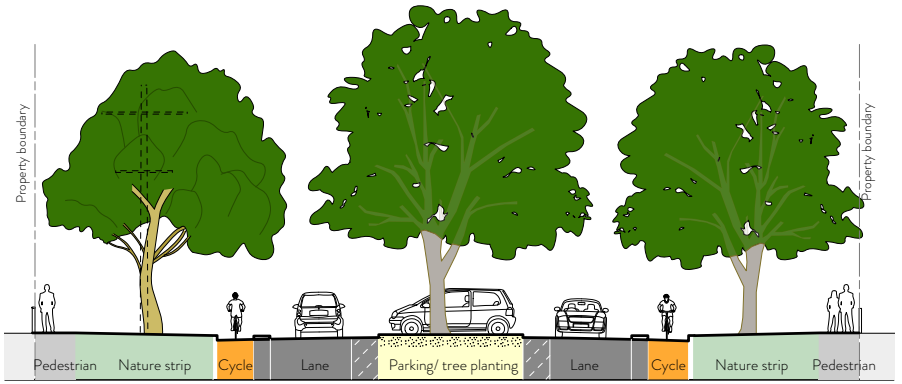


Figure 123. Bellerine Street north, proposed typical cross section

BELLERINE STREET NORTH PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage. The roadway will be reconfigured to include separated bike paths, which connect to the Station, Rail Trail and proposed pedestrian crossing over the railway.

The central road space will be reconfigured to provide a vegetated median with new canopy tree -planting. Sections of centre median will allow for 90 degree car parking.

Note: Staged removal of car parking over time and introduction of vegetated medians. Some visitor car parking will remain in Bellerine Street in the long term.

MATERIALS

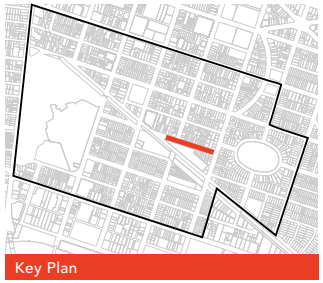
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle).

5.5 STATION HUB

STATION HUB PUBLIC REALM WORKS



An integrated, staged public realm and streetscape upgrade program is proposed within the Station Hub key development area, which utilises the wide street reserves for biodiversity, pedestrian and cycle benefits.

EXISTING CONDITION

This section of Lonsdale Street is between Swanston Street and Carr Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

Figure 125. Lonsdale Street (East), existing typical cross section

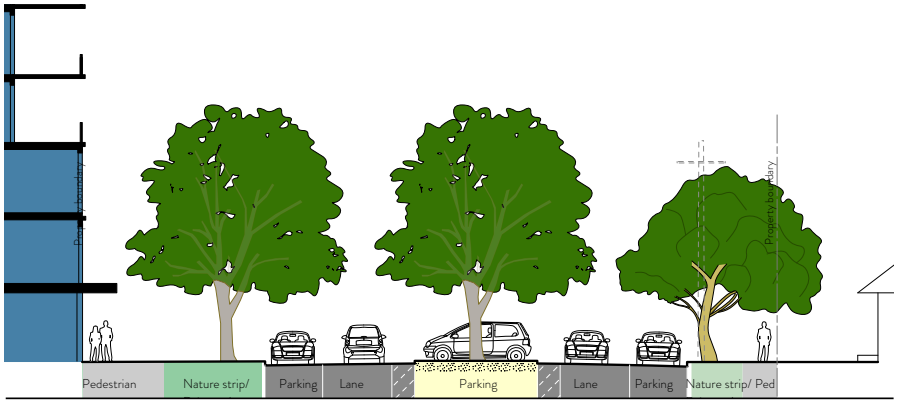


Figure 126. Lonsdale Street (East), proposed typical cross section

STRATEGY PLAN

- Provide parking for residents, short stay shopping and commuters.
- Provide canopy trees.
- Provide space for sitting, resting and meeting on the southern (sunny) side of the street.
- Develop WSUD solutions, especially where they can help support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

LONSDALE STREET (EAST) PUBLIC REALM VISION

The northern side of Lonsdale Street will be maintained substantially in its present form using existing pavement, trees and drainage. The south side will be reconstructed to included expanded footpath and nature strip which allows provision for pedestrians, new canopy trees and WSUD treatments. A combination of centre of road and kerb side parking will service both residents and commuters.

Note: Long term staged removal of centre road car parking is proposed. To be replaced with vegetated medians.

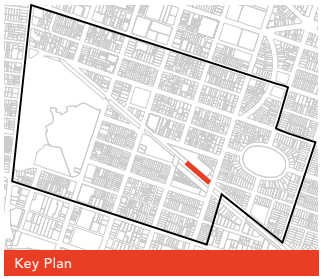
MATERIALS

- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.6 CARR STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete shared path.
- Sparing planting with inadequate scale (bottlebrush) on northern road edge.
- Sparing Brush Box planting on the southern road edge.
- A 20m wide road reservation.

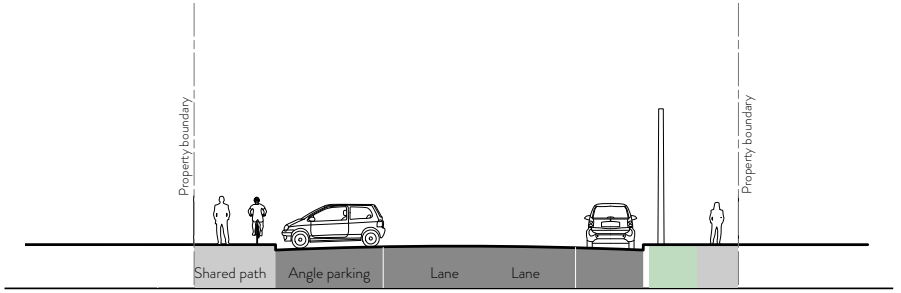


Figure 128. Carr Street, existing typical cross section

STRATEGY PLAN

- Divert Carr Street through the Barwon Water redevelopment site.
- Close a section of Carr Street to improve pedestrian connections to the station and proposed pedestrian overpass.
- Provide for one way traffic and efficient carparking.
- Improve conditions for pedestrian and cyclists.
- Develop a 'starting point' for the Rail Trail with associated infrastructure and end of trip facilities.
- Provide large canopy trees within car parking bays.
- Develop WSUD solutions where possible in the road especially where they can support better tree growth.
- Reduce speed limit to 40 km/hr.

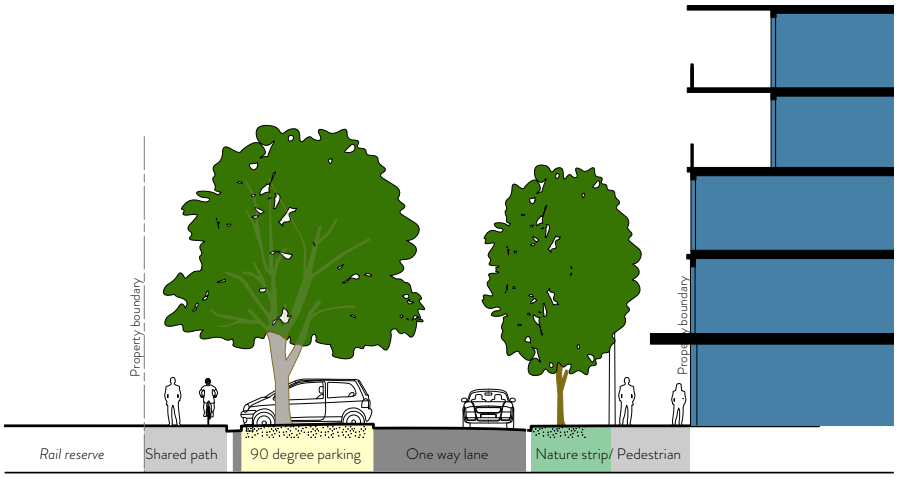


Figure 127. Carr Street, proposed typical cross section

CARR STREET PUBLIC REALM VISION

Carr Street will continue to perform its role as a parking street. It will be reconfigured to accommodate 90-degree parking and one-way traffic (entry from Swanston Street).

The northern footpath and nature strip will be expanded to provide opportunities for improved landscape and amenities associated with new residential development.

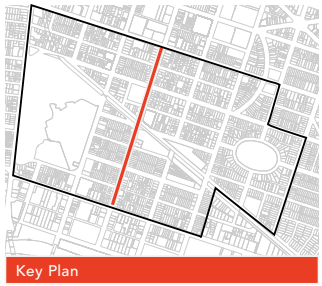
MATERIALS

- Concrete footpaths.
- Trees within median and parking bays, established within wide trenches of structural soils.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Large canopy tree planting within parking zone and nature strips. TBC Species, including large scale eucalyptus.

5.7 YARRA STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete footpaths in good condition.
- Brush Box on road edges.
- A 30m wide road reservation.

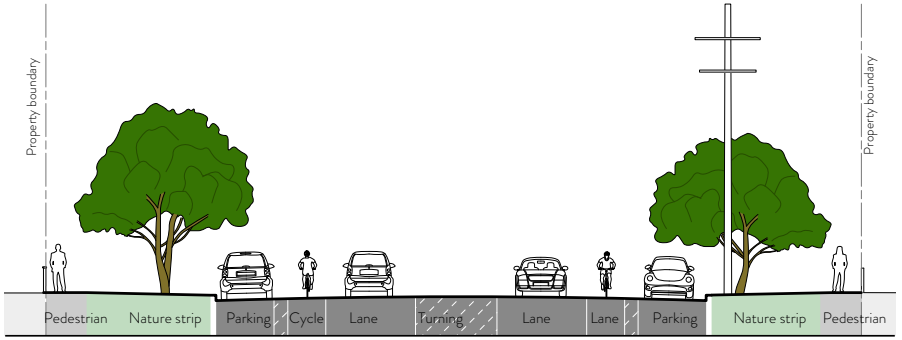


Figure 129. Yarra Street, existing typical cross section

STRATEGY PLAN

- Provide for pedestrian, bicycles and traffic.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible in the road and nature strips especially where they can support better tree growth.
- Underground power.

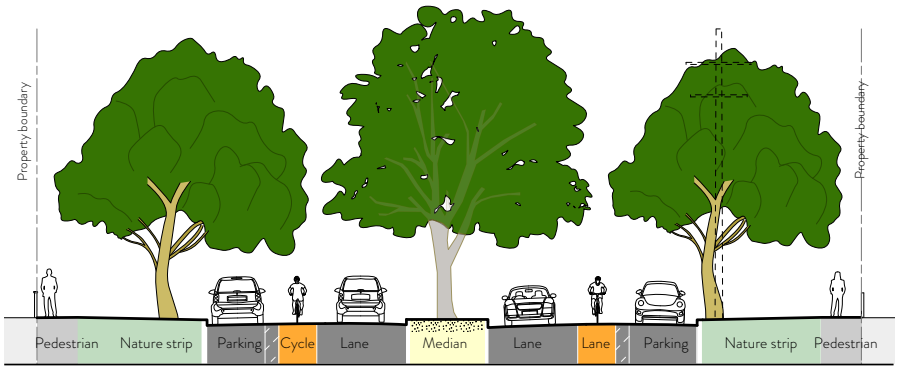


Figure 130. Yarra Street, proposed typical cross section

YARRA STREET PUBLIC REALM VISION

Yarra Street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconstructed to provide for new canopy trees and water sensitive urban design treatments.

MATERIALS

- Concrete footpaths.
- Trees within median, established within wide trenches of structural soil.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

Figure 131. Artist impression of Moorabool Street precinct looking north from Fyans Street

IMPLEMENTATION

6.0

6.0 IMPLEMENTATION

INTRODUCTION

This section provides a summary of recommendations, policies and projects that have been identified in the UDF for three identified areas including the existing residential zones (including proposed Heritage Overlay areas), Key Development Areas including Moorabool Street and the Station Precinct (including the Barwon Water Site.

For each area, the table outlines short (1-5 years), medium (5-10 years) and long (10+ years) term implementation actions to be achieved over the next 10 + years for each precinct including;South Geelong Station Hub (which also includes the Barwon Water site)

- A Framework for capital works expenditure on priority projects for the public realm. Subject to the preparation of concept plans and detailed design plans for construction. These works may be carried out according to the availability of funds.
- Changes to the Planning Scheme and Overlays have been considered that will assist in achieving the strategic and design outcomes sought for South Geelong.

CONCEPT PLANS

The analysis and consultation processes from the Draft UDF have generated specific projects to become the subject of concepts plans as part of the Urban Design Framework.

Each concept plan will need another phases of design refinement, consultation and documentation before it can be implemented. The big picture ideas within this document have been translated into specific objectives and guidelines that will be transferred into the Planning Scheme.

It is important to note that the UDF provides overarching principles and guidelines for each particular area and individual decision-making on particular sites will occur in the future via a planning permit or scheme amendment.

6.0

IMPLEMENTATION OF THE MOORABOOL STREET PRECINCT

To achieve The City's desired outcome for the Moorabool Street Precinct a number of changes to the planning controls affecting the area will be required;

The area should be rezoned to allow a mixture of commercial and residential uses to occur within the precinct.

The City will work cooperatively with the Department of Transport, Kardinia Park Trust and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements as well as social housing as identified for the precinct.

MOORABOOL STREET – IMPLEMENTATION TIMING

PROJECT	TIMEFRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Moorabool Street – Better Bikes	1-5 years	Funding has been provided for the Moorabool Street Better Bike Project.	Council - Engineering Services - Transport
Moorabool Street Beautification	5-10 years	• Detailed Design plans are required for Moorabool Street which will take into consideration the Kardinia Park Master Plan, Stage 5 redevelopment of GMHBA stadium and the Rail Duplication Project including connections to the station. • Redevelopment of Moorabool Street will be funded through a combination of Council, State and Federal Government budget bids. • Land developers on Moorabool Street should contribute to infrastructure upgrades adjacent to their property. Items such as on street car parking alterations, street trees, footpath changes, seating etc. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of sites on Moorabool Street.	Council - Strategic Planning and Urban Design
Moorabool Street rezoning and policy changes	1-5 years	• Rezone the Commercial 2 Zone to the Mixed Use Zone • Introduce a new local planning policy for the UDF which includes preferred land use and built form outcomes for Moorabool Street. • Amend Clause 2 16.02-1L - Increase Housing Diversity Areas, to identify the Moorabool Street as a Key Development area.	Council - Strategic Planning and Strategic Implementation
Overlay Changes - New Design and Development Overlay (DDO)	1-5 years	• Apply a DDO to the Moorabool Street Precinct. The DDO should implement design principles from the UDF relating to built form controls, building height, setbacks, widening of the lane way, protection of heritage buildings and the residential interface, separation between buildings, vehicle and pedestrian access, noise attenuation, WSUD and ESD requirements.	Council - Strategic Planning and Strategic Implementation
Moorabool Street Laneway - Public Acquisition Overlay (PAO)	When Required	• Apply a 2m wide PAO to the rear of the properties fronting Moorabool Street to facilitate the widening on the existing rear lane way to cater for deliveries and vehicle parking and movements. • Overtime the number of vehicle crossings on Moorabool Street should be reduced.	Council - Strategic Planning and Strategic Implementation
Environmental Audit Overlay	1-5 years	Apply an Environmental Audit Overlay to land in Moorabool Street in accordance with Planning Practice Note 30 - Potentially Contaminated Land	Council - Strategic Planning and Strategic Implementation
Social Housing	1-5 years	Developer lead social housing contributions should be included within the planning scheme. Council will need to liaise with the State Government to determine the most appropriate mechanism to deliver social housing outcomes.	Council - Strategic Planning and Strategic Implementation

6.0

IMPLEMENTATION OF THE SOUTH GEELONG STATION HUB KEY DEVELOPMENT AREA

The City will work cooperatively with Barwon Water, the Department of Transport and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements identified for the precinct as well a social housing outcomes.

The partial closure of Carr Street should be facilitated as part of the station and Barwon Water site redevelopments.

Plan for the staging of development and delivery of public infrastructure upgrades by different stakeholders as funds become available.

Future development of Carr and Lonsdale Streets and the Barwon Water Site should take into consideration the South Geelong Station upgrade. Public realm, building design and changes to streets should compliment the station design through the use of similar materials, finishes and plantings.

6.0

STATION HUB - IMPLEMENTATION TIMING

PROJECT	TIME-FRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Barwon Water Site rezoning	1-5 years	• The site is currently within the Public Use Zone – Schedule 1 and will need to be rezoned prior to being re-developed. The site should be rezoned to a Mixed Use Zone to facilitate high density housing and a mix of commercial uses which can service the surrounding community. • Apply a Design and Development Overlay to facilitate built form outcomes consistent with the objectives and strategies contained in the UDF, which would include: _ Guidelines around built form outcomes including acoustic measures, materiality, and expected heights which should include a preferred height of 6 storeys at the western portion of the Barwon Water site _ Requirement to deliver public spaces and infrastructure/improvements to the public realm adjacent to the site. _ High quality urban design outcomes, transit oriented development with opportunities to reduce car parking requirements if appropriately justified • Barwon Water have been working with the EPA to resolve contamination issues on their site. If this matter is not resolved prior to the land being rezoned an Environmental Audit Overlay should be applied to the land.	Council - Strategic Implementation and Barwon Water
Future Road Through Barwon Water Site	5-10 years	• The UDF identifies an opportunity to divert Carr Street through the easement on the Barwon Water site. Detailed design and costings, including intersection changes required at Bellerine Street and reinstatement of infrastructure associated with the station plaza area will need to be prepared to understand the viability of delivering this option. This option proposes the best long term development strategy for the northern side of the station hub. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of the site.	Council and Barwon Water
Station land redevelopment and multi-deck car park	10 + years	• RPV have indicated there are no current plans to redevelop the Station Car Park. The redevelopment of the car parking area would be a long term plan for the precinct. A local planning policy should reflect the long term objectives and strategies for the station hub precinct. • Investigate opportunities with RPV, Barwon Water and Council for a shared car parking outcome for the station precinct. The multi deck car park could be brought forward or completed in stages, as demand for car parking changes. Further investigation into whether the multi deck car park could be shared with the future development of the Barwon Water site should be undertaken.	Council, State Government and Barwon Water
Pedestrian Bridge Over Railway line	10+ years	• The UDF identifies an opportunity to construct a pedestrian bridge over the railway line (linking Bellerine Street). This bridge would be a long term opportunity and could be delivered by the developer of the Barwon Water Site or local or state government. This bridge could help facilitate a shared precinct wide car parking and land use outcome should the multi deck car park be developed.	Developer or Council
South Geelong Street Safety upgrades (STilS)	1-5 years	• Funding has been granted for this project and the majority of safety upgrades are now complete.	Council - Engineering Services
Carr Street Changes and Public Realm	1-5 years	• To be delivered as part of the Rail Duplication project. • If changes are required to Carr Street as a result of development on the Barwon Water site, they will be completed at the time the site is developed. This could be determined through the planning permit stage.	State Government, Council and Barwon Water
Beautification of Streets surrounding the station, including Lonsdale Street	5-10 years	• The rail duplication project will deliver on partial upgrades to the western end of Lonsdale Street. • Development of the Barwon Water site should contribute to upgrades to Lonsdale Street adjacent to their site consistent with the UDF. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contributions associated with delivering changes to eastern end of Lonsdale Street. • Council will need to seek funding through Council budget bids as well as State and Federal Government funding opportunities to complete the balance of the streets.	Council - Engineering Services Barwon Water
Revise the IHDA mapping and policy to include the Barwon Water site and Train Station as a Key Development Area	1-5 years	• Amend Clause 16.02-1L - Increases Housing Diversity Areas, to identify the South Geelong Station Hub and the Barwon Water Site as a Key Development area.	Council - Strategic Planning and Strategic Implementation
173 Agreements, Social Housing other Overlays	1-5 years	• To capture upgrades to key pedestrian routes, possible closure of Carr Street, areas of public open space, changes to and reinstatement of infrastructure etc These changes would be negotiated as part of a planning permit process. • Incorporate staging for the Barwon Water Site, including what infrastructure improvements are to be delivered in which stage. • Investiagte with assistance from the State Government a requirement to provide social and affordable housing within the development.	Council - Strategic Planning and Engineering Services Barwon Water

6.0

CHANGES TO RESIDENTIAL ZONES

The community have indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area. To balance the desire to protect character while still encouraging higher density housing growth it is proposed to rezone the area to reflect the different scales of development identified in the South Geelong Capacity and Change Areas Review and Heritage Study.

The subdivision pattern within South Geelong which includes rear laneways, provides opportunities for development at the rear of properties within minimal impact on streetscapes within the heritage precinct. There are also opportunities for new housing on sites with non-contributory buildings.

The Richmond Crescent area, has been identified for incremental change, upon further review of this area it is recommended that the area be rezoned from a Neighbourhood Residential to General Residential Zone to better reflect the preferred growth outcomes for this area.

CHANGES TO RESIDENTIAL ZONES

PROJECT	TIMEFRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Apply a Heritage Overlay to properties identified within the Heritage Study.	1-5 years	• Introduce Heritage Overlay to areas identified within Heritage Study outlined within this report. This process will be subject to a Planning Scheme Amendment and further consultation with landowners. The process will identify the key heritage features of each dwelling and recommended heritage listing (B,C,D, non-contributory) • Review existing HO 1641 as it relates to corner shops, to provide opportunity for these buildings to be reused for a mixture of residential and commercial purposes which would provide services to the local community.	Council - Strategic Planning and Strategic Implementation
Changes to zones and schedules to reflect significant neighborhood character elements as outlined within the Capacity and Change Area review	1-5 years	• Prepare a new local policy for the UDF, the policy should protect significant elements identified as part of the Capacity and Change Area Review. • Retain the use of the General Residential Zone for Minimal change areas. This use of this zone will balance the need to support housing growth around the South Geelong Train station while still protecting heritage character. • Rezone land in the Incremental Change Areas to General Residential Zone. • Rezone land in the Substantial Change Area to a Residential Growth Zone.	Council - Strategic Planning and Strategic Implementation
Changes to policy	1-5 years	• Amend Clause 16.02-1L Increased Housing Diversity Area to include the substantial change areas as an increase housing diversity area. • Update the planning scheme where relevant to reflect the objectives and stratergies contained within the UDF.	Council - Strategic Planning and Strategic Implementation
Richmond Crescent Area	1-5 years	• Rezone land around Richmond Crescent from the Neighbourhood Residential Zone to the General Residential Zone. The Capacity and Change area review identified that this area could accommodate a moderate level of change and is within 800m of the train station as sites in this location did not present cohesive character attributes. The use of General Residential Zone will support additional housing outcomes close to the train station.	Council - Strategic Planning and Strategic Implementation

—

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

100 Brougham Street
Geelong VIC 3220
8.00am - 5.00pm

© City of Greater Geelong 2019

LATEST NEWS:

@CityofGreaterGeelong
@GreaterGeelong
@CityofGreaterGeelong
CityofGreaterGeelong

CITY OF GREATER GEELONG

2.4. Draft Community Safety Framework

Source: **Community Life**
Director: **Robyn Stevens**

Purpose

1. For Council to endorse the release of the Draft Community Safety Framework (Draft Framework) for community engagement over a four-week period.

Background

2. Our Community Plan 2020-2025 identifies partnering with key stakeholders and community safety networks to develop a community safety framework.

3. The community and key agencies were engaged to identify what community safety means to them and to describe community safety for the City. The consultation worked to identify what characteristics of places and spaces make community members feel safe and unsafe. This also allowed the opportunity for the City to understand areas of concern relating to community safety.

4. Through the development of the Draft Framework, a need was found to establish an operational definition of community safety for the City and clearly articulate the role of the City and partner agencies.

Key Matters

5. Community safety is a key driver to achieving inclusion and social connectedness. The Draft Framework builds on the City's previous Community Safety Statement and works to further embed community safety practices within project scope and development.

6. The Draft Framework proposes for the City to adopt the Pan Pacific Community Safety Network definition of community safety as outlined in the attachment.

7. The Draft Framework will outline the City's role in community safety and links to relevant authorities; increase understanding of community safety responsibilities of the City; increase awareness of reporting mechanisms to both the City and relevant authorities and support the community to take responsibility for their own sense of safety.

RESOLUTION - Item 2.4

Cr Mansfield moved, Cr Moloney seconded -

That Council endorse community engagement for the Draft Community Safety Framework for a period of four weeks.

Cr Kontelj left the meeting room at 10.09pm

Cr Kontelj re-entered the meeting room at 10.12pm

Carried

Financial Sustainability

8. The implementation of the framework will be funded through existing operational budgets. Larger projects may be scoped for possible external funding opportunities and/or business cases for an internal budget bid.

Community Engagement

9. The Draft Framework was developed based on community consultation through the City of Greater Geelong's Have Your Say page which was open for 36 days and promoted through social media along with various media channels. Officers presented to the Ageing Well and Youth Council Advisory Committees.

10. Staff from across the City were directly engaged to provide their experience and feedback. Consultation was also undertaken with Victoria Police and the Department of Justice and Community Safety.

Social Equity and Sustainability

11. While community safety underpins overall community resilience and connectivity, for priority populations there is often a gap in the provision of safe, accessible, and well-maintained amenities which are provided by the City and reinforce the achievement of community safety.

12. Community safety projects will embed the social equity principles to ensure that priority groups are included in the process and implementation of projects while supporting community members to feel empowered to take responsibility for their own sense of safety and improving health and wellbeing outcomes.

13. Throughout the development of the Draft Framework, officers have worked to scope engagement opportunities that allow all members of the community to participate in the project.

Relevant Law/Policy/Legal Implications

14. An extensive range of relevant legislation and policies informed the Draft Framework including:

    14.1. *Local Government Act 2020;*

    14.2. *Greater Geelong City Council – General Local Law 2005;*

    14.3. *Emergency Management Act 1986;*

    14.4. *Public Health and Wellbeing Act 2008;*

    14.5. *Disability Discrimination Act 1992;*

    14.6. *Planning and Environment Act 1987; and*

    14.7. *Environment Protection Act 1970.*

Alignment to Community Plan and Vision

15. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

16. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
People feel safe wherever they are.

Conflict of Interest

17. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

18. There is minimal risk associated with adopting this framework. The framework helps guide our work and delivery of programs, policies and services. It is through these program responses that any risks are identified and addressed.

Environmental Sustainability

19. This framework considers sustainability through the key priority area of community wellbeing and social equity. It aims to ensure equitable and inclusion to City services facilities, work with others to achieve better health outcomes for community and harness community knowledge to drive sustainable change.

Attachments

1. Draft Community Safety Framework 2022-26 [**2.4.1** - 17 pages]

THE CITY OF
GREATER GEELONG

DRAFT COMMUNITY SAFETY FRAMEWORK

2022-26

CITY OF GREATER GEELONG

Contents

Acknowledgement of Country **3**

Mayor's Message **4**

Executive summary **5**

Our community **6**

Background **7**

Community sentiment 7

Community safety and links to our strategies 7

Understanding community safety **9**

Guiding principles **10**

Community safety is everyone's responsibility – everyone has a role to play **11**

The role of the City of Greater Geelong in community safety 11

Role of Victoria Police (www.police.vic.gov.au) 11

Role of the community in community safety (including business and community groups) 11

The role of Federal and State Governments 12

Our strategic documents **13**

Programs, services and actions that promote community safety **14**

Developing individual and community responsibility 14

Connecting people in community life through supporting and delivering programs 14

Planning, building and maintaining safe community places and environments 14

Partnering with other community safety organisations and groups 14

Managing risks and minimising hazard in the community 14

Appendix 1: Community engagement summary **15**

DRAFT

Acknowledgement of Country

We acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways & Skies. We pay our respects to their Elders, past and present. We acknowledge all Aboriginal and Torres Strait Islander people who are a part of our Greater Geelong community today.

Acknowledgement of Country in Wadawurrung language: We acknowledge the Wadawurrung People as the Traditional Owners of the land, water, and sky. We pay our respects to their Elders of the Past, Present, and those Emerging. Wadawurrung Dja muyni Djilang wurdi-karrong. Nganyakii-beek wurdi Wadawurrung gerrupa-tjarra-dja Wadawurrung kinkinbil beek wurdi getjawil detetj-gupmabul mooroop-a. The City of Geelong is part of Wadawurrung Country. A small part of land that's connected to the larger Country of Wadawurrung We acknowledge the Wadawurrung People and the spiritual connection they share with the lands.

SUPPORT FOR THE ULURU STATEMENT FROM THE HEART

We have proudly pledged our support for the Uluru Statement from the Heart outlining the reforms – Voice, Treaty, Truth. The Statement calls to enshrine a First Nations voice in the Australian constitution and to establish a Makarrata Commission to supervise a process for both agreement making between governments and First Nations People, and historical truth-telling. This provides a path forward as identified by Aboriginal and Torres Strait Islander People for their own self-determination, and true reconciliation in accordance with the United Nations Declaration on the Rights of Indigenous Peoples

DRAFT

Mayor's Message

Everyone in Greater Geelong has the right to feel safe, no matter their postcode, and should be able to move around freely.

The term 'safety' means different things for different people.

Being confident to exercise outdoors at any time of the day, feeling safe at home and going about our everyday business without a thought are all priorities.

Proactive community safety measures are an important part in helping community members feel at ease when using public open space.

Feeling secure in our physical environment is just as significant, such as fire safety, spaces being free from tripping hazards and having accessible buildings for people with a lived experience of disability.

Having a sense of belonging and empowerment also play a role.

When people are connected to their community and surroundings, feel they're treated with respect and can have important conversations, their overall health improves.

Council's work is informed by the aspiration for a happier, healthier and more engaged community through Our Community Plan 2021-2025 and the community-led Clever and Creative vision.

We are taking a holistic approach through this Community Safety Framework by including the responsibilities of not only the City of Greater Geelong, but external partners and the broader community to build a safer Geelong region together.

The framework assists us in supporting the community to feel empowered when it comes to their sense of safety and provides a clear definition of community safety for both the organisation and wider community.

We want our residents and visitors to enjoy everything Greater Geelong has to offer and to live full and healthy lives.

Cr Peter Murrihy
MAYOR
City of Greater Geelong

DRAFT

Executive summary

The City of Greater Geelong recognises that community safety is a very important part of everyday life for all community members and visitors. The feedback gathered in community consultations have reflected diversity in the definition of community safety and the nature of community expectation about safety in Greater Geelong.

We are committed to working with key stakeholders to ensure Greater Geelong is a place where residents and visitors feel safe to enjoy the full benefits of the region. We have adopted a holistic approach to community safety, encouraging community connection to places and people to ensure a safer Geelong for residents and visitors.

The City has more than 100 functions throughout many departments. Collectively, there are a large proportion of these undertaking community safety measures daily. From Parks and Gardens ensuring public spaces are maintained and kept neat and tidy, and planners when looking at new developments, to liquor licensing assessments and animal management. Many aspects of our work link to enhance positive perceptions of safety in our places and spaces.

The purpose of the Community Safety Framework is to outline a shared understanding of community safety and the role of stakeholders in shaping a safer community. The Community Safety Framework identifies the roles and responsibilities of the City in relation to safety, acknowledging the more connected a person is to their local community the safer they feel.

This framework includes guiding principles around the following:

- Social Equity
- Gender Equity
- Evidence Based Perspective
- Crime Prevention Through Environmental Design (CPTED)/Safe design principles
- Occupational Health and Safety
- Community Engagement
- Proactive measures

Framework aim

Local government is often at the forefront of the community's mind when it comes to crime prevention. A key to preventing crime is empowering the community and providing the tools for communities and individuals to take responsibility for their own sense of safety. our actions should focus on reducing and preventing injury and violence, but also pro-active community safety measures, because crime prevention happen when there is increased well-being through strong, cohesive, vibrant and participatory communities.

DRAFT

"The risk of becoming involved in crime or being victimised is greater in those communities that experience high levels of social exclusion or lack of social cohesion." (National Crime Prevention Framework, 2012)

Our community

Located 75 kilometres south-west of Melbourne, the municipality covers an area of 1,252 km^2, comprising suburban, coastal and country areas. Greater Geelong is bound by the Moorabool Shire in the north, Wyndham City Council and the Borough of Queenscliffe in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait in the south.

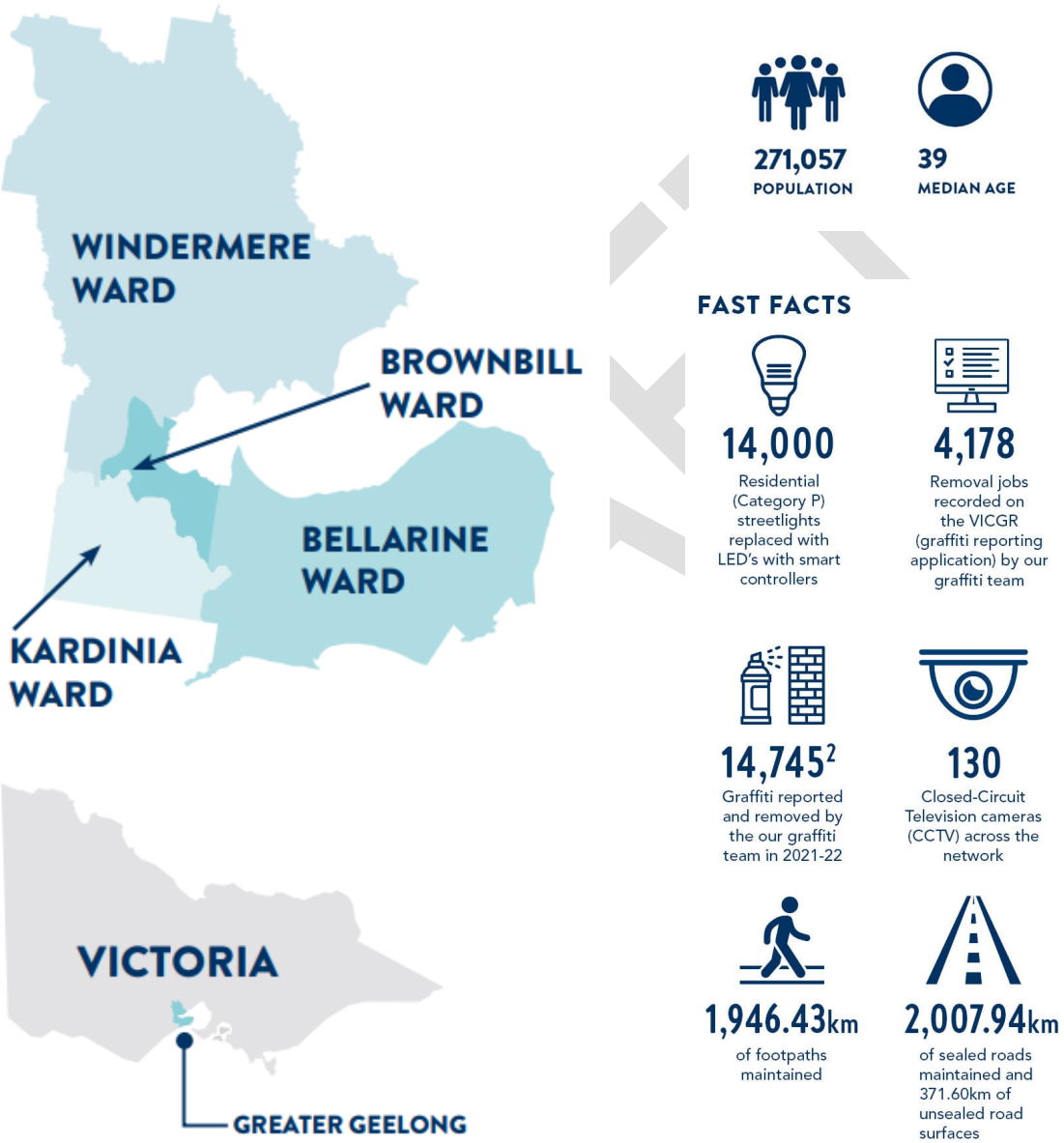


Figure 1: The City of Greater Geelong ward map and context map

Background

COMMUNITY SENTIMENT

We track feelings of safety in the Geelong community through the Geelong Preventative Health Survey which is undertaken every four years.

Since 2017, more Geelong residents report always feeling safe, from 53.8 per cent in 2017 to 61 per cent in 2021. In 2021 we also saw a decrease in those who never feel safe going down by 0.3 per cent, with 1 per cent of those surveyed never feeling safe. This indicator provides important data to support this framework.

Geelong Preventative Health Survey

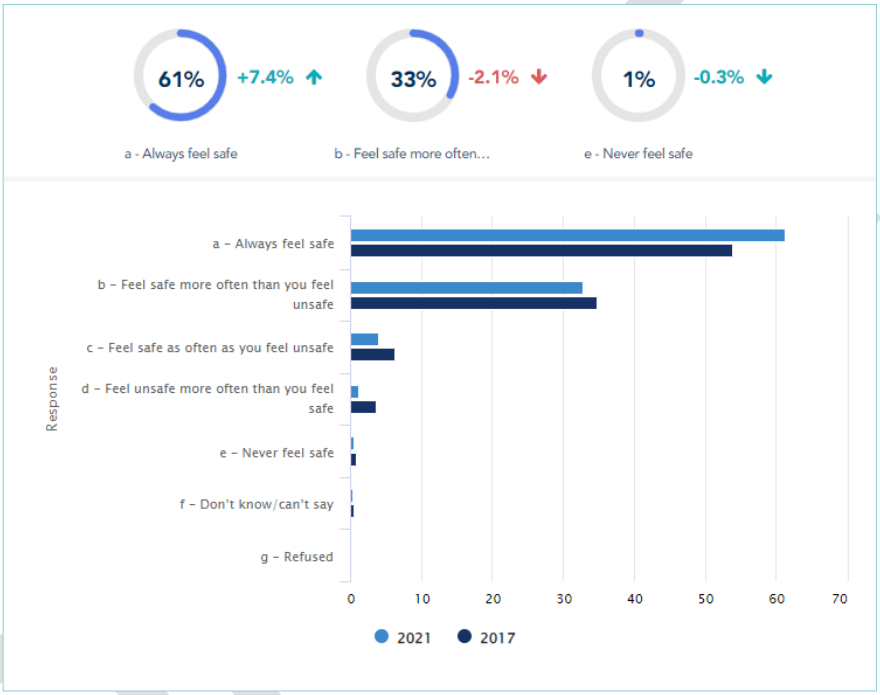


Figure 2: Geelong Preventative Health Survey 2021

COMMUNITY SAFETY AND LINKS TO OUR STRATEGIES

We recognise that community safety is a very important part of everyday life for all community members and visitors. Community consultations have reflected the diversity and holistic nature of community safety in Greater Geelong.

The City's Clever and Creative vision is:

"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."

One of the nine community aspirations identified is:

- People feel safe wherever they are.

We are working towards the vision through the development and implementation of *Our Community Plan 2021-25*.

As outlined in the *Our Community Plan 2021-25* one of the strategic directions is a healthy, caring and inclusive community. Our role is to:

- Plan communities that support healthy lifestyles.
- Deliver services to the community.
- Support community groups and local organisations.
- Promote healthy lifestyles and social equity.
- Collaborate with local, state and federal government.

One of the desired outcomes of this strategic direction is that our community feels welcome, safe, and connected. This document fulfils one of the actions for 2021-22 which was to partner with key stakeholders and community safety networks to develop a community safety framework.

This framework outlines a clear understanding of community safety and our role in contributing to a safe community, enabling all areas of the organisation to work together towards a common goal.

DRAFT

Understanding community safety

For the purpose of this framework and guidance for future projects and initiatives, we will follow the Pan Pacific Community Safety definition as it best reflects internal and external consultation.

"A safe community is a place that is attractive to live, work and visit. A safe community is a liveable community, where people can go about their daily activities in an environment without fear, risk of harm or injury. Perceptions of community safety, real or perceived, impact on the way people feel and interact in their community. Community safety is not only about reducing and preventing injury and violence. It is about increasing well-being through building strong, cohesive, vibrant, participatory communities." (Pan Pacific Community Safety Network)

Community safety is up to everyone, we all have a role to play in creating a healthy, safe and vibrant community.

Everybody deserves the right to feel safe. It is acknowledged that different circumstances can lead an individual to experience unsafe situations throughout their life due to several factors.

Due to experience and perceptions the term 'community safety' can mean a variety of different things to individuals. This can include falls or swimming safety, to more fundamental crime prevention measures of feeling you are at risk of being a victim of crime.

The diversity of definitions of community safety was demonstrated through our community consultation (March 2022) when asked "What does community safety mean to you?"

"Safety is when people in the community are able to feel at ease when being in public, have access to assistance easily when they need help and being able to feel safe when using public property such as playgrounds, walk paths and bus stops."

"All people feeling safe in their homes, neighbourhoods and when moving about in the community at all times - day or night."

"Community safety for me means the ability to freely and safely go wherever I need to without feeling threatened or having to adapt what I am doing to protect myself from others."

"That people don't have to think twice about enjoying public spaces, regardless of time of day. And feel safe in all parts of their community. Also that they can safely access community spaces and facilities, and get around the community safely, regardless of age or ability (i.e. footpaths to increase safe travel options for kids, people with disabilities etc. particularly near busy roads)."

"Being able to feel safe while performing my normal daily activities."

"Everyone feeling safe to be out and about in our beautiful city, using the local facilities or visiting local places of scenery and beauty."

"Being able to go about my day without being fearful. For my family and i to interact with and be active in our local community during the day and at night. Having the facilities that provide a safe environment - e.g. even footpaths, lighting, play equipment in good working order, safe roads (no potholes), walking tracks free from debris, fire safety (long grass mowed), etc."

"I understand that community safety is how we maintain a safe environment for all ages if the community. This includes in road safety, parks, commercial areas and residential areas."

"Easy access to help in an emergency in regards to health services, storm /flood, safe roads, especially in relation to damage, like potholes, trees over roads etc"

DRAFT

Guiding principles

For all programs, projects and initiatives relating to community safety we will aim to ensure the following principles are incorporated:

Social Equity

- Ensure the social equity enablers of fairness, access, voice, participation, inclusion and empowerment are captured within our work.

Gender Equity (legislated)

- Undertake a Gender Impact Analysis (GIA) as required under the Gender Equality Act.

Proactive measures

- Aim to implement a preventative approach where appropriate.

Evidence Based Perspective

- Aim to incorporate an evidence-based perspective where appropriate.
- Work to build a more comprehensive evidence base for projects relating to community safety.

Crime Prevention Through Environmental Design (CPTED)/Safe Design

- Ensure we are adhering to safe design guidelines in project scope and development.

Community Engagement (legislated)

- Participants taking part in community engagement are entitled to reasonable support to enable meaningful and informed engagement.

Occupational Health and Safety (legislated)

- Adhere to OH&S principles and regulations within our work.

DRAFT

Community safety is everyone's responsibility – everyone has a role to play

The role of the City of Greater Geelong in community safety

We accept the role of supporting safe community participation and access to places, services and opportunities by:

- Connecting people in community life through supporting and delivering programs.
- Planning, building and maintaining safe community places and environments.
- Partnering with other community safety organisations and groups.
- Managing risks and minimising hazards in the community.
- Actively participating in a range of internal and external networks relating to community safety.
- Working in collaboration to achieve an integrated approach to community safety.
- Collectively prioritising issues.
- Utilising evidence-based perspectives.
- Developing and supporting internal communications for the reporting of and response to community safety.
- Working with Federal and State Government on programs and advocating and applying for funding opportunities.
- Developing individual and community responsibility.

Role of Victoria Police (www.police.vic.gov.au)

- Responding to calls for assistance in matters of personal and public safety, emergencies and serious incidents.
- Preventing crime through a range of proactive community safety programs.
- Detecting and investigating offences and bringing to justice those responsible for committing them.
- Supporting the judicial process to achieve efficient and effective court case management, providing safe custody for alleged offenders, supporting victims and ensuring fair and equitable treatment of victims and offenders.
- Promoting safe road-user behaviour.
- Victoria Police operates under the *Victoria Police Act 2013.*

Role of the community in community safety (including business and community groups)

- When you see something concerning, report it to the relevant authority.
- Even if you're not sure or only have a couple of details, still report it.
- Report damage of City assets, parks, public toilets, lights to the City of Greater Geelong.
- Engage in discussions and programs aimed at achieving community safety.

DRAFT

The role of Federal and State Governments

Federal and State governments play an integral role in community safety through a number of functions, departments and the administering of partnership and grant opportunities. These include:

- Law enforcement; State and Federal Policing, border control, management of the court systems.
- Emergency Management.
- Transport.
- Roads, Utilities (electricity, water, gas), telecommunications.
- Land Planning and Development.
- Both levels of government have similar responsibilities to Local Government in enhancing community inclusion and engagement.

Community safety is up to everyone, we all have a role to play in creating a healthy, safe and vibrant community.

DRAFT

Our strategic documents

The City has also developed detailed policies and strategies that contribute to community safety. Whole-of-organisation statements include:

- *Our Community Plan 2021-25*
- City of Greater Geelong Municipal Strategic Statement
- *Greater Geelong - A Clever and Creative Future*
- *BaGurrk – Gender Equity Framework*
- *Social Equity Framework 2022-25*
- Community Engagement Policy
- *Access and Inclusion Plan 2018-22*
- *Social Infrastructure Plan Generation One 2020-23*
- *Positive Ageing Strategy 2021-2047*

There are several policies, plans, frameworks and procedures that reflect the work of the multiple departments that contribute to developing a safer community. For further details on these visit www.geelongaustralia.com.au

DRAFT

Programs, services and actions that promote community safety

We deliver a wide range of programs, services and actions that promote community safety. The below is a snapshot of our role in safety:

Developing individual and community responsibility

- Education regarding childhood injury prevention and child protection
- Falls prevention awareness for older people
- Information / education about responsible social behaviour
- Responsible pet ownership
- Encouraging reporting

Connecting people in community life through supporting and delivering programs

- Community development projects in neighbourhoods
- Support for community, social and recreation groups in local areas (harnessing community connection)
- Arts and cultural activities that engage people of all ages (community and place connection)
- Support for sporting clubs and activities (liquor licensing, maintenance of reserves)

Planning, building and maintaining safe community places and environments

- Use of safe design principles in planning
- Use of Crime Prevention Through Environmental Design principles
- Regulation of land use activities
- Provision and maintenance of street lighting
- Provision of facilities for social, recreation, learning and community access
- Facilitating busy and vibrant public places, spaces and activities
- Access and inclusion
- Management of Closed-Circuit Television cameras (CCTV)

Partnering with other community safety organisations and groups

- Assisting to identify and secure funding opportunities
- Prevention of violence against women and children
- Gender equity
- Workplace safety campaigns with partners

Managing risks and minimising hazard in the community

- Emergency Management Planning and Response
- Fire Prevention
- Food safety regulation and enforcement
- Graffiti clean-up and prevention
- Ensuring compliance with legislative responsibilities
- Liquor licensing applications
- Enforcing safety regulations
- Road safety campaigns and programs including pothole management
- Safe trading in public places
- Dumped rubbish
- Waste Management
- Events Management (ensuring events are compliant with safety requirements)

DRAFT

Appendix 1: Community engagement summary

We wanted to hear what community safety meant to the Greater Geelong community. *Our Community Plan 2021-25* outlines the action to "*Partner with key stakeholders and community safety networks to develop a community safety framework".* To assist with the development of the framework, we would like to hear what community safety means to you from 4 February - 11 March 2022. As part of the consultation a series of questions were asked to learn more about how residents defined safety, what things created a feeling of safety and those feelings that created a feeling of being unsafe. City officers were also invited to present and attended the Youth Council and Ageing Well Advisory Committee.

We asked the community to share their thoughts on our Have Your Say page. We utilised social media and a combination of internal and external networks to share the engagement opportunity on the Have Your Say page. Our social media channels as well as the Healthy Geelong and Women in Community life social media pages were used.

What we heard

The community consultation will be used to develop a Community Safety Framework for the City. A summary of comments and key themes can be found below:

When asked what community safety means to you?

- Ability to move freely without harm
- Police presence
- A sense of belonging
- Ability to feel safe during day and at night
- Road Safety
- Clean and open public spaces and places

What things in places and spaces that makes you feel safe?

- Lighting
- Clean and open spaces and places
- CCTV
- Police presence
- Friendly/welcoming people (presence of)

What things in places and spaces make you feel unsafe?

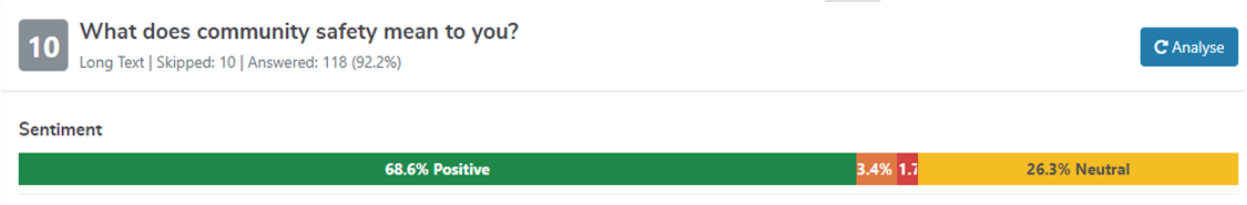
- Poor lighting
- Poor accessibility (including adequate signage in locations)
- Lack of activation and people
- Unmaintained places and spaces (including overgrown parks, roads and footpaths)
- Lack of surveillance (people and technology)
- Presence of anti-social behaviour

DRAFT

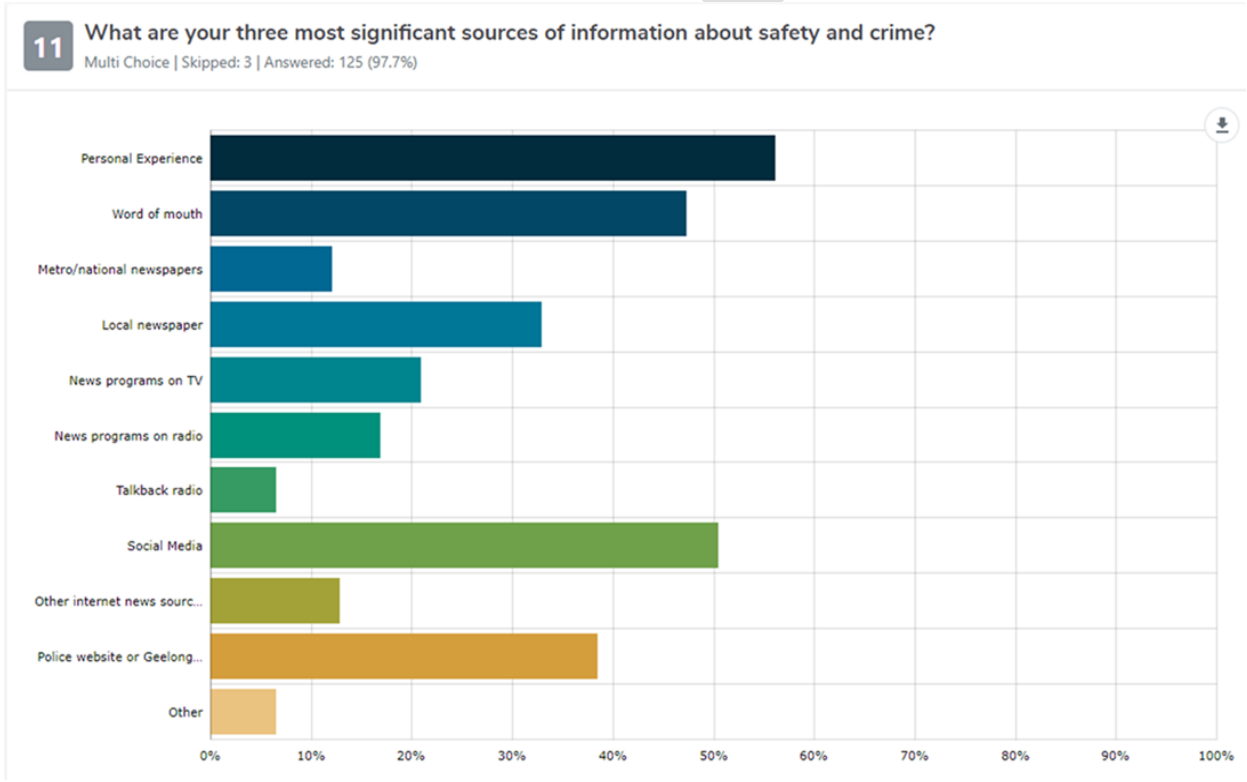
If you have safety concerns what worries you?

- Bike paths/ bike lanes in Geelong
- Dogs off lead
- Delay in emergency services
- Poor contact with Emergency Services
- Not knowing who to call
- Poor lighting
- Uneven footpaths
- Have spaces designed to be more accessible
- Personal safety
- Workplace safety
- Being a victim of crime

Below is a summary of the sentiment data when asked what community safety means to you? Of those that completed the survey 68.6 per cent of respondents indicated a positive sentiment when speaking about community safety compared to 1.per cent that responded with a negative sentiment.



Included below is a snapshot of how the Greater Geelong community receives Community Safety information.



Next steps

The community feedback gathered during this engagement is being used to inform the development of a Community Safety Framework 2022-26. This framework will provide the City's role in safety, define community safety and set the direction for future projects. The draft framework is due to go before Council in September to be endorsed for public comment.

We thank everyone who shared their views and provided feedback about community safety in the Greater Geelong region.

CITY OF GREATER GEELONG
WADAWURRUNG COUNTRY
PO Box 104, Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE
100 Brougham Street
Geelong VIC 3220
8.00am – 5.00pm

LATEST NEWS:

@CityofGreaterGeelong
@GreaterGeelong
@CityofGreaterGeelong
CityofGreaterGeelong

CITY OF GREATER GEELONG

2.5. Tree Management Policy

Source: **City Services**
Director: **Guy Wilson-Browne**

Purpose

1. To seek Council endorsement to release the updated Tree Management Policy for community engagement.

Background

2. The Tree Management Policy **(Attachment 2)** was adopted in 2020 to provide a framework for the management of trees within the City of Greater Geelong and supports the objectives and vision of the Urban Forest Strategy 2015 and the Sustainability Framework 2020. Council resolved to review the Policy in 2022.

Key Matters

3. The Tree Management Policy has been an effective management tool for street and park trees, providing consistent and clear guidance on the management of trees.

4. The review has consulted with internal stakeholders and improvements have been identified to provide greater clarity and guidance.

5. Changes include:

    5.1. Name: the proposed name is 'Public Tree Management Policy' to clarify that the policy applies to City owned and managed trees.

    5.2. Clauses added: Two new clauses have been added to Section 3 to provide guidance on when pruning is appropriate.

    5.3. Terminology review: change the term 'Offset Value' to 'Tree Canopy Contribution' to avoid confusion with 'Native Vegetation Offset'.

    5.4. Structural change: Creation of a stand-alone section for Tree Canopy Contributions to improve clarity.

    5.5. Wording revision: The Purpose, Scope, Clauses 5.3.1, 5.3.4 and 7.3, and Section 6 have been revised to improve clarity and readability.

RESOLUTION - Item 2.5

Cr Aitken moved, Cr Moloney seconded -

That Council endorse the release of the updated Tree Management Policy (Attachment 2) for community engagement for a period of 30 days.

Carried.

Financial Sustainability

6. 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

7. Since the Tree Management Policy was adopted by Council in 2020 there has been informal feedback from the community which has informed this review.

8. The intention is to engage with the community on the updated Policy for a period of 30 days from October 2022.

Social Equity and Sustainability

9. This policy will ensure fair, transparent, and consistent decisions about the management of trees.

Relevant Law/Policy/Legal Implications

10. This policy is consistent with the Policies and Procedures Management Policy. The City has benchmarked the provisions of this policy with other Victorian Councils.

11. 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.

12. The Tree Management Policy does not have any legal ramifications or any impacts in relation to the Human Rights Charter.

Alignment to Community Plan and Vision

13. This report aligns with Our Community Plan 2021-2025 strategic priority:

    Sustainable growth and environment.

14. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:

    Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

15. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

16. Failure to adopt the policy could result in inconsistent decisions, causing community dissatisfaction and undermining the objectives of Our Community Plan to deliver infrastructure, services, and programs to the community in a sustainable way.

Environmental Sustainability

17. 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.

Attachments

1. Public Tree Management Policy - DRAFT [**2.5.1** - 12 pages]
2. Public Tree Management Policy Showing Changes [**2.5.2** - 12 pages]

THE CITY OF
GREATER GEELONG

PUBLIC TREE MANAGEMENT COUNCIL POLICY

VERSION: 2

Approval Date: DD Month YYYY of official approval

Approved by: Council

Review Date: DD Month YYYY – generally 4 years from approval date unless shorter review period required

Responsible Officer: Director City Services

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

Contents

Introduction 3

PURPOSE 3

Scope 3

Definitions 4

Term used in Policy 4

Policy 6

Implementation of this Policy 11

Monitoring and reporting 11

Advice and assistance 11

Records 11

Review 11

D22-281464

Introduction

PURPOSE

The purpose of this policy is to ensure the management of trees within City of Greater Geelong improves our urban forest, enhances canopy cover and builds connections with native vegetation. It establishes when the City will plant, prune or remove a tree and what measures must be undertaken to protect and enhance the tree population.

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.

SCOPE

This policy applies to all City officers in relation to all trees within the City of Greater Geelong located on Council owned and managed land.

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.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

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

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.

Policy

The City of Greater Geelong is Victoria's second largest city, 75km southwest 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 Canopy Contribution Requirements
7. Tree root interactions with public and private infrastructure
8. Native Vegetation and Biodiversity

1. Planning

1.1. All strategic, development and construction work within the municipality must 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 must 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 must 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.

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 must 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. The dropping of leaves, fruit or other debris by trees ordinarily will not provide the basis for the removal or pruning of a street or park tree.

3.6. Tree canopies will not be pruned completely clear of property boundaries unless it is required to maintain the arboricultural health or safety of the tree.

3.7. New technology in the field of arboriculture will be incorporated into management and maintenance techniques where appropriate.

3.8. 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. Trees will not be removed 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.

5.3. The removal of individual street and park trees will only occur when:

5.3.1. removal is the only option to mitigate a high or extreme risk as determined by a city arborist; 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.

5.3.4.1. If a person wishes to remove a tree an application must be made in writing to the City.

5.3.4.2. Removal can only occur if the applicant agrees to pay all costs, including removal and the tree canopy contribution value calculated in accordance with Section 6 below.; 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.

6. Tree Canopy Contribution Requirements

6.1. If a tree is removed to facilitate private or public works a tree canopy contribution value will be applied to the tree.

6.2. The tree canopy contribution 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 = tree canopy contribution Value

6.3 All money collected through the application of tree canopy contribution values will be used to improve tree canopy cover

6.4 The person or entity applying for removal of a tree/s is responsible for payment of all costs associated with the removal of the tree, including payment of the tree canopy contribution. The tree canopy contribution must be paid prior to the removal of the tree.

7. Tree root interactions with public and private infrastructure

7.1. 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.

7.2. 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.

7.3. It is the responsibility of the asset owner to maintain underground pipes, so they are fully sealed to prevent tree root ingress.

7.4. 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.

8. Native Tree Management

8.1. The importance of indigenous and native tree species is recognised and the City will seek to enhance indigenous biodiversity where possible.

8.2. Opportunities to integrate environmental outcomes such as promotion of habitat into tree management programs will be sought.

8.3. Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas

8.4. When planting on rural roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection.

8.5. 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.

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 or sooner if requried.

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, *Sustainability Framework* 2020,
- 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

THE CITY OF
GREATER GEELONG

PUBLIC TREE MANAGEMENT COUNCIL POLICY

VERSION: ~~1~~2

Approval Date: DD Month YYYY of official approval

Approved by: Council

Review Date: DD Month YYYY – generally 4 years from approval date unless shorter review period required

Responsible Officer: Director City Services

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

Contents

Introduction 3

PURPOSE 3

Scope 3

Definitions 4

Term used in Policy 4

Policy.....6

Implementation of this Policy.....11

Monitoring and reporting 11

Advice and assistance 11

Records 11

Review 11

D22-281464

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~~ The purpose of this policy ~~provides the framework for~~is to ensure the management of trees within City of Greater Geelong improves our urban forest, enhances canopy cover and builds connections with native vegetation. It establishes when the City will plant, prune or remove a tree and what measures must be undertaken to protect and enhance the tree population.

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.

~~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 City officers in relation 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 City departments, government entities, utility companies, land owners, developers and community members.~~

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.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

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~~a~~ long lived woody perennial plant, with one or relatively few main stems or trunks.

Policy

The City of Greater Geelong is Victoria's second largest city, 75km southwest 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 Canopy Contribution Requirements
7. Tree root interactions with public and private infrastructure
8. Native Vegetation and Biodiversity

1. Planning

1.1. All strategic, development and construction work within the municipality ~~is required to~~must 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~~must 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~~must 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.

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~~ must 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. The dropping of leaves, fruit or other debris by trees ordinarily will not provide the basis for the removal or pruning of a street or park tree.

~~3.4.~~3.6. Tree canopies will not be pruned completely clear of property boundaries unless it is required to maintain the arboricultural health or safety of the tree.

~~3.5.~~3.7. New technology in the field of arboriculture will be incorporated into management and maintenance techniques where appropriate.

~~3.6.~~3.8. 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. Trees ~~removal~~ will not be ~~permitted~~ removed 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.

5.3. The removal of individual street and park trees will only ~~be approved~~occur when:

5.3.1. removal is the only option to mitigate a high or extreme risk as determined by a city arborist; 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.

5.3.4.1. If a person wishes to remove a tree an application must be made in writing to the City.

5.3.4.2. Removal ~~will~~ can only occur if the applicant agrees to pay all costs, including removal~~, replacement~~ and the tree canopy contribution value calculated in accordance with Section 6 below.~~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 Canopy Contribution Requirements

6.1. If ~~an existing~~a tree is removed to facilitate private or public works an ~~offset~~tree canopy contribution value will be applied to the tree.

~~5.6.~~6.2. The ~~offset~~tree canopy contribution 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~~tree canopy contribution Value

6.3 All money collected through the application of ~~offset~~tree canopy contribution values will be used to improve tree canopy cover

6.4 The person or entity applying for removal of a tree/s is responsible for payment of all costs associated with the removal of the tree. The tree canopy contribution must be paid prior to the removal of the tree.

~~6.~~7. Tree root interactions with public and private infrastructure

~~6.1.~~7.1. 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.~~7.2. 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.~~7.3. ~~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 underground pipes, so they are fully sealed ~~and do not leak~~to prevent tree root ingress.

~~6.4.~~7.4. 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.~~8. Native Tree Management

~~7.1.~~8.1. The importance of indigenous and native tree species is recognised and the City will seek to enhance indigenous biodiversity where possible.

~~7.2.~~8.2. Opportunities to integrate environmental outcomes such as promotion of habitat into tree management programs will be sought.

~~7.3.~~8.3. Native trees will be planted in recognised indigenous biodiversity corridors and catchment areas

~~7.4.~~8.4. When planting on rural roadsides species selection will consider the local Ecological Vegetation Class for appropriate species selection.

~~7.5.~~8.5. 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.

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 ~~two~~ four years of the approval date or sooner if required.~~.~~

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, *Sustainability Framework* 2020,
- 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

2.6. Public Transparency Policy Adoption

Source:	**Office of the Chief Executive**
Chief Executive Officer:	**Martin Cutter**

Purpose

1. For Council to adopt the Public Transparency Policy **(Attachment 1)** following a period of community consultation.

Background

2. Council adopted the Public Transparency Policy on 1 September 2020 in accordance with section 57 of the *Local Government Act 2020* (the Act).

3. At this meeting, Council resolved to review the policy by September 2022.

4. The draft Public Transparency Policy was released for community consultation for three weeks from 27 July 2022.

Key Matters

5. The Public Transparency Policy describes the way in which Council information is to be made publicly available (section 57) and give effect to the public transparency principles prescribed in section 58 of the Act. Broadly the policy:

    5.1. Acknowledges the importance of transparency in local government;

    5.2. Incorporates the overarching principles of the Act that "the transparency of Council decisions, actions and information is to be ensured" (section 9(2)(i)); and

    5.3. Outlines what information will be made publicly available by the City and how it will be made available and identifies information that will not be made publicly available.

6. Details of the submissions received and response can be found in **Attachment 2.**

7. Council thanks the submitters for their submissions, noting that no changes are proposed to the draft policy.

RESOLUTION - Item 2.6

Cr Mason moved, Cr Sullivan seconded -

> **That Council adopt the Public Transparency Policy (Attachment 1).**

Carried

Financial Sustainability

8. There are no direct financial implications associated with the contents of this report.

Community Engagement

9. Community and stakeholder consultation on the draft Public Transparency Policy was undertaken for a period of three weeks commencing 27 July 2022.

10. The community was encouraged to provide submissions on the Have Your Say website, through newspapers and social media and direct contact with Council's Advisory Committees.

11. **Attachment 2** details the submissions received as a result of the engagement.

Social Equity and Sustainability

12. The draft Public Transparency Policy demonstrates how decisions made by City officers under delegation or authorisation of the Council under the Act or any other legislation supports transparency, fairness and equity.

13. Access to information by all members of the community is important to ensure transparency, trust and integrity of decision making. Ongoing implementation of the policy aims to improve access to information in accordance with the policy.

Relevant Law/Policy/Legal Implications

14. The draft Public Transparency Policy has been developed in accordance with section 57 and section 58 of the Act.

15. Engagement was undertaken in accordance with the Council's Community Engagement Policy.

Alignment to Community Plan and Vision

16. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

Conflict of Interest

17. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

18. The policy provides for access to information for the public about processes, decisions and actions and thereby supports transparency in the operations of the City, and the decisions of the City and the Council. A failure to provide access to information could undermine community trust in decisions made by the City and by the Council.

Environmental Sustainability

19. There are no direct environmental implications associated with the contents of this report.

Attachments

1. Public Transparency Policy [**2.6.1** - 11 pages]
2. Review of Public Transparency Policy Submissions [**2.6.2** - 3 pages]

THE CITY OF
GREATER GEELONG

PUBLIC TRANSPARENCY POLICY

VERSION: 2

Approval Date: DD Month YYYY of official approval

Approved by: **Council**

Review Date: 27 September 2026

Responsible Officer: Manager, Governance.

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

Contents

Introduction 3

Purpose 3

Scope 3

Definitions 4

Policy 5

Implementation of this Policy 9

Monitoring and reporting 9

Advice and assistance 9

Records 9

Review 10

References 11

Introduction

PURPOSE

This policy outlines how the Council and the City will ensure that it meets its obligations under section 57 and section 58 of the *Local Government Act 2020* (the Act).

WHY IS TRANSPARENCY IMPORTANT?

Transparent decision making promotes a positive and productive relationship between the Council and the City and the community. It allows the community to have a greater sense of ownership and connection to decisions made by the Council and the City. More so than at any other level of government, local councils provide the opportunity for citizens to engage with decision making directly affecting them and their communities.

Transparent decision making in local government supports accountability, encourages high performance and also increases public confidence in councils and their processes and decisions. Individuals will not always agree with Council or City decisions, but transparency allows them to understand the reasoning in the decision-making process.

Openness, accountability, integrity and honesty are essential to build high levels of trust amongst our community and enables fully informed engagement in the democratic process. Without transparency, effective community engagement, planning, financial management and any number of other council responsibilities cannot be properly performed.

PUBLIC TRANSPARENCY PRINCIPLES

One of the overarching principles of the Act is that “the transparency of Council decisions, actions and information is to be ensured” (section 9(2)(i)).

Section 58 of the Act states the public transparency principles that must be applied to all aspects of a council’s operations and decision making as follows:

a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

b) Council information must be publicly available unless—

   i. the information is confidential by virtue of this Act or any other Act; or

   ii. public availability of the information would be contrary to the public interest;

c) Council information must be understandable and accessible to members of the municipal community;

d) public awareness of the availability of Council information must be facilitated.

SCOPE

This policy applies to the Council and anyone carrying out delegated duties or functions of the Council including Councillors, City staff, members of Delegated Committees or Advisory Committees, volunteers and those on work experience.

DRAFT

Definitions

CITY

The City of Greater Geelong organisation led by the CEO

COUNCIL

The Greater Geelong City Council comprised of Councillors, and its Delegated Committees

DELEGATED COMMITTEE

A delegated committee established under section 63 of the Act

THE ACT

Local Government Act (Vic) 2020

FOI ACT

Freedom of Information Act (Vic) 1982

DRAFT

Policy

HOW WILL COUNCIL AND CITY DECISION-MAKING PROCESS BE TRANSPARENT?

Decisions of the Council

Decisions made by the Council must be:

- undertaken in accordance with the Act, any other relevant legislation and Council's Governance Rules;
- conducted in an open and transparent forum, unless otherwise provided in accordance with the provisions in the Act and Governance Rules;
- informed through community engagement, in accordance with the Community Engagement Principles and the Community Engagement Policy; and
- made fairly and on the merits, and where any person whose rights will be directly affected by a decision of the Council, will be entitled to communicate their views and have their interests considered.

Decision made under delegation

City officers making decisions under delegation or authorisation of the Council under the Act or any other legislation must have regard to the public transparency principles in the Act.

WHAT INFORMATION WILL BE PUBLICLY AVAILABLE?

Under the Act (and, in some cases, the *Local Government Act 1989*), certain information must be made publicly available, namely:

- Register of Delegations made by Council;
- Council and Delegated Committees Meeting Minutes;
- Local Laws and any documents incorporated;
- Council Plan;
- Strategic Resource Plan;
- Budget;
- Annual Report;
- Councillor Code of Conduct;
- Procurement Policy;
- Personal Interest Returns;
- Reappointment of CEO without advertisement;
- Differential Rates; and
- Summary of Campaign Donation Returns.

The following information will also be made publicly available to ensure the community is informed and can benefit from access to information regarding Council's functions and operations:

- All adopted Council policies, plans and strategies;
- Governance Rules;
- Composition, Terms of Reference, Agendas and Minutes of Council Meetings, Committees and Groups;
- Code of Conduct for Council Staff;
- Register of Delegations made by the CEO;

DRAFT

- Register of Authorised Officers;
- Register of Interstate and Overseas Travel by Councillors and Staff;
- Register of Land Leases entered into by Council;
- Register of Donations and Grants made by Council;
- Register of Contracts Awarded by Council; and
- Details of any Council Land proposed for Sale or Exchange.

Under various other Acts administered by Council, the following information will be made publicly available:

- Register of Planning Permits;
- Register of Planning Applications on Advertising;
- Copy of Planning Permits and Endorsed Plans (by application under the FOI Act, charges may apply);
- Copies of Building Permits, plans and documentation (by application under the FOi Act, charges may apply);
- Register of Building Permits, Occupancy Permits and Temporary Approvals;
- Register of Animal Registrations;
- Register of Public Roads; and
- FOI Part II Statement.

DRAFT

WHAT INFORMATION WILL NOT BE PUBLICLY AVAILABLE?

Some information may not be made publicly available. Information will not be publicly available if its release would be contrary to the public interest or not in compliance with the *Privacy and Data Protection Act 2014.*

"Confidential information," as defined in section 3 of the *Local Government Act 2020* will also not be made publicly available. It includes the types of information listed in the following table.

Type	Description
Council business information	Information that would prejudice the Council's position in commercial negotiations if prematurely released.
Security information	Information that is likely to endanger the security of Council property or the safety of any person if released.
Land use planning information	Information that is likely to encourage speculation in land values if prematurely released.
Law enforcement information	Information which would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person if released.
Legal privileged information	Information to which legal professional privilege or client legal privilege applies.
Personal information	Information which would result in the unreasonable disclosure of information about any person or their personal affairs if released.
Private commercial information	Information provided by a business, commercial or financial undertaking that relates to trade secrets or that would unreasonably expose the business, commercial or financial undertaking to disadvantage if released.
Confidential meeting information	Records of a Council and delegated committee meetings that are closed to the public to consider confidential information
Internal arbitration information	Confidential information relating internal arbitration about an alleged breach of the councillor code of conduct.
Councillor Conduct Panel confidential information	Confidential information relating to a Councillor Conduct Panel matter
Information prescribed by the Regulations	Information prescribed by the regulations to be confidential information for the purposes of the Act
Confidential information under the *Local Government Act 1989*	Information that was confidential information for the purposes of section 77 of the *Local Government Act 1989*

The Chief Executive Officer may decide, in the interests of transparency, to release information that is not publicly available under this policy. However, this will not happen if the release is contrary to law, in breach of contractual requirements or if releasing the information is likely to prejudice Council, cause harm to any person, affect security of council property or is not in the public interest to do so.

Where information is not confidential, and not already available, the principles of a public interest test with consideration also of the resources required to respond to the request will be applied to determine whether information can be released.

The Chief Executive Officer may refuse to release information if it determines that the harm likely to be created by releasing the information will exceed the public benefit in being transparent. When considering possible harm from releasing information, the Chief Executive Officer will consider the potential harm to the community or members of the community. Potential harm to the City will only be a factor if it would also damage the community, such as where it involves a loss of public funds or prevents the City from performing its functions.

HOW CAN INFORMATION BE ACCESSED?

The FOI Act gives you the right to apply for access to documents held by the City. The City is committed to, where possible, proactive and informal release of information in accordance with the Freedom of Information Professional Standards issued by the Victorian Information Commissioner. Read more at www.ovic.vic.gov.au.

A list of available information is provided in the Part II Statement (Statement) published on the City's website in accordance the Freedom of Information Act 1982. This Statement requires government agencies and local councils to publish a number of statements designed to assist members of the public in accessing the information it holds.

HOW WILL INFORMATION BE MADE PUBLICLY AVAILABLE?

- The City will make available information on its website or by inspection, where prescribed, and ensure all such information is regularly reviewed, updated, understandable and accessible.
- The City will use social media to publish or stream information, such as Council Meetings, and other online tools, such as Have Your Say, to encourage community engagement and consultation on project and community related matters.
- The City will ensure information as prescribed under Part II of the *Freedom of Information Act 1982* - Publication of Certain Documents and Information, is made available on its website.
- The City will endeavour where possible to provide the community with access to information free of charge, but may charge a fee for reasonable costs incurred in providing the documents or where a fee is prescribed by legislation for the provision of information.
- All information must be accessible in accordance with the *Charter of Human Rights and Responsibilities Act 2006.*

DRAFT

Implementation of this Policy

RESPONSIBILITIES

Party/parties	Roles and responsibilities
Council	Champion the commitment and principles for public transparency through leadership, modelling practice and decision-making. Adopt the Public Transparency Policy and oversee its implementation.
Executive Leadership Team	Champion behaviours that foster transparency and drive the principles through policy, process and leadership. Implement and ensure compliance with this policy.
Senior Leadership Team	Manage areas of responsibility to ensure public transparency, good governance and community engagement is consistent with this policy.
All Staff	Public transparency is the responsibility of all employees as appropriate to their role and function. All staff respond to requests for information and facilitate provision of information in consultation with their manager and in alignment with the Policy.
Governance Unit	To monitor implementation of this policy and conduct periodic reviews to drive continuous improvement.

MONITORING AND REPORTING

The City commits to monitoring processes, information sharing and decision making to understand the overall level of success in the Policy's implementation.

ADVICE AND ASSISTANCE

The Responsible Officer for this policy manages the provision of advice to the organisation regarding this policy.

HUMAN RIGHTS CHARTER

This policy has been reviewed against and complies with section 13 of the *Charter of Human Rights and Responsibilities Act 2006,* as this Policy aligns with and provides for the protection of an individual's right not to have their privacy unlawfully or arbitrarily interfered with. It is also in line with section 18 which recognises a person's right to participate in the conduct of public affairs.

NON-COMPLIANCE WITH THIS POLICY

If a member of the community wishes to question a decision about the release of information, this should be raised directly with the officer handling the matter in the first instance.

Reviews of decisions about the release of information can be raised, in order of escalation, as follows:

- The City's FOI Officer at: foi@geelongcity.vic.gov.au
- The Office of the Victorian Information Commissioner: https://ovic.vic.gov.au/about-us/contact-us/

If a member of the community is dissatisfied with how their request for information has been handled by the City, they may lodge a complaint, in order of escalation:

- To the City by seeking a complaint review, which may include a review by the City's Internal Ombudsman: https://www.geelongaustralia.com.au/complaints/task/item/8d6099d9ed01bae.aspx
- To the Victorian Ombudsman's office on (03) 9613 6222. or via the website – www.ombudsman.vic.gov.au.

RECORDS

The City must retain records associated with this policy and its implementation for at least the period shown below.

DRAFT

Record	Retention / Disposal Authority	Retention Period	Location
This policy	Chief Executive Officer	Seven years	REX
Records of compliance incidents	Manager Governance.	Seven years	REX
Requests for information	All staff	Seven years	REX
Information published on the website	Chief Information Officer	Three yeas	REX

REVIEW

The Council should review and, if necessary, amend this policy within four years of the approval date. A periodic review of this policy will be undertaken to ensure any changes required to strengthen or update the policy are made in a timely manner.

DRAFT

References

- Governance Rules
- Public Transparency Principles
- Governance Framework (Template available from LGV if required based on Geelong model)
- Community Engagement Policy
- Information Privacy Policy
- Health Records Policy
- Information Rights Policy
- Open Data Policy
- Charter of Human Rights and Responsibilities Act 2006
- Freedom of Information Act 1982
- Local Government Act 2020
- Local Government Act 1989
- Privacy and Data Protection Act 2014
- Equal Opportunity Act 2010.

DRAFT

THE CITY OF GREATER GEELONG

REVIEW OF PUBLIC TRANSPARENCY POLICY SUBMISSIONS REPORT

CITY OF GREATER GEELONG

On 27 July 2022, the City commenced community engagement inviting community members to have their say on the Review of the draft Public Transparency Policy.

The engagement was open on the Have Your Say page for a period of 3 weeks and closed on 17 August 2022.

The following submissions were received and considered in relation to the draft Public Transparency Policy

	Submission	**Officer comments**
1	*My feedback is in relation to the policy scope. Is it intended to include contractors, suppliers and agency staff?* *In relation to the policy detail, it doesn't appear to outline how council intends to measure its transparency practice. What mechanisms will be used throughout the organisation and Council in relation to its operations? What are the benchmarks? Has council identified best practice? Will it produce a transparency report? This policy appears to be dormant, how will it implement positive, proactive and transparent change? Policies should be a living set of guidelines that informs the organisation, its people, it's Councillors and the local community it serves.*	The purpose of the Policy is to give effect to the public transparency principles listed at section 58 of the *Local Government Act 2020* (the Act), including 'Council decision making processes must be transparent...'. The scope reflects this requirement. Whilst the Policy has been drafted to meet the specific requirements of the Act, it complements and underpins other strategies, plans and polices including the 30-year Vision, *Greater Geelong: A Clever and Creative Future,* Our Community Plan and the Annual Report. These documents include performance measures. One example of the measure of Council's openness and transparency is the G1 indicator from the Local Government Performance Reporting Framework – Council decisions made at meetings closed to the public. This indicator is publicly available on the Know Your Council website. The Community Engagement Policy provides a roadmap for how Council will consider community engagement to inform decision-making. A benchmarking exercise confirmed that the Policy is representative of industry best practice. The Policy is a legislative requirement outlining Council's position in satisfying these requirements. The implementation of the Policy drives how the City can improve access to information and ensure the Council continues to operate in a transparent manner. No changes to the Policy are proposed.

	Submission	Officer comments
2	*Timeliness of public disclosure underpins the Council's ability to deliver on openness, accountability, integrity and honesty.* *The draft policy could be improved by incorporating an undertaking about timeliness in relation to (1) timeliness deciding whether to make information publicly available and (2) timeliness making information available after a decision is made to do so.* *The policy setting for timeliness should underpin internal service delivery standards (KPIs) in relation to FOI requests. These service delivery standards could be inserted into the policy itself or, at the very least, they should be acknowledged and their location referred to in the policy (e.g. to assist the community to locate these).*	The City complies with clearly defined legislation that prescribes what and when information is provided. This is understood and delivered by all staff and in some cases is reportable. As there are so many, we have not detailed them in the Policy. Customer request management includes clear services standards, measures and escalations which via our Customer Service Charter align to the needs and expectation of our customers. Freedom of Information (FOI) requests are subject to the provisions of the *Freedom of Information Act 1982*. Statutory timelines are provided on application forms and Council's website. No changes to the Policy are proposed.

	Submission	Officer comments
3	*The policy does not say anything about how community feedback will be considered or inform good decision making e.g. HYS is to encourage community engagement and consultation but:* *- what is done with the data?* *- how does COGG ensure transparency in the analysis of the data?* *- reporting back to the community of the results of the analysis?* *- decision making informed by the feedback?* *- the timeline to publish the results following analysis?* *Previous HYS on the North Bellarine Aquatic and Leisure Centre are an example of a lack of transparency in the analysis of the data submitted and a lack of detail in the analysis of data, what is published as results, delays where a high level summary is published late April 2022 after the HYS closed 2 Jan 2022, promises of a detailed report of the analysis that is still not available, re-publishing information in August 2022 that has already been available and calling it an update, no evidence of the previous submissions considered or informing decision making.* *I would like to see the roles and responsibilities table to include responsibility statements related to the transparency in the analysis of feedback, how it informs decision making and the timeliness to publish results after the analysis as a detailed report.* *For information publicly available - why are copies of planning permits and endorsed plans only available by application under the FOI Act?* *It is in the public interest to see the endorsed plans for community projects and infrastructure builds. The example again of the NBALC has meant that the North Bellarine Aquatic Centre Advocacy Group (NBACAG) has had no access to anything but a concept plan, yet COGG promote the engagement with the NBACAG on HYS.* *There are opportunities for sharing a version of endorsed plans with confidential sections removed as a public available version as a better way to inform the community rather than the only option being to go through FOI request.* *Decisions of the council, point 4 states that "person … will be entitled to communicate their views and have their interests considered".* *There needs to be another point included from the Community Engagement Policy (CEP) on accountability for reporting back to the community how the engagement has influenced the decisions, plans and activities of Council and then reference to the CEP.* *This aspect regarding decision making is only mentioned once in the CEP and not even stated in the Public Transparency Policy (PTP).* *There is nothing in the CEP or the PTP about monitoring the effectiveness and appropriateness of decision making based on community engagement. This needs to be amended as a control measure regarding evidence based decision making, consideration of community engagement data and transparency to inform good decision making by COGG.*	The Policy is complementary to Council's Community Engagement Policy. The issues raised in your submission specifically relate to the Community Engagement Policy. The provision of certain information is subject to legislated processes. In relation to your submission regarding copies of planning permits under the Freedom of Information Act (FOI) 1982, the following information is provided: * applications are available for viewing at the City during office hours in accordance with section 51 of the *Planning and Environment Act 1987;* and * if a person wants a copy of a planning permit and any associated approved plans/reports, they must apply in accordance with the FOI Act to ensure personal information is not disclosed without consent. No changes to the Policy are proposed.

2.7. Terms of Reference Review – Women in Community Life Advisory Committee and Access & Inclusion Advisory Committee

Source: **Community Life**
Director: **Robyn Stevens**

Purpose

1. For Council to endorse the updated Terms of Reference (ToR) for the Women in Community Life Advisory Committee (WiCLAC) and the Access and Inclusion Advisory Committee (AIAC).

Background

2. The WiCLAC was established by Council in 2013 to help meet the goals of the Victorian Local Government Women's Charter by providing advice on women's participation, leadership and representation. The committee's ToR was last updated in 2019.

3. The AIAC is a forum for structured dialogue, discussion and exchange of ideas regarding universal access and inclusion for people with lived experience of disability. The committee advises on the Access and Inclusion Action Plan implementation and review. The committee's last ToR was for the period 2018-2022.

4. There are five positions vacant on the WiCLAC and ten positions vacant on the AIAC. New members will be recruited following Council's endorsement of the updated ToR.

Key Matters

5. Notable updates to the ToR for both committees include: removing reference to the Local Government Act, as this no longer defines advisory committees; sections related to Conflict of Interest and Misuse of Information have been updated; roles and responsibilities of the chairperson have been included; membership from Council officers has been updated to ensure an appropriate attendance that maximises efficiencies; and committee members to be appointed by the City's Chief Executive Officer.

6. The WiCLAC aims to represent the interests and rights of women from all backgrounds in Geelong. This includes everyone who identifies as a woman, including cis and trans women.

7. The AIAC ToR update ensures that respectful and inclusive language about people with disability is utilised.

RESOLUTION - Item 2.7

Cr Moloney moved, Cr Aitken seconded -

That Council:

1. **Endorse the updated Terms of Reference for the:**

   1.1. Women in Community Life Advisory Committee, and

   1.2. Access and Inclusion Advisory Committee.

2. **Note that a recruitment process for the Women in Community Life Advisory Committee and the Access and Inclusion Advisory Committee will commence once the Terms of References are adopted.**

Carried

Financial Sustainability

8. Funding to convene the advisory committees has been allocated as part of Council's annual budget process. The changes to the ToR do not have budget implications.

Community Engagement

9. All members of both advisory committees were consulted about the changes to the ToR via email/online hub and at meetings.

Social Equity and Sustainability

10. The advisory committees provide important mechanisms for Council to hear from and engage with community members. The WiCLAC and AIAC specifically engage two of the priority groups identified in the Social Equity Framework 2022-25 – women (WiCLAC) and people with a lived experience of disability (AIAC).

Relevant Law/Policy/Legal Implications

11. Under the *Victorian Disability Act 2006,* councils are required to have Disability Action Plans. The AIAC advises Council on this plan.

12. Under the *Victorian Gender Equality Act 2020*, councils are required to consider gender equality in programs, policies and services. WiCLAC provides advice on gender equality matters.

Alignment to Community Plan and Vision

13. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

14. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

15. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

16. The advisory committees provide advice to Council on specific issues and committee members do not have authority to represent Council or the City.

Environmental Sustainability

17. There are no environmental implications arising from this report.

Attachments

1. WiCLAC Terms of Reference [**2.7.1** - 9 pages]
2. AIAC Terms of Reference [**2.7.2** - 9 pages]

THE CITY OF
GREATER GEELONG

WOMEN IN COMMUNITY LIFE ADVISORY COMMITTEE

TERMS OF REFERENCE

VERSION: 03

Approval Date	***DRAFT***
Approved by	**Council**
Review Date	**1 September 2026**
Responsible Officer	Manager Healthy Communities
Authorising Officer	CEO

CITY OF GREATER GEELONG

Contents

Introduction 3

Purpose 3

Authority 3

Objectives and functions 3

Definitions 4

Terms of Reference 5

Committee term 5

Term starts 5

Term ends 5

Membership 5

Make-up of the Committee 5

Role and responsibilities of members 5

Nomination of Members 6

Appointment of members 6

Filling casual vacancies 6

Access to Participate 6

Chairperson 6

Appointment of the chairperson 6

Role and responsibility of the chairperson 6

Meeting visitors 7

Meetings 7

Frequency of meetings 7

Minimum meeting attendees 7

Conflicts of interest 7

Misuse of information 7

Reporting 7

Secretariat 7

Review 7

Records 8

Introduction

PURPOSE

The purpose of the City of Greater Geelong's Council Advisory Committees is to add value to Council policy and strategy by harnessing specialist community knowledge, expertise, and perspective.

The purpose of the Women in Community Life Advisory Committee (WiCLAC) is to provide advice to Council on matters relating to the participation, representation, leadership, recognition, safety, and wellbeing of women in the City of Greater Geelong, to contribute to the advancement of gender equity in the Geelong community.

WiCLAC is guided by:

- the *Victorian Local Government Women's Charter 2010*, which promotes the principles of gender equity, diversity in representation and participation, and active citizenship.
- *Ba-gurrk: A Gender Equity Framework for the City of Greater Geelong*.

The committee aims to represent the interests and rights of women from all backgrounds in Geelong. This includes everyone who identifies as a woman, including cis and trans women.

AUTHORITY

- The committee is an advisory committee and does not have delegated authority, reporting to Council as required.
- The committee may appoint working groups to pursue specific projects and issues on an as-needed basis.
- The committee has no financial delegation authority.
- Individual committee members have no authority to independently represent the committee, the City or Council or provide independent submissions on behalf of the committee to any external forums or organisations.

OBJECTIVES AND FUNCTIONS

- To advise Council on the implementation of the *Gender Equity Action Plans*.
- To advise Council on incorporating gender equity into other policy, strategy, or projects, as required.
- To increase recognition of the achievements and contributions of women from City of Greater Geelong.
- To increase active citizenship and leadership opportunities for women from all backgrounds.
- To identify opportunities, barriers and emerging issues related to participation, representation, recognition, safety, and wellbeing of women in Geelong.
- To strengthen links between Council and women in the community, including organisations, networks, groups, and individuals.

Definitions

Act

The *Local Government Act 2020*.

CEO

The Chief Executive Officer of the City appointed by Council.

City

The administration of the Greater Geelong City Council, led by the Chief Executive Officer.

Council

The Greater Geelong City Council.

Councillor

Elected officials representing the City of Greater Geelong, including the Mayor.

Council officer

All staff of the City, including all contractors and volunteers engaged by the City, and the Executive Leadership Team.

Conflict of interest

Has the same meaning as defined in the Act.

ELT

Executive Leadership Team consisting of the Directors of the City who all report to the Chief Executive Officer.

Gender diverse

An umbrella term for a range of genders expressed in different ways. Gender diverse people use many terms to describe themselves. Language in this area is dynamic, particularly among young people, who are more likely to describe themselves as non-binary (Department of Families, Fairness and Housing, 2022).

Gender equity

Gender equity recognises that people of different genders have different life experiences, levels of power and access to decision-making, therefore different approaches are needed to provide equitable outcomes for all.

Gender equality

Gender equality means equality of rights, opportunities, responsibilities, and outcomes between persons of different genders.

Women

The City of Greater Geelong uses the term women to refer to anyone who identifies as a women, including cis-gender and transgender women.

WiCLAC

Women in Community Life Advisory Committee

Terms of Reference

COMMITTEE TERM

Term starts

The committee was established by Council in July 2013.

Term ends

The committee's term ends on the day of a Council resolution to abolish the Committee.

MEMBERSHIP

Make-up of the Committee

The committee will be made up from the following eligible members:

- One councillor (Chair)
- A minimum of six and maximum of twelve community members chosen to represent the interests of women in the City of Greater Geelong. Community representatives should, as far as possible, be balanced in regard to age, disability, ethnicity, and geographical location. Community representatives can include:
  - individual community members
  - representatives of non-profit organisations, groups or networks that work to improve the participation, representation, recognition, safety, and wellbeing of people who identify as women in the City of Greater Geelong.
- City officers (non-voting members):
  - Director Community Life, or delegate
  - Other City officers, as required.

Role and responsibilities of members

Members are expected to perform the following roles:

- Maintain knowledge of issues and matters related to the objectives and functions of the committee
- Represent the interests of women from all backgrounds in Geelong
- Share information with other members
- Maintain confidentiality of information designated confidential
- Prepare for each meeting, read the documentation in advance, and make reasonable effort to attend each meeting
- Prepare and present information on their topics of specialised knowledge or expertise, where relevant
- Provide feedback or endorse minutes of each meeting.

Membership Eligibility

- Members must be able to demonstrate commitment to gender equity and be appropriately experienced and skilled in matters relating to gender equity and/or women's participation, representation, leadership, recognition, safety, and wellbeing.
- Members must live, work or study in the City of Greater Geelong.
- To maintain eligibility, members must adhere to relevant Council policies that maintain a safe and respectful working environment, including the *Workplace Behaviour Policy* and the *Occupational Health and Safety Policy*.

- Membership of the Committee is open to all genders. This recognises that to achieve gender equity, changes in all areas of communities, organisations and government, commitment and effort will be required by women, men, trans and gender diverse people.

Nomination of Members

- City officers must be nominated by their respective director having regard to their current role with the City and their knowledge and skills that relate to the committee's objectives and functions.
- Independent community representatives will be invited onto the committee by the CEO through a process of seeking expressions of interest.
- Non-profit organisations will be invited by the CEO to nominate their own representatives.

Appointment of members

- Council appoints councillors by resolution. Council appoints those councillors holding the chair and/or deputy chair positions of the portfolio that relates closest to the committee's objectives and functions.
- The CEO appoints City officers, independent community representatives and non-profit organisation representatives.

Length of appointment of members

- Eligible members will be appointed for a period of two years. Members may serve a maximum of three consecutive terms (six years), unless decided otherwise by the Committee to ensure continuity and consistency of business.
- Members must continue to meet membership requirements to maintain their membership. If a member no longer meets membership requirements, their membership will be revoked.
- Where a member does not attend three consecutive meetings without adequate cause and/or notice that person's membership may be revoked.

Filling casual vacancies

- If a vacancy occurs for any reason, it will be filled at the discretion of the CEO.

Access to Participate

The City will provide reasonable support to members to enable them to participate in the Committee by addressing barriers relating to disability, caring responsibilities, or financial hardship. This may include providing support for disability access requirements, childcare, or transport costs.

CHAIRPERSON

Appointment of the chairperson

- Council by resolution, will appoint a councillor to be chairperson.
- If the chairperson is absent from a meeting, the meeting shall be chaired by the most senior City officer present.

Role and responsibility of the chairperson

The chairperson is expected to perform the following roles:

- Ensure the committee follows the terms of reference;
- Provide input on the agenda;
- Conduct meetings with the degree of formality appropriate; and

- Facilitate the flow of information during meetings.

MEETING VISITORS

- Any person may be invited to attend meetings to give a presentation or provide information related to the committee's business. Approval for attendance must be provided by the Director Community Life, or delegate.
- Meeting visitors will be made aware of their responsibilities and obligations about conflicts of interest and use and disclosure of information.

MEETINGS

Frequency of meetings

- The committee will meet four times per year but may meet more regularly as it deems necessary.
- Notice of a meeting will be given to all members at least two weeks in advance of the meeting unless exceptional circumstances exist.
- Previous meeting minutes and agendas will be circulated at least one week prior to the meeting.

Minimum meeting attendees

- A quorum for a meeting shall be one more than half of the membership of the committee.
- The minimum number of meeting attendees must at all times include at least one community representative.

Conflicts of interest

If a member has a conflict of interest in relation to an agenda item this must be declared, and the member must refrain from participating in the decision-making process.

Misuse of information

All information received by members in the course of their work as members is confidential and must not be shared with any party outside Council, unless specified as an item for distribution.

REPORTING

- Accurate minutes will be kept of each meeting. Full copies of the minutes, including attachments, will be provided to all members no later than one week following each meeting.
- The City of Greater Geelong will report progress on the Ba-gurrk Gender Equity Action Plan to the Committee on a quarterly basis.
- The City of Greater Geelong will report on the activities of the Committee to Council on an annual basis.

SECRETARIAT

The Social Equity and Safety Unit of the City of Greater Geelong accepts responsibility for directly supporting the committee and will provide secretariat services for the committee. This involves convening meetings, providing meeting agendas one week prior to meetings, recording meeting minutes and circulating one week after meetings, and publishing the annual report to Council and the community.

REVIEW

The terms of reference for this committee will be reviewed every four years.

Records

Records shall be retained for at least the periods shown below.

Table 1: Record retention and disposal schedule

Record	Retention / Disposal Authority	Retention Period	Location
Records relating to arranging and facilitating committee meetings. Records of general administrative nature relating to management of committee meetings, including the preparation and circulation of minutes, use of premises where the meetings take place and travel arrangements for attendees.	PROS 09/05 VAR 1 Retention and Disposal Authority for Records of Local Government Functions	Temporary	Destroy after administrative use has concluded.

—

CITY OF GREATER GEELONG

PO Box 104
Geelong VIC 3220
P: 03 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

Geelong
100 Brougham Street
Geelong VIC 3220
8:00am – 5:00pm

LATEST NEWS:

geelongaustralia

@GreaterGeelong

@CityofGreaterGeelong

@CityofGreaterGeelong

CITY OF GREATER GEELONG

THE CITY OF
GREATER GEELONG

ACCESS AND INCLUSION ADVISORY COMMITTEE

TERMS OF REFERENCE

VERSION: 02

Approval Date	Enter 'DRAFT' or *Click here to enter a date.*
Approved by	**Council**
Review Date	**1 September 2026**
Responsible Officer	Manager Connected Communities
Authorising Officer	CEO

CITY OF GREATER GEELONG

Contents

Introduction **3**

Purpose 3

Authority 3

Objectives and functions 3

Definitions **4**

Terms of Reference **5**

Committee term 5

Term starts 5

Term ends 5

Membership 5

Nomination of Eligible Members 5

Facilities and Resources 5

Appointment of the chairperson 6

Role and responsibility of the chairperson 6

Meeting Vistors 6

Meetings 6

Frequency of meetings 6

Minimum meeting attendees 6

Conflicts of interest 6

Misuse of information 6

Reporting 6

Secretariat 7

Review 7

Records **8**

Introduction

PURPOSE

The Access and Inclusion Advisory Committee (AIAC) offers a forum for structured dialogue, discussion and exchange of ideas regarding universal access and inclusion for people of all abilities.

The City of Greater Geelong (City) strives to provide equitable access to goods, services and places and spaces. The role of the AIAC is to promote universal design and access to these services.

The Access and Inclusion Action Plan is part of the City's commitment to people with a lived experience of disability. The AIAC advises on and supports the Access and Inclusion Action Plan implementation and review.

AUTHORITY

- The committee is an advisory committee and does not have delegated authority, reporting to Council as required.
- The committee may appoint working groups to pursue specific projects and issues on an as-needed basis.
- The committee has no financial delegation authority.
- Individual committee members have no authority to independently represent the committee, the City or Council or provide independent submissions, information or feedback on behalf of the committee to any external bodies, committees, forums, meetings or organisations.

OBJECTIVES AND FUNCTIONS

- To represent the interests of all people with a lived experience disability in the Greater Geelong municipality.
- To promote integration of disability access and inclusion as part of the core business of the City.
- To advance universal access and design in accordance with the relevant legislation and the Access and Inclusion Action Plan and promote social inclusion for people with a lived experience of disability and the wider community.

Definitions

Act
The *Local Government Act 2020.*

CEO
The Chief Executive Officer of the City appointed by Council.

City
The administration of the Greater Geelong City Council, led by the Chief Executive Officer.

Council
The Greater Geelong City Council.

Councillor
Elected officials representing the City of Greater Geelong, including the Mayor.

Council officer
All staff of the City, including all contractors and volunteers engaged by the City, and the Executive Leadership Team.

Conflict of interest
Has the same meaning as defined in the Act.

Disability
The definition of disability under the *Disability Discrimination Act 1992* is very broad. This ensures that people with a wide range of disabilities are protected from discrimination. Section 4 of the Act defines disability as follows:

***Disability*,** in relation to a person, means:
- total or partial loss of the person's bodily or mental functions; or
- total or partial loss of a part of the body; or
- the presence in the body of organisms causing disease or illness; or
- the presence in the body of organisms capable of causing disease or illness; or
- the malfunction, malformation or disfigurement of a part of the person's body; or
- a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or
- a disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment or that results in disturbed behaviour;

and includes a disability that:
- presently exists; or
- previously existed but no longer exists; or
- may exist in the future.

The categories of disability vary between states and territories, but all include intellectual, sensory and physical disabilities. Many states also recognise behavioural, or socio-emotional disorders and severe language and communication disorders.

ELT
Executive Leadership Team consisting of the Directors of the City who all report to the Chief Executive Officer.

Terms of Reference

COMMITTEE TERM

Term starts

In December 2016, the Disability and Inclusion Reference Group was established. In May 2018, a new TOR was adopted by Council and the Disability and Inclusion Reference Group was changed to the Access and Inclusion Advisory Committee.

Term ends

The committee's term ends on the day of a Council resolution to abolish the Committee.

MEMBERSHIP

Make-up of the committee

The committee will be made up from the following eligible members:

- One councillor: Chair
- A minimum of six and up to ten community members chosen to represent the broader spectrum of people with a lived experience of disability in the Greater Geelong municipality. Community representatives should, as far as possible, be balanced in regard to age, disability, gender, ethnicity and geographical location.
- Council officers:
  - Director Community Life, or delegate / Director of City Services, or delegate (alternating attendance every second meeting)
  - Other council officers as required

Role and responsibilities of members

The Committee will comprise a membership that is appropriately experienced and skilled in matters relating to disability access and inclusion.

Nomination of Eligible Members

Independent community representatives will be invited onto the committee by the CEO through a process of seeking expressions of interest.

Appointment of members

Membership will be drawn from Council, City officers, representatives of relevant authorities and community representatives.

Length of appointment of members

- Eligible members will be appointed for a period of two years.
- If a member does not attend at least three meetings (i.e. half of the minimum number of meetings to be held in a calendar year) without prior notification being received, their position may be become vacant.
- Eligible members must remain as such in order to maintain membership. If an eligible member no longer meets the criteria to be an eligible member during their term, their membership will be revoked, and a new eligible member appointed in accordance with the selection process for the remainder of the term of the person who becomes ineligible.
- To maintain eligibility, members must adhere to relevant Council policies that maintain a safe and respectful working environment, including the *Workplace Behaviour Policy* and the *Occupational Health and Safety Policy*.

Filling casual vacancies

If a vacancy occurs for any reason, it will be filled at the discretion of the Director Community Life.

Facilities and Resources

Any disability-related support required to enable participation in the committee will be provided by the City. Support for access requirements, includes attendant care, Auslan interpreters and other reasonable costs.

CHAIRPERSON

Appointment of the chairperson

- Council by resolution, will appoint a councillor to be chairperson.
- If the chairperson is absent from a meeting, the members present shall elect a chairperson for that meeting.

Role and responsibility of the chairperson

The chairperson is expected to perform the following roles:

- Ensure the committee functions follows the terms of reference;
- Approve the agenda;
- Conduct meetings with the degree of formality appropriate;
- Facilitate the flow of information during meetings; and
- Approve draft minutes after each meeting.

MEETING VISTORS

- Persons may be invited to attend meetings to deliver a presentation or provide information related to the committee's business and in direct line with the City's Core Business. Approval for attendance will be provided by the City.
- Meeting visitors will be made aware of their responsibilities and obligations about conflicts of interest and use and disclosure of information.

MEETINGS

Frequency of meetings

- The committee will meet six times per year but may meet more regularly as it deems necessary.
- Notice of a meeting will be given to all members at least two weeks in advance of the meeting unless exceptional circumstances exist.
- Meeting minutes and agendas will be circulated at least one week prior to the meeting.

Minimum meeting attendees

- A quorum for a meeting shall be one more than half of the membership of the committee.
- The minimum number of meeting attendees must at all times include at least one representative of elected committee members.

Conflicts of interest

If a member has a conflict of interest in relation to an agenda item this must be declared, and the member must refrain from participating in the decision-making process.

Misuse of information

All information received by members in the course of their work as members is confidential and must not be shared with any party outside Council.

REPORTING

- Accurate minutes will be kept of each meeting.
- Full copies of the minutes, including attachments, will be provided to all members no later than on week following each meeting.
- City of Geelong will report progress on the Access and Inclusion Action Plan to the Committee using corporate reporting processes.
- The City of Greater Geelong will report on the activities of the Committee to Council on an annual basis

SECRETARIAT

The Community Inclusion unit of Council accepts responsibility for directly supporting the committee and will provide secretariat services for the committee. This involves convening meetings, providing all documentation, recording meeting notes and publishing the annual report to Council and the community.

REVIEW

The terms of reference for this committee will be reviewed every four years.

Records

Records shall be retained for at least the periods shown below.

Table 1: Record retention and disposal schedule

Record	Retention / Disposal Authority	Retention Period	Location
Records relating to arranging and facilitating committee meetings. Records of general administrative nature relating to management of committee meetings, including the preparation and circulation of minutes, use of premises where the meetings take place and travel arrangements for attendees.	PROS 09/05 VAR 1 Retention and Disposal Authority for Records of Local Government Functions	Temporary	Destroy after administrative use has concluded.

—

CITY OF GREATER GEELONG

PO Box 104
Geelong VIC 3220
P: 03 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

Geelong
100 Brougham Street
Geelong VIC 3220
8:00am – 5:00pm

LATEST NEWS:

geelongaustralia

@GreaterGeelong

@CityofGreaterGeelong

@CityofGreaterGeelong

CITY OF GREATER GEELONG

2.8. 2021/2022 Geelong Major Events Committee - Annual Report To Council

Source: **City Planning & Economy**
Director: **Gareth Smith**

Purpose

1. To provide an overview of the Geelong Major Events Committee (GME) activity for the period 1 July 2021 to 30 June 2022.

Background

2. GME was established as a Council Advisory Committee in 1998 and formalised under Section 86 of the *Local Government Act 1989 (Act)* in October 1999 to stimulate and encourage major events held within the municipality. That 1989 Act is now replaced by the *Local Government Act 2020*, Section 63 Delegated Committees. The continued success of GME to attract and support major events requires an ongoing funding commitment from Council. GME's focus is on attracting and sponsoring major events for the region, based on the economic and reputational outcomes they provide.

Key Matters

3. Following the resumption of major events when COVID-19 restrictions were removed, 13 GME sponsored events were delivered between 5 November 2021 and 30 June 2022. Another seven events were cancelled or postponed due to the impacts of the COVID-19 pandemic.

4. The 13 major events staged stimulated economic activity estimated at $24.8 million, which supports the equivalent of an estimated 198 full time jobs in the Greater Geelong region and represents a return on investment of 24:1.

5. The 2021-2022 GME sponsored events also provided social benefits for the local community through participation and spectating, with over 77 percent offering some free public access. An estimated 183,000 participants and spectators attended the 13 major events, with an estimated 57 percent of those being non-locals.

6. For the most part, event organisers have shown resilience, creativity and a willingness to implement whatever changes need to be made, to return to delivering events since late 2021. Whilst COVID-safe planning requirements are no longer mandated, the events sector continues to implement COVID-safe practices for public protection. The events industry has restarted and is strengthening, as it strives to regain the significant losses to the industry during almost two years of restrictions on mass gatherings.

RESOLUTION - Item 2.8

Cr Nelson moved, Cr Sullivan seconded –

That Council note the annual report of the Geelong Major Events Committee and sponsorship outcomes for the 2021/2022 year.

Carried

Financial Sustainability

7. The total Council allocation of funding of $1,050,230 paid during the period was within budget. The event expenditure generated by the 13 events supported during the period 1 July 2021 to 30 June 2022 is estimated to be $24.8 million. This event expenditure is estimated to support the equivalent of 198 full-time jobs in Greater Geelong and represents a return on investment for our community of 24:1.

Community Engagement

8. GME meetings are currently held on the third Monday of the month. Between six - twelve ordinary GME meetings are held annually and are open to the public. The meeting details are advertised in the City News two weeks prior to the meeting date.

9. Alternating with ordinary meetings are strategic sessions which allow for informal and strategic discussions with existing and potential event organisers, and event briefings on confidential and commercially sensitive matters.

10. Pursuant to the *Local Government Act 2020* and the Victorian Government's *COVID-19 Omnibus (Emergency Measures) Act 2020*, GME meetings between July 2021 and April 2022 were held virtually. For the safety of the community, committee members and staff, there was no public attendance at meetings. The public were invited to submit any questions to the Committee via email. Ordinary meetings held virtually are recorded and subsequently available on the web. From May 2022, the meetings have been hybrid meetings allowing for Committee Members to either attend in-person or online.

11. GME consists of:

    12.1 Up to four members of Council;

    12.2 Up to six external representatives of the business/media/arts or events community;

    12.3 The Chief Executive Officer (or his proxy); and

    12.4 The Executive Director of Tourism Greater Geelong & The Bellarine Inc.

12. All members have full and equal voting rights.

13. Following the public advertising of three vacant Committee positions from June 2022, Council appointed Shannan Gove, Kent Boorman and Robyn Birrell to the Committee for a four year period from 2022-2026.

Social Equity and Sustainability

14. GME funding decisions are guided by a matrix of events, a GME funding criteria and a Geelong Major Events Strategy which ensures a transparent governance process for the allocations and access to funding by the community at large.

15. Major events in Geelong make a significant contribution to the social, environmental and economic well-being of the community. These events can also provide a legacy for the community through redeveloped or newly constructed infrastructure.

Relevant Law/Policy/Legal Implications

16. The objectives of GME are to:

    16.1. Strive to stimulate and encourage events that offer the best opportunity to provide measurable economic benefits, potential to market Geelong outside the municipality and enhance local community through participation of residents;

    16.2. Support the development and improvement of hallmark, major and developing events while focusing its activities on a clearly defined strategic program; and

    16.3. Establish and maintain strong links with the private sector, government and our communities to achieve high levels of stakeholder investment and activity required to realise the events potential of Geelong.

17. GME undertake a range of overarching actions to achieve their objectives including:

    17.1. A Geelong Major Events Strategy and Business Plan in accordance with terms of reference;

    17.2. Maintenance of a funding submissions and evaluation process;

    17.3. The development and attraction of new events;

    17.4. The continuous improvement of current events;

    17.5. Facilitation of state, federal government and private sector funding whatever possible; and

    17.6. Recommendations to Council regarding event infrastructure needs.

Alignment to Community Plan and Vision

18. This report aligns with Our Community Plan 2021-2025 strategic priority:
    Strong local economy.

19. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
    A destination that attracts local and international visitors.
    A prosperous economy that supports jobs and education opportunities.
    An inclusive, diverse, healthy and socially connected community.
    Creative and diverse culture.

Conflict of Interest

20. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

21. The management of risks associated with events is an important aspect to protect the community and Council’s assets. Significant processes are in place to ensure all events staged in the region have adequate risk and emergency management procedures in place, particularly focussed on the contemporary security threats now facing mass crowd events and as we move forward, the considerations necessary to ensure COVID-safe events.

22. All high-risk major events are required to present event plans to Geelong's Events Multi Agency Working Group, which is coordinated by Council's Event Services Unit and chaired by the Victoria Police. During this process, feedback and advice is given to event organisers from the represented agencies and stakeholders on the working group, such as Victoria Police, WorkSafe, CFA and the Municipal Building Surveyor.

Environmental Sustainability

23. Each application for funding to GME is assessed against a range of criteria including environmental impact.

24. Environmental considerations include energy usage, use of renewable sources, water usage, waste and or recycling generated, traffic congestion, use of non-powered transport options, pollution, destruction or damage to natural environments, event legacies of new or reinvigorated nature and resources. The environmental impact for each event is assessed and where appropriate actions are identified to protect the environment.

25. Council plays a leading role in working with external agencies and event organisers to ensure that environmental implications are appropriately managed.

26. The events staged during this period implemented a range of programs to minimise their environmental impacts, carbon footprint and to proactively provide positive legacies from their events.

Attachments

1. Attachment GME Annual Report 2021 2022 [**2.8.1** - 1 page]

SUMMARY OF EVENTS SPONSORED BY GME 2021-2022

Event Name	Sponsorship Amount	Estimated Economic Benefit
2021 Archie 100 @ Geelong Gallery	$100,000	$4,733,571
2021 Western United Football @ GMHBA Stadium	$25,000	$1,376,543
2022 Bay Cycling Classic	$30,000	$688,043
2022 Festival of Sails	$150,000	$4,105,414
2022 Festival of Sails Fireworks display	$48,000	$482,400
2022 Victorian Open Golf Tournament	$150,000	$2,216,595
2022 Ironman 70.3 Geelong	$150,000	$1,454,243
2022 Head of the Schoolgirls Regatta	$42,230	$2,353,614
2022 Geelong Revival Festival	$190,000	$3,594,804
2022 Round 7 Wildfire Boxing @ Geelong Arena	$25,000	$233,966
*2022 Victorian Gymnastics Championship Series	$20,000	$600,000
2022 Surround Sounds Geelong (Music event)	$60,000	$1,480,356
*2022 National Celtic Festival	$60,000	$1,500,000

Estimated figures - Post event evaluation yet to be completed

SUMMARY OF SPONSORED EVENTS CANCELLED OR POSTPONED IN 2021-2022 DUE TO THE IMPACTS OF THE COVID PANDEMIC

Event Name
2021 NBL 3x3 Hustle
2021 "Godspell" @The Palais
2021 Australian Croation Soccer Tournament
2021 National Celtic Festival
2021 Australasian Supercross Championship final at GMHBA Stadium
2021 White Night Geelong (postponed)
2022 Cadel Evans Great Ocean Road Race

2.9. Tender T2200087 - Provision of Recruitment Services

Source: **Customer & Corporate Services**
Acting Director: **Karen Olesnicky**

Purpose

1. To establish a contract panel based on an agreed schedule of rates for the provision of permanent and temporary recruitment activities undertaken by the City of Greater Geelong (City).

Background

2. The City spent approximately $4.5 million on recruiting and temporary staff services in 2021. This includes placement fees and total salaries (including recruitment agency margins) for permanent and temporary staff.
3. The City identified a need to engage with experienced and qualified recruitment agencies to be engaged under a panel of service providers for the recruitment of permanent and temporary staff, excluding the positions of Chief Executive Officer, Directors, Chief Information Officer and Chief Financial Officer.
4. The roles being recruited by the City may be required at any of the many locations within the Geelong region, not just within the CBD.

Key Matters

5. The Procurement Services Unit administered an open tender process on behalf of Talent, Capability and Employee Experience for the recruitment of permanent and temporary employees to the City.
6. Based on the tenderers' experience, qualifications, value for money (based on an example project), it was decided to award to the top eleven tenderer's based on qualitative and value for money scores.
7. Subject to Council awarding the contracts, the services will commence in October 2022.

Original Officer Recommendation

That Council:

1. **Award Panel Contract C2200087 for the Provision of Recruitment Services for a term of 3 years based on the tendered schedule of rates to the following preferred tenderers:**

   1.1. **IPA Personnel Services Pty Ltd (ABN 12 137 834 738);**

   1.2. **Direct Recruitment Pty Ltd (ABN 29 396 135 332);**

   1.3. **Zancott Recruitment (VIC) Pty Ltd (ABN 73 621 652 408);**

   1.4. **Hoban Recruitment Pty Ltd (ABN 88 052 201 313);**

   1.5. **G-Force Recruitment Pty Ltd (ABN 15 006 145 222);**

   1.6. **Technology People Melbourne Pty Ltd (ABN 11 635 823 933);**

   1.7. **Hays Specialist Recruitment (ABN 47 001 407 281);**

   1.8. **G-Force Corporate & Finance Pty Ltd (ABN 34 100 247 041);**

   1.9. **Impact Partnership Pty Ltd (ABN 93 646 096 764);**

   1.10. **Rider Hunt International (Australia) Pty Ltd (ABN 27 358 466 947); and**

   1.11. **Osborne Richardson (ABN 61 163 586 089).**

2. **Authorise the Chief Executive Officer to execute the Contracts numbered C2200087a-k and any other documents required by or to give effect to the terms of the Contracts on behalf of Council.**

Revised Officer Recommendation

RESOLUTION - Item 2.9

That Council:

1. **Subject to the successful negotiations of Contracts to the satisfaction of the City award Panel Contract C2200087 for the Provision of Recruitment Services for a term of 3 years based on the tendered schedule of rates to the following preferred tenderers:**

   1.1. **IPA Personnel Services Pty Ltd (ABN 12 137 834 738);**

   1.2. **Direct Recruitment Pty Ltd (ABN 29 396 135 332);**

   1.3. **Zancott Recruitment (VIC) Pty Ltd (ABN 73 621 652 408);**

   1.4. **Hoban Recruitment Pty Ltd (ABN 88 052 201 313);**

   1.5. **G-Force Recruitment Pty Ltd (ABN 15 006 145 222);**

   1.6. **Technology People Melbourne Pty Ltd (ABN 11 635 823 933);**

   1.7. **Hays Specialist Recruitment (ABN 47 001 407 281);**

   1.8. **G-Force Corporate & Finance Pty Ltd (ABN 34 100 247 041);**

   1.9. **Impact Partnership Pty Ltd (ABN 93 646 096 764);**

   1.10. **Rider Hunt International (Australia) Pty Ltd (ABN 27 358 466 947); and**

   1.11. **Osborne Richardson (ABN 61 163 586 089).**

2. **Subject to the successful negotiation of Contracts authorise the Chief Executive Officer to execute the Contracts numbered C2200087a-k and any other documents required by or to give effect to the terms of the Contracts on behalf of Council.**

Carried

Financial Sustainability

8. The budget for the term of the contracts is $13.5 million based on historic spend for these services, with the costs attributed through the schedule of rates (as fees and temporary employment oncosts) up to and not to exceed the budget.

Community Engagement

9. The was no requirement for any broad community engagement. The spend is operational recurrent spend.

Social Equity and Sustainability

10. The tender criteria required the respondents to address how they would deliver the services taking into consideration economic and sustainability considerations (local content), engagement with G21 Regional Opportunities For Work (GROW) to identify opportunities to work with social enterprises and other not-for-profit businesses in the G21 Region which deliver social outcomes as part of doing business, either directly or as part of our supply chain, and Aboriginal and Torres Strait Islander engagement through the employment of persons identifying themselves as Aboriginal and/or Torres Strait Islanders.

11. One of the recommended organisations to be engaged is 100% indigenous owned and is a registered member of Supply Nation.

Relevant Law/Policy/Legal Implications

12. This tender was advertised in accordance with the requirements of section 108 of the *Local Government Act 2020* and the tender process has been conducted in accordance with the City's Procurement Policy.

13. The submissions were evaluated in accordance with the processes detailed in the City's 'Procurement and Contracts Manual'.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority:

    High-performing council and organisation.

15. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:

    An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

16. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

17. The tender evaluation process involved the assessment of work, health and safety policies, procedures and risk assessment documents.

Environmental Sustainability

18. Any environmental implications associated with this contract will arise from the provision of the services. It is considered that these are the responsibility of the service provider and will be managed through the contract documentation.

Attachments

Nil

Tender Details

Contract Details

1. Contract C2200087: Provision of Recruitment Services

Invitation to Tender

2. The City issued an open tender T2200087, closing at 2pm Wednesday 13 July 2022, seeking to appoint a supplier or suppliers who can demonstrate the ability to add value to the City through superior recruitment and placement services at a competitive price.

Table 1 Invitations to Tender

Medium	Date Advertised
Geelong Times (including Armstrong Creek Times & Bellarine Times)	Thursday 23 June 2022
eProcure	Saturday 18 June 2022

Tender Evaluation Panel

3. The Tender Evaluation Panel comprised the following staff and external advisors:

Table 2 Tender Evaluation Panel

Position Title	Panel role
Procurement Services Coordinator	Chair
Manager Talent, Capability and Employee Experience	Member
Talent Acquisition Team Lead	Member
Senior Talent Acquisition Consultant	Member

Tender Submissions

4. Tenderers had to meet the following mandatory criteria:

   4.1. OH&S system – if the tenderer's OH&S processes and procedures do not meet a minimum standard determined by the City, the tenderer will not be considered for the contract; and

   4.2. is licensed to provide labour hire services in the State of Victoria.

Table 3 Tender Submissions Received

Tender		Conforming tender
A	IPA Personnel Services Pty Ltd	Yes
B	Direct Recruitment Pty Ltd	Yes
C	Zancott Recruitment (VIC) Pty Ltd	Yes
D	Hoban Recruitment Pty Ltd	Yes
E	G-Force Recruitment Pty Ltd	Yes

F	Technology People Melbourne Pty Ltd	Yes
G	Hays Specialist Recruitment	Yes
H	G-Force Corporate & Finance Pty Ltd	Yes
I	Impact Partnership Pty Ltd	Yes
J	Rider Hunt International (Australia) Pty Ltd	Yes
K	Osborne Richardson	Yes
L	Tenderer L	Yes
M	Tenderer M	Yes
N	Tenderer N	Yes
O	Tenderer O	Yes
P	Tenderer P	Yes
Q	Tenderer Q	Yes
R	Tenderer R	Yes
S	Tenderer S	Yes
T	Tenderer T	Yes
U	Tenderer U	Yes
V	Tenderer V	Yes
W	Tenderer W	Yes
X	Tenderer X	Yes
Y	Tenderer Y	Yes
Z	Tenderer Z	Yes
AA	Tenderer AA	Yes
BB	Tenderer BB	Yes
CC	Tenderer CC	Yes
DD	Tenderer DD	Yes
EE	Tenderer EE	Yes

Tender Evaluation

5. The Tender Evaluation Panel used the following qualitative criteria (in order of weighting:

Table 4 Comparative Criteria Weighting

Comparative Criteria	**Weighting %**
Methodology, Flexibility & Responsiveness	25
Capability and Experience	25
Customer Service	10
Economic and Social Sustainability Considerations (Local Content)	10
Financial Capacity	10

Quality Management	5
G21 (GROW)	5
Aboriginal & Torres Strait islander Engagement	5
Compliance & Conformance	5

6. The tender was evaluated by the tender evaluation panel in a two staged process:

   6.1. Qualitative assessment of a weighted score totalling 100%; and

   6.2. Value For Money

7. The eleven recommended tenderers were deemed the best value for money for the City based on the qualitative assessment and fees applicable, and employment categories they could provide a service against, and placing them as the preferred.

Tender Evaluation Scores

8. At the conclusion of the evaluation the tenders were ranked in the following order:

Table 5 Tender Evaluation Scores

Tender		Rank
A	IPA Personnel Services Pty Ltd	Recommended
B	Direct Recruitment Pty Ltd	Recommended
C	Zancott Recruitment (VIC) Pty Ltd	Recommended
D	Hoban Recruitment Pty Ltd	Recommended
E	G-Force Recruitment Pty Ltd	Recommended
F	Technology People Melbourne Pty Ltd	Recommended
G	Hays Specialist Recruitment	Recommended
H	G-Force Corporate & Finance Pty Ltd	Recommended
I	Impact Partnership Pty Ltd	Recommended
J	Rider Hunt International (Australia) Pty Ltd	Recommended
K	Osborne Richardson	Recommended

Post Tender Contact

24. There was no post tender contact required with any of the successful contractors as all information was provided in their initial tender submission.

Probity

9. No probity issues were identified.

2.10. Planning Authorisation - Council to Staff

Source:	**Office of the Chief Executive**
A/Chief Executive Officer:	**Kaarina Phyland**

Purpose

1. To appoint City officers as authorised officers under the *Planning and Environment Act* 1987 (P&EA).

Background

2. City officers are appointed as authorised officers to exercise statutory powers under various Acts and regulations. Appointments as authorised officers are to individual staff members.

3. The P&EA regulates enforcement and is reliant on authorised officers acting on behalf of the responsible authority (Council).

Key Matters

4. Where there is a specific power within an Act, Council should appoint authorised officers pursuant to that Act. This is the case for the P&EA.

5. **Attachment 1** sets out the Instrument of Appointment and Authorisation under the P&EA and lists the staff member to whom this authorisation applies.

RESOLUTION - Item 2.10

Cr Grzybek moved, Cr Harwood seconded -

In the exercise of the powers conferred by s 147(4) of the *Planning and Environment Act 1987*, Council resolves that:

1. **City staff referred to in the Instrument (Attachment 1) be appointed and authorised as set out in the Instrument;**

2. **The Instrument comes into force immediately upon the resolution of Council; and**

3. **The Instrument be signed by the Acting Chief Executive Officer on behalf of Council.**

Carried

Financial Sustainability

6. There are no financial sustainability implications arising from the subject of this report.

Community Engagement

7. Relevant City managers have been consulted regarding this recommended appointment and authorisation.

Social Equity and Sustainability

8. There are no social equity sustainability implications arising from the subject of this report.

Relevant Law/Policy/Legal Implications

9. The recommended appointment and authorisation of staff members complies with the relevant provisions of the P&EA and the *Local Government Act* 2020.

Alignment to Community Plan and Vision

10. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

Conflict of Interest

11. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

12. There are no significant or high risks associated with the subject of this report.

Environmental Sustainability

13. There are no environmental sustainability implications arising from the subject of this report.

Attachments

1. Planning Authorisations Council to Staff [**2.10.1** - 2 pages]

Greater Geelong City Council

Instrument of Appointment and Authorisation

(*Planning and Environment Act 1987* only)

Instrument of Appointment and Authorisation (*Planning and Environment Act* 1987)

In this instrument "**officer**" means –

Clara Gartland

By this instrument of appointment and authorisation Greater Geelong City Council -

1. under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officers to be authorised officers for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act; and

2. under section 313 of the *Local Government Act* 2020 authorises the officers generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument comes into force immediately upon the resolution of Council.

This instrument is authorised by a resolution of the Greater Geelong City Council on 27 September 2022.

Signed for GREATER GEELONG CITY COUNCIL by
KAARINA PHYLAND, Acting Chief Executive Officer

_____
A/Chief Executive Officer

Date:

3. NOTICES OF MOTION

NOTICE OF MOTION – Cr Grzybek

3.1. Serendip and You Yangs - Request to Write to Minister

Background

On Thursday 10 February 2022, the Victorian Government released the final You Yangs Precinct Master Plan that aims to protect and enhance the natural and cultural assets, that have already established the precinct, while also identifying new facilities, infrastructure and unique experiences that can be offered to establish it as a leading visitor destination. The You Yangs Precinct includes the You Yangs Regional Park and Serendip Sanctuary. This consultation had over 500 submissions, which shows that the community deeply value the assets located in the North of Geelong.

We are again in the situation where many people in the Lara (and broader) community feel that the aspirations of the master plan have not yet been realised nor funded.

The community have concerns for the future of Serendip Sanctuary, which was an integral part of the You Yangs Precinct Master Plan. The community played a central role in the study which informed the basis for the Plan and is heavily invested in its outcome. Serendip Sanctuary is an internationally recognised native wildlife attraction and is a highly valued asset and visitor destination that could continue to evolve. Its location close to urban centres of Melbourne and Geelong, with ready access to Avalon Airport and the soon to commence Spirit of Tasmania ferry service, will greatly increase visitor numbers to our region and generate much needed economic activity if further investment is realised. Serendip Sanctuary has attracted hundreds of thousands of visitors and thousands of school students annually to experience the unique wildlife features at the Sanctuary.

While the release of the Master Plan in early February was greeted by the community with positive expectations and considerable excitement, particularly around the Serendip Sanctuary component, it has so far produced limited positive change. The Sanctuary has continued its decline and deterioration which commenced several years ago, with infrastructure failing and now, native wildlife exhibits being removed. The combination of native free range wildlife and exhibits of some rare and endangered birds and animals are the very essence of Serendip's attraction to visitors. The community recognise that staff are doing their best to manage the facilities in the current circumstances, however the lack of resources for general maintenance and lack of funding to deliver on the Master Plan continues to challenge the future of the Sanctuary.

The community is concerned that there is re-homing of common species held at Serendip in line with the master plan and its direction toward threatened species. It is understood that some of the emus, owls, tawny frog mouths, parrots and wallabies and most of the buff banded rails have now been moved to facilities in a number of zoos, where they can be better cared for, and compliance standards are maintained.

The concern that threatened species are being removed from the Sanctuary underlines the need for Parks Victoria to prioritise partnership opportunities that could cater for threatened species at the Sanctuary to retain it as a unique nature experience.

Native species are threatened by land clearing, habitat loss, urban sprawl, feral animal predation and devastating bushfires, all with dramatic losses to our native species, now is not the time to reduce our commitment to saving our native species. Wildlife visitation and observation plays a key role in visitor and community education by enabling people to understand the importance of wildlife and habitat protection. It is crucial that we continue to explore opportunities for Council to work with the State Government to attract needed funding to realise the potential to implement the You Yangs Precinct Master Plan improve Serendip Sanctuary and You Yangs Regional Park for current and future generations.

RESOLUTION - Item 3.1

Cr Grzybek moved, Cr Aitken seconded -

That Council:

1. **Request the Chief Executive Officer facilitate correspondence to the Minister of Environment from the Mayor on behalf of Council advising:**

   1.1 of the community's concerns regarding Serendip Sanctuary; and

   1.2 Council values Serendip Sanctuary as an important community, environmental and tourist asset.

2. **In the correspondence, request the Minister to:**

   2.1 cease the removal of wildlife and captive fauna; and

   2.2 allocate appropriate funding to rehabilitate and ensure protection of Serendip's wildlife and capacity fauna population.

3. **Explore opportunities for Council to work with the State Government to support the masterplan for conservation, cultural heritage, tourism and recreation of the You Yangs Regional Park and Serendip Sanctuary.**

Cr Mason left the meeting room at 8.47pm
Cr Mason re-entered the meeting room at 8.49pm

Carried

NOTICE OF MOTION – CR KONTELJ

3.2 North Geelong Warriors Football (Soccer) Club

Purpose

To seek Council's financial support for the North Geelong Warriors Football (Soccer) Club

Background

The North Geelong Warriors Football (Soccer) Club, located at Elcho Park in Gibbons Road, Lara, has been operating as a community-based club for 55 years. The club has over 430 players and since 1972 has operated on land that the club has maintained and upgraded, using mostly volunteers and incurring all expenses in order to successfully support the involvement of the community in soccer, and the measurable health and well-being benefits that come with our community being involved in sport.

The significant investment made by this not-for-profit community club and its volunteers over 55 years, has meant Council has incurred minimal cost or expenses to provide this opportunity for our community to play sport in Geelong. The club has been a large and loyal community membership and has recently been promoted to represent Geelong in the NPL1, being the premier league of community-based soccer in Victoria.

In terms of operational costs to maintain the clubs 3 pitches at Elcho Park, which includes water, mowing and ground maintenance, equates to ~$190,455 annually.

In recent times with the impact of COVID-19, changes in volunteering patterns, and the impact of rising costs, the club is now struggling to maintain its viability. The club requires the Council and the City to consider what support could be provided in the immediate term and what medium to longer term options may be available for the City and Council to support the club to remain viable for the local community.

In recent times the Council has agreed to provide financial support for a number of clubs and community organisations not managed by Council, to ensure their viability, in the trying circumstances that many of our clubs and community organisations find themselves in given the current economic and social challenges being faced.

It is noted that at present the Councils Fair Play Strategy (2017) is under review and this policy may consider the issue of support of local community-based sporting clubs, including those that don't happen to operate on Council owned or managed land, in recognition that these clubs do still provide a benefit to our community, yet do not receive any ongoing support from Council.

RESOLUTION - Item 3.2

Cr Kontelj moved, Cr Grzybek seconded -

That Council:

1. **Approve the immediate provision of financial support to the North Geelong Warriors Football Club with the amount of $47,000 for the specific purpose of pitch and ground maintenance, funded through savings to be identified by the Chief Executive Officer in the 22/23 budget. The $47,000 represents 50% of the costs to maintain the 3 pitches for 6 months, which will be equally contributed to by the North Geelong Warriors Football Club;**

2. **Via the Chief Executive Officer, be provided timely evidence of the expenditure of such funds as specified in point 1, by 31 December 2022; and**

3. **Instruct the Chief Executive Officer to engage with the North Geelong Warriors Football Club to review its financial viability and provide a report to Council by March 2023 on options available to Council for ongoing financial support of the Club referencing Council's Fair Play Strategy which relates to provision, development and subsidy of outdoor recreation reserves on Council owned and/or managed land.**

Carried

Division:
For: Crs Nelson, Mason, Sullivan, Kontelj, Grzybek, Aitken
Against: Crs Murrihy, Harwood, Moloney, Mansfield

4. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: **Office of the Chief Executive**
A/Chief Executive Officer: **Kaarina Phyland**

Summary

1. The Governance Rules of the City of Greater Geelong require the tabling of records of informal meetings of Councillors at the next convenient Council meeting and that their record be included in the minutes of that Council meeting.
2. A summary of the informal meetings of Councillors is attached.

RESOLUTION - Item 4.1

Cr Nelson moved, Cr Sullivan seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 27 September 2022.

Carried

INFORMAL MEETINGS OF COUNCILLORS
(Council Meeting 27 September 2022)

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Briefing **31 August 2022**	Crs Murrihy, Sullivan, Aitken, Harwood, Mason, Moloney	M Cutter (CEO) K Phyland (DIR) G Smith (DIR) G Wilson-Browne (DIR)	• Shared Electric Bike Program	• Nil
Councillor Briefing **31 August 2022**	Crs Murrihy, Sullivan Aitken, Mason, Moloney, Nelson	M Cutter (CEO) K Phyland (DIR) B Ince (EXEC DIRECTOR TOURISM) F Porter (MGR) K Ivens (SNR ADVISOR CEO) A Locke (MGR) A Higgs (CO ORD)	• Commonwealth Games	• Nil
Councillor Briefing **7 September 2022**	Crs Aitken, Harwood, Mason, Nelson, Sullivan	K Phyland (A/CEO) G Smith (DIR) J Daly (MGR B Ince (EXEC DIRECTOR TOURISM)	• Development Victoria : Gelong Convention and Exhibition Centre	• Nil

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Briefing **13 September 2022**	Crs Murrihy, Sullivan, Aitken, Grzybek, Harwood, Kontelj, Mansfield, Mason, Moloney, Nelson *Apology : Cr Asher*	K Phyland (A/CEO) G Wilson-Browne R Stevens (DIR) G Smith (DIR) K Phyland (DIR) K Olesnicky (A/DIR) S McKew (MGR) J Van Slageren (MGR) J Lane (MGR) P Schembri (CO ORD) J Hurse (MGR) J Rivette (OFF) S Brebner (OFF) L Maiolo (CO ORD) M Macgugan (CORP COMM LEAD) K Ivens (SNR ADVISOR CEO)	*Presentation:* • Rail Projects Victoria *Council Reports:* • Amendment C339ggee Flood Zones and Overlays – Review of Complex Submissions • Amendment C434ggee Geelong Saleyards – Consideration of Submissions • South Geelong Urban Design Framework • Draft Community Safety Framework • Tree Management Policy • Public Transparence Policy Adoption • Terms of Reference Review – Women in Community Life Advisory Committee and Access and Inclusion Advisory Committee • 2021-2022 Geelong Major Events Committee Annual Report to Council • Tender T2200087 – Provision of Recruitment Services	• Cr Grzybek declared a Conflict of Interest in Amendment C339ggee Flood Zones and Overlays – Review of Complex Submissions and left the room prior to discussion of the item.

5. PLANNING DELEGATIONS

Source: **City Planning & Economy**
Director: **Gareth Smith**

Purpose

1. To provide the schedule of planning permit applications determined under delegation since the last report.

Background

2. Section 11 of the *Local Government Act 2020* and section 188 of the *Planning and Environment Act 1987* empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.

3. Section 63 of the *Local Government Act 2020* and section 188 of the *Planning and Environment Act 1987* allow Council to establish a delegated committee with the power to determine planning permit applications.

4. Council to Staff Instrument of Delegation allows staff to determine planning permit applications where there are less than 6 objections lodged.

5. The Planning Committee's terms of reference provide for determination of planning permit applications where there are 6 or more objections lodged.

6. The City is required by Council to provide information on planning permit applications determined under delegation.

Key Matters

7. The Schedule attached to this report provides information on the planning permit applications determined under delegation since the last report.

RESOLUTION - Item 5.1

Cr Grzybek moved, Cr Harwood seconded -

That Council receive the information in the Schedule entitled Planning Decisions Report for August 2022.

Carried

Planning Decisions Report August 2022

App No	Location	Application Type	Decision Date	Description	Authority Description/ No of Objectors
PP-1110-2020	14 Canis Crescent, OCEAN GROVE VIC 3226	Buildings and Works Associated with Alterations and Additions to Existing Dwelling and Construction of Two (2) Additional Dwellings greater than 7.5m in Height and Three (3) Lot Subdivision	2/08/2022	No Appeal Lodged Permit Issued	Delegated Authority
PP-1289-2021	45 Gillets Road, LARA VIC 3212	Use and Development of the Land for a Caravan and Camping Park	25/08/2022	Withdrawn	Applicant
PP-1308-2021	2 Cheam Walk, HIGHTON VIC 3216	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	26/08/2022	Planning Permit	Decision Making Committee
PP-1514-2021	2 Howqua Court, CORIO VIC 3214	Construction of Ten (10) Dwellings	26/08/2022	Planning Permit	Decision Making Committee
PP-1543-2021	48-78 Caledonia Street, MOOLAP VIC 3224	Staged Multi-Lot Subdivision	16/08/2022	No Appeal Lodged Permit Issued	Delegated Authority
PP-205-2022	86-88 O'Briens Road, CORIO VIC 3214	Change of Use to Indoor Recreation Facility (Dance Studio)	26/08/2022	Refusal	Decision Making Committee
PP-259-2020	110 Dare Street, OCEAN GROVE VIC 3226	Construction of Four (4) Dwellings over 7.5m in Height and a Four (4) Lot Subdivision	31/08/2022	Extended Planning Permit	Delegated Authority
PP-689-2019/A	72-80 Buckley Grove, MOOLAP VIC 3224	Use of the land for a Transfer Station and Materials Recycling and Associated Advertising Signage	23/08/2022	Amended Planning Permit	Decision Making Committee
PP-692-2019	85 Tillys Road, LARA VIC 3212	Use of Land as a Place of Worship and associated minor works and Display of Signage	17/08/2022	Extended Planning Permit	Delegated Authority
PP-723-2021	123 The Parade, OCEAN GROVE VIC 3226	Development of a three-storey building containing nine (9) apartments and associated car parking (basement); Alteration to access from a Principal Road Network	26/08/2022	Planning Permit	Decision Making Committee

PP-733-2021	272-280 Clifton Avenue, LEOPOLD VIC 3224	Use and development of part of the land for a camping and caravan park, and removal of restrictive covenant Y000553V from Lot 1 on TP812577B	23/08/2022	Refusal	Decision Making Committee
PP-833-2017	37 Pioneer Road, GROVEDALE VIC 3216	Use and Development of a Child Care Centre and Creation of an Access onto a Road Zone - Category 1	17/08/2022	Extended Planning Permit	Delegated Authority
PP-943-2021	1 Lonsdale Street, SOUTH GEELONG VIC 3220	Construction of Two (2) Dwellings and Two (2) Lot Subdivision and creation of a carriageway easement	12/08/2022	Planning Permit	Decision Making Committee
PP-975-2018/B	1-19 Rollins Road, BELL POST HILL VIC 3215	Development and Use of a Childcare Centre, Food & Drink Premises, Associated Business Identification Signage and the Construction of Nine (9) Dwellings and a Nine (9) Lot Subdivision	18/08/2022	Amended Planning Permit- (No Appeal Lodged)	Delegated Authority
PP-1305-2021	75 North Valley Road, HIGHTON VIC 3216	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	26/08/2022	NOD - Delegate	1
PP-1357-2021	2 Henry Street, GEELONG VIC 3220	Partial Demolition, Alterations and Additions to a Dwelling in a Heritage Overlay	11/08/2022	NOD - Delegate	1
PP-1411-2021	409C The Esplanade, ST LEONARDS VIC 3223	Use and Development of a Dwelling and Outbuildings and Removal of Native Vegetation	17/08/2022	NOD - Delegate	2
PP-1415-2021	49A Cerberus Drive, OCEAN GROVE VIC 3226	Use and Development of a Dwelling in a Farming Zone	23/08/2022	NOD - Delegate	1
PP-151-2022	26 Blyth Street, BREAMLEA VIC 3227	Construction of a Dwelling and Removal of Vegetation	15/08/2022	NOD - Delegate	2
PP-1555-2021	12 Finchaven Street, HERNE HILL VIC 3218	Construction of Two (2) Dwellings over 7.5 Metres in Height and Two (2) Lot Subdivision	16/08/2022	NOD - Delegate	2
PP-1560-2021	18 Roberts Road, BELMONT VIC 3216	Construction of Three (3) Dwellings	16/08/2022	NOD - Delegate	4
PP-204-2022	1/11-13 Little Myers Street, GEELONG VIC 3220	Change of Use for a Medical Centre and Buildings and Works Associated with an Existing Dwelling	5/08/2022	NOD - Delegate	4
PP-295-2022	17 Reid Street, BARWON HEADS VIC 3227	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	5/08/2022	NOD - Delegate	1
PP-296-2022	212 Bailey Street, GROVEDALE VIC 3216	Construction of Six (6) Dwellings and Nine (9) Lot Subdivision and Reduction of One Visitor Car Space	10/08/2022	NOD - Delegate	4
PP-369-2022	30 Meakin Street, EAST GEELONG VIC 3219	Alterations and Additions including Partial Demolition to a Dwelling and Outbuilding in a Heritage Overlay	31/08/2022	NOD - Delegate	1
PP-465-2022	11 Patrick Street, WHITTINGTON VIC 3219	Construction of Community Care Accommodation	5/08/2022	NOD - Delegate	1

PP-54-2022	14 Sherwood Crescent, PORTARLINGTON VIC 3223	Alterations and Additions to a Dwelling over 7.5m in height	3/08/2022	NOD - Delegate	1
PP-622-2022	95 North Valley Road, HIGHTON VIC 3216	Alterations and Additions to a Dwelling above 7.5m in height	4/08/2022	NOD - Delegate	1
PP-926-2020	83 Marshalltown Road, MARSHALL VIC 3216	Development of the Land for Four (4) Dwellings and Four (4) Lot Subdivision	3/08/2022	NOD - Delegate	1

6. CONFIDENTIAL

Council will close the meeting to the public in accordance with the provision of section 66(2) of the *Local Government Act 2020* to consider the following item:

6.1 Chief Executive Officer's Position Description and Key Performance Indicators 2022-2023

Source: **Strategy, People & Performance**

CONFIDENTIAL

RESOLUTION - Item 6.1

Cr Grzybek moved, Cr Nelson seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66(5) of the Local Government Act 2020. The information contained in this report is confidential because it contains private commercial information, which if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage. This section is applicable because it contains commercial information not suitable for release at this time.

Carried

CLOSE OF MEETING

Cr Aitken moved, Cr Harwood seconded -

That the meeting be closed to the public.

Carried

The meeting was closed to the public at 10.37pm

Cr Nelson moved, Cr Mason seconded -

That the meeting be re-opened to the public.

Carried

The meeting was opened to the public at 10.41pm

As there was no further business the meeting closed at 10.41pm on Tuesday 27 September 2022.

Signed: _____

Cr Peter Murrihy (Mayor)

Date: _____